

# Cumberland Village

## Environmental Impact Statement

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## Environmental Impact Statement (EIS)

### Project Information

<b>Cumberland Village</b>		
Single Family Site Condominium		
Proposed Use(s)		
<b>Residential</b>	<b>Non-Residential</b>	<b>Mixed-Use</b>
<input checked="" type="checkbox"/> Single Family Residential	<input type="checkbox"/> Commercial/ Office	<input type="checkbox"/> Describe uses:
<input 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 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 &amp; animal life present?</p> <p>1. Comment on the suitability of the soils for the intended use  <i>Capac loam and Brookston &amp; Colwood loams, the predominant soils on site and in the surrounding area have been successfully developed in a similar fashion for residential use.</i></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.  <i>A mix of Maple, Oak, Hickory and Cherry have been observed on site, mainly along the east side of the property. A stand of Pines were observed in the northeast corner of the site. No unusual or exceptional specimens exist on site.</i></p> <p>3. Describe the ground water supply &amp; proposed use  <i>As with 1 above, the ground water in the area if present will not affect the residential use of the property.</i></p> <p>4. Give the location &amp; extent of wetlands &amp; floodplain  <i>It was determined that neither wetlands nor a floodplain exist on site.</i></p> <p>5. Identify watersheds &amp; drainage patterns  <i>The project site is part of the Red Run Sub-watershed of the larger Clinton River Watershed in the southeast portion of the City. The predominant flow is to the southeast in the watershed. The project site slopes from the southeast to the northwest.</i></p>
<p>B. Is there any historical or cultural value to the land?  <i>There are none that we can determine.</i></p>
<p>C. Are there any man-made structures on the parcel(s)?  <i>Five residences and associated outbuildings were on the parcels. These structures have since been removed as part of the development process.</i></p>



## Environmental Impact Statement (EIS)

D. Are there important scenic features? <i>A portion of the site is wooded near the northern section of the site.</i>
E. What access to the property is available at this time? <i>Livernois Road is the west boundary of the site. Five residential driveways serving the previous residences on the property enter off Livernois Road.</i>
F. What utilities are available? <i>All utilities, sewer, water, gas, electricity and telephone are available to the site.</i>

### Part 2. The Plan

A. <b>Residential</b> (Skip to B. below if residential uses are not proposed)
1. Type(s) of unit(s) <i>Single Family Site Condominiums</i>
2. Number of units by type <i>57 Single Family Homes</i>
3. Marketing format, i.e., rental, sale or condominium <i>Fee Simple Sales</i>
4. Projected price range <i>From \$380,000</i>
B. <b>Non-Residential/Mixed-Use</b> (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. <i>None.</i> 2. Number of acres of wetland or water existing. <i>None.</i> 3. Number of acres of water to be added. <i>.93 Acres in the detention area.</i> 4. Number of acres of private open space. <i>Not Applicable.</i> 5. Number of acres of public open space. <i>Not Applicable.</i> 6. Extent of off-site drainage. <i>Storm water is directed to a detention pond on the North end of the property. Existing off site drainage entering upon the property near the south east area will be collected in to the proposed storm sewer and ultimately conveyed to our storm water basin.</i> 7. List of any community facilities included in the plan. <i>None planned.</i> 8. How will utilities be provided? <i>The project will tap in to existing City Water and sanitary sewer lines. All utilities will be provided underground.</i>
B. Current planning status <i>The project and associated Development Application is being submitted to the City for Site Plan Review.</i>
C. Projected timetable for the proposed project <i>The developer hopes to start land development in spring 2018 with home construction commencing by fall 2018.</i>
D. Describe or map the plan's special adaptation to the geography <i>This small site has no significant geographic features. It slopes from the southeast to the northwest. The fewest trees on the site are in the vicinity of the previously existing residences. For these reasons, the storm water detention facilities are located at the northwest corner of the site.</i>
E. Relation to surrounding development or areas <i>The Site is bound by vacant property and individual residential homes to the north, Cumberland Woods and single-family residences on Hamlin Court to the east, a single residence to the south, and a new single-family residential development is across Livernois to the west. There are no plans to tie Cumberland Village to adjacent properties.</i>



