



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

Project Information

Name Lake Michigan Credit Union		
Description of Proposed Project Lake Michigan Credit Union is proposing to demolish the existing building and pavement at the site and reconstruct the site with a new building and parking area. The use of the site will be a credit union, which is consistent with the existing/former bank use of the property.		
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 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

The site is already developed, so the soil is very suitable for the intended use.

Soil borings will be completed to verify this.

Per the USDA soil survey map, the soil is 'Urban land - Spinks complex', which is suitable for 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

The site does not have any trees that are over 6" diameter. The site is already developed and consists of asphalt, concrete sidewalk, and building. The remainder of the site is lawn/grass.

3. Describe the ground water supply & proposed use

Soil borings will be completed to verify the depth of the ground water (if encountered). Note that the ex site/building has a lower level and the ex catchbasin to the west of the building is down at elevation 809. The proposed site does not have a lower level, so the proposed grade is higher than the existing grade. The site does not have a water well. Therefore, the use will not impact the ground water supply.

4. Give the location & extent of wetlands & floodplain

The site does not have any wetland or floodplain associated with it.

5. Identify watersheds & drainage patterns

The water runoff from the existing site is collected via existing catchbasins, with the water being discharged to the storm sewer that is in/along Tienken Road. The proposed storm water management plan includes catchbasins, underground chambers to provide detention, and a controlled release to the storm sewer in/along Tienken Road.

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

There is no historical or cultural value to the land that we are aware of.

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

Yes, there is an existing bank building and related drives/parking areas on the site.

The existing site improvements will be removed and reconstructed as part of the project.



D. Are there important scenic features? There are no important scenic features at or on the site.
E. What access to the property is available at this time? The existing site is accessed via two drive approaches off Bedford Square Drive. The proposed site has this same access. No new curb cuts/access points are proposed.
F. What utilities are available? The site is already serviced by public sanitary sewer and water. All private utilities are also available and connected to the existing building. The proposed/new building will continue to be connected to/serviced by all of the utilities that service the existing building.

Part 2. The Plan

A. Residential (<i>Skip to B. below if residential uses are not proposed</i>)
1. Type(s) of unit(s) Not applicable.
2. Number of units by type Not applicable.
3. Marketing format, i.e., rental, sale or condominium Not applicