

# ROCHESTER AUBURN ASSOCIATES ENVIRONMENTAL IMPACT STATEMENT IN SUPPORT OF REZONING APPLICATION

## INTRODUCTION

The subject Site is located in the southwest quadrant of Auburn Road and Rochester Road. It is comprised of two tax parcels. The larger approximately 4.571 acre parcel is zoned B-3. The Future Land Use Map categorizes the larger parcel as "Business Flexible Use 2." The site contains a vacant car dealership building. The smaller approximately .739 acre site is zoned B-5 and is also planned for Business Flexible Use 2. It contains a gas station and car wash. The Applicant proposes rezoning the two parcels to the B-2 classification. The Applicant intends to redevelop and improve the Site as shown on the attached conceptual site plan (Exhibit E) and elevation drawings (Exhibit D)



**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?

*Urban developed land.*

Comment on the suitability of the soils for the intended use. Describe the vegetation giving specific locations of specimens of six (6) inch diameter or greater, or areas of unusual interest on parcels of five (5) acres or more. Describe the ground water supply and proposed use. Give the location and extent of wetlands and floodplain. Identify watersheds and drainage patterns.

*According to the soils map for Oakland County, the existing soils are suitable for development and have supported urban development for many years. See Exhibit A, Soils, Wetland and Watershed Map<sup>1</sup> The ground water level is unknown at this time but the proposed use will not require use of ground water resources. The Site does not contain any existing floodplain and wetlands. The existing drainage for the site is self contained and directed towards an existing storm sewer system located on-site which discharges into an existing storm sewer system located in Rochester Road. There is a line of trees on the southern property line of unknown diameter. There are no plans to remove this vegetation. The Site is located within the Clinton Watershed.*

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

*The Site is not shown on the City's historic district map. The environmental features map is missing from the City's on line Master Plan but the Site is not located in an environmentally sensitive area.*

- C. Are there any man-made structures on the parcels?

*Yes, there are existing buildings and parking lots. See Exhibits B & C, Existing Structures*

- D. Are there important scenic features?

*No*

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

*The Site has three points of access to Auburn Road and four points of access to Rochester Road.*

- F. What utilities are available?

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<sup>1</sup> The soils and watershed map data is from the Michigan Geographic Data and geospatial Library. The wetland indicator overlay is from SEMCOG's geospatial library.

*The Site has access to and is served by all necessary utilities.*

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

A. DESCRIPTION OF PROJECT

1. Number of employees by establishment and shift, unless leased.

*Unknown at this time*

2. Operating hours.

*Unknown at this time*

3. Types of traffic generated by the project.

*Unknown at this time*

B. Trade Area Definition

*The Applicant seeks rezoning to the B-2 classification, "which generally serve[s] the day to day shopping and service needs of the residents of the City and draw[s] upon the smallest geographical area for their customers." Master Plan, p. 3.5*

*According to the City's Master Plan the typical trade area population for Neighborhood Commercial land uses is 3,000 to 20,000 people. Id.*

1. Delineation of the trade area.

*See Answer to # 3 below.*

2. Competing establishments in the trade area (document sources.)

*See Answer to # 3 below*

3. Vacant resources and failures during the past year.

*The kind of market analysis required under this section is not applicable to the Site because the proposed rezoning will not add any new or additional square feet of commercially zoned land to the City's retail land use inventory. Most of the uses permitted by right under the current B-3 zoning are also permitted by right in the B-2 zone. There is a greater variety of commercial uses permitted under B-2 zoning compared to B-5 zoning. The smaller parcel for which the Applicant seeks rezoning is zoned B-5.*

**PART III**  
**IMPACT FACTORS**

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

1. Total number of acres of undisturbed land.  
0
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.  
N/A
5. Number of acres of public open space.

*There is an existing 8 foot wide Pedestrian/Bicycle Pathway easement on the Northern boundary of the Site adjacent to Auburn Road that extends along the full length of the parcel. Exhibit D, Survey*

6. Extent of off-site drainage.

*There is no off-site drainage.*

7. List of any community facilities included in plan.

*N/A*

8. How will utilities be provided?

*Storm, Sanitary and Water Main will be provided by the existing system located in the adjacent roads (Rochester and Auburn)*

**B. What is the current planning status?**

*The Applicant has requested a rezoning from B-3 and B-5 to B-2.*

**C. Projected timetable for the proposed project.**

*The timetable depends on the result of the rezoning request.*

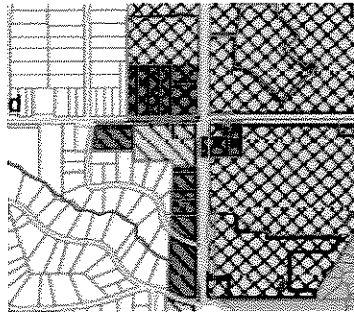
**D. Describe or map the plan's special adaptation to the geography.**

