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

Environmental Impact Statement (EIS)

Project Information

Name	Oak Creek Condominiums
Description of Proposed Project	The proposed project consists of two properties: Parcel 15-34-101-055 (3271 South Livernois Road) and Parcel 15-34-101-053 (3249 South Livernois Road) (hereafter collectively referred to as "Site"). The Site encompasses approximately 8.5 acres of land located directly east of South Livernois Road, approximately 0.2-mile south of West Auburn Road in Section 34 of Township 3 North, Range 11 East. A Site Location Map is included as **Figure 1**. The proposed project is a subdivision consisting of 21 single family residential homes; utilities (water main, sanitary sewer, and storm sewer); an access drive (Cordoba Drive) that will connect to Livernois Road and an existing drive (Raffler Drive) located to the east of the Site; a storm water detention pond; and a common area/park.

Proposed Use(s)

Residential	Non-Residential	Mixed-Use
■ Single Family Residential	☐ Commercial/Office	☐ Describe uses:
☐ Multiple Family Residential	☐ Industrial	
	☐ 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	File #	Date Completed

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

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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.

****PLEASE SEE ATTACHED FOR FULL DETAILED ANSWERS FOR ALL PARTS 1-4****

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

(USDA NRCS 2023). The soils are depicted on **Figure 2**. The Marlette sandy loam soil type occupies about 32% of the property near Livernois Road. The Shebeon-Urban land complex soil type occurs in the central portion of the property, occupying approximately 47% of the Site, and the Fox sandy loam soil type occurs near the rear of the property, occupying approximately 21% of the Site. The Shebeon-Urban land complex is categorized as a non-hydric soil, while Marlette sandy loam and Fox sandy loam have a low hydric rating (<5%) and are considered predominantly non-hydric.
According to the Web Soil Survey, the majority of the Site consists of soils that are rated low for risk of corrosion of concrete. Fox sandy loam, located near the western boundary of the Site is rated moderate for risk of corrosion of concrete. All three soil types on the Site are rated high for risk of corrosion of uncoated steel. Therefore, corrosion of concrete is unlikely to be a concern and risk of corrosion of uncoated steel can be mitigated by certain construction means and methods. The proposed single-family homes on the Site will have basements. Marlette sandy loam and Shebeon-Urban land complex are rated not limited, indicating that the soils are very favorable for dwellings with basements, and Fox sandy loam is rated somewhat limited, indicating that the soils are moderately favorable for dwellings with basements (USDA NRCS 2023). Therefore, the soil types on the Site are suitable for the proposed single-family homes with basements. The soils on the Site are rated somewhat limited (moderately favorable) for establishing and maintaining turf for lawns and ornamental trees and shrubs for residential or commercial landscaping; constructing paved local roads and streets; and conducting shallow excavations for utility lines (USDA NRCS 2023). Therefore, the soils on the Site are suitable for the proposed paved roadway, utility installations, and landscaping.
The on-site soils are anticipated to be suitable for the intended use and the proposed project is not expected to negatively affect the on-site soils long-term. There may be limited, short-term negative effects to soils during construction lasting approximately two years; however, soils will be protected with soil erosion and sedimentation control measures during construction and will be stabilized post-construction.

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 current land use on the Site is classified as developed, open space by the National Land Cover Database (NLCD) and the historic landcover (circa 1800) is classified by the Michigan Natural Features Inventory (MNFI) as mixed oak savanna with beech-sugar maple forest along the southern boundary (EGLE 2023). Based on Tetra Tech's site visit conducted in November 2022, the Site is composed of a mix of forested areas and herbaceous areas with scattered shrubs and trees; the vegetation on the Site is common for these land cover types and for the region. There were no areas of unusual interested observed on the Site. The forested areas primarily occur within the eastern half of the Site with scattered trees and hedgerows in the western half of the Site. The trees in the western half of the Site primarily occur along the existing two-track drive or north of the drive. The Tree Preservation Plan and Landscape Planting Plan are included as **Appendix A**. A tree survey was completed on the Site in the summer of 2022. The existing specimens 6" diameter or greater are included on Sheet TPP-1 of **Appendix A** and are listed in the tree inventory table on Sheet TPP-2. A photographic log of existing on-site features is included as **Appendix B**.

See attached for further details

3. Describe the ground water supply & proposed use

The source of the public water supply for the City of Rochester Hills is Lake Huron, a surface water source (EGLE 2021). The proposed development will be connected to the City public water supply. The proposed development is not anticipated to use groundwater; therefore, short-term and long-term effects to groundwater are not applicable.

