



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

Environmental Impact Statement (EIS)

Project Information

Name North Row Development Rochester Hills		
Description of Proposed Project Multi-tenant residential buildings (5), 4 units per building (20 total units), with associated site parking, site utilities, storm-water detention pond, sidewalk connectivity, landscaping/amenity areas.		
Proposed Use(s)		
Residential	Non-Residential	Mixed-Use
<input type="checkbox"/> Single Family Residential	<input type="checkbox"/> Commercial/Office	<input type="checkbox"/> Describe uses:
<input checked="" 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	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

Site contains high groundwater table & some unsuitable soils to be addressed during project.

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

117 existing trees and non-regulated wetlands.

3. Describe the ground water supply & proposed use

Geotechnical report from G2 indicates shallow groundwater & provides recommendations.

4. Give the location & extent of wetlands & floodplain

Regulated wetlands exist on western/southern portions of site. No floodplain within site limits.

5. Identify watersheds & drainage patterns

Overall drainage flow is from north to south. East/west boundaries drain to central wetlands.

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

Site is former location of Sikh Gurdwara facility.

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

There is a one-story commercial building with a shed and concrete walkway. There are overhead utilities, poles, and associated features.



D. Are there important scenic features?

N/A

E. What access to the property is available at this time?

There are two existing curbed asphalt approaches off Old Orion Ct. for the existing building.

F. What utilities are available?

Public water and sanitary sewer. Ditch drainage for storm water outlet around north and east perimeters of site.

Part 2. The Plan

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

1. Type(s) of unit(s)

Five (5) Buildings consisting of 4 units each, with 2 bedrooms per unit.

2. Number of units by type

20 two (2) bedroom units

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

Apartment rentals

4. Projected price range

\$2,200 to \$2,600

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 (<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? 1. Total number of acres of undisturbed land 0.33 acres 2. Number of acres of wetland or water existing 0.49 acres of existing wetlands on subject parcel. 0.18 acres proposed to be filled. 3. Number of acres of water to be added 0.07 acres (top of proposed detention permanent pool elevation) 4. Number of acres of private open space 0.43 acres (excluding undisturbed wetland areas, building/pavement/detention) 5. Number of acres of public open space 0.05 acres (within two proposed outdoor public amenity spaces). 6. Extent of off-site drainage Portions of existing site that drain to adjacent site to south will be reduced. All proposed hardscape areas will be collected, routed to detention pond, and outlet to ditch on Old Orion Court. 7. List of any community facilities included in the plan Two outdoor amenity spaces for the residents and public. 8. How will utilities be provided? Public or private easements.
B. Current planning status Third Submittal.
C. Projected timetable for the proposed project 12-18 months
D. Describe or map the plan's special adaptation to the geography Site will blend harmoniously with surrounding area
E. Relation to surrounding development or areas Site lies east, north and south of residential properties. Site lies west (Across Old Orion road) of office business district



F. Does the project have a regional impact? Of what extent & nature? Site adds to available housing and population growth potential.
G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact Appropriate soil erosion measures will be taken during de-watering operations and site/building construction to prevent/minimize soils from being removed from the site.
H. List any possible pollutants None anticipated.
I. What adverse or beneficial changes must inevitable result from the proposed development? 1. Physical a. Air quality N/A - Site is proposed residential development, negligible change b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>) Site will be constructed to meet City storm water management requirements to control quality (pre-treatment), peak flow, and volume (detention). c. Wildlife habitat (<i>where applicable</i>) Unknown d. Vegetative cover There are planters/gardens within the public amenity areas as well as approximately 0.43 acres of open space that will be landscaped with lawn and trees. e. Night light Lighting to be provided, none exists today. 2. Social a. Visual Site will be more inviting then existing conditions. The safety path between the site and Orion road will greatly improve the curb appeal of the property. b. Traffic (<i>type/amount of traffic generated by the project</i>) Additional traffic will be generated overall, and most likely during peak hours when residents leave for and return from work. c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>) Multi-modal connectivity to existing facilities by car, bike and pedestrian. d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities Accessible to within 1 to 2 mile radius



3. Economic
a. Influence on surrounding land values

Positive

- b. Growth inducement potential

Positive

- c. Off-site costs of public improvements

None

- d. Proposed tax revenues (*assessed valuation*)

Unknown

- e. Availability or provisions for utilities

All utilities available either on site or adjacent public R.O.W. No public road crossings are anticipated to be required for utility connections.

- 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?

Meets the intent of the zoned land and adjacent lots.

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

The site will require to be cleared and graded with intermediate erosion/sediment control, and permanent landscaping for pervious areas.

- L. What beautification steps are built into the development?

Site landscaping, trees, above ground detention basin, public amenity areas, and improved safety path in adjacent public ROW area.

- M. What alternative plans are offered?

N/A



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. The site is currently occupied by a 1-story building surrounded by existing trees and a wetland area (that will largely remain undisturbed). Any wildlife that may exist might be displaced to adjacent undeveloped wetland areas, hopefully minimizing impact.

2. Site will be constructed to minimize impacts to unregulated wetlands.

3. Site will contribute to residential growth and improve connectivity to adjacent residential and commercial properties.

4. Site will add value to the subject property and adjacent lands.

5. Site is compatible with surrounding properties, will contribute to development, and will be in accordance with the City's Master Plan.