



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

Environmental Impact Statement (EIS)

Project Information

| | | |
|--|--|---|
| Name Huntington National Bank | | |
| Description of Proposed Project Huntington proposes to redevelop the former Burger King at 2975 Walton Boulevard into a retail bank branch. The development proposes to raise the existing building and associated structures on the property and redevelop the site with a 2,300 +/- SF retail bank branch building. The proposed development also includes a 3-lane drive up canopy with two video automated tellers and an ATM. The bank proposes 26 parking spaces: 24 standard spaces and 2 ADA accessible spaces. Updated landscaping and lighting is proposed. | | |
| 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

A geotechnical Engineering Report / Soil Analysis has not yet been provided for the 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

The parcel area is less than 5 acres and there are no existing trees on site that are \geq

3. Describe the ground water supply & proposed use

According to the USDA soil survey tool, historical groundwater elevations for the on-site

4. Give the location & extent of wetlands & floodplain

N/A.

5. Identify watersheds & drainage patterns

Please reference the attached sheet C2.0 for watershed identification and all proposed

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

No.

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

Yes. There is an existing, vacant restaurant building on the property.



| |
|--|
| D. Are there important scenic features? No. |
| E. What access to the property is available at this time? There are currently two (2) driveways that access the site. Both are provided along Walton Boulevard. |
| F. What utilities are available? Gas, electric, water, sanitary sewer, and telephone are available on 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) N/A. |
| 2. Number of units by type N/A. |
| 3. Marketing format, i.e., rental, sale or condominium N/A. |
| 4. Projected price range N/A. |
| 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 5 full-time employees. |
| 2. Hours of operation/number of shifts Monday-Thursday: 9:00AM-5:00PM; Friday: 9:00AM-6:00PM; Saturday: 9:00 AM -12:00PM ATM: 24 Hours |
| 3. Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i> Continuous. |
| 4. Description of outside operations or storage The proposed development includes a 3-lane drive up canopy with two video automated tellers and an ATM to the rear of the facility. A trash/utility enclosure is proposed along the west building elevation. 26 parking spaces are proposed. |



| | |
|---|--|
| 5. Delineation of trade area | 1.05 acres (entire property) |
| 6. Competing establishments within the trade area (<i>document sources</i>) | Within a one-mile radius of the site (all directions), there are four other bank branches: Chase Bank, Citizens Bank, Bank of America, and Comerica. All four are located to the north of the site, across Walton Boulevard. |
| 7. Projected growth (physical expansion or change in employees) | The Huntington Bank branch is not anticipated to grow beyond what the site plan proposes. |

Part 3. Impact Factors

| | |
|---|--|
| A. What are the natural & urban characteristics of the plan? | |
| 1. Total number of acres of undisturbed land | Existing Parcel = 1.062 AC; 0.218 AC of which will be undisturbed by redevelopment. |
| 2. Number of acres of wetland or water existing | None. |
| 3. Number of acres of water to be added | None. |
| 4. Number of acres of private open space | 0.488 AC |
| 5. Number of acres of public open space | None. |
| 6. Extent of off-site drainage | No off-site drainage. |
| 7. List of any community facilities included in the plan | None. |
| 8. How will utilities be provided? | Existing utility services will be re-used to the extent possible. New electrical service is anticipated to connect to the rear of the building face. |
| B. Current planning status | "B-2" and "FB-2" |
| C. Projected timetable for the proposed project | Estimated construction to start: Summer 2023 |
| D. Describe or map the plan's special adaptation to the geography | There are currently no major geographical changes on the property. The site is relatively flat since already developed. |
| E. Relation to surrounding development or areas | The proposed development is a compatible use with the surrounding commercial/shopping center uses. |



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

The project offers another banking option to the residents of the City of Rochester Hills.

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

The proposed construction will bring the site into better condition than what exists currently.
Negative impacts are not anticipated.

H. List any possible pollutants

N/A.

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

1. Physical
- a. Air quality

The development will not impact the air quality more than the existing conditions.

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

The development will not impact the water quality more than the existing conditions.

- c. Wildlife habitat (*where applicable*)

N/A.

- d. Vegetative cover

The redevelopment will improve vegetative cover on site. New landscaping is propose

- e. Night light

Lighting is proposed to comply with the Code standards.

2. Social

- a. Visual

The appearance of the store will be enhanced with the new building, new landscapin

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

The traffic generated from the proposed use will be less than the traffic generated fi

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

The proposed development will be accessible to automobiles, bikes, and pedestrian:

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

This establishment will not hinder residents' ability to access public facilities.



3. Economic

a. Influence on surrounding land values

The proposed redevelopment is expected to raise the value of adjoining property.

b. Growth inducement potential

This type of facility will sometimes spark redevelopment of surrounding properties.

c. Off-site costs of public improvements

N/A.

d. Proposed tax revenues (*assessed valuation*)

TBD.

e. Availability or provisions for utilities

Gas, electric, sewer, water and telephone are available on this site.

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?

The proposed development will not have a negative impact on property owners. The Future Land Use Map identifies the property as "CRF-2" Commercial Residential Flex-2. The proposed use is consistent with the future land use designation. Additionally, the proposed development is similar to the surrounding commercial uses along Walton Boulevard.

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

Updated landscaping is proposed along the building foundation, in landscape islands, and along the front and side property lines. There will be an overall increase in pervious area on the property.

L. What beautification steps are built into the development?

Building material includes cream and dark gray colored masonry, with cast stone and metal panel accents. The mechanical equipment will be located on the roof, and screened from view with a cream louvered screening material to conform with the building color. Updated landscaping and lighting is proposed to provide a more aesthetically pleasing look than what exists currently.

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

The project proposes to redevelop an underutilized property. The current conditions of the site include a vacant restaurant building that is surrounded by mostly pavement. The proposed development complements the neighboring land uses, and provides a retail banking option on the southern side of Walton Boulevard.

This development is consistent with the City's Master Land Use Plan as this area is designated "CRF-3" Commercial Residential Flex - 3 which recommends community and regional land uses.

The site's physical, geological, and environmental features are compatible with adjoining uses. In addition to the compatibility, the overall amount of impervious surface area will be reduced as part of the redevelopment. Roughly 47 parking spaces exist on the site today. The proposed development will bring the property into closer conformance with the zoning code.

Other improvements to the site include: quality building design, new landscaping, new lighting, improved pavement, and a pedestrian connection from the sidewalk to the entrance of the building.

There are no special features of natural, scenic or historic interest on the subject properties.