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  
*Normal construction traffic and noise during the development and home construction period is anticipated. Hours of activity will be limited per city regulations. Since the main access to the site is off Livernois, no construction traffic will traverse the streets in any adjacent subdivisions.*

H. List any possible pollutants

*None anticipated beyond normal construction equipment exhaust.*

I. What adverse or beneficial changes must inevitable result from the proposed development? 1.

Physical

a. Air quality: *No change is anticipated.*

b. Water effects (pollution, sedimentation, absorption, flow, flooding): *Best management practices in accordance with city and county requirements will be utilized to control the storm drainage from the site.*

c. Wildlife habitat (where applicable): *The subdivision development will diminish the amount of wildlife on site.*

d. Vegetative cover: *Following development, all open ground areas will be covered with lawns and plantings.*

e. Night light: *Lighting will be provided only at the entrances and will be properly shielded to diminish its effect on neighboring properties and night light.*

2. Social

a. Visual: *While a significant change will be made to the visual appearance of the site from Livernois Road and the rear yards of adjacent homes, an effort has been made to preserve where possible trees along the north, east and south boundaries of the site.*

b. Traffic (type/ amount of traffic generated by the project): *Little impact to traffic is expected.*

c. Modes of transportation (automotive, bicycle, pedestrian, public): *Via automobile on dedicated streets, by bike and pedestrian on the pathway along Livernois Avenue and sidewalks within the subdivision is anticipated. Limited public transportation is available within the City.*

d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities: *Direct access to Livernois, a major thoroughfare, will make all the facilities listed here accessible to the residents. Recreation, Schools & Libraries, Shopping, Employment, and Health Facilities.*



3. Economic

- a. Influence on surrounding land values: *The addition of 57 high quality homes starting in the \$380,000 price range will have a beneficial effect on the surrounding land values.*
- b. Growth inducement potential: *Rochester Hills is a desirable place to live and work, and the addition of the homes in Cumberland Village will add to the desirability of the City and its future growth.*
- c. Off-site costs of public improvements: *All offsite costs for improvements will be borne by the developer.*
- d. Proposed tax revenues (assessed valuation): *\$7,108 each for the 57 homesites = \$405,156 less the current \$18,949.52 = \$386,206.48.*
- e. Availability or provisions for utilities: *All utilities are available to or at the site.*

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? *The project site is being developed as a single family site condominium development in accordance with the master plan, current zoning and applicable ordinances and requirements. Certainly there will be disruptions during the development and building process as is experienced with development of this sort. The addition of 57 quality homes will have a positive effect on the neighbors and surroundings.*

K. What specific steps are planned to revitalize the disturbed or replace the removed vegetative cover? *Soil erosion and sediment control measures will be in place during the construction process and all open areas will be seeded, sodded, or planted as part of the home building process. Trees and shrubs will be planted as required by ordinance and shown in the beautification plans.*

L. What beautification steps are built into the development? *Distinctive treatment at the entrance and Livernois frontage as illustrated in the plans submitted will make Cumberland Village an attractive addition to the City.*

M. What alternative plans are offered? *None, the small size of the property and requirements for storm water detention make this the optimal plan for the site.*



## 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

*Every effort has been taken by the development team to make Cumberland Village the best use for one of the few remaining undeveloped small parcels in the city. Familiarity with the site during site walks and familiarity with the ordinances and processes of the city and meetings with city staff have contributed to the task of making this plan fit the site and become an asset to the community. There is an acknowledged need for additional quality residential housing as a result of the realization that Rochester Hills is a premiere place to work and live. Great care has been taken to balance the special features of the site while maximizing its potential. The economic benefit to the city of significantly raising the tax base cannot be ignored. The new homes in Cumberland Village will compare favorably with the homes in the adjacent subdivision and those nearby. As a result, no change in zoning or special accommodation will be needed to allow this attractive and desirable addition to the city to move forward to completion.*