



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

Project Information

Name Auburn Rd. Medical Office		
Description of Proposed Project Proposed New medical office building with parking and associated infrastructure		
Proposed Use(s)		
Residential	Non-Residential	Mixed-Use
<input type="checkbox"/> Single Family Residential	<input checked="" 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 on-site soils are "Marlette" sandy loam which are common to is area.

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

The site is vacant (undeveloped) and partially cover with trees and brush

3. Describe the ground water supply & proposed use

The depth of the ground water based upon the geotechnical reports varies from 6.5' to 10.5'

4. Give the location & extent of wetlands & floodplain

There is a small area of wetland which impact the SW corner of the site.

5. Identify watersheds & drainage patterns

Clinton River Watershed. The drainage pattern is from north to south

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

No

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

There is an existing overhead power lines with poles that will be removed



D. Are there important scenic features? No
E. What access to the property is available at this time? The site has access from Auburn Rd.
F. What utilities are available? Water, storm, sanitary, gas and electric are immediately available adjacent to the site.

Part 2. The Plan

A. Residential <i>(Skip to B. below if residential uses are not proposed)</i>
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 <i>(Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)</i>
1. Anticipated number of employees 10-12 Employees
2. Hours of operation/number of shifts 8am to 5pm
3. Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i> Continuous
4. Description of outside operations or storage None



5. Delineation of trade area Rochester Hills and Surrounding Areas
6. Competing establishments within the trade area (<i>document sources</i>) This is a relocation and consolidation of current medical office practice in the general area
7. Projected growth (physical expansion or change in employees) None

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan? 1. Total number of acres of undisturbed land 0.83 2. Number of acres of wetland or water existing 0 3. Number of acres of water to be added 0 4. Number of acres of private open space 0.23 5. Number of acres of public open space 0 6. Extent of off-site drainage Donley Ave. has existing roadside ditch that will be modified/improved to accommodate our proposed sidewalk. 7. List of any community facilities included in the plan None 8. How will utilities be provided? Provided from adjacent facility located in and around the parcel.
B. Current planning status Site Plan Review
C. Projected timetable for the proposed project Construction to begin the Winter of 2022, with completing in the Fall of 2022.
D. Describe or map the plan's special adaptation to the geography Site will maintain existing topographic and drainage patterns
E. Relation to surrounding development or areas The development will be consistent with other projects in the surround area.



F. Does the project have a regional impact? Of what extent & nature?	The project will be consistent with and continue the City's Master Plan
G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact	Normal construction effects are anticipated during construction. SESC plan will be provided to minimize impacts on surface water during construction activities.
H. List any possible pollutants	Typical construction site pollutants are anticipated such as debris, soil erosion, traffic.
I. What adverse or beneficial changes must inevitable result from the proposed development?	
1. Physical	
a. Air quality	Physical: Project will increase the amount of imperviousness; Air: Negligible Impact
b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>)	Water: Negligible Impact. Site will have on-site storm water management system
c. Wildlife habitat (<i>where applicable</i>)	N/A
d. Vegetative cover	Vegetative cover will be reduced when the parcel is developed.
e. Night light	Site lighting will be designed in accordance with the City's requirements
2. Social	
a. Visual	The site will be transformed from a vacant parcel to a commercial development.
b. Traffic (<i>type/amount of traffic generated by the project</i>)	Additional traffic may result for the construction of the building. Impacts will be negligible post construction, since there are not a large number of trips generated by the proposed use.
c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>)	automobile and potentially public transportation.
d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities	N/A



3. Economic

a. Influence on surrounding land values

The surrounding land values are not expected to be affected by the proposed development.

b. Growth inducement potential

The development of the subject parcel is likely to increase the appeal for the general business opportunity along Auburn Rd.

c. Off-site costs of public improvements

There are no off-site improvements associated with this project.

d. Proposed tax revenues (*assessed valuation*)

Tax revenues will increase as the vacant property will be developed as a commercial development

e. Availability or provisions for utilities

Utilities are readily 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?

adequate greenbelt and landscape buffering has been provided between adjacent uses per the ordinance requirements. The building has been positioned at the front of the parcel, near the public ROW, in order to provide maximum separation distance from any adjacent buildings.

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

The proposed development will provide an extensive landscape design upgrade to the current character of the parcel, which is lawn and a invasive species tree.

L. What beautification steps are built into the development?

An extensive landscape plan in accordance with the City's requirements has been included as part of the site plan submittal documents.

M. What alternative plans are offered?

Alternate plans for the project were considered, as the site contains an FB-2 overlay. However, due to the proposed use, this plan being presented represents a plan consistent with the B-1 Zoning Requirements.



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 of the 0.83 acres parcel of land proposes the construction of a one (1) story medical office building. The site plan has been configured to minimize potential negative impacts typically involved with the development of a commercial project on a previously vacant parcel of land. The proposed development does propose to review existing trees and other vegetation, an extensive landscape plan is proposed per the City ordinance requirements. Pursuant to the requirements of the City of Rochester Hills, the storm water management for the project is proposed to pre-treat and detain the storm water prior to discharge into the existing storm sewer system.

The minimal effects of developing a vacant parcel of land will be overshadowed by the economic impact of the proposed development. The proposed development is consistent with the City's Master Plan and could potentially induce further development of adjacent parcels along the Auburn Road Corridor. The property owner has an active practice in the greater Rochester Hills market, and wishes to consolidate some operations and expand his practice into one new building, as the property owner, in lieu of leasing office space currently in two locations.