*N/A*

**E. Relation to surrounding development or areas.**

## RELATIONSHIP TO SURROUNDING DEVELOPMENT

Location	Existing Zoning	Future Land Use Map
Site (SW Corner)	B-5, B-3	Business Flex Use 2
South of Site	B-2, R-3	Residential 3, Business Flex Use 2
East of Site	B-2	Business Flex Use 2
NE Corner	B-3	Business Flex Use 3
SE Corner	B-5, B-2	Business Flex Use 3
NW Corner	B-2	Business Flex Use 3



**EXISTING ZONING**



**FUTURE LAND USE MAP**

*As the maps and table illustrate, the rezoning has not only a proper but also optimal relationship to existing and planned uses of the Site and the surrounding area. The purpose of Business Flexible 2 uses in part is to provide a transition between residential land use categories and the more intense Business/Flexible Use 3 areas. The “Business/Flexible Use 3 land-use category is intended to be the most intense business use area in the city.” Master Plan, p. 7.6 The Site serves, along with parcels to the south, as the transition area between the more intense commercial development at the Northeast, Northwest and Southeast quadrants of Auburn and Rochester Roads and the residential areas situated west and southwest of the Site. Additionally, the rezoning would not be “piecemeal” but would create the consistent zoning pattern envisioned by the Master Plan for this particular area. All the other parcels southwest of the intersection are already zoned B-2. The rezoning of the subject Site would complete the Master Plan design.*

F. Has the project regional impact? Of what extent and nature?

*There is no regional impact.*

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

*There are no effects anticipated that would be more adverse than the normally anticipated effects of a construction project. The Applicant will of course adhere to all applicable regulations and requirements during the construction phase including any measures designed to minimize any adverse effects from the customary construction activities.*

H. List any possible pollutants.

*None are anticipated from the redevelopment of the Site. As discussed below the redevelopment is expected to eliminate pollutants.*

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

*Overall, no adverse physical, social or economic changes should result or are inevitable to result from the proposed development. The redevelopment of the Site should encourage and result in beneficial changes to the physical, social and economic environment. The redevelopment of the Site will also provide substantial public safety benefits.*

1. Physical.

a. Air Quality

*Removal of the retail fueling operations and automotive service area will reduce ambient air concentrations of volatile organic compounds.*

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

*Source removal of impacted soils will improve groundwater quality.*

c. Wildlife habitat, where applicable.

*N/A*

d. Vegetative cover.

*There will be no reduction in vegetative cover. There will be a net gain in vegetative cover.*

e. Noise.

*N/A*

f. Night-light.

N/A

2. Social.

a. Visual.

*The redevelopment of the site will improve the visual environment. See Exhibit E, Conceptual Elevations.*

b. Traffic.

*Public safety enhancements are anticipated because the redevelopment can result in the reduction of four access drives consistent with the City's Access Management Plan and Policies. See Exhibit F, Conceptual Site Plan*

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

*The Site's proximity to residential neighborhoods, its plan to offer neighborhood convenience retail uses and the presence of the Pedestrian/Bicycle easement along the Auburn Road border of the Site will promote the use of non-motorized transportation to access the Site from adjacent and nearby residential neighborhoods.*

d. Accessibility of residents to:

- (1) Recreation
- (2) Schools, libraries
- (3) Shopping
- (4) Employment
- (5) Health facilities.

*According to the Future Land Use Map, the City envisions the Site as providing convenience and community retail land uses. The City envisions the other three corners of the Auburn/Rochester Road intersection as providing for retail uses that draw from a larger geographical area. The rezoning therefore would provide access to convenience and community land uses.*

***Convenience uses include convenience stores, drugstores, dry cleaners, smaller grocery stores, and other establishments that serve the daily needs of persons living in adjacent residential areas. Master Plan, p. 7.5***

***Community uses include larger grocery stores, hardware stores, clothing stores, and other establishments that serve the shopping needs of all residents of Rochester Hills." Master Plan, p. 7-5***

3. Economic.

*The City recently published a "Value per Acre Study" dated May 29, 2012 that in relevant part contains data on the taxable value of retail land uses. The City found that newer retail centers, which encourage pedestrian circulation, reduced parking and with upgraded building design seem to yield significantly higher taxable values than comparable older centers without such amenities or design elements. The Study recommends "creative and aggressive redevelopment options for older retail centers" to encourage landlords to improve existing sites. See p. 9 Study. The Applicant is proposing a creative overhaul of the Site that will increase its economic viability and provide enhanced tax revenues to the City. Although the conceptual site plan provides generous parking for proposed uses based on retailer needs, the redevelopment as a whole increases the floor area ratio of the Site and reduces the existing non-income producing areas of the Site.*

- a. Influence on surrounding land values.

