



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

Project Information

Name Brewster Village		
Description of Proposed Project 30 Detached Condominium Units North of the NWC of Walton Blvd. and Brewster Rd.		
Proposed Use(s)		
Residential <input checked="" type="checkbox"/> Single Family Residential <input type="checkbox"/> Multiple Family Residential	Non-Residential <input 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
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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 typical of area and will be able to support the proposed structures.

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

There is existing onsite vegetation consisting of 265 trees of varying size and quality. Further efforts from past plans has been made to save additional trees on the site. The new percentage of trees saved is 11.70%, an increase from the previous 4.53%. A modification of the 37% preservation requirement is requested as part of the PUD agreement. Robertson will replace trees onsite in accordance with City Ordinances

3. Describe the ground water supply & proposed use

Ground water has been tested and has no issues

4. Give the location & extent of wetlands & floodplain

Development is not located in a floodplain

5. Identify watersheds & drainage patterns

A basin will be developed on the northeast portion of the development or on adjacent property

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

No

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

No



D. Are there important scenic features? No
E. What access to the property is available at this time? Brewster Road
F. What utilities are available? Storm, Sewer, Water, and Franchise Utilities

Part 2. The Plan

A. Residential <i>(Skip to B. below if residential uses are not proposed)</i>
1. Type(s) of unit(s) Detached Condominium
2. Number of units by type 30
3. Marketing format, i.e., rental, sale or condominium For-Sale
4. Projected price range Starting in the \$400ks
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

<p>A. What are the natural & urban characteristics of the plan?</p> <p>1. Total number of acres of undisturbed land. 7.7 Acres</p> <p>2. Number of acres of wetland or water existing No regulated wetlands per MDEQ. There are 4 small unregulated wetlands onsite</p> <p>3. Number of acres of water to be added None</p> <p>4. Number of acres of private open space Approximately 3.8 acres</p> <p>5. Number of acres of public open space None</p> <p>6. Extent of off-site drainage Sharing drainage with adjacent property</p> <p>7. List of any community facilities included in the plan None</p> <p>8. How will utilities be provided? All utilities will be public and existing at street</p>
<p>B. Current planning status Preliminary</p>
<p>C. Projected timetable for the proposed project Land Development to commence in Spring 2019 and first closings end of 2019</p>
<p>D. Describe or map the plan's special adaptation to the geography The site has topography that is incorporated in the plan, with the inclusion of some walkouts</p>
<p>E. Relation to surrounding development or areas The project is a logical buffer transition between residential uses of varying intensity</p>



F. Does the project have a regional impact? Of what extent & nature? No
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 Some Dust b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>) None c. Wildlife habitat (<i>where applicable</i>) None d. Vegetative cover None e. Night light None 2. Social a. Visual None b. Traffic (<i>type/amount of traffic generated by the project</i>) See attached Traffic Impact Letter from Fleis & Vandenbrink showing negligible impact from developments c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>) Automotive, bicycle, pedestrian d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities Short drive to all amenities



- 3. Economic
 - a. Influence on surrounding land values

Increase in surrounding home/ Land values

- b. Growth inducement potential

N/A

- c. Off-site costs of public improvements

N/A

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

Taxable value of over \$200k assessed valuation per unit

- e. Availability or provisions for utilities

All utilities 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?

Project complies with city's master plan, and the project is a logical buffer and transition between residential uses of varying intensity.

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

Robertson plans to replace trees taken down and significantly landscape the development in compliance with City codes and requirements. There is existing onsite vegetation consisting of 265 trees of varying size and quality. Further efforts from past plans has been made to save additional trees on the site. The new percentage of trees saved is 11.70%, an increase from the previous 4.53%. A modification of the 37% preservation requirement is requested as part of the PUD agreement. Robertson will replace trees onsite in accordance with City Ordinances

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

Professional landscape will be included to create an attractive entrance to the community

- M. What alternative plans are offered?

None



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

Ecological effects with this development are non-existent, there is currently no activity on the vacant parcel.

The proposed housing product fills a demand for aging community members who wish to remain in Rochester Hills

There are no Scenic/ Special/ Historical features on this parcel.

The new, quality detached condominium development will add value to surrounding residential, as well as provide a new location for consumers close to the downtown economic center.

The design has met the master plan land use plan and will be compatible with neighboring residential.