4. Give the location & extent of wetlands & floodplain

A wetland and watercourse boundary determination was completed by ASTI Environmental on August 16, 2022 in accordance with the City of Rochester Hills Wetland and Watercourse Protection Ordinance. One watercourse (intermittent stream) and one wetland regulated by the City of Rochester Hills and the Michigan Department of Environment, Great Lakes, and Energy (EGLE) were observed on the Site. The boundaries of the wetland and watercourse were surveyed by Gateway Engineering and Surveying, Inc
See attached for furhter details

5. Identify watersheds & drainage patterns

The Site occurs in the Gibson Drain-Plum Brook subwatershed. The United States Geological Survey (USGS) 12-digit Hydrologic Unit Code (HUC) for this watershed is 040900030201 (USGS 2023). The unnamed watercourse begins just north of the Site, flows southeast through the Site, and continues east, eventually flowing into the Gibson Drain. Gibson Drain flows south and east, eventually flowing into Plum Brook. The topography on the Site is somewhat undulating with drainage toward the unnamed watercourse in the center and southeast portions of the Site. The topographic relief on the Site ranges from approximately 819 feet above sea level (ASL) at Livernois Road to approximately 794 feet ASL at the southeast corner of the Site. Site topography is depicted on Figure 1 and the topographic survey (Sheet C1.1) of the Oak Creek Condominiums Site Plan (Appendix D)

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

A review of the 1800s General Land Office (GLO) Plat for Township 3 North, Range 11 East reveals that no historic features are illustrated within the Project Area. GLO plat maps are derived from original surveyor notes from a survey of the State of Michigan that was conducted in the early to mid-1800s (DTMB 2023). In addition, Rochester Michigan topographic quadrangles dated 1908 and 1936 do not depict any historic structures or other features within or directly adjacent to the Project Area.
See attached for furhter details.

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

There are four structures on the Site. Each of the two parcels contains a house and associated outbuilding. One house has a garage, and the other house has a shed. There is also a swimming pool associated with one of the homes. Refer to Sheet C1.1 of **Appendix D**. The structures on the Site will be demolished for the development of the Site; therefore, short-term effects to these structures are anticipated during construction; however, long-term effects are not anticipated because 21 single-family homes will be developed, providing housing for 19 more families.

A separate building permit is required for the demolition of all structures on each existing parcel.

D. Are there important scenic features?
The Site does not occur along any national scenic byways or state scenic byways (MDOT 2023). Scenic byways exhibit one or more of six core intrinsic qualities: scenic, historic, recreational, cultural, archaeological, or natural. See attached for further details.

E. What access to the property is available at this time?
Currently, a two-track driveway associated with Parcel 15-34-101-055 (3271 S Livernois Road) bisects the Site from east to west. The driveway provides access to a home located at the rear of the property. See attached for further details.

F. What utilities are available?
An existing 24-inch water main and an existing 12-inch water main parallel the east side of Livernois Road. An existing 8-inch sanitary sewer also intersects the site from north to south near Livernois Road.See attached for further details.

