



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

Project Information

Name Meijer Store 057 Minor Reset		
Description of Proposed Project Proposed Pharmacy Drive-thru renovation, facade improvements to the building, new building additions to existing entry areas, and improvements to garden center fencing and concrete pavement.		
Proposed Use(s)		
Residential	Non-Residential	Mixed-Use
<input type="checkbox"/> Single Family Residential	<input type="checkbox"/> Commercial/Office	<input checked="" type="checkbox"/> Describe uses:
<input type="checkbox"/> Multiple Family Residential	<input type="checkbox"/> Industrial	Mercantile and Storage
	<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

<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</p> <p>This is an existing Meijer Store which is undergoing renovations. The soils have already been deemed suitable for development.</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</p> <p>This is an existing Meijer Store that has some shade trees located within the parking lot area. We will not be disturbing any of these existing trees with this project.</p> <p>3. Describe the ground water supply & proposed use</p> <p>This is an existing Meijer Store which is undergoing renovations. They do not use the ground water supply today and there is no plan to use the existing ground water supply for the proposed improvements.</p> <p>4. Give the location & extent of wetlands & floodplain</p> <p>5. Identify watersheds & drainage patterns</p> <p>The watershed of the area is: HUC 12 #04090004-0401 Quarton Lake. The drainage of the site heads to the south to the McIntyre Drain.</p>
<p>B. Is there any historical or cultural value to the land?</p> <p>This is an existing Meijer Store which is undergoing renovations. There is no historic or cultural value to the land.</p>
<p>C. Are there any man-made structures on the parcel(s)?</p> <p>Yes, this is an existing Meijer Store which is undergoing renovations.</p>



D. Are there important scenic features?

This is an existing Meijer Store which is undergoing renovations. There are no important scenic features on the site.

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

Yes you can access the store from S. Rochester Road and W. Auburn Road.

F. What utilities are available?

All utilities are available to the site because this is an existing Meijer Store which is currently operational at this time.

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

Meijer averages 20 employees in the store, but will have as many as 50 employees working at the same time on the busiest day of the year.

2. Hours of operation/number of shifts

24 hours a day, 7 days a week, consisting of various shift durations. Most common being either 6 hour or 8 hour shifts. Pharmacy Hours: M-F 8AM-9PM, Sa: 8AM-6PM, Su: 10AM-6PM

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

Meijer is open 364 days a year (365 for a Leap year). It will only closed on December 25th or if an act of God forces a closure.

4. Description of outside operations or storage

This is an existing Meijer Store which is undergoing renovations. The only outside operations will be the existing garden center which will remain and the proposed Pharmacy drive-thru operation.



5. Delineation of trade area Catchment/trade area remains unchanged.
6. Competing establishments within the trade area (<i>document sources</i>)
7. Projected growth (physical expansion or change in employees) Staff size should not change from what is present today. Meijer has moved to a smaller version of their store prototypically, so it is unlikely that this store will increase in size.

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan? This is an existing developed site. 1. Total number of acres of undisturbed land This is an existing 27.6 acre developed site. 1.2 acres of the site will be renovated. 2. Number of acres of wetland or water existing Zero Acres 3. Number of acres of water to be added Zero Acres 4. Number of acres of private open space Zero Acres 5. Number of acres of public open space Zero Acres 6. Extent of off-site drainage This is an existing Meijer store. All off-site drainage will remain as it is today. 7. List of any community facilities included in the plan This is an existing Meijer Store with no community facilities. 8. How will utilities be provided? This is an existing Meijer Store so it has existing utility connections already established.
B. Current planning status Meijer is submitting for a Conditional Use Application and a Site Plan Review for the proposed improvements.
C. Projected timetable for the proposed project Construction Scheduled to Start on 4/29/2019. Construction Scheduled to Finish on 10/26/2019
D. Describe or map the plan's special adaptation to the geography This is an existing Meijer Store. The improvements are located within the existing development.
E. Relation to surrounding development or areas This is an existing Meijer Store that is surrounded by other retail developments such as Lowes, Wendy's and Panda Express stores.



<p>F. Does the project have a regional impact? Of what extent & nature?</p> <p>This project will not impact the region in a negative manner. Meijer is improving their facilities and adding a Pharmacy Drive-thru which will improve their facility in a positive way. By improving their facility, it ultimately helps to improve the region.</p>	
<p>G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact</p> <p>The construction will be confined to their existing site and should not impact the surrounding areas in a negative way.</p>	
<p>H. List any possible pollutants</p> <p>There will be some asphalt work associated with this project, but it will not impact the environment in a negative manner.</p>	
<p>I. What adverse or beneficial changes must inevitable result from the proposed development?</p> <p>1. Physical</p> <p>a. Air quality</p>	<p>The site improvements will not impact the Air Quality in any way.</p>
<p>b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>)</p>	<p>The site improvements will not impact the water in a negative way. Erosion control measures will be installed to prevent any sedimentation from leaving the site.</p>
<p>c. Wildlife habitat (<i>where applicable</i>)</p>	<p>Not applicable</p>
<p>d. Vegetative cover</p>	<p>No existing vegetation on the site will be removed due to this project.</p>
<p>e. Night light</p>	<p>There should not be any impact to the existing Night Light of the area with this project. One existing light will be removed and a new one added very close to the existing lights location.</p>
<p>2. Social</p> <p>a. Visual</p>	<p>The outside of the building will be renovated. This will make the development more visually appealing to the general public.</p>
<p>b. Traffic (<i>type/amount of traffic generated by the project</i>)</p>	<p>The outside of the building will be renovated and a new Pharmacy drive-thru will be added. The same customers that Meijer currently has today will visit this store, but these improvements should not substantially increase the traffic to the development.</p>
<p>c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>)</p>	
<p>d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities</p>	<p>There are no residents at this development.</p>



3. Economic

a. Influence on surrounding land values

Meijer is renovating their existing facility which will improve the development aesthetically. They are also adding a new amenity to their customers by adding the pharmacy drive-thru. All of these proposed improvements will benefit their land value and intern improve the land value of the surrounding area.

b. Growth inducement potential

This renovation project is being done to improve old infrastructure and add a benefit to their customers. These renovations will not induce any potential growth to this development, but just enhance what is currently there.

c. Off-site costs of public improvements

There are no off-site public improvement costs for this project.

d. Proposed tax revenues (*assessed valuation*)

There are no anticipated tax revenues associated with these proposed improvements.

e. Availability or provisions for utilities

There are existing utility connections already established for this development. The only modifications to the utilities will be to the private storm sewer network on Meijer's site.

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?

These improvements are localized within Meijer's existing development. There should not be any disruption to the surrounding developments or to any future uses of the area due to this renovation project.

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

This is an existing developed Meijer site. Any existing vegetation planted by Meijer will not be disturbed due to this renovation project.

L. What beautification steps are built into the development?

This is an existing developed Meijer site which is being renovated. These renovations will improve the overall aesthetics of their property.

M. What alternative plans are offered?

Meijer has one Alternate for this project. This Alternate is to upgrade their entire Garden Center concrete since it is in poor condition. This part of the project is not included in the Base Bid so it may be removed from the project if prices come in too high.



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

Since this project is renovating the existing Meijer development there should be No environmental impact to the City of Rochester Hills. Meijer is simply updating old infrastructure which will intern increase the aesthetics of the area and make a more pleasing experience to their customers.