

ENVIRONMENTAL IMPACT STATEMENT

INTRODUCTION

The site consists of two parcels located at the northwest intersection of Dequindre Road and Melville Drive in the northwest ¼ of the southeast ¼ of Section 36, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan. These two adjoining parcels consist of approximately 1.2 acres, of which, .36 acres fronting on Dequindre Road is deeded for road purposes. Current development is limited to two residences and one accessory structure is to be razed allowing project development. Available utility services include gas, water, electric, sanitary and storm sewers.

The proposed development will consist of a bituminous paved surface for the display of certified pre-owned cars. The facility will be administered from the Audi Car Dealership located across Melville Drive to the south. Other improvements include signage, landscaping, and site lighting.

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?

Topography on the site consists of limited relief and receives a small amount of watershed from the adjacent residential properties to the north and west. Vegetation is primarily coniferous with manicured lawn and base plantings.

The eastern side of the site fronts on a stormwater drainage ditch and Dequindre Road. The Oakland County Road Commission plans to improve Dequindre and install storm piping in 2016. A bituminous pedestrian path in the right-of-way will be part of the OCRC plan at that time.

To the south, the site borders Melville Drive, a boulevard serving an Audi Car Dealership; and to the west, a multi-family development accessed by the same drive.

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

Soils generally consist of 8" to 1'-3" of top soil underlaid with moist compact sand (see attached soil boring report). The soil conditions are ideally suited for the intended development of the paved display surface with underground storm water detention.

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.

A tree survey has been performed and is attached hereto.

3) Describe the ground water supply and proposed use.

There are no plans for wells or ponds for water use. Landscape irrigation will be accommodated by extension and metering of the public water system located in the road right-of-way.

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

The U.S.G.S. Topographic Map, United States Department of Agriculture soil survey, and site observations were used to determine that no regulated wetlands exist on or adjacent to the site.

Federal Emergency Management Agency (FEMA) maps for both Oakland and Macomb Counties were reviewed. Neither the property nor surrounding areas were identified. A copy of relevant panels are attached.

5) *Identify watersheds and drainage patterns.*

All adjacent and on-site drainage matters have been considered by our civil engineer. The project will comply with requirements of the City of Rochester Hills, Macomb County Road Commission, Oakland County Road Commission, and Oakland County Water Resource Commission, as applicable.

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

The proposed project site is not included in a designated historic district and possesses no historical or cultural value.

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

Two 1950's era single family homes exist on the parcel and will be demolished as a part of this development.

D. *Are there important scenic features?*

There are no important scenic features to the property.

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

The property is currently accessed on the east side by two (2) driveways from Dequindre Road. These drives will be demolished and access will be developed from Melville Drive at the south property boundary.

F. *What utilities are available?*

A preliminary check with the local department of public works confirms that there is water, sewer, electric, gas, and cable service available along the Dequindre Road frontage. This was confirmed by our survey. Records that were obtained show no easements are contained within the proposed site.

**PART II
THE PLAN – COMMERCIAL
(5 acres or more only)**

Not applicable – less than 5 acres.

**PART III
IMPACT FACTORS**

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

1) *Total number of acres of undisturbed land.*

The proposed development impacts the entire site of 1.19 acres including a portion of the Dequindre Road right-of-way. There is no undisturbed land.

2) *Number of acres of wetland or water existing.*

There is no empirical evidence of wetland on the site.

3) *Number of acres of water to be added.*

There are no plans to add water features.

4) *Number of acres of private open space.*

There is no private open space proposed.

5) *Number of acres of public open space.*

There is no public open space proposed.

6) *Extent of off-site drainage.*

There is minimal watershed onto the site from adjacent property to the north and west. On-site storm water will be captured in an underground detention system and released to the public storm drain located in the Dequindre Road right-of-way.

7) *List of any Community facilities included in the plan.*

There are no Community facilities proposed for the plan

8) *How will utilities be provided?*

Gas, electric and water will be provided underground from public utilities available in the Dequindre Road right-of-way.

B. What is the current planning status?

The site is currently zoned B-2 – General Business which allows the intended project use of outdoor sales or used cars as a conditional land use.

C. Projected timetable for the proposed project.

Construction of the proposed project will begin in August 2015 and be completed by November 2015.

D. Describe or map the plans special adaptation to the geography.

The site can generally be described as "flat" with very little site work required.

E. Relation to surrounding development or areas.

The immediate adjacent developments to the south and across Dequindre Road to the east include auto dealerships and paved auto displays similar to the proposed project. Development to the north and west consists of multiple family residential which is well separated and buffered by generous landscaping.