*There should be a positive effect on surrounding values considering the removal of the gas station and the upgraded site and architectural design.*

- b. Growth inducement potential.

*The new businesses will bring new employment opportunities.*

- c. Off-site costs of public improvements.

*There should be no need for offsite public improvements. The redevelopment, however, will provide public improvements to the roadway system through the elimination of access drives.*

- d. Proposed tax revenues (assessed valuation).

*The redevelopment will increase tax revenues from the Site.*

- e. Availability or provisions for utilities.

*All utilities are available*

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 Plan?

*The rezoning will not disrupt existing or future uses. The rezoning is harmonious with the existing and planned land use patterns in the area. Please see answer E above.*

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



*No vegetative cover will be removed or disturbed. There will be an addition of vegetative cover consistent with the City's landscaping requirements.*

3. What beautification steps are built into the development

*Please see attached conceptual elevations. Exhibit E*

4. What alternative plans are offered?

*N/A*

## **PART IV SUMMARY**

### **A. Introduction and Background**

The subject Site is comprised of two tax parcels. The larger approximately 4.571 acre parcel is zoned B-3. The Future Land Use Map categorizes the larger parcel as "Business Flexible Use 2." The parcel contains a vacant car dealership building. The smaller approximately .739 acre parcel is zoned B-5 but also is planned for Business Flexible Use 2. It contains a gas station and car wash. The Applicant proposes combining and rezoning the two parcels to the B-2 classification, which is consistent with and promotes the future land use designation for the two parcels.

The B – 2 general business districts are designed to cater to the needs of the larger consumer population than serviced by the B-1 local business district." Zoning Ordinance, p. 44

The B-3 shopping center business districts are designed to cater to the needs of the larger consumer population than served by the B1 local business district and the B2 general business district and so are mapped typically in shopping center locations characterized by establishments so grouped as to generate larger volumes of vehicular and pedestrian traffic." Id.

The B-5 automotive service business districts are established to accommodate those uses which attract and generate a high-volume of moving or standing vehicular traffic. These districts are designed to be located on major thoroughfare in the city, other than freeways, and are generally incompatible with residential vehicular traffic from secondary thoroughfares (86 foot right-of-way) and local thoroughfares (60 foot right-of-way)." Id.

The Applicant intends to redevelop and improve the Site as shown on the attached conceptual site plan (Exhibit F), site rendering (Exhibit G) and elevation drawings (Exhibit D)

The proposed redevelopment furthers many of the City's goals, visions and policies:

- The rezoning will advance the City's vision for a transitional area between the more intensely developed and planned retail business uses on the Northeast, Northwest and Southeast quadrants of Auburn and Rochester Roads and the residential neighborhoods located west and southwest of the Site.
- The rezoning will convert the larger parcel into a conforming use. The B-3 zone has a 5 acre area minimum requirement that the B-3 zoned parcel does not meet.
- The redevelopment plan is consistent with the goals of the Master Plan to "[r]edevelop existing retail areas and corridors with appropriately sited and attractively designed retail, service and entertainment establishments." p. 6.3.
- The rezoning will encourage the use of non-motorized transportation because of the Site's proximity to the residential population that it is intended to serve and the availability of pedestrian/bicycle paths on Auburn Road west of Rochester Road.
- The redevelopment will advance the City's policy to encourage the attractive redevelopment of aging shopping areas and make much more productive use of the Site's floor area ratio than existed when the Site was used for a car dealership.
- The redevelopment will eliminate the gas station and automobile service areas which are a source of air and groundwater pollution.
- The proposed redevelopment will improve the vehicular safety of the intersection and likely result in the reduction of vehicular accidents. According to the City's Access management Plan a high percentage of car crashes at the signalized intersection of Rochester Road and Auburn Road were caused by the number of driveways near the intersection. The Applicant's conceptual site plan removes two drives on Rochester Road, which are located closest to the traffic light. The Plan shows only one access drive on Rochester Road. The Plan also reduces the drives on Auburn Road and reconfigures the two access drives so that they align more closely with the shopping center drives located north of Auburn Road.

## CONCLUSION

The analysis of the environmental impact of the proposed development leads to the inevitable conclusion that the net effect of the proposed redevelopment will enhance rather than harm the environment. The redevelopment of the subject Site will have a beneficial environmental effect in the immediate area, surrounding environs and the City as a whole. As detailed in this analysis, the redevelopment will improve the ecology of the Site and immediate environs through the removal of the gas station and automobile service area. The redesigned site and construction of new buildings will enhance aesthetic values and add more green space than now exists on the Site. The redevelopment will increase tax revenues and meet residents' needs for convenience shopping. The location's adjacency to residential neighborhoods and pedestrian/bicycle paths accommodates non-motorized transportation which can reduce overall automobile trips. The

redevelopment will ameliorate traffic impacts at the intersection through better access management practices. The redevelopment also serves the City by implementing the future land use plan for the Southwest quadrant of Auburn and Rochester Roads.