Part 2. The Plan

A. **Residential** *(Skip to B. below if residential uses are not proposed)*

1. Type(s) of unit(s)
   1. Single Family Residential

2. Number of units by type
   21

3. Marketing format, i.e., rental, sale or condominium
   Sale

4. Projected price range
   1. $700,000 – 900,000 each

B. **Non-Residential/Mixed-Use** *(Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)*

1. Anticipated number of employees

2. Hours of operation/number of shifts

3. Operational schedule *(continuous, seasonal, seasonal peaks, etc.)*

4. Description of outside operations or storage

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

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan?	
1. Total number of acres of undisturbed land	Approximately 1.15-acre (50,062 square feet) of land will be undisturbed, which consists of areas of regulated trees and associated herbaceous and shrubby landcover, including 0.4-acre of public open space for the common area/park. The majority of the undisturbed land is associated with the stream and wetland in the center of the Site.
2. Number of acres of wetland or water existing	Approximately 0.3-acre of wetland and approximately 612 linear feet of intermittent stream (approximately 0.06-acre) exist on the Site. The project proposes minimal permanent impacts to wetland, consisting of approximately 417 square feet (0.01 acres) of wetland for fill for the proposed improvement of the access drive culvert. The project also proposes minimal impact to the stream for the proposed improvement of the access drive culvert. The existing culvert is approximately 15 linear feet, and the replacement culvert will be 85 linear feet to accommodate the paved roadway and associated sidewalks. The majority of the onsite wetland and stream will be preserved.
3. Number of acres of water to be added	Approximately 0.52-acre (22,784 square feet) of water will be added, consisting of a detention basin with a 3-foot permanent pool.
4. Number of acres of private open space	Approximately 0.7-acre (30,684 square feet) of private open space is proposed to preserve the regulated trees on the Site and the majority of the wetland and stream located in the center of the Site.
5. Number of acres of public open space	Approximately 0.4-acre (19,378 square feet) of public open space is proposed for a common area/park east of the stream and south of the access drive. The regulated trees (6 inches in diameter or greater) will be preserved in this area.
6. Extent of off-site drainage	The extent of off-site drainage is less than two square miles according to a preliminary desktop review (USGS 2023).
7. List of any community facilities included in the plan	A common area/park is proposed east of the stream and south of the access drive, which will be accessible to the community.
8. How will utilities be provided?	A proposed sanitary sewer and water main will connect to the existing utilities along Livernois Road and the existing utilities on Raffler Drive that are associated with the Pine Wood condominiums.
B. Current planning status	
The site plans were approved by the City on March 11, 2025 and the planning commission meeting is scheduled for April 15, 2025.	
C. Projected timetable for the proposed project	
The proposed project is anticipated to start in the summer of 2025 and will take approximately 2 years to complete.	
D. Describe or map the plan's special adaptation to the geography	
The wetlands on the site will be preserved to the maximum extent practicable. A total of approximately 0.3-acre of wetland occurs on the Site and approximately 0.01-acre of wetland will be permanently impacted for the proposed development. The proposed layout was revised several times to minimize impacts to the wetlands. The intermittent stream will also be preserved, with the proposed improvement of the existing culvert crossing for the access drive and associated sidewalks. There is an existing culvert crossing in this location, consisting of two parallel 12-inch culverts under the two-track driveway associated with Parcel 15-34-101-055 (3271 S Livernois Road), which allows access to the house at the rear of the property. The existing culverts are approximately 15 linear feet; the proposed culvert will be 36" and approximately 85 linear feet. The new culvert will span the bankfull width of the stream to increase hydraulic capacity and allow for wildlife passage. See attached for further details.	
E. Relation to surrounding development or areas	The proposed drive for the Oak Creek Condominiums (Cordoba Drive) will connect to South Livernois Road and Raffler Drive, which is associated with the Pine Wood Condominiums to the east that are currently under development. South Livernois Road is adjacent to the western boundary of the Site and Auburn Road is approximately 0.2-mile to the north. Both thoroughfares provide direct access to nearby shopping centers, health care facilities, and recreational areas. Residential developments are located east and south of the Site, a school and associated sporting fields are located to the west, and a small, forested area and mosque are located north of the Site. Aerial imagery review and the site visit reveal that the surrounding landscape consists primarily of residential and commercial development, with scattered undeveloped areas.

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

The proposed project will have a positive regional impact. The City of Rochester Hills Future Land Use Plan (City of Rochester Hills 2018) indicates that moderate growth in households and jobs is forecasted for southeast Michigan from 2015 to 2045

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

Adverse impacts during construction will include temporary, short term impacts including noise and fumes from construction equipment, increased traffic in and out of the Site, temporary staging of construction materials and debris, soil erosion, and potential dust.

H. List any possible pollutants

Aerial photographs from Google Earth Pro reveal that the Site has consisted of wooded areas and herbaceous or mowed land cover since 1999.

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

1. Physical

a. Air quality

In order to minimize potential short term air quality impacts, idling of equipment will be limited to the extent possible. Dust mitigation will include street sweeping after each rain event and at least once weekly. In dry conditions, bare soils will be wetted to prevent dust. Adverse, long-term changes to air quality are not anticipated from the proposed development.

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

The upgrade to the existing culvert in the stream onsite will allow for better flow, increased hydraulic capacity, reduced flooding, and improved aquatic habitat. The stormwater detention basin, with a 3-foot-deep permanent pool, inlet pipe and a stormwater treatment unit for reducing total dissolved solids, is proposed to minimize adverse effects to surface water and groundwater on the Site such as pollution, sedimentation, absorption, flow, and flooding once it is developed. The stormwater will pass through the stormwater treatment device to remove sediment and debris prior to entering the detention basin. A detail for the stormwater treatment device and the stormwater detention design and calculations are included on Sheet C4.1 of Appendix D. The detention basin is designed to detain a 25-year storm event and will discharge at 0.2 cubic feet per second per acre. An outlet pipe is proposed to outlet into the intermittent stream offsite to the south and will be stabilized with riprap to prevent soil erosion.
During construction, SESC measures including silt fence will be installed to protect the wetland and stream. A stabilized construction entrance will also be installed at the existing drive on Livernois Road to minimize track out, streets will be scraped daily

