



Department of Planning and Economic Development  
 1000 Rochester Hills Dr.  
 Rochester Hills, MI 48309  
 (248) 656-4660

## Environmental Impact Statement (EIS)

### Project Information

Name <b>South Oaks</b>		
Description of Proposed Project Develop 4.74 acres with private street for 10 ranch style single family homes, utilize lot size variation provisions in Section 138-5.200. Lots 8-10 will be owned by and house adults with developmental disabilities.		
Proposed Use(s)		
<b>Residential</b> <input checked="" type="checkbox"/> Single Family Residential <input type="checkbox"/> Multiple Family Residential	<b>Non-Residential</b> <input type="checkbox"/> Commercial/Office <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional/Public/Quasi-Public	<b>Mixed-Use</b> <input type="checkbox"/> Describe uses:

**Purpose.** The purpose of the EIS is to:

- A. Provide relevant information to the City Planning Commission and the City Council on the environmental impact of applications for rezoning, platting, site condominium, and site plan approval and other actions that will have a significant effect on the environment
- B. Inject into the developer's planning process consideration of the characteristics of the land and the interests of the community at large, as well as the developer's own interests and those of potential customers
- C. Facilitate participation of the citizenry in the review of community developments
- D. Provide guidelines for standards as required by Section 138-2.204 of the [zoning ordinance](#)

**Content.** The Environmental Analysis Report (Part I and II), the Impact Factors (Part III), and the Summary (Part IV), which together form the EIS, should meet all of the following requirements:

- A. The EIS is intended to relate to the following:
  - 1. Ecological effects, both positive and negative
  - 2. Population results
  - 3. How the project affects the residential, commercial, and industrial needs
  - 4. Aesthetic and psychological considerations
  - 5. Efforts made to prevent the loss of special features of natural, scenic or historic interest
  - 6. Overall economic effect on the City
  - 7. Compatibility with neighborhood, City and regional development, and the Master Land Use Plan
- B. The EIS must reflect upon the short-term effect as well as the long-term effect upon the human environment:
  - 1. All pertinent statements must reflect both effects
  - 2. All pertinent statements must suggest an anticipated timetable of such effects
- C. On developments of 5 acres or more, a topographic presentation indicating slopes 12% and more, depressions, major drainage patterns, wooded areas, flood plains, and wetlands is required

### OFFICE USE ONLY

Date Filed	File #	Date Completed

**Questions or Clarifications.** Please contact the Department of Planning and Economic Development at the contact information above for questions or clarifications.



## Guidelines

These guidelines are to be followed by developers desiring to gain approval of proposed plans. The guidelines provide for an in-depth analysis of the site in question considering the past, the present, the proposed plan, and the future expectations with respect to community environmental sanity. The analysis is intended to determine how the proposed plan will meet goals of the community as they are set out separately in the Master Land Use Plan.

The complexity of the EIS must clearly depend upon the scope of the project and the magnitude (in the opinion of the Planning Commission) of the potential impact. It is not the intention of the City to create an unduly burdensome or expensive requirement for the developer. In preparing the EIS in accordance with the outline below, judgment should be exercised to keep the form and extent of responses in proportion to the scope of the project. Each answer is to be as brief as practical.

Where questions or answers are not applicable, please state "Not Applicable". All other data is required, and where incomplete or inadequate data is provided based on the scope of the project and the opinion of the Planning Commission, the lack of such data shall be cause for tabling the application by a majority vote of the body present. The matter will be reopened upon submission of a written report on any questions not properly detailed.

### Part 1. Analysis Report: Past and Present Status of the Land

A. What are the characteristics of the land, waters, plant & animal life present?

1. Comment on the suitability of the soils for the intended use

Develop 4.74 acres with private street for 10 ranch style single family homes, utilize lot si

2. Describe the vegetation giving specific locations of specimens of 6" diameter or greater, or areas of unusual interest on parcels of 5 acres or more

site contains 326 regulated trees, including 107 landmark trees, primarily deciduous.

3. Describe the ground water supply & proposed use

Not applicable

4. Give the location & extent of wetlands & floodplain

3 small wetlands are located on site (0.13,0.26,& 0.0 acres). floodplain adjacent to s

5. Identify watersheds & drainage patterns

Property drains east to the Leuder's Drain.

B. Is there any historical or cultural value to the land?

NONE

C. Are there any man-made structures on the parcel(s)?

No.



D. Are there important scenic features? one neighbor to west sees natural wooded site.
E. What access to the property is available at this time? South Blvd.
F. What utilities are available? Water, sanitary sewer, natural gas, electric, cable tv/internet.