# Watershed, Wetland Indicator, and Soil Type Map

Clinton Watershed SHED ID# 12.18

**SITE**

**Plumb Brook  
12.18**

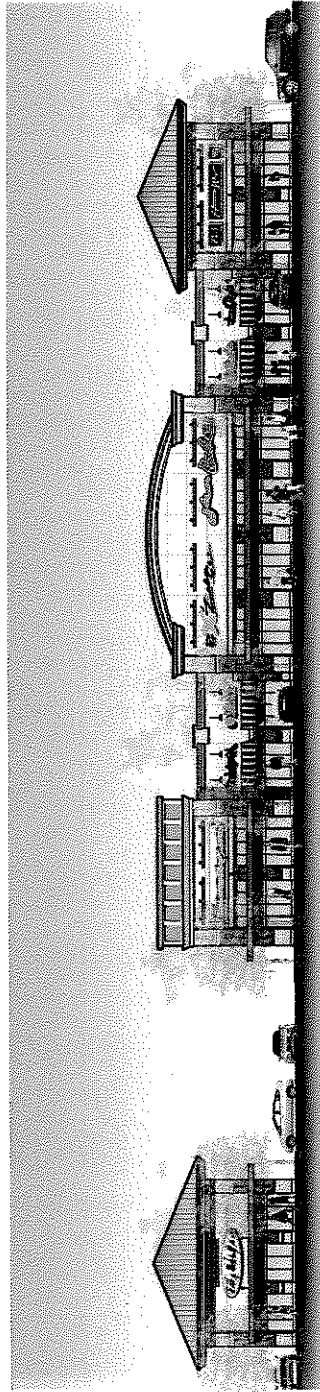
### Legend

Soil

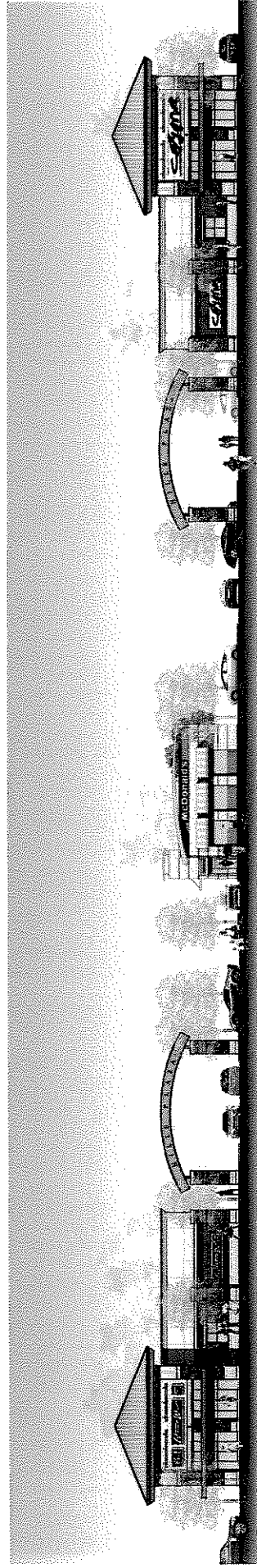
Watershed

Watershed





East Elevation (From Rochester Road)



North Elevation (From Auburn Road)

**ROCHESTER RETAIL**

Rochester and Auburn Road, MI  
07-20-2012

**AZD**  
associates

35560 veachwood  
suite 300  
bloomfield hills, mi  
48304-0935  
p. (248) 540-6009  
f. (248) 540-2622

# AZAD

associates  
architects

35980 Woodward Ave.  
Bloomfield Hills, MI  
48304-0935  
ph: 248-840-6009  
fax: 248-840-2622  
www.azadarch.com

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**ROCHESTER RETAIL**  
Rochester and  
Auburn Roads  
Rochester Hills, MI

