



Department of Planning and Economic Development
 1000 Rochester Hills Dr.
 Rochester Hills, MI 48309
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www.rochesterhills.org

Environmental Impact Statement (EIS)

Project Information

Name <u>HAMILIN OUTDOOR STORAGE</u>		
Description of Proposed Project		
<u>OUTDOOR STORAGE FOR RECREATIONAL VEHICLES</u>		
Proposed Use(s)		
Residential	Non-Residential	Mixed-Use
<input type="checkbox"/> Single Family Residential	<input type="checkbox"/> Commercial/Office	<input type="checkbox"/> Describe uses:
<input type="checkbox"/> Multiple Family Residential	<input checked="" 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 <u>10-25-19</u>	File # <u>19-026</u>	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.



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 ARQUENTS SANDY LOAM & WASEPI SANDY LOAM. BOTH SOIL TYPES ARE SUITABLE FOR THE PROPOSED USE.
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 PLEASE SEE TOPOGRAPHICAL SURVEY & TREE SURVEY.
3.	Describe the ground water supply & proposed use GROUNDWATER ELEVATION IS BETWEEN 713.6 & 720.7 ACCORDING TO THE ADJACENT PONDS, NO EXCAVATION IS PROPOSED BELOW THESE ELEVATIONS.
4.	Give the location & extent of wetlands & floodplain PLEASE SEE PLANS FOR WETLAND LOCATION.
5.	Identify watersheds & drainage patterns PLEASE SEE TOPOGRAPHICAL SURVEY.
B.	Is there any historical or cultural value to the land? No
C.	Are there any man-made structures on the parcel(s)? No



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D. Are there important scenic features?	No
E. What access to the property is available at this time?	EXISTING ENTRANCES OFF HAMLIN ROAD.
F. What utilities are available?	ALL UTILITIES ARE AVAILABLE

Part 2. The Plan

A. Residential (Skip to B. below if residential uses are not proposed)	
1. Type(s) of unit(s)	
2. Number of units by type	
3. Marketing format, i.e., rental, sale or condominium	
4. Projected price range	
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
2. Hours of operation/number of shifts	24 HOURS - 7 DAYS A WEEK
3. Operational schedule (continuous, seasonal, seasonal peaks, etc.)	CONTINUOUS
4. Description of outside operations or storage	RECREATIONAL VEHICLES WILL BE STORED WITHIN THE FENCED AREA.



5. Delineation of trade area
6. Competing establishments within the trade area (document sources) ROCHESTER OUTDOOR STORAGE LOCATED AT 1601 E. HAMLIN ROAD & BORDERS OUR PROPERTY TO THE EAST.
7. Projected growth (physical expansion or change in employees) NO PHYSICAL EXPANSION EMPLOYEES WILL BE ADDED AS NEEDED.

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan? NATURAL - UNDISTURBED AROUND PERIMETER OF SITE. URBAN - PROP. GRAVEL LOT & LANDSCAPED EARTH BERM.
1. Total number of acres of undisturbed land +/- 3 ACRES
2. Number of acres of wetland or water existing +/- 4.5 ACRE POND
3. Number of acres of water to be added NONE
4. Number of acres of private open space +/- 6 ACRES
5. Number of acres of public open space NONE
6. Extent of off-site drainage NONE
7. List of any community facilities included in the plan NONE
8. How will utilities be provided? ALL UTILITIES ARE AVAILABLE & ACCESSIBLE AT HAMLIN ROAD.
B. Current planning status PRELIMINARY SITE PLAN
C. Projected timetable for the proposed project ONE YEAR +/-
D. Describe or map the plan's special adaptation to the geography
E. Relation to surrounding development or areas LANDFILL (DUMP) TO THE NORTH, RESIDENTIAL TO THE EAST & WEST.



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
SOIL EROSION MEASURES WILL BE PUT IN PLACE BEFORE CONSTRUCTION BEGINS. NO ADVERSE EFFECTS FORE SEEN

H. List any possible pollutants
NONE

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

1. Physical NIA

a. Air quality

b. Water effects (pollution, sedimentation, absorption, flow, flooding) WATER WILL BE DIRECTED TO AN EXISTING POND VIA OVERLAND FLOW & MINIMAL PIPING. THIS ALLOWS FOR ABSORPTION OF WATER INTO THE GROUND

c. Wildlife habitat (where applicable)
PERIMETER VEGETATION TO REMAIN CREATING A CORRIDOR FOR WILDLIFE,

d. Vegetative cover
PERIMETER VEGETATION TO REMAIN. TREES & BRUSH WITHIN STORAGE AREA TO REMAIN.

e. Night light
LIGHT POLES WILL BE INCORPORATED IN THE SITE DESIGN. ALL LIGHTING SHALL BE DOWN LIGHTING.

2. Social

a. Visual
SITE WILL BE BERMED & LANDSCAPED PER PLAN.

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

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

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



3. Economic

a. Influence on surrounding land values

NO ADVERSE AFFECT ON BORDERING LAND VALUES. POSSIBLE INCREASE DUE TO AN ACCEPTABLE UTILIZATION OF LAND BORDERING THE EXISTING LANDFILL.

b. Growth inducement potential

N/A

c. Off-site costs of public improvements

N/A

d. Proposed tax revenues (assessed valuation)

e. Availability or provisions for utilities

UTILITIES ARE AVAILABLE

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?

THERE WILL BE NO DISRUPTION TO EXISTING OR FUTURE USES TO ANY SITE BORDERING THE PROPOSED DEVELOPMENT

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

TREES TO BE REMOVED WILL BE COMPENSATED FOR AS ALLOWED IN THE ORDINANCE.

L. What beautification steps are built into the development?

PERIMETER OF SITE WILL BE BERMED, BERM WILL BE LANDSCAPED PER LANDSCAPE ORDINANCE

M. What alternative plans are offered?

N/A



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

THIS PROPOSED DEVELOPMENT IS A PERMITTED USE WITHIN THE ZONING AND IS A COMPATIBLE USE WITH THE SURROUNDING AREA.