



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

Environmental Impact Statement (EIS)

Project Information

Name EIG14T Rochester Hills		
Description of Proposed Project Child Care Center		
Proposed Use(s)		
Residential <input type="checkbox"/> Single Family Residential <input type="checkbox"/> Multiple Family Residential	Non-Residential <input checked="" type="checkbox"/> Commercial/Office <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional/Public/Quasi-Public	Mixed-Use <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

<p>A. What are the characteristics of the land, waters, plant & animal life present?</p> <ol style="list-style-type: none">1. Comment on the suitability of the soils for the intended use Onsite soils consist of sandy loam, and are generally suitable for construction of this type.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 largely grassy. An existing clump of Box Elders midway near the east property line. Additionally, there is an existing landscape at the southwest corner of the site, intended to beautify the unbuilt entrance to Eddington Boulevard, containing of a mix of deciduous and evergreen trees, and a few small shrubs.3. Describe the ground water supply & proposed use Water will be supplied for the site by tying into the watermain in Eddington Boulevard. Water uses will be typical of a small school setting.4. Give the location & extent of wetlands & floodplain No wetlands or floodplains existing on this site.5. Identify watersheds & drainage patterns Currently, the site drains overland from west to east. Most surface water drains to the existing swale midway on the easterly property line and drains into the swale that runs north and south along the west line of Eddington Farms Subdivision.
<p>B. Is there any historical or cultural value to the land?</p> <p>None known.</p>
<p>C. Are there any man-made structures on the parcel(s)?</p> <p>An existing DTE transmission main tower is located at the northwest corner of the site. There is an existing easement for transmission of power over the northerly 40 feet of the property. There is also an 8" Sunoco gas pipeline in an overlapping easement along the north property line.</p>



D. Are there important scenic features? None known.
E. What access to the property is available at this time? There is an existing curb cut stubbed to the property line at the southeast corner of the site, and there is an existing temporary entrance to the DTE transmission main easement on the north side of the site. A cross-access easement is planned for this development from Eddington Boulevard to the private drive north of the site.
F. What utilities are available? Water, sanitary, and storm connections are available in Eddington Boulevard. Communications and power are available in the Rochester Road Right-of-Way.

Part 2. The Plan

A. Residential <i>(Skip to B. below if residential uses are not proposed)</i>
1. Type(s) of unit(s)
2. Number of units by type
3. Marketing format, i.e., rental, sale or condominium
4. Projected price range
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 30 employees are anticipated at the Child Care Facility.
2. Hours of operation/number of shifts 6:30 am to 6:30pm, daily
3. Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i> Operation will be continuous, barring holidays
4. Description of outside operations or storage No outside storage will be conducted



5. Delineation of trade area	It is anticipated that most patrons of this facility will live within 5-10 miles of this location. Some patrons may live elsewhere and use this facility because it is close to work.
6. Competing establishments within the trade area (<i>document sources</i>)	Marvelous Child daycare about 7 miles north on Rochester Road, Wee ones daycare about 9 miles south (Baker Road), Allison's Wonderland about 9 miles southeast (Saratoga). All per Google Maps.
7. Projected growth (physical expansion or change in employees)	No future growth planned

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan?	
1. Total number of acres of undisturbed land	3.59 previously cleared and landscaped
2. Number of acres of wetland or water existing	none
3. Number of acres of water to be added	.20 acres
4. Number of acres of private open space	1.99
5. Number of acres of public open space	none
6. Extent of off-site drainage	.02
7. List of any community facilities included in the plan	none
8. How will utilities be provided?	public utility connection
B. Current planning status	
	in process
C. Projected timetable for the proposed project	
	The projected time table is pending the needed City approvals and other jurisdiction approvals. We are intending to receive the Building Permit in November of 2023. This would lead to a mobilization date in December which can be less than ideal for construction. Given these dates, we would be aiming to receive our C of O in August, 2024.
D. Describe or map the plan's special adaptation to the geography	
	none
E. Relation to surrounding development or areas	
	consistent with



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F. Does the project have a regional impact? Of what extent & nature? The tenant will operate between the hours of 6:30 am and 6:30 pm. Peak on-site traffic flow will occur during primary drop off/pick up times in the mornings and evenings (between 6:30 am and 9:00 am, and between 3:00 pm and 6:00 pm, respectively). Parents/Guardians are required to park their vehicle, walk in, and sign their children in and out through a computer system. No curbside drop off is allowed. Deliveries will be made with a small cargo van or single rear axle truck.

G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact
During construction, neighbors will be subject to noise and views of construction. Efforts will be made to restrict work to posted hours, and efforts will be made to keep site as tidy as possible during the work.

H. List any possible pollutants
Possible pollutants include wind- and water-borne soil and trash, as well as debris tracked off the site by construction vehicles.

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

1. Physical

a. Air quality

Adverse effects of the project to the neighborhood will be minimal. Neighbors will enjoy the benefits of additional options for child care in the area.

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

Storm flow and waterborne pollution impacts will be minimal. Stormwater will be controlled and cleaned by onsite detention and water quality systems.

c. Wildlife habitat (*where applicable*)
not applicable

d. Vegetative cover

All pervious areas of the site will be covered by lawn, landscape plantings, or attractive hardscape features for community enjoyment.

e. Night light

lighting at night will be restricted to that needed for security purposes.

2. Social

a. Visual

parking and drives will be screened from the public by plantings. Buildings are aesthetic and commensurate with adjacent developments.

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

Minor vehicular traffic increases will occur in the area at drop-off and pickup times.

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

Most transportation to the site will be automotive, but bicycle and pedestrian access will be available.

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

Creates additional access to child care for nearby residents.



3. Economic

a. Influence on surrounding land values

May raise adjacent property values, by providing prospective purchasers with nearby desirable services.

b. Growth inducement potential

not applicable

c. Off-site costs of public improvements

not applicable

d. Proposed tax revenues (*assessed valuation*)

Child Care Facility: \$3M.

e. Availability or provisions for utilities

Utilities are readily available at the property lines.

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?

Planned development is consistent with the Master Plan for this area, and will not disrupt current or future uses.

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

Site will be restored and landscaped in accordance with all City Standards.

L. What beautification steps are built into the development?

High-end architectural design elements are implemented in all buildings and landscape design. buildings and site elements are composed in such a way as to minimize unsightly areas and showcase beautiful areas, such as the attractive landscaping in the bioswales and around the pond.

M. What alternative plans are offered?

not applicable



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

This proposed project will provide real benefits to the community in terms of tax revenue, jobs, and services made closer and more convenient to residents.

The site plan is planned to integrate with the planned private drive already constructed to the south, and to continue the existing walking path.

Ecological effects of the new development will be minimal, and consistent with future planned development for the area.

The development will be architecturally compatible with other businesses along the Rochester Road Corridor, the R-4 district, and adjacent residences, as well as the Master Plan