Sheet 816  
**PROPOSED SITE PLAN**

DO NOT SCALE DRAWINGS  
USE FOURED DIMENSIONS ONLY

DATE	REVIEW
JUNE 8, 2012	REVIEW
JULY 7, 2012	REVIEW
JULY 17, 2012	REVIEW

Sheet No. \_\_\_\_\_

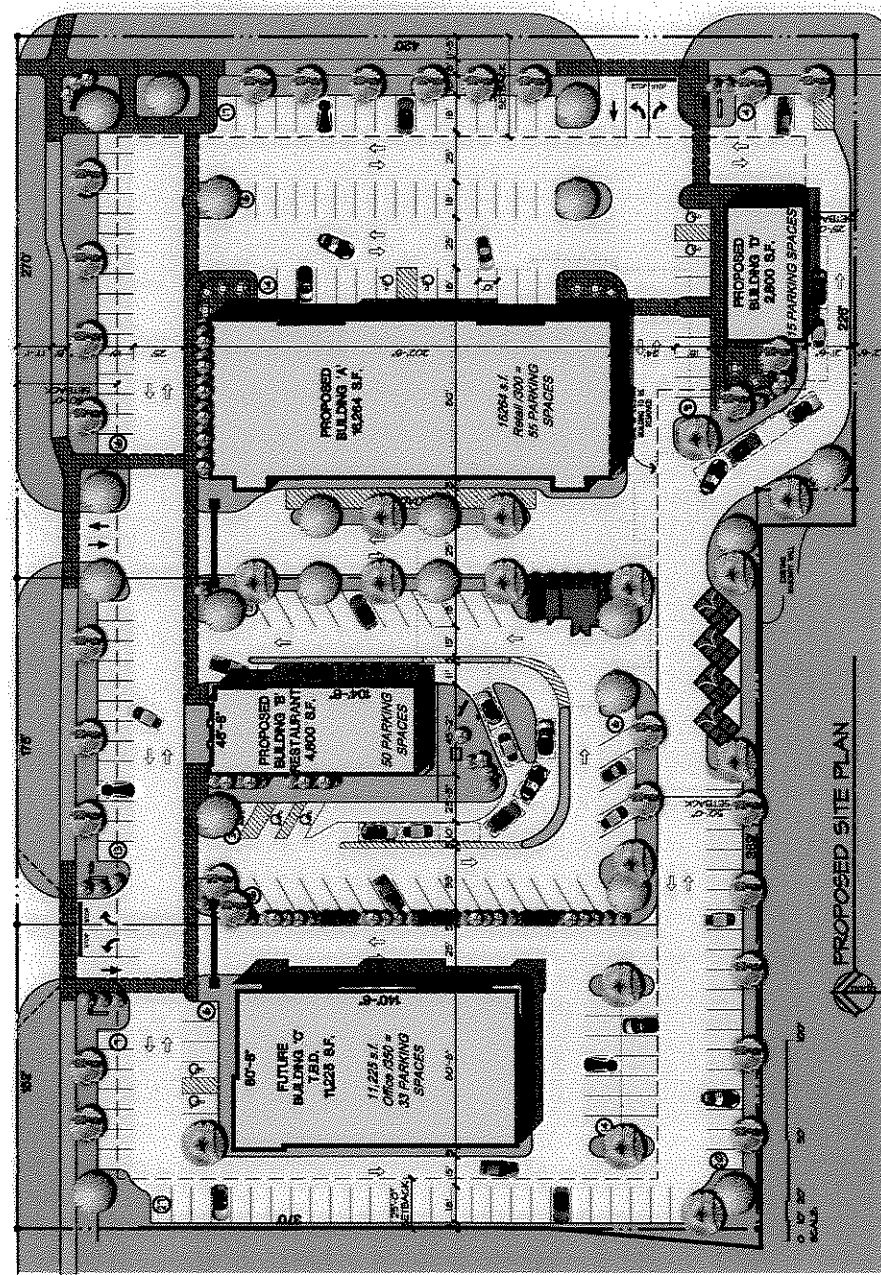
Sheet \_\_\_\_\_  
SP-1

**LAND/ BUILDING/ PARKING DATA :**

<b>LAND DATA :</b>	4.831 ACRES
TOTAL LAND AREA	B-2
PROPOSED ZONING	
<b>BUILDING DATA :</b>	
BUILDING 'A' (RETAIL)	16,284 S.F.
BUILDING 'B' (RESTAURANT)	4,600 S.F.
BUILDING 'C' (I.D.O.)	11,225 S.F.
BUILDING 'D' (RESTAURANT)	2,800 S.F.
TOTAL BUILDING AREA	34,909 S.F.
<b>PARKING DATA :</b>	163 SPACES
TOTAL PARKING REQUIRED :	200 SPACES
TOTAL PARKING PROVIDED :	200 SPACES

