



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

Environmental Impact Statement (EIS)

Project Information

Name Auburn Rd. Corridor Project Parking Lots		
Description of Proposed Project Demolition of two existing houses and an outbuilding, installation of two parking lots (one each on the west and east sides of Eastern Ave.), 6 ft. wood fencing around the parking lots, lighting and landscaping.		
Proposed Use(s)		
Residential	Non-Residential	Mixed-Use
<input type="checkbox"/> Single Family Residential	<input type="checkbox"/> Commercial/Office	<input type="checkbox"/> Describe uses:
<input type="checkbox"/> Multiple Family Residential	<input type="checkbox"/> Industrial	
	<input checked="" 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

Land is typical of suburban development. Soils are suitable for parking lot development.

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

Vegetation is typical of a suburban residential lot.

3. Describe the ground water supply & proposed use

N/A

4. Give the location & extent of wetlands & floodplain

N/A

5. Identify watersheds & drainage patterns

Drainage is through the Varner Relief and Ireland Drains.

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

No.

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

The western parcel is a vacant lot. There is a house at 2971 Eastern, a second house at 2977 Eastern, and then an outbuilding located on the lot in between at 2975 Eastern Ave. which will be demolished.



D. Are there important scenic features?

No.

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

Access is from Eastern Ave. and the alley located to the north.

F. What utilities are available?

Electric, gas, water

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

2. Hours of operation/number of shifts

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

4. Description of outside operations or storage



5. Delineation of trade area
6. Competing establishments within the trade area (<i>document sources</i>)
7. Projected growth (physical expansion or change in employees)

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan?
1. Total number of acres of undisturbed land 0 acres
2. Number of acres of wetland or water existing 0 acres
3. Number of acres of water to be added 0 acres
4. Number of acres of private open space 0 acres
5. Number of acres of public open space <0.5 acres
6. Extent of off-site drainage Drainage will not be directed towards adjacent properties.
7. List of any community facilities included in the plan N/A
8. How will utilities be provided? Typical utility company provisions - DTE
B. Current planning status In site plan review stage
C. Projected timetable for the proposed project Summer 2022 completion
D. Describe or map the plan's special adaptation to the geography Land is flat. Water will runoff to grassy area by parking lots
E. Relation to surrounding development or areas Near commercial shopping. Parking needed.



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

Parking can be used by people from outside the City who come to shop, eat and conduct business.

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

Normal noise associated with installing pavement. Dust will be controlled. City Ordinances will be followed for construction activities.

H. List any possible pollutants

None anticipated

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

1. Physical
 - a. Air quality

Physically, vacant homes will be torn down to make room for a new, landscaped area.A

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

No adverse water effects anticipated.

- c. Wildlife habitat (*where applicable*)

Wildlife is rare.

- d. Vegetative cover

Some grass and suburban landscaping will be removed.

- e. Night light

New lighting will be downward shielded and on a timer.

2. Social

- a. Visual

The parking areas will be visually pleasing with plantings.

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

Traffic to the parking lots will not be routed through the neighborhoods but out to Au

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

Automotive.

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

All these facilities near the parking lots.



3. Economic

a. Influence on surrounding land values

The growth of the Auburn Rd. area will enhance the neighborhoods.

b. Growth inducement potential

The parking lots are owned by the City. The businesses in the area should continue to grow.

c. Off-site costs of public improvements

All improvements will be on-site within the Auburn Road Corridor project.

d. Proposed tax revenues (*assessed valuation*)

N/A

e. Availability or provisions for utilities

Water and sanitary sewer not required

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 parking lots are part of the Auburn Rd. Corridor Plan which includes an extensive public and business community participation component.

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

New landscaping will be planted.

L. What beautification steps are built into the development?

Landscaping and upscale lighting are proposed.

M. What alternative plans are offered?

None at this point.



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 parking lots will be a much needed asset to the Auburn Rd. corridor to help revitalize the area and bring people there to shop, eat and conduct business. There should be a positive economic impact for the area due to the increase in activity. The landscaping will give the lots an aesthetically pleasing look.