

**Crestwyk Estates
Environmental Impact Statement
August 15, 2017
Developer: M2J1, LLC**

PURPOSE

The purpose of the Environmental Impact Statement is:

- A. To 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. To 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. To facilitate participation of the citizenry in the review of Community developments.
- D. To provide guidelines for standards as required by Ordinance Chapter 138, Article 2, Section 138-2.204.

CONTENT

The Environmental Analysis Report (Part I and II), the Impact Factors (Part III), and the Summary (Part IV), which together form the Environmental Impact Statement, should meet the following requirements:

A. The Statement 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
- 8) Master Land Use Plan.

B. The Environmental Impact Statement 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 five (5) acres or more, a topographic presentation indicating slopes 12% and more, depressions, major drainage patterns, wooded areas, flood plains, and wetlands is required.

GUIDELINES FOR ANALYSIS REPORT

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 Environmental Impact Statement analysis report 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 Environmental Impact Statement analysis report 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 data required does not apply, simply state "Not Applicable."

PART I
ANALYSIS REPORT

PAST AND PRESENT STATUS OF THE LAND

A. What are the characteristics of the land, waters, plant and animal life present?

1) Comment on the suitability of the soils for the intended use.

The site is composed primarily of Tedrow loamy sand and Cohoctah fine sandy loam. There are similar soil types to adjacent areas that have constructed residential units.

2) Describe the vegetation giving specific locations of specimens of six-inch (6") diameter or greater, or areas of unusual interest on parcels of five (5) acres or more.

This parcel is NOT subject to the tree preservation ordinance.

3) Describe the ground water supply and proposed use.

The proposed development will be serviced by a public water and sewage system that will not affect the ground water supply.

4) Give the location and extent of wetland and floodplain.

The site has two wetland pockets each 0.18 acres and generally located in the middle of the site. The wetland has been surveyed by our wetland consultant and must be verified by MDEQ and/or City Consultants. Less than 1/3 acre is proposed to be impacted. This low quality wetland is the low point on the site and will be filled and re-graded as the storm water detention basin.

5) Identify watersheds and drainage patterns.

The site generally drains toward the middle of the site to an existing ditch which carries runoff from north to south. The site will be graded to collect runoff to a detention basin at the south side of the site with ultimate discharge to the Honeywell Creek.

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.

D. Are there important scenic features?

The site is adjacent to John R on the west and Gravel Ridge to the east with single family homes to the north and south. No significant scenic features are visible from the site.

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

Currently, the property is accessible from John R Road and Gravel Ridge

F. What utilities are available?

Public Sewer and water utilities and gas are available stemming from John R and an overhead utility runs north and south near the center of the site.

PART II
THE PLAN – SMALL RESIDENTIAL

(Under 40 acres or 60 units)

A. Description of Project

1) Type(s) of unit(s). Residential Attached and Detached Condos

2) Number of units by type. 8 Attached Units (4 duet condo buildings) - 1,845 sq. ft. and 8 Detached Units – 1,997 sq. ft.

3) Marketing format, i.e., rental, sale or condominium. Fee simple sales.

4) Projected price range. \$370,000 for the Attached Units, \$400,000 for Detached Units (based on market demand)

5) Type of traffic generated by the project. Per ITE class 210, 10 trips per day per unit x 16 units= 160 trips per day.

PART III IMPACT FACTORS

A. What are the natural and urban characteristics of the plan?

1) Total number of acres of undisturbed land. 4.64 gross acres, most of which will be regraded. A minimum of 5 foot natural vegetation buffer will be preserved along the north and south property lines.

2) Number of acres of wetland or water existing. There are .036 Acres of wetland flagged on site.

3) Number of acres of water to be added. .25 Acres will be dedicated to a 25 year storm water detention basin.

4) Number of acres of private open space. The condominium project will consist of approximately 1.2 acres of limited common element (the units and driveways) and 3.2 acres of general common element, which includes the remaining open area and public road.

5) Number of acres of public open space. See #4.

6) Extent of off-site drainage. Runoff from approximately 4 acres enters the subject site from the north. This drainage area will be picked up into the storm sewer system and routed through the detention basin as a pass through. The detention basin will outlet via storm pipe approximately 200 ft along Gravel Ridge to the ultimate discharge into the Honeywell Drain.

7) List of any Community facilities included in the plan. A community garden has been included as an amenity to the residents.

