



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

Project Information

Name Culver's		
Description of Proposed Project New single story 4,062 square foot restaurant development within a Meijer 1.27-acre outlot along the south side of Auburn Road and east of Rochester Road.		
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
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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

According to the National Resources Conservation Services Web Soil Survey, the existing soil at the property consists of Marlette sandy loam (10B), 1 to 6 percent slopes. This material is suitable for the proposed 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

Existing vegetation consists of grass cover with a number of existing trees. Trees along the western portion of the property are proposed to be retained. Removed trees will be replaced per the City requirements.

3. Describe the ground water supply & proposed use

The proposed use is consistent with the zoning ordinance and surrounding uses. Water service will be provided via an existing municipal water main located along the south side of Auburn Road.

4. Give the location & extent of wetlands & floodplain

The Michigan Department of Environmental Quality (MDEQ) wetland mapping was reviewed and neither wetlands nor hydric soil conditions were identified at the proposed location. There is not a floodplain associated with the subject parcel.

5. Identify watersheds & drainage patterns

Drainage within the subject area is directed to on-site catch basins which route the surface water runoff to a regional detention basin.

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

Designation as a historical or cultural location was not found through review of the State of Michigan or City of Rochester Hills historic designation areas.

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

The site is presently vacant with no man-made structures on the subject property.



<p>D. Are there important scenic features? There is an existing bituminous pathway along the south side of Auburn Road. An outdoor seating area immediately adjacent to the pathway is proposed as part of the project.</p>
<p>E. What access to the property is available at this time? An existing commercial driveway approach that provides access to the overall Meijer property is located immediately to the east of the property. No new driveway access point is proposed.</p>
<p>F. What utilities are available? There are public water main and sanitary sewer available along Auburn Road that will be utilized for services. The Meijer storm system and regional detention system will be utilized for storm management.</p>

Part 2. The Plan

<p>A. Residential <i>(Skip to B. below if residential uses are not proposed)</i></p>
<p>1. Type(s) of unit(s)</p>
<p>2. Number of units by type</p>
<p>3. Marketing format, i.e., rental, sale or condominium</p>
<p>4. Projected price range</p>
<p>B. Non-Residential/Mixed-Use <i>(Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)</i></p>
<p>1. Anticipated number of employees It is anticipated that there will be an average of 12 employees in the largest daily work shift.</p>
<p>2. Hours of operation/number of shifts Typical hours of operation are from 10:30am to 10:00pm with two (2) daily shifts.</p>
<p>3. Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i> The restaurant will be open 7-days per week on a continuous basis.</p>
<p>4. Description of outside operations or storage In the rear of the building there is an enclosed trash and recycling area that will be screened. Open outside storage is not anticipated for operational purposes.</p>



5. Delineation of trade area	The nearest Culver's restaurants are located in Lake Orion and Shelby Township. There is an identified opportunity within Rochester Hills for expansion into the market.
6. Competing establishments within the trade area (<i>document sources</i>)	From a review of aerial mapping, there are a number of restaurants in the immediate area that include, but are not limited to: Firehouse Subs, Qdoba, Famous Dave's BBQ, Panera Bread, Wendy's, Panda Express, Taco Bell
7. Projected growth (physical expansion or change in employees)	The proposed building plan follows the Culver's prototype and expansion is not likely. Adequate building size and operational features will allow the facility to work efficiently and effectively during peak time periods.

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan?	<p>1. Total number of acres of undisturbed land 0.15-acres of the 1.27-acre parcel</p> <p>2. Number of acres of wetland or water existing No wetlands are present on the property.</p> <p>3. Number of acres of water to be added No surface water features will be added.</p> <p>4. Number of acres of private open space N/A</p> <p>5. Number of acres of public open space No public open space is proposed.</p> <p>6. Extent of off-site drainage</p> <p>Regional detention is provided within the area and is proposed to be utilized.</p> <p>7. List of any community facilities included in the plan</p> <p>Public amenities will include a new seating area adjacent to the existing pathway on Auburn Rd.</p> <p>8. How will utilities be provided?</p> <p>Public utilities are available along Auburn Road. The parcel is part of a regional detention system for the storm management.</p>
B. Current planning status	Preliminary site plans have been generated for City reviews.
C. Projected timetable for the proposed project	Anticipated opening would be in the summer of 2017.
D. Describe or map the plan's special adaptation to the geography	The Meijer outlot provides for an accessory use to the surrounding area and the building and site plan that is proposed would be easily adaptable to the existing site and conditions.
E. Relation to surrounding development or areas	The proposed development is commercial in nature and is consistent with surrounding developments. The property is zoned B-3 with FB-3 overlay, which allows the proposed plan as a conditional use.