AUBURN ROAD

ROCHESTER ROAD



PROPOSED SITE PLAN

94 WEST AUBURN ROAD  
ROCHESTER LAWN EQUIPMENT CENTER

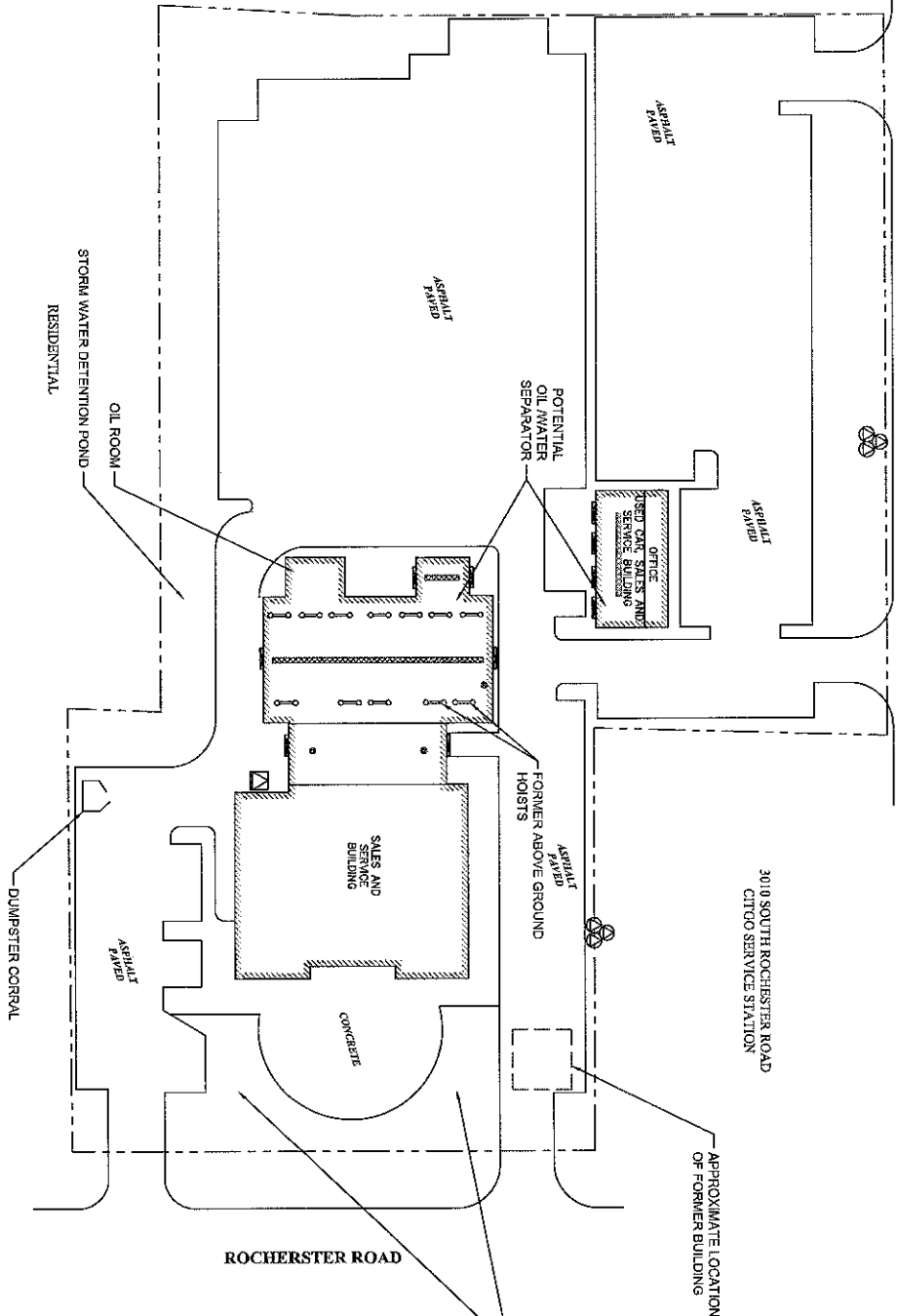
74 WEST AUBURN ROAD  
ENTERPRISE

54 WEST AUBURN ROAD  
SUKHOTHAJ RESTAURANT

2940 - 2972 SOUTH ROCHESTER ROAD  
METAL STRIP MALL

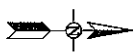
AUBURN ROAD

119 - 177 WEST  
AUBURN ROAD  
AUBURN CENTER



**LEGEND:**

- SUBJECT PROPERTY
- - - - - FORMER BUILDING
- FLOOR DRAIN
- ▭ TRENCH DRAIN
- ▭ BANDOOK
- ▭ POLE MOUNTED TRANSFORMER
- ▭ PILE MOUNTED TRANSFORMER