c. Wildlife habitat *(where applicable)*

The Site contains habitat for common wildlife species, including birds, mammals, and potentially amphibians or reptiles. Potential roosting habitat for bats may also occur in trees on the Site that have peeling bark and/or crevices. However, the Site is surrounded by development and roads, and a new subdivision is currently being developed directly adjacent to the northwest boundary of the Site and will connect to the proposed subdivision on the Site via Cordoba Drive. In addition, M-59 is located 0.25-mile northeast of the Site. Therefore, the habitat on the Site is currently disjoined from other nearby, larger undeveloped areas by roads and homes. Existing habitat for wildlife will be preserved along the stream and in the wetland areas, while upland areas will be cleared and developed for the proposed homes. Adverse changes to wildlife habitat my occur, specifically in the upland areas. However, the Site is situated in a moderately developed region and a habitat corridor (i.e., stream/wetland) will be preserved; therefore, minimal adverse changes to wildlife habitat are anticipated. Development plans include preserving forty percent of the regulated trees. Furthermore, the habitat onsite is likely utilized by common species rather than rare or imperiled species.

d. Vegetative cover

There are currently an estimated 4.5 acres of forested land onsite and 42% of the regulated trees on the Site, totaling 97 trees, will be preserved and undamaged. Four-foot-high orange plastic snow fencing with metal "T" poles spaced five feet apart will be installed around the areas of regulated trees to be preserved, totaling approximately 1.15-acres. The preserved areas are primarily in the center of the Site in association with the stream/wetland complex and the proposed park, with other small areas along the northern and southern boundaries of the Site. The snow fencing will be installed at or beyond the dripline. No construction equipment, building materials, solvents, chemicals, grade changes, fill, construction activities or vegetation removal will take place in the protected areas.

Short-term and long-term impacts to vegetation on the site will be mitigated with SESC measures. Plans for restoration of vegetative cover include planting native and ornamental trees post construction, totaling 460 trees, which will improve the current vegetative cover. Trees will be replaced according to the rules and requirements in Article III – Tree Conservation of the Code of Ordinances of the City of Rochester Hills and in accordance with the City tree removal permit for the Site. The replacement trees will be staked, fertilized, and mulched. Additionally, the lower slopes of the detention pond will be seeded with a native wetland seed mix and the upper slopes will be seeded with a short grass prairie seed mix. The majority of the wetland/stream complex on the Site and 42% of the regulated trees will be preserved. The landscaping plan largely proposes species native to Michigan to mitigate for vegetative cover that is being removed from the Site. Refer to **Appendix A** for the tree preservation plan and landscape planting plan.

e. Night light

No lighting is proposed for the subdivision or during construction. Construction will take place during daytime hours. Therefore, no short-term or long-term adverse changes are anticipated from the proposed development with regard to night light.

2. Social

a. Visual

Adverse visual changes are not anticipated to result from the proposed development. The area surrounding the Site is dominated by residential development and the proposed development would not deviate from the visual character of the current surroundings. The City of Rochester Hills Future Land Use Plan 2018-2038 categorizes the site and surrounding area as residential development with scattered, small private and public recreation/open space areas designated nearby.

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

The type of traffic generated by the project will include trucks and heavy equipment during construction and minimal residential traffic once the subdivision is developed. A permanent passing lane is also proposed along Livernois Road, which will minimize congestion during ingress and egress of residents from the subdivision. Very minimal change is anticipated compared to current traffic on Livernois Road. Long-term adverse impacts to traffic are not anticipated. Minimal, short-term adverse impacts to traffic during construction will be minimized by limiting construct to daytime hours and installing temporary traffic signage.

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

Modes of transportation (automotive, bicycle, pedestrian, public)
Cordoba Drive is a proposed public right-of-way. Sidewalk is also proposed on either side of Cordoba Drive; therefore, the public will have to access the Site via multiple modes of transportation. The Site will be accessible to pedestrians, bicycles, and automobiles.

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

There are five schools within 0.75-mile of the Site. There is also a 13.92-acre green space owned by the City of Rochester Hills (Ruby Green Space) approximately 0.25-mile southwest of the Site. There are at least 10 additional parks within 3 miles of the Site. Approximately 1.25 miles to the northeast, there are numerous shopping plazas (located in Downtown Rochester Hills) that provide employment, shopping, dining, and healthcare opportunities. There are additional plazas to the northwest approximately 1.25 miles, including recreational facilities, dining, shopping, and employment opportunities. The closest library is less than 5 miles from the Site to the northeast.