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

Due to the nature of the proposed development in the scheme of the overall region, there is no anticipated adverse impact to the public or public services.

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

Mitigative efforts during construction will include soil erosion and dust control features for temporary purposes. There will be some re-configuring of internal access roadway that will be coordinated within the Meijer property and will only be temporary in nature.

H. List any possible pollutants

On-site construction measures such as equipment lay-down areas will be established for the identification and containment of any issues.

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

1. Physical

a. Air quality

During construction, dust control will be part of the maintenance requirements.

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

Storm management design for the conveyance of surface water is incorporated within the proposed plan.

The existing regional detention system will provide for sedimentation control and restricted discharge.

c. Wildlife habitat (*where applicable*)

Being an already developed area, no impact to existing wildlife habitat is anticipated.

d. Vegetative cover

Landscaping of open areas will be provided and include a mixture of plantings. More plantings will be provided as part of the development than what is currently on the subject parcel.

e. Night light

Site lighting will follow City ordinance requirements and will include LED lighting in order to minimize off-site impacts and provide for energy efficient operations.

2. Social

a. Visual

The proposed building is consistent with other area developments and will utilize a mix of materials such as brick, stone and accent EIFS to provide an aesthetically pleasing building. Landscaping is planned to provide visual enhancement.

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

Based on similar facilities, the anticipated traffic generated will be approximately 40% drive-through and 60% seating. The use is consistent with the B-3 zoning and goal of generating high-volume vehicular and pedestrian traffic.

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

No new driveway connection to Auburn Road is proposed. A connection from the development to the existing bituminous pathway is proposed, along with an outdoor seating area adjacent to the pathway.

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

The proposed development would not restrict the public's access to surrounding recreational and public uses.



3. Economic

a. Influence on surrounding land values

The proposed development is consistent with uses within B-3 and FB-3 zoning area and is providing a fast-casual dining option to the area that will serve to supplement area developments and support land values.

b. Growth inducement potential

The proposed development does not offer future expansion due to the limitations of the property. The size and scope of the project would not singularly induce further growth within the general area.

c. Off-site costs of public improvements

Any public improvements or extension of public utilities will be incorporated within the project costs and will not require public funds.

d. Proposed tax revenues (*assessed valuation*)

The assessed value of a similar Culver's located at 13030 Middlebelt Road, Livonia, MI 48150 is \$495,350 according to Livonia records.

e. Availability or provisions for utilities

Utilities are available within the general project area that are available for connection.

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?

Coordination with the surrounding property uses is being conducted in order to minimize impact to the operations of those businesses.

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

Landscape plantings are proposed that will exceed the current amount of existing vegetation on the property. Disturbed areas will receive restoration to promote grass growth.

L. What beautification steps are built into the development?

Landscaping enhancements will be provided for the development that provides beautification to the property.

M. What alternative plans are offered?

The intent of the B-3 zoning district is to promote the generation of larger volumes of vehicular and pedestrian traffic. Alternate uses permitted within the district could create additional vehicular volume than the proposed Culver's. The proposed use could be considered a lower-impact use than other uses permitted within B-3.



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 Culver's restaurant is consistent with the development within the general area of Auburn Road and Rochester Road. The fast-casual dining provides an additional option within the area of residents and visitors. The subject property is currently part of the Meijer site and intended for business and commercial use. The B-3 zoning is intended to "generate larger volumes of vehicular and pedestrian traffic". The proposed use would be a less intensive use that would reduce the impact on the area that another use may have.

Ecological impacts are not anticipated since the property has been identified for development as part of the Meijer plan. Impacts to the existing vegetation will be mitigated through additional landscape plantings and establishment of ground cover. Existing vegetation along the western portion of the property is anticipated to be retained.

An outdoor amenity area with seating has been incorporated within the plan along the bituminous pathway along Auburn Road. This will provide an area of relief and gathering for residents and path users.