



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

Project Information

Name <i>Action One Auto Quick Service</i>		
Description of Proposed Project <i>Renovation of existing building with a complete exterior modernization and adding 3 additional car bays.</i>		
Proposed Use(s)		
Residential <input type="checkbox"/> Single Family Residential <input type="checkbox"/> Multiple Family Residential	Non-Residential <input checked="" type="checkbox"/> Commercial/Office <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional/Public/Quasi-Public	Mixed-Use <input type="checkbox"/> 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

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

<p>A. What are the characteristics of the land, waters, plant & animal life present?</p> <p>1. Comment on the suitability of the soils for the intended use <i>Soils are suitable. Proposal is same use as existing.</i></p> <p>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 <i>Very minimal vegetation as its a 1/4th corner commercial development. Landscaping plan shows additional vegetation added.</i></p> <p>3. Describe the ground water supply & proposed use <i>City water. Staying the same use.</i></p> <p>4. Give the location & extent of wetlands & floodplain <i>N/A</i></p> <p>5. Identify watersheds & drainage patterns <i>Existing. Parking + storm sewer will not be altered.</i></p>
<p>B. Is there any historical or cultural value to the land? <i>No</i></p>
<p>C. Are there any man-made structures on the parcel(s)? <i>Yes. Existing Arbon One Auto Business.</i></p>



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D. Are there important scenic features?
No

E. What access to the property is available at this time?
Business is in operation. CAN ACCESS AT ANY TIME.

F. What utilities are available?
City Water, City Sewer, Underground Electric & GAS

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
3

2. Hours of operation/number of shifts
8 a.m to 6 p.m - Monday - Saturday

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

4. Description of outside operations or storage
No outside operation only Vehicle Parking.



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5. Delineation of trade area	N/A -
6. Competing establishments within the trade area (document sources)	N/A - No Competition within the Trade Area of Existing Businesses
7. Projected growth (physical expansion or change in employees)	Expansion - Plans show adding 3 additional bays. One employee will be added totaling 3. 2 mechanics + One front desk

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan?	
1. Total number of acres of undisturbed land	0 - Existing Facility
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
5. Number of acres of public open space	0
6. Extent of off-site drainage	Existing
7. List of any community facilities included in the plan	Public Bathroom
8. How will utilities be provided?	Existing
B. Current planning status	Plans Submitted
C. Projected timetable for the proposed project	Project will start immediately after planning approval + building permit approval.
D. Describe or map the plan's special adaptation to the geography	N/A - Existing
E. Relation to surrounding development or areas	Existing Facility



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

Yes. This is one of only 2 Facilities that does AFFORDABLE mechanic work on high end European vehicles.

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

NONE. Business will close down during construction.

H. List any possible pollutants

NONE.

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

1. Physical

a. Air quality

Will stay the same.

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

NONE. All storm & sanitary staying untouched.

c. Wildlife habitat (where applicable)

N/A

d. Vegetative cover

IN Landscaping Plan

e. Night light

Existing will remain unchanged.

2. Social

a. Visual

The existing building is in a desperate need of Modernization. This plan addresses that need and provides a complete exterior rehab.

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

Will stay the same.

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

Will stay the same

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

N/A



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3. Economic

a. Influence on surrounding land values

Exterior Modernization will greatly enhance the surrounding property values.

b. Growth inducement potential

Additional 3 Bays will increase business by 15-20%.

c. Off-site costs of public improvements

None

d. Proposed tax revenues (assessed valuation)

Will remain consistent with current.

e. Availability or provisions for utilities

Existing

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?

All immediately surrounding is zoned Commercial and has recently been redeveloped. No impact.

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

No vegetative cover will be removed. Additional landscaping will be added. Shown in plan.

L. What beautification steps are built into the development?

Complete exterior Modernization. Will greatly enhance the exterior elevation.

M. What alternative plans are offered?

None.



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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

- 1) None. Use will stay the same and no ecological concerns are warranted.
- 2) There is already a clear need for the existing business and the remodel and modernization will only positively impact the surrounding parcels.
- 3) No special features
- 4) Economic effect will remain constant.
- 5) Use will not change and fits current Master Plan.