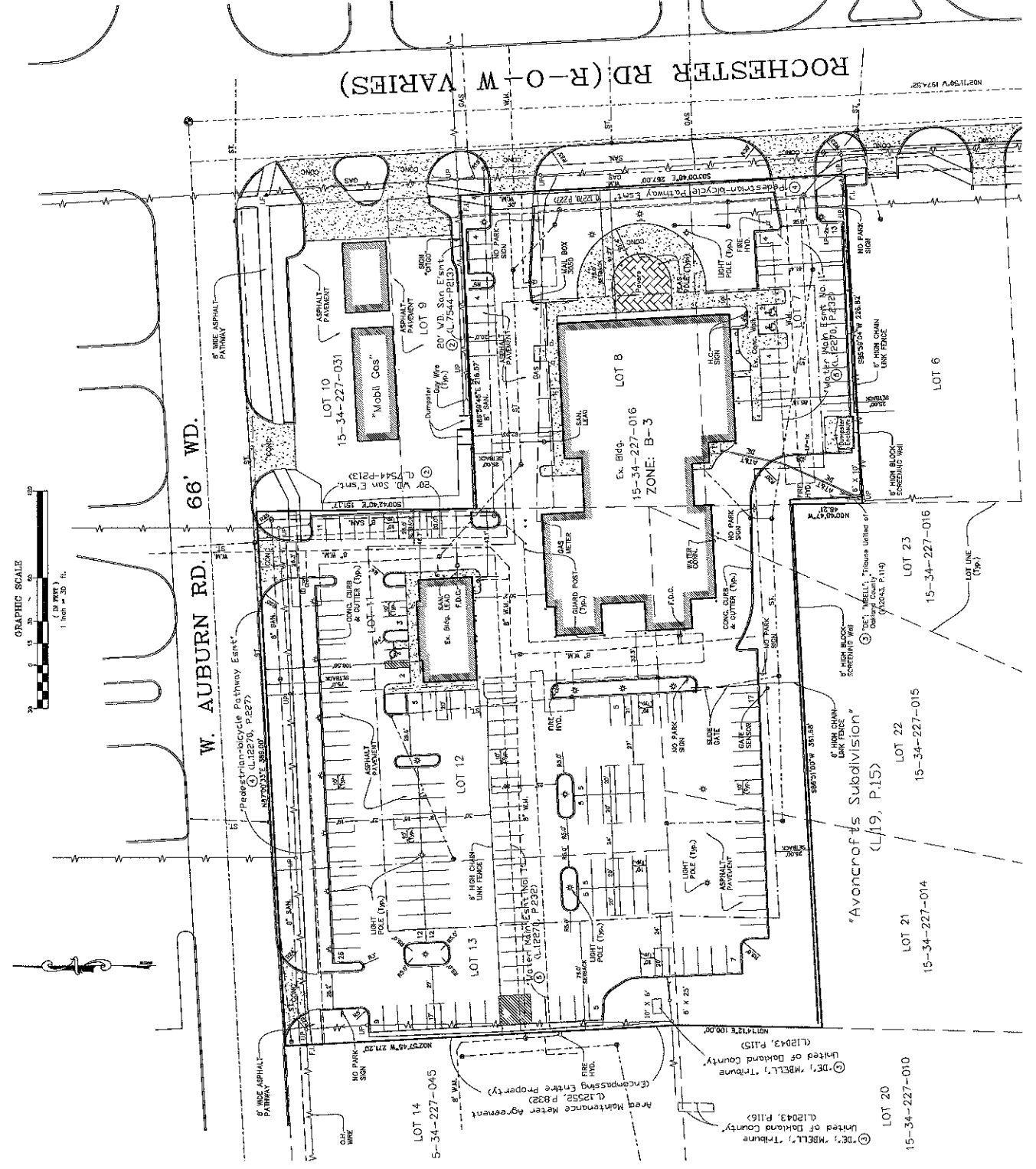
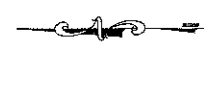
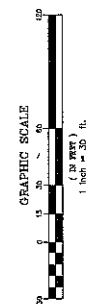
**PM ENVIRONMENTAL, INC.**  
Tel: 484-849-4800  
Web: www.pme.com

**FIGURE 2**  
GENERALIZED DIAGRAM OF THE SUBJECT PROPERTY AND ADJOINING PROPERTIES

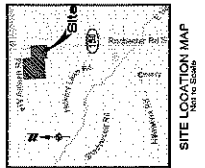
3050 SOUTH ROCHESTER ROAD  
ROCHESTER HILLS, MI

FORMER DEALERSHIP

DATE: 02/13/2011	SCALE: 1" = 60'
DRAWN BY: MW	CHECKED BY: KD
PROJECT NO: 02-5052-0702R00	



LEGEND table with symbols for various site features like lot lines, easements, and structures.



Summa Engineering & Associates, Inc. contact information including address, phone, and email.

NOTICE: This project is being prepared in accordance with the provisions of the Professional Engineers Act...

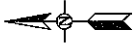
ROCHESTER, AUBURN ASSOCIATES LLC, 6750 CANNILLS DRIVE, ROCHESTER HILLS, MI 48061

Table with columns for DATE, DRAWN BY, CHECKED, and APPROVED, listing names and dates.

- List of notes and conditions for the subdivision, including references to zoning, easements, and utility lines.

ALL BEARINGS AS SHOWN HEREIN ARE RELATED TO 'TRUE NORTH'.