F. Does the project have a regional impact?

The project has no regional impact

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

The construction will be confined to the site boundaries. Earthwork involving the removal of topsoil, installation of an underground stormwater detention system and soil compaction present the greatest possibility of adverse effects on water quality. To minimize the impact of exposed soil and the migration of sediment off-site, compliance with requirements of an Oakland County Soil Erosion and Sedimentation Control Permit will be implemented.

- H. *List any possible pollutants.*

Care will be taken to mitigate the interruption of any pollutants that may be associated with the demolition of the abandoned homes on-site. All refuse will be properly disposed of at licensed landfills. We do not anticipate use of any pollutants during the construction process and specifically do not plan to have any vehicle fuel storage on-site during construction.

- I. *What adverse or beneficial changes must inevitably result from the proposed development?*

We do not believe that our business will have any adverse effects on the area.

1) *Physical*

a. *Air Quality*

Air quality should be improved, inasmuch as fossil fuels will no longer be used on the site.

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

The site will be engineered to manage additional storm water flow that is generated from the development.

c. *Wildlife habitat, where applicable*

We do not anticipate any additional negative impact to wildlife in excess of that which may have occurred in the past from the existing residences on the site.

d. *Vegetative cover*

Existing disturbed cover will be replaced with vegetation meeting the requirements of the City and maintained on a regular schedule.

e. *Night light*

The general level of illumination at night will be increased but will be compatible with the surrounding environment.

2) *Social*

a. *Visual*

The visual impact of the immediate site will obviously change from one of residential serenity to that of commercial.

b. *Traffic*

The project will generate more traffic to and from the site than was previously experienced. For that reason, site access has been planned from Melville Drive to minimize congestion at Dequindre Road. This also recognizes the relationship with the Audi Dealership to the south, from which the used car display will be administered.

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

Primary mode of transportation is automotive to and from the site for employees and customers.

- d. *Accessibility of residents to:*
 - (1) *Recreation* – Not applicable
 - (2) *Schools, libraries* – Not applicable
 - (3) *Shopping* – Not applicable
 - (4) *Employment* – Not applicable
 - (5) *Health facilities* – Not applicable

3) *Economic*

- a. *Influence on surrounding land values*

The development of the site should have a positive impact on surrounding land values. The existing residences are aged and in a deteriorated state.
- b. *Growth inducement potential*

There is no potential growth inducement.
- c. *Off-site costs of public improvements*

There are no off-site public improvement costs anticipated.
- d. *Proposed tax revenues (assessed valuation)*

It's anticipated that the assessed valuation of the project will be approximately \$250,000.00.
- e. *Availability or provisions for utilities*

Electrical requirements for display lighting are readily available at the Dequindre Road right-of-way. Irrigation water for landscaping is also accessible from the public water line in the right-of-way.

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?*

Access to and from the site has been restricted to Melville Drive in an effort to reduce potential turning conflicts with access drives directly across Dequindre Road. The Oakland County Road Commission plans to realign Melville with Utica Road in 2016 which will further improve traffic flow in the immediate area.

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

In addition to compliance with the municipal landscape ordinance, regular maintenance and irrigation of new vegetative cover will be employed. In addition, landscape planting buffers are included at the project perimeter to minimize the impact of light and noise on the adjacent residential development to the west.

- 3) *What beautification steps are built into the development?*

The initial beautification components include irrigated landscaping, underground stormwater detention, and elimination of two (2) driveways from Dequindre Road. In 2016, the Oakland County Road Commission plans to improve the Dequindre right-of-way by eliminating the stormwater ditching and continuing the pedestrian walkway across the site frontage.

- 4) *What alternative plans are offered?*

There are no alternative plans proposed at this time.

PART III
THE SUMMARY

The project site which fronts on Dequindre Road just north of the M-59 expressway interchange can best be described as semi-commercial and well suited for the intended use of "used car display". The location is bordered on the south and across Dequindre to the east with retail auto activities. The exposure and secondary road accessibility (Melville Drive) provide ideal conditions for meeting the City's Master Land Use requirements.

Beginning with demolition of two (2) dated rental housing units located on the site, construction activities will occur over a 3-4 month period and create minimal disruption to the neighborhood. Planned improvements include safer vehicular access, bituminous surfacing, irrigated landscaping, site lighting, and stormwater management. These enhancements will have a lasting economic effect on the community by increasing tax revenues and providing three (3) full-time job opportunities.

In conclusion, the net environmental impact on the City of Rochester Hills will be positive.