**Part 2. The Plan**

A. <b>Residential</b> <i>(Skip to B. below if residential uses are not proposed)</i>
1. Type(s) of unit(s) single family detached condominiums.
2. Number of units by type 10 single family homes.
3. Marketing format, i.e., rental, sale or condominium for sale.
4. Projected price range Single Family: \$500,000 to \$900,000
B. <b>Non-Residential/Mixed-Use</b> <i>(Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)</i>
1. Anticipated number of employees
2. Hours of operation/number of shifts
3. Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i>
4. Description of outside operations or storage



5. Delineation of trade area
6. Competing establishments within the trade area ( <i>document sources</i> )
7. Projected growth (physical expansion or change in employees)

**Part 3. Impact Factors**

A. What are the natural & urban characteristics of the plan?	small infill parcel adj to County drain
1. Total number of acres of undisturbed land	4.74 acres
2. Number of acres of wetland or water existing	0.44 acres
3. Number of acres of water to be added	0 acres
4. Number of acres of private open space	0.9 acres
5. Number of acres of public open space	
6. Extent of off-site drainage	detained storm water drains to Leuders Drain
7. List of any community facilities included in the plan	soft trail through open space
8. How will utilities be provided?	water & sanitary sewer from City
B. Current planning status	initial submission to City.
C. Projected timetable for the proposed project	construction start 12/2022, completion 12/2024
D. Describe or map the plan's special adaptation to the geography	site graded to provide adequate drainage and height above floodplain.
E. Relation to surrounding development or areas	1 single family home west, 20+ acre County drain wetland to east, detention basin to north.



<p>F. Does the project have a regional impact? Of what extent &amp; nature? Only project providing ownership housing for adults with intellectual and developmental disabilities.</p>
<p>G. Describe anticipated adverse effects during construction &amp; what measures will be taken to minimize the impact all construction traffic has direct access to site from South Blvd. No traffic through existing neighborhoods. dust will be controlled via watering as necessary Soil erosion controls &amp; management plan w/control sedimentation on site construction only during City allowed normal business hours.</p>
<p>H. List any possible pollutants None</p>
<p>I. What adverse or beneficial changes must inevitably result from the proposed development?</p> <p>1. Physical</p> <p>a. Air quality</p> <p>None</p> <p>b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>)</p> <p>stormwater managed through 2 stormwater detention basins.</p> <p>c. Wildlife habitat (<i>where applicable</i>)</p> <p>some wildlife habitat will be lost. Adjacent County open space will allow continued wildl</p> <p>d. Vegetative cover</p> <p>93 of 326 regulated trees removed. 93 replacement trees will be planted.</p> <p>e. Night light</p> <p>providing pole light at Walton Blvd. other lights are carriage lights on each unit.</p> <p>2. Social</p> <p>a. Visual</p> <p>existing views by one home of natural area lost.</p> <p>b. Traffic (<i>type/amount of traffic generated by the project</i>)</p> <p>10 trips/peak traffic. 60 ADT</p> <p>c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>)</p> <p>automotive, bicycle, pedestrian via new street &amp; sidewalks to South Blvd.</p> <p>d. Accessibility of residents to recreation, schools, libraries, shopping, employment &amp; health facilities</p> <p>street &amp; pedestrian 1/2 to 3 miles away.</p>



3. Economic

a. Influence on surrounding land values

Existing adjacent homes values via Zillow 6/22 range from \$340,000 to \$1,000,000.  
Proposed homes sell for \$500,000-900,000, new development will not decrease values.

b. Growth inducement potential

**NONE**

c. Off-site costs of public improvements

**NONE**

d. Proposed tax revenues (*assessed valuation*)

**\$30,900 annually City real estate taxes, at build out, based on 2020 millage rates.**

e. Availability or provisions for utilities

**Sanitary sewer & water at site boundaries. Storm sewer outlet to Leuders Drain**

J. In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses & intended future uses as shown on the Master Land Use Plan?

Only one direct neighbor on west, houses located on east side of site farthest away from existing house.

To east is County drain/wetland.

To north is a detention basin for Walnutbrooke subdivision.

to southwest two homes will see southern detention basin and sides of homes. To southwest is wetland open space.

K. What specific steps are planned to revitalize the disturbed or replace the removed vegetative cover?

**replace 93 removed trees with 93 replacement trees.**

L. What beautification steps are built into the development?

**Attractive Craftsman style architecture. All homes with covered front porches**

M. What alternative plans are offered?

**Original plan was PUD with 15 small single family lots and 2 fourplex condominium buildings.**

**Open space plan w/10 lots also developed.**



## Part 4. The Summary

Based on the foregoing Analysis Report, state the net environmental impact on the City of Rochester Hills if the proposed plan is implemented. The summary is intended to briefly set forth a basis for the City of Rochester Hills Planning Commission and the City Council to determine the acceptability of proposed development.

It is suggested that the summary be brief and to the point. Make the comments relative to the initial impression and the lasting effect upon the entire community in relation to at least these points of concern:

1. Ecological effects
2. Residential, commercial or industrial needs
3. Treatment of special features of natural, scenic or historic interest
4. Economic effect
5. Compatibility with neighborhood, City and regional development, and the City's Master Land Use Plan

1. 43 trees in bldg envelopes lost and not replaced, 2 small, low quality wetlands, totaling 0.17 acres filled. 0.06 acre of existing .26 acre wetland in middle of site filled to provide access. Some existing wildlife habitat is lost.
2. Meets active adult move down housing needs. Provides only for sale opportunity for special needs adults in City.
3. \$30,000+ City tax revenues/year generated
4. follows master plan and existing zoning. 2.1 units/acre  
Permits 3-4 units/acre in infill locations  
Smaller homes in compact development w/more affordable housing, lower maintenance, walking/biking distance  
Provides "Missing Middle" housing.  
Provides homeowners w/opportunity to downsize housing.  
Supports long term viability of existing single family neighborhoods