



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

Project Information

Name Breckenridge Condominiums		
Description of Proposed Project 12 attached duplex condominiums		
Proposed Use(s)		
Residential	Non-Residential	Mixed-Use
<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 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

The site is comprised of Marlette sandy loam and Capac sandy loam, low infiltration soils.

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

A tree survey was performed and has been submitted as part of the tree preservation plan

3. Describe the ground water supply & proposed use

The proposed development will be serviced by a public water and sewage system

4. Give the location & extent of wetlands & floodplain

There exists wetlands on the site, a study has been performed by ASTI. No floodplain

5. Identify watersheds & drainage patterns

Existing watershed flows to the Southeast corner of the site, into the existing wetlands

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

There is no determination of any cultural or historical value

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

No, the site is vacant



D. Are there important scenic features? The northern portion of the site abuts Hamlin road, the South and Southeast are adjacent to existing wetlands
E. What access to the property is available at this time? There is an existing approach off Hamlin Road
F. What utilities are available? Sanitary sewer, water main and storm sewer are available within the Hamlin Road R.O.W.

Part 2. The Plan

A. Residential <i>(Skip to B. below if residential uses are not proposed)</i>
1. Type(s) of unit(s) Attached duplex condominiums
2. Number of units by type 12
3. Marketing format, i.e., rental, sale or condominium Fee simple sales
4. Projected price range \$375,000-450,000 based on market demand
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
2. Hours of operation/number of shifts
3. Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i>
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 2.28 acres 2. Number of acres of wetland or water existing 1.05 acres 3. Number of acres of water to be added 0.25 acres for a detention pond 4. Number of acres of private open space 1.50 acres 5. Number of acres of public open space 0 acres 6. Extent of off-site drainage Some natural drainage will be maintained into the existing wetlands to keep them wet 7. List of any community facilities included in the plan None 8. How will utilities be provided? All utilities are available in the Hamlin Road R.O.W. and will be extend to service the units
B. Current planning status Site plan is in the process of being submitted for final site plan review, although no plans have been submitted
C. Projected timetable for the proposed project The project will be built as soon as permits are obtained
D. Describe or map the plan's special adaptation to the geography This project was designed around the existing wetlands. Site drainage patterns have been maintained to match the existing watershed.
E. Relation to surrounding development or areas The project will be transitional between residential and commer



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

Normal construction traffic and noise during the development and home construction period is anticipated. Hours of activity will be limited per city regulations. All construction will enter from Hamlin Road.

H. List any possible pollutants

No pollution is anticipated beyond normal construction exhaust and dust. Erosion controls will be in place throughout construction. Cleaning of streets will be conducted on a periodic basis and as needed.

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

1. Physical

a. Air quality

No adverse effect, some trees will be replaced allowing natural carbon dioxide absorption to continue.

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

Storm water management will help minimize any current flooding issues in the immediate area. Storm structures and swales will guide water to the detention basin. Sedimentation will be controlled utilizing soil erosion control measures.

c. Wildlife habitat (*where applicable*)

Wetlands and open areas will be preserved providing habitat for wildlife.

d. Vegetative cover

Extensive landscaping plans will be submitted. The goal is to provide a diverse array of high quality vegetation to replace any trees that were removed.

e. Night light

Any lighting will meet a design criteria that minimizes or eliminates over lighting and extensive light pollution.

2. Social

a. Visual

The residential units will be designed to be aesthetically pleasing from Hamlin Road

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

This project will be adding 12 attached condominium units. Hamlin Road at the site is 4 lanes with a median.

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

Besides automotive, there is an existing 8' wide asphalt path on Hamlin Road

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

This project is centrally located in Rochester Hills, close to the City's wonderful amenities



3. Economic

a. Influence on surrounding land values

The addition of 12 market rate attached condo units with a starting price point of \$375,000 will enhance and complement surrounding home values.

b. Growth inducement potential

The development design serves a demand for high quality attached condominiums.

c. Off-site costs of public improvements

Install new approach off Hamlin road, removing the existing approach. Additionally, there will be trees planted along Hamlin Rd to enhance and soften the current street scape.

d. Proposed tax revenues (*assessed valuation*)

Taxes based on 12 units

e. Availability or provisions for utilities

All utilities are available on Hamlin Road

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 site is being developed as an attached condominium residential community in accordance with the Master Land Use Plan. This project emphasizes a place with high quality natural features that benefit the environment as well as existing and future residents.

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

Extensive landscaping plans are included showing the replacement of deciduous trees, evergreens, shrubbery and ground cover.

L. What beautification steps are built into the development?

Extensive landscaping, a decorative entrance and quality condo units are all integrated to create a beautiful living environment.

M. What alternative plans are offered?

Conceptual plans were explored in preparation of PC submission. We believe that the current site layout is the most efficient in limiting impacts to the wetlands and creating a more enjoyable landscape



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:

The construction of the development will require the removal of existing trees and vegetation. However, as the tree survey shows, many of these trees are of low quality species. Also, some trees are diseased or dead. The completion of the landscape phase will result in a higher number of quality trees. The trees, evergreens, shrubbery and ground cover will be a benefit to the community.

Residential, commercial or industrial needs:

The development will provide 12 condo units for residents that are seeking a contemporary living located minutes from urban amenities.

Treatment of special features of natural, scenic or historic interest:

The natural features of this site will be enhanced by the addition of diverse, high quality vegetation. Areas of open space will be preserved for wildlife habitation. The design of the development will also allow residents to enjoy these natural features.

Economic effect:

The addition of 12 market rate single family condo units with a starting price point of \$375,000 will enhance and complement surrounding home values adding to the Rochester Hills tax base

Compatibility with neighborhood, City and regional development, and the City's Master Land Use Plan:

The proposed development conforms to the Master Land Use Plane that dictates single family development for the parcel. The arrangement and design of the units allow for open areas and the preservation of natural features.