



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

Environmental Impact Statement (EIS)

Project Information

Name 3178 & 3200 South Rochester Road		
Description of Proposed Project Redevelopment of the site for a drive-thru restaurant on the Southern parcel. Retail user to the North and residential buffering/screening to the West.		
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 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

<p>A. What are the characteristics of the land, waters, plant & animal life present?</p> <ol style="list-style-type: none">1. Comment on the suitability of the soils for the intended use The site is largely topsoil on top of clay which will be suitable for the proposal single-story commercial buildings.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 Majority of the regulated trees are located in the existing residential parcel and will remain.3. Describe the ground water supply & proposed use Ground water was observed at 11' to 18' below grade. The proposed use will not need a well.4. Give the location & extent of wetlands & floodplain Wetlands or flood plains have not been identified on site.5. Identify watersheds & drainage patterns The site currently drains to a system of catch basins that ultimately outlet to the sewer in Rochester Road.
<p>B. Is there any historical or cultural value to the land? None identified.</p>
<p>C. Are there any man-made structures on the parcel(s)? There are five structures on site, the Alex's Restaurant, vacant building to the South and shed to the West is a single-family residential home with a detached garage.</p>



D. Are there important scenic features? Not applicable.
E. What access to the property is available at this time? There is an existing drive-way at the signalized intersection.
F. What utilities are available? Gas, water, sanitary and electric.

Part 2. The Plan

A. Residential <i>(Skip to B. below if residential uses are not proposed)</i>
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 <i>(Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)</i>
1. Anticipated number of employees 120-140 Employees
2. Hours of operation/number of shifts 6:30am-10:00pm
3. Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i> Closed on Sunday
4. Description of outside operations or storage Outside operations will be limited to parking, outdoor seating/patio space and dumpster enclosures.



5. Delineation of trade area Rochester Road from M-59 to Avon.
6. Competing establishments within the trade area (<i>document sources</i>) McDonalds/Wendy's/Culvers/Taco Bell/Other drive-thru users.
7. Projected growth (physical expansion or change in employees) Alex's Restaurant has 20 employees and CFA will have 120-140 employees.

Part 3. Impact Factors

A. What are the natural & 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 0.8
5. Number of acres of public open space 0
6. Extent of off-site drainage Site drainage will be handled with on-site catch basin and an underground detention basin.
7. List of any community facilities included in the plan N/A
8. How will utilities be provided? Utilities will be services from Rochester Road and Hickory Lawn.
B. Current planning status Site Plan Reivew.
C. Projected timetable for the proposed project Construction to start Spring 2022- Completion Fall 2022.
D. Describe or map the plan's special adaptation to the geography Grading Plan is attached.
E. Relation to surrounding development or areas The commercial use will be consistant with the surrounding commercial uses.



Environmental Impact Statement (EIS)

<p>F. Does the project have a regional impact? Of what extent & nature? Yes-regional draw for customers.</p>
<p>G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact Soil erosion be mitigated with the use of silt fencing and inlet filters.</p>
<p>H. List any possible pollutants No major pollutants are anticipated.</p>
<p>I. What adverse or beneficial changes must inevitably result from the proposed development?</p> <ol style="list-style-type: none">1. Physical<ol style="list-style-type: none">a. Air quality None.b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>) Water quality will be improved with the implementation of a new underground detention basin and water quality unit.c. Wildlife habitat (<i>where applicable</i>) The site is currently developed so impacts to wildlife habitat is not anticipated.d. Vegetative cover The proposed site will decrease total vegetative cover by approximately 13%.e. Night light Night light will be similar to current conditions as the current Alex's Restaurant. The residential neighbors to the West will be buffered by the landscape screening.2. Social<ol style="list-style-type: none">a. Visual The proposed use will develop an undeveloped lot along the Rochester Road commercial corridor.b. Traffic (<i>type/amount of traffic generated by the project</i>) Total new trips (in and out)- AM peak hour (week-days)-65, PM peak hour (week-days)-194, Mid-day peak hour (Saturday)-269. 30% - 40% of trips are anticipated to be drive-by traffic.c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>) Automotive bicycle and pedestrian walkability will be the primary ways of transportation utilized by this site.d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities The proposed use will add employment opportunities and shopping/dining options to the residents.



3. Economic

a. Influence on surrounding land values

Positive impact on surrounding commercial land values.

b. Growth inducement potential

Positively induce growth.

c. Off-site costs of public improvements

The proposed site will provide new sidewalk along Hickory Lawn Road.

d. Proposed tax revenues (*assessed valuation*)

TBD

e. Availability or provisions for utilities

All utilities are available within the adjacent right-of-ways.

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 site will be complimentary to the surrounding existing and future uses by providing a new commercial use in the commercial corridor.

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

The proposed site will replace necessary trees and new site landscaping.

L. What beautification steps are built into the development?

Significant landscaping and modern building material.

M. What alternative plans are offered?

Not applicable.



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 proposed Chick-Fil-A restaurant and retail store located at 3178 and 3200 South Rochester Road will ultimately be a net positive on the greater Rochester Hills area. The proposed development will improve the existing commercial corridor by developing a vacant parcel along Rochester Road. The development will also provide a large residential buffer by significantly planting the residential parcel to the west of the current Alex's Restaurant parcel. The development will employ over 120-140 employees most of which will reside in the surrounding community. The development is consistent with the surrounding commercial uses along Rochester Road (Wendy's, Starbucks, Lens Crafters, Panda Express, etc. The site is also consistent with the Master Plan designation of Commercial Residential Flex-2 by providing a medium intensity business to service would be a benefit to service the surrounding consumer population. Overall, this project will be a benefit to the city of Rochester Hills.