



Department of Planning and Economic Development
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 656-4660
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www.rochesterhills.org

Environmental Impact Statement (EIS)

Project Information

Name **GRANDVIEW**

Description of Proposed Project

DEVELOPMENT OF 18 SINGLE FAMILY HOMES AND ASSOCIATED PAVING AND UTILITIES

Proposed Use(s)

Residential

Single Family Residential
 Multiple Family Residential

Non-Residential

Commercial/Office
 Industrial
 Institutional/Public/Quasi-Public

Mixed-Use

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.



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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

Capac sandy loam is the soil found predominately on site. Development is feasible on this site.

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

See attached plans for tree survey information.

3. Describe the ground water supply & proposed use

Ground water data was not gathered.

4. Give the location & extent of wetlands & floodplain

There is an existing wetland towards the north property line that extends off-site and a second w

5. Identify watersheds & drainage patterns

Part of the Rouge River Main Branch Subwatershed, site drains to the north and west .

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

No historical or cultural assessment has been performed.

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

No



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D. Are there important scenic features?

The site is surrounded by developed parcels. There is a wetland and some larger caliper trees both of which are being preserved to the extent feasible.

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

Auburn Rd is the primary access point to the site.

F. What utilities are available?

Sanitary sewer is located on the northern side of Auburn Rd and water is available along the south side.

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 houses

2. Number of units by type

18 detached single family homes

3. Marketing format, i.e., rental, sale or condominium

These homes are considered for sale condominiums.

4. Projected price range

TBD

B. **Non-Residential/Mixed-Use** (Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)

1. Anticipated number of employees

N/A

2. Hours of operation/number of shifts

N/A

3. Operational schedule (continuous, seasonal, seasonal peaks, etc.)

N/A

4. Description of outside operations or storage

N/A



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5. Delineation of trade area

N/A

6. Competing establishments within the trade area (document sources)

N/A

7. Projected growth (physical expansion or change in employees)

N/A

Part 3. Impact Factors

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

1. Total number of acres of undisturbed land **+/- 0.66 AC**

2. Number of acres of wetland or water existing +/- 1.12 Acres

3. Number of acres of water to be added 0

4. Number of acres of private open space +/- 1.81 AC

5. Number of acres of public open space 0

6. Extent of off-site drainage

4.39

7. List of any community facilities included in the plan

N/A

8. How will utilities be provided?

Connections to municipal sewer and water will be made and brought into the site.

B. Current planning status

Property is currently vacant but zoned MR and is Master Planned for the same zoning with a R-4 underlay.

C. Projected timetable for the proposed project

Construction is anticipated to start in summer 2026.

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

Finished grades will remain close to existing except for a detention basin.

E. Relation to surrounding development or areas

The site is surrounded by residential uses with the exception of the north property line which is adjacent to industrial.



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

The large path proposed along Auburn Rd could entice future residents of this development to utilize alternative modes of transportation such as bicycling or walking through the city.

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

Natural areas and trees to be preserved will be fenced off, proper soil erosion control measures will be utilized, and consideration to adjacent residences will be given during the construction process.

H. List any possible pollutants

All soil erosion control measures will be maintained during construction to minimize the possibility of sedimentation.

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

1. Physical

a. Air quality

Minimal adverse effects are anticipated.

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

Pollution is of minimal concern, and stormwater management measures such as mechanical treatment systems, detention basins, curbed road, catch basins, and storm piping will help manage on-site stormwater.

c. Wildlife habitat (*where applicable*)

Wildlife was not seen while on site.

d. Vegetative cover

The north portion of the site contains wooded cover and a wetland. Once the site is developed seeded lawn will cover the majority of the site. See attached landscape plan and tree survey.

e. Night light

The development of these homes will include exterior lighting. However, due to the size of the project the effect of night light will be minimal.

2. Social

a. Visual

Site will feature 18 beautiful homes with landscaping as opposed to the existing scrub/shrub.

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

Minimal effect anticipated due to project size

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

This project will include the construction of an 8' wide paved path within the Auburn Rd ROW encouraging bicycle and pedestrian use.

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

The corner of Auburn Rd and Crooks Rd offers amenities within walking distance and M-59 and Rochester Rd are also nearby.



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3. Economic
a. Influence on surrounding land values

TBD

b. Growth inducement potential

TBD

c. Off-site costs of public improvements

TBD

d. Proposed tax revenues (*assessed valuation*)

TBD

e. Availability or provisions for utilities

TBD

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?

With the exception of the north property line, the surrounding land is all zoned the same as the proposed site. By preserving the wetland at the north end of the site a large buffer will exist between the industrial zoning and residential of this site.

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

All disturbed areas will be stabilized with topsoil and seed and removed regulated trees will be replaced per ordinance.

L. What beautification steps are built into the development?

Mature trees are being preserved and supplemented with landscaping as per the City of Rochester Hills zoning ordinance.

M. What alternative plans are offered?

N/A



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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

The proposed development will preserve the existing on-site wetland to the extent feasible and have minimal ecological effects. Any trees removed will be replaced and supplemented with additional vegetation per the landscape zoning ordinance. As a result of development the on-site storm water will now be controlled and managed appropriately per County and City standards. Special features of the site as mentioned previously include a wetland towards the north property line, the majority of which is being preserved. Large caliper trees located throughout the site are also being preserved. The gentle sloping nature of the site allows for finished grade elevations to be similar to the existing elevations and avoids major cut and fill operations on-site. The residential needs of the community are helped through the development of this project in a few ways. It provides a new residential development along Auburn Rd close to amenities encouraging alternative modes of transportation. The built product will create a small neighborhood atmosphere which is desirable across many demographics. The homes are meant to be available across a few price points and help keep residents in the city and promote outside movement into the city. The surrounding parcels are zoned similarly to the subject parcel with the exception of the north property line which is adjacent to industrial. The preservation of the wetland however, provides an adequate buffer from this use. The City of Rochester Hills Master Plan shows the subject parcel as being zoned MR- Mixed Residential Option which conforms with the current zoning. This proposed development will add 18 new beautiful homes to an area identified in an area of the Master Plan that supports and foresees developments like this to be a part of the future cityscape of Rochester Hills.