



Department of Planning and Economic Development
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Environmental Impact Statement (EIS)

Project Information

Name Clear Creek Phase 6		
Description of Proposed Project Single Family Residential - Zone Residential 2		
Proposed Use(s)		
Residential	Non-Residential	Mixed-Use
<input checked="" type="checkbox"/> Single Family Residential	<input type="checkbox"/> Commercial/Office	<input type="checkbox"/> Describe uses:
<input type="checkbox"/> Multiple Family Residential	<input type="checkbox"/> Industrial	
	<input type="checkbox"/> Institutional/Public/Quasi-Public	

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 5/25/17	File # 17-017	Date Completed [Signature]
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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 in adequate 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

Soils are suitable for residential foundations.

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

The site is partially wooded; a tree survey would be conducted during the engineering phase.

3. Describe the ground water supply & proposed use

N/A - City water is available.

4. Give the location & extent of wetlands & floodplain

Approx 1/2 acre just east of house #852 as identified on NWI & MIRIS maps; no regulated floodplain.

5. Identify watersheds & drainage patterns

Parcel generally drains from south to north; a detention basin is located on the northwest corner

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

No

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

Existing driveway, parking lot and recreational building which would be removed.



D. Are there important scenic features? Partially wooded; the natural landscape along Mead Road will be allowed to remain natural, as much as possible.
E. What access to the property is available at this time? Mead Road, as well as from Clear Creek Subdivision Phase 5 (Pinnate Ct.)
F. What utilities are available? Water, sewer, gas, electric

Part 2. The Plan

A. Residential <i>(Skip to B. below if residential uses are not proposed)</i>
1. Type(s) of unit(s) Single Family Homes 3,000sf+
2. Number of units by type 34
3. Marketing format, i.e., rental, sale or condominium Sale
4. Projected price range \$750K+
B. Non-Residential/Mixed-Use <i>(Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)</i>
1. Anticipated number of employees N/A
2. Hours of operation/number of shifts N/A
3. Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i> N/A
4. Description of outside operations or storage N/A



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

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan?	
1. Total number of acres of undisturbed land	Approx 18 acres (estimate is very approximate)
2. Number of acres of wetland or water existing	Approx 1/2 acre of wetland and approx 0.4 acre of water (surface area of existing detention basin)
3. Number of acres of water to be added	0.1 acre (estimate approx 0.5 acre for proposed detention basin)
4. Number of acres of private open space	Approx 1.76 acres (Proposed detention basin area)
5. Number of acres of public open space	Approx 4.40 acres (Mead Road right of way and interior road right of way)
6. Extent of off-site drainage	Minimal
7. List of any community facilities included in the plan	None
8. How will utilities be provided?	Utilities are on site.
B. Current planning status	
Preliminary	
C. Projected timetable for the proposed project	
18 months	
D. Describe or map the plan's special adaptation to the geography	
Follows existing contours.	
E. Relation to surrounding development or areas	
Extension of existing Clear Creek Subdivision.	



F. Does the project have a regional impact? Of what extent & nature?

Extension of existing Clear Creek Subdivision.

G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact

None

H. List any possible pollutants

None

I. What adverse or beneficial changes must inevitable result from the proposed development?

1. Physical

a. Air quality

None

b. Water effects (*pollution, sedimentation, absorption, flow, flooding*)

None

c. Wildlife habitat (*where applicable*)

Site is partially wooded with underbrush.

d. Vegetative cover

Typical residential landscaping.

e. Night light

Minimal

2. Social

a. Visual

Very appealing

b. Traffic (*type/amount of traffic generated by the project*)

Typical residential traffic.

c. Modes of transportation (*automotive, bicycle, pedestrian, public*)

Automotive, bicycle, pedestrian.

d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities

Access is maintained.



3. Economic

a. Influence on surrounding land values

Positive influence on surrounding home values.

b. Growth inducement potential

Increase in taxable value of newly constructed homes.

c. Off-site costs of public improvements

Water line extension along Mead Road at Developers expense.

d. Proposed tax revenues (*assessed valuation*)

Increase of \$26+ Million in residential property values.

e. Availability or provisions for utilities

All utilities currently available.

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?

Nothing

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

Residential landscaping

L. What beautification steps are built into the development?

Extensive landscaping of subdivision entrance way.

M. What alternative plans are offered?

None at this time.



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

Overall, the ecological effects of the rezoning request of the property is minimal as the site will be developed into residential lots in accordance to the Rochester Hills Master Plan, just at the proposed higher density. The development meets the residential needs of Rochester Hills as the City continues to grow. The natural landscape along Mead Road will be allowed to remain undisturbed as a much as possible. The proposed rezoning will increase the number of residential homes in the City allowing for an increase in property tax revenue for the City. The new development will be an extension of the Clear Creek subdivision (via Pinnate Court in Phase 5). Therefore, the proposed rezoning of the property is consistent with the zoning of the surrounding neighborhood.