**LEGEND:**

- SUBJECT PROPERTY  
FORMER HISTORICAL SITE FEATURES
- FLOOR DRAIN
  - TRENCH DRAIN
  - BAY DOOR
  - POLE MOUNTED TRANSFORMER
  - PAD MOUNTED TRANSFORMER

84 WEST AUBURN ROAD  
ROCHESTER LAWN EQUIPMENT  
CENTER

74 WEST AUBURN ROAD  
ENTERPRISE

54 WEST AUBURN ROAD  
SUKHOTAI RESTAURANT

2940 - 2972 SOUTH ROCHESTER ROAD  
RETAIL STRIP MALL

AUBURN ROAD

119 ~ 177 WEST  
AUBURN ROAD  
AUBURN CENTER

3010 SOUTH ROCHESTER ROAD  
CITGO SERVICE STATION

APPROXIMATE LOCATION  
OF FORMER BUILDING

6 EAST AUBURN ROAD  
PENZOIL QUICK LUBE

POTENTIAL  
OIL/WATER  
SEPARATOR

FORMER  
HOISTS

STORM WATER DETENTION PONDS

ASPHALT  
PAVED

SALES AND  
SERVICE  
BUILDING

CONCRETE

3035 SOUTH ROCHESTER ROAD  
VERIZON WIRELESS

3175 SOUTH ROCHESTER ROAD  
MEIER

OIL ROOM

3100 SOUTH ROCHESTER ROAD  
POOLS AND SPAS A GO-GO

STORM WATER DETENTION POND  
RESIDENTIAL

DUMPSTER CORRAL

**PM ENVIRONMENTAL, INC.**  
ISO 9001 REGISTERED  
Toll Free: (800) 445-6999  
Web: www.pme.com

**FIGURE 2**

GENERALIZED DIAGRAM OF THE SUBJECT  
PROPERTY AND ADJOINING PROPERTIES

PROJ: FORMER DEALERSHIP  
3050 SOUTH ROCHESTER ROAD  
ROCHESTER HILLS, MI

THIS IS NOT A FINAL DESIGN SCALE	DRN BY: MW	DATE: 10/13/2011
0	CHG BY: KD	SCALE: 1" = 80'
FILE NAME: 02-5052-0F02R09		

2045 SOUTH ROCHESTER ROAD  
FAMOUS DAVES

WEST AUBURN ROAD

2940-2972 SOUTH ROCHESTER  
ROAD  
RETAIL STRIP MALL

54 WEST AUBURN ROAD  
SUKHOTHA

(2) FORMER SERVICE BAYS  
FORMER BUILDING

(5) 250-GALLON NEW OIL ASTS  
(1) 250-GALLON TRANSMISSION FLUID AST  
(1) 250-GALLON WINDSHIELD WASHER AST  
(ALL LOCATED ON BASEMENT LEVEL)

(2) WASTE OIL ASTS  
(LOCATED ON BASEMENT LEVEL)

(3) OIL CHANGE BAYS  
(1) 250-GALLON WASTE OIL AST

55-GALLON USED COOLANT DRUM

3350 SOUTH ROCHESTER ROAD  
VACANT AUTOMOTIVE  
DEALERSHIP

(4) 55-GALLON USED OIL FILTER DRUMS  
(1) 55-GALLON WINDSHIELD WASHER FLUID

FORMER 1,000-GALLON  
WASTE OIL UST

4,000-GALLON GASOLINE (E85) UST  
(2) 10,000-GALLON GASOLINE USTS  
(1) 10,000-GALLON DIESEL UST

3390 SOUTH ROCHESTER ROAD  
VACANT AUTOMOTIVE  
DEALERSHIP

DIESEL FUEL DISPENSER  
FORMER BUILDING

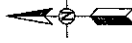
(2) 250-GALLON NEW OIL ASTS  
(ALL LOCATED ON BASEMENT LEVEL)

6 EAST AUBURN ROAD  
PENNZOIL

CANOPY

CARWASH

FORMER 1,000-GALLON  
KEROSENE UST



- LEGEND:**
- SUBJECT PROPERTY
  - - - HISTORICAL SITE FEATURES
  - LIMITS OF UST BASIN
  - [D] DUMPSTER
  - [F] FUEL DISPENSER
  - [FD] FORMER FUEL DISPENSER
  - [T] TRENCH DRAIN
  - [PT] POLE MOUNTED TRANSFORMER
  - [B] BAY DOOR
  - [S] SUMP (ON BASEMENT LEVEL)
  - [FD] FORMER FLOOR DRAIN
  - [FD] FLOOR DRAIN
  - [H] FORMER IN-GROUND HOIST

3035 SOUTH ROCHESTER ROAD  
VERIZON WIRELESS



**FIGURE 2**

GENERALIZED DIAGRAM OF THE SUBJECT  
PROPERTY AND ADJOINING PROPERTIES

PROJECT:		GASOLINE DISPENSING STATION 3010 SOUTH ROCHESTER ROAD ROCHESTER HILLS, MI	
DATE:	6/7/2012	DRN BY:	DF/NWH
SHEET SCALE:	1"=30'	CHK BY:	KD
FILE NAME:		02-5576-0F-02R00	