8) How will utilities be provided? Utility connections are detailed in submitted engineering plans. Water and sewer will connect to existing public lines on John R Street.

B. What is the current planning status?

This is the initial PUD submission package.

C. Projected timetable for the proposed project.

Once all permits are granted to begin construction, we will have the project completed within 36 months.

D. Describe or map the plan's special adaptation to the geography.

The design concept was coordinated with the City Planning Department Master Plan. The goal of the developers was to preserve as many natural features as possible by minimizing the number of structures built on site. Extensive landscaping with a variety of quality tree species will be replacing trees that are removed for site development. This plan preserves a five foot natural buffer around the perimeter.

E. Relation to surrounding development or areas.

Crestwyk Estates has existing residential homes, an Adult Foster Care Facility and duplex condominiums to the north. The entrance to Arcadia Park subdivision is located west of John R. Single family homes are located to the south with the property abutting Gravel Ridge to the east.

F. Does the project have a regional impact?

None

1) Of what extent and nature?

n/a

G. Describe anticipated adverse effects during construction and 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. Most construction will enter from John R 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 propose development?

1) Physical

a. Air Quality

No adverse effect, we will be planting tree buffers along the property to minimize impact.

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

A combination of drainage swales and enclosed storm sewer will direct runoff to the detention basin.

c. Wildlife habitat, where applicable

Wetlands and open areas will be preserved providing habitat for wildlife. The adjacent sites are also heavily vegetated.

d. Vegetative cover

Extensive landscaping plans have been 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

Cross sections are provided showing the visual impact of the development from John R Road and the surrounding homes.

b. Traffic

The primary point of ingress egress will be via the main entrance on John R. The proposed public drive will be 27 feet wide and will connect to Gravel Ridge, a gravel road.

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

A proposed safety path along Crestwyk Lane will allow protected pedestrian circulation thru the development.

d. Accessibility of residents to:

The proposed development is less than ½ mile to Borden Park. It is about 2.5 miles from downtown City of Rochester which has many recreation and shopping amenities as well as public libraries, post office, fire station and police station. Rochester High school and Crittendon Hospital are located nearby on Livernois Rd and University.

3) Economic

a. Influence on surrounding land values

The addition of 16 market rate attached/detached condo units with a starting price point of \$370,000 will enhance surrounding home values and offer prospective residents another housing option.

b. Growth inducement potential

The development design serves a demand for high quality, attached and detached condo units.

c. Off-site costs of public improvements

We propose to extend the sidewalk/bike path from Brampton Parc to the southern portion of Crestwyk Estates along John R. Additionally, there will be trees planted along John R and entrance to the community.

d. Proposed tax revenues (assessed valuation)

e. Availability or provisions for utilities

All utilities are readily available at John R Rd.

J. Additional factors:

1) In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses and intended future uses as shown on the Master Land Use Plan?

The site is being developed as a single family attached and detached condominium residential community in accordance with the Master Land Use Plan. There are no stub streets proposed leading into neighboring properties since we are connecting John R and Gravel Ridge.

Furthermore, preserving a 5ft natural buffer along with additional landscape will maintain harmony with adjacent properties.

2) What specific steps are planned to revitalize the disturbed or replace the removed vegetative cover?

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

3) What beautification steps are built into the development?

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

4) What alternative plans are offered?

Many conceptual plans were explored during the site planning process, such as single family homes per current zoning. The single family plan included a stub street into our southern neighbor.

PART IV 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 the proposed development. It is suggested that the summary be brief and to the point. 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.

Make the comments relative to the initial shock and the lasting effect upon the entire Community in relation to at least these points of concern:

Ecological effects

The construction of the development will require the removal of existing trees and vegetation. However, many of these trees are of low quality species. The completion of the landscape phase and new landscape buffers will result in a higher number of quality trees visible by neighbors. The trees, evergreens, shrubbery and ground cover will be a benefit to the community.

Residential, commercial or industrial needs

The development will provide 16 attached and detached condo units for professional residents, empty nesters and seniors that are seeking a maintenance free lifestyle living located minutes from urban amenities. There is a segment of buyers seeking attached and detached condominium units. This market is underserved in Rochester Hills.

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 development will provide 16 detached condo units with values starting at \$370,000. These residents will support local businesses.

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 residential development for the subject parcel. The arrangement and design of the units allow for open areas and the preservation of natural features.