3. Economic

a. Influence on surrounding land values

The influence of the proposed development on surrounding land values is projected to be positive.

b. Growth inducement potential

Projections specify marginal population growth and tax revenue to the City.

c. Off-site costs of public improvements

Developers of this project will incur all off-site costs of public improvements.

d. Proposed tax revenues *(assessed valuation)*

Assessed Value = $400,000 per unit, with 21 units. $400,000 * 21 = $8,400,000.

e. Availability or provisions for utilities

All utilities are available at the roadside (Livernois Road) and will be extended to all 21 units.

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?

Based on the City of Rochester Hills Future Land Use Plan (2018-2038), the Site is located within an area that is designated for residential use and thus the proposed development is consistent with the anticipated future land use for the area. The majority of the land in the vicinity of the Site is also designated for residential use, with scattered areas of private recreation/open space, public recreation/open space, residential office flex, and commercial residential flex. Currently, the Site is shown as partially occurring within an area identified as woodland/tree canopy on the Woodlands and Tree Canopy Map included in the Rochester Hills 2018 Master Plan. There is also a small wetland shown on the Site on the Wetlands Map included in the Master Plan. Based on a site visit and recent aerial imagery there is an estimated 4.5 acres of forested land within the Site. A wetland that is approximately 0.3-acre in size and an intermittent stream are also located on the Site. Approximately one acre of forested land will be undisturbed in the center of the Site in association with the stream/wetland complex and the proposed open space/park. The stream and approximately 0.29-acre of the wetland will be preserved, and a culvert upgrade is proposed to increase water quality and quantity. Forty-two percent of the regulated trees on the Site will be preserved. Both the City of Rochester Hills and the developer value open spaces, wetlands, and woodlands and the proposed development has avoided impacts to wetlands and trees to the maximum extent practicable.

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

Plans for restoration of vegetative cover throughout the Site include planting native and ornamental trees post construction, totaling 460 trees, which will improve the current vegetative cover. Refer to **Appendix A** for the Landscape Planting Plan. The majority of the proposed plantings are species native to Michigan to mitigate for vegetative cover that is being removed from the Site. Trees and shrubs will be planted around the detention pond, along Cordoba Drive, and along the southern boundary of the site to provide a natural buffer between the proposed development and the existing homes to the south. The lower slopes of the detention pond will be seeded with a native wetland seed mix and the upper slopes will be seeded with a short grass prairie seed mix. Plantings are proposed around the detention pond to replicate a natural environment; deciduous shade trees are proposed around the south and west sides of the pond to provide shade.

L. What beautification steps are built into the development?

Numerous trees and shrubs will be planted throughout the Site as described above, with a specific planting plan for the entry to the Site on Livernois Road to provide beautification of the proposed development. Evenly spaced trees will be planted along both sides of Cordoba Drive, and lawn areas between Cordoba Drive and the proposed sidewalks will be seeded with Grade A Kentucky Blue Grass blend over topsoil. Refer to the Landscape Planting Plan in **Appendix A**.

M. What alternative plans are offered?

The initial alternative (Alternative 1) proposed two detention ponds and a portion of the stream bisected one of the lots (Lot 18). This alternative was not practicable because the development of Lot 18 would have involved filling in a portion of the stream and associated wetland. Filling in a stream and rerouting it is not a feasible alternative from a structural, permitting, or environmental standpoint. In addition, the proposed common area/park was much smaller and the proposed culvert at the drive was smaller. Alternative 2 included a lot (Lot 5) proposed in the northwestern portion of the wetland; development of Lot 5 would have involved wetland impact for grading (approximately 2,302 square feet). Both Alternative 1 and Alternative 2 site plans are included in **Appendix F**. The site plan was revised, and the currently proposed site plan (**Appendix D**) includes one detention basin and a larger common area/park. The currently proposed site plan does not include any lots in wetland or stream. Lot 18 is no longer impacting the wetland and stream and lot 5 is no longer impacting the wetland. Minimal wetland impact associated with the placement of the proposed culvert improvement for the access drive is similar for all three site plans. Alternative 1 included a 24-inch culvert, while Alternative 2 and the currently proposed site plan include a 36-inch culvert, which will span the bankfull width of the stream and will be buried 6 inches to increase hydraulic capacity and allow for wildlife passage.

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

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

The proposed development meets a housing need in the growing community of Rochester Hills, provides an increased tax base, is compatible with the goals of the City’s Master Plan, and minimizes ecological effects to the maximum extent practicable. If the proposed plan is implemented, the lasting effect upon the entire community is expected to be positive.