



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

Project Information

Name Woodland Crossing		
Description of Proposed Project 15 Units site condominiums		
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

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

<p>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</p>	<p>No water course or animal life. Property has trees. Soils are suitable for home construction.</p> <p>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</p> <p>Proposed development is wooded with various type of trees of 6" dia. and greater.</p> <p>3. Describe the ground water supply & proposed use</p> <p>No ground water supply is needed for this project.</p> <p>4. Give the location & extent of wetlands & floodplain</p> <p>Not applicable</p> <p>5. Identify watersheds & drainage patterns</p> <p>Proposed development will drain to enclosed Ireland drain. Existing topography shows flat drain</p>
<p>B. Is there any historical or cultural value to the land?</p>	<p>No.</p>
<p>C. Are there any man-made structures on the parcel(s)?</p>	<p>No.</p>



D. Are there important scenic features? No.
E. What access to the property is available at this time? Two existing gravel driveways from Auburn Rd.
F. What utilities are available? Water Main, Sanitary sewer, gas, electrical and cable on Auburn Road. Storm sewer along east property line.

Part 2. The Plan

A. Residential (Skip to B. below if residential uses are not proposed)
1. Type(s) of unit(s) Detached single family homes.
2. Number of units by type Not applicable
3. Marketing format, i.e., rental, sale or condominium Sale
4. Projected price range \$360,000/\$400,000
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

<p>A. What are the natural & urban characteristics of the plan?</p> <p>1. Total number of acres of undisturbed land 1.00</p> <p>2. Number of acres of wetland or water existing 0.00</p> <p>3. Number of acres of water to be added 0.00</p> <p>4. Number of acres of private open space 1.00 (INCLUDES TREE PRESERVATION AREA AND LANDSCAPE AREA LONG AUBURN ROAD FRONTAGE)</p> <p>5. Number of acres of public open space 0.00</p> <p>6. Extent of off-site drainage</p> <p>None.</p> <p>7. List of any community facilities included in the plan</p> <p>None</p> <p>8. How will utilities be provided?</p> <p>All required utilities will be constructed as per final design.</p>
<p>B. Current planning status</p> <p>Preliminary site plan.</p>
<p>C. Projected timetable for the proposed project</p> <p>House construction to start summer of 2018.</p>
<p>D. Describe or map the plan's special adaptation to the geography</p> <p>Proposed plans adopts surrounding homes with trees and open spaces areas.</p>
<p>E. Relation to surrounding development or areas</p> <p>Proposed development is single family residential same as surrounding areas.</p>



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

None

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

Existing trees will be protected with tree-fencing. County soil-erosion control measures will be in place.

H. List any possible pollutants

Not applicable

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*)

Not applicable

d. Vegetative cover

Vegetative cover along east and west boundary lines will remain to provide provide privacy buffer.

e. Night light

None.

2. Social

a. Visual

None.

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

Auburn road is adequately design to handle additional traffic without any extensive impact to existing traffic pattern.

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

Mainly automotive with leisure bicycle and pedestrian traffic.

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

Easily connected via Auburn Road corridor.



3. Economic

a. Influence on surrounding land values

New homes will increase overall market value of existing home in neighborhood.

b. Growth inducement potential

Very positive

c. Off-site costs of public improvements

None.

d. Proposed tax revenues (*assessed valuation*)

Approx. additional tax revenue of \$60,000/\$80,000 (approx. \$4000/year/unit)

e. Availability or provisions for utilities

All necessary and required

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?

Proposed development matches intent of current master land use plan.

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

Minimize tree impact and provide additional trees per landscape plan as required.

L. What beautification steps are built into the development?

Landscape area at front entrance with development sign.

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

Proposed development does not have any significant impact on existing ecological value of existing land or surrounding neighborhood. Very few new homes are available in area that supports need of new home buyers.

As proposed this development keep natural buffer of existing trees in it's natural conditions and does not have any significant impact on scenic or historic interest. During development of the project and new home construction activity will contribute economically to some locally owned small business and in long term bring additional tax revenue to the city and local school district. Additionally proximity to middle school it will bring families who are attracted to reputation of Rochester School District.

Proposed single family homes meets city's master land use plan and enhances neighborhood with new home construction in this section with very limited activity of new projects.