



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

Environmental Impact Statement (EIS)

Project Information

Name 1360 Walton Boulevard		
Description of Proposed Project Proposed 2,219 SF Restaurant w/ drive-thru facilities, 25 space parking lot, utility connections, stormwater infrastructure, landscaping and lighting.		
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 in adequate 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

Soils are "Urban Land". The intended use is compatible with the existing soils.

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

See Sheet C-10 for Existing Tree Schedule. 12 regulated trees and 2 species trees on-site.

3. Describe the ground water supply & proposed use

Groundwater was found at a depth of XXXXXXXXXX' below existing grade.

4. Give the location & extent of wetlands & floodplain

N/A.

5. Identify watersheds & drainage patterns

Exiting site is developed and drains to on-site catch basins.

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

No.

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

Yes. Parcel is fully developed with a 1-Story commercial building and parking facilities. See attached ALTA / NSPS Land Title Survey for existing conditions.



D. Are there important scenic features? See Sheet C-10 for Existing Tree Schedule. 12 regulated trees and 2 species trees on-site.
E. What access to the property is available at this time? Full movement driveway on Walton Blvd.
F. What utilities are available? Electric, gas, sewer, water, storm.

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 6
2. Hours of operation/number of shifts 5:00 AM - 9:00 PM
3. Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i> Continuous.
4. Description of outside operations or storage No outside storage proposed. Outside operations include the drive-thru facilities and trash take-out.



5. Delineation of trade area	1 mile radius
6. Competing establishments within the trade area (<i>document sources</i>)	Panera Bread.
7. Projected growth (physical expansion or change in employees)	None.

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan?	Urban: Site is almost fully developed. Natural: Mature trees on site and landscaping features at the rear of the site (to remain).
1. Total number of acres of undisturbed land	0.10 AC
2. Number of acres of wetland or water existing	N/A
3. Number of acres of water to be added	N/A
4. Number of acres of private open space	
5. Number of acres of public open space	0
6. Extent of off-site drainage	None.
7. List of any community facilities included in the plan	None.
8. How will utilities be provided?	Existing leads to be re-utilized / extended. See Sheet C-6.
B. Current planning status	Site Plan Approval Pending
C. Projected timetable for the proposed project	Completion Fall 2022
D. Describe or map the plan's special adaptation to the geography	The existing integration with the geography is to be maintained.
E. Relation to surrounding development or areas	Surrounding compatible commercial uses.



F. Does the project have a regional impact? Of what extent & nature? No.
G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact Soil erosion measures will be implemented before demolition and construction to minimize any adverse impacts. See Sheet C-9.
H. List any possible pollutants None.
I. What adverse or beneficial changes must inevitably result from the proposed development? 1. Physical a. Air quality <p>An extensive number of trees are being proposed on-site with a net increase in trees, shrubs, and landscaped open area that will have a positive impact on air quality. See Sheet C-10.</p> b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>) <p>Stormwater detention is proposed on-site to greatly reduce flows to the municipal system.</p> c. Wildlife habitat (<i>where applicable</i>) N/A. d. Vegetative cover <p>See Sheet C-10 for Existing Tree Schedule. 12 regulated trees and 2 species trees on-site.</p> e. Night light <p>Existing commercial corridor. Extensive landscaping exists and is proposed to buffer uses to the rear.</p> 2. Social a. Visual <p>The proposed development will be a visual improvement to the City. The existing site is a vacant Pizza Hut becoming overgrown.</p> b. Traffic (<i>type/amount of traffic generated by the project</i>) <p>The proposed development will not have a significant impact on the traffic operations of the site and adjacent roadway network. Parking and loading facilities are proposed on-site to accommodate employees and customers per City of Rochester Hills regulations. Please refer to the Traffic Report for a full traffic analysis.</p> c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>) All. d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities N/A.



3. Economic

a. Influence on surrounding land values

The proposed development will increase surrounding land values by providing an upscale development with extensive landscaping.

b. Growth inducement potential

This development will certainly spark interest for more new developments in the surrounding area.

c. Off-site costs of public improvements

\$12,071.00

d. Proposed tax revenues (*assessed valuation*)

Approximately \$4,000 per year.

e. Availability or provisions for utilities

All utilities 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?

The proposed development conforms to the intended use for the area per the Master Land Use Plan therefore it will cause no disruption to existing or future uses.

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

All Tree Replacement Standards have been met. See Sheet C-11.

L. What beautification steps are built into the development?

This development includes beautification steps such as proposing a brand new building, replacing removed landscaping, proposing additional landscaping, providing new lighting, retaining walls, and a new trash enclosure.

M. What alternative plans are offered?

None.



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

Under existing conditions, the property does not positively impact the City or nearby neighborhoods due to the deteriorating nature of the building and site features. The proposed development will be attractively landscaped with trees with a more formalized landscape being implemented in comparison to the existing overgrowth on-site. The proposed building will provide a refreshing update to the existing commercial corridor while maintaining the integrity of the surrounding area.

The proposed development will not have a significant impact on the traffic operations of the site and adjacent roadway network. Parking and loading facilities are proposed on-site to accommodate employees and customers per City of Rochester Hills regulations. Please refer to the Traffic Report for a full traffic analysis.

The proposed development will further positively impact the City and surrounding neighborhood by providing additional tax revenue and transform a property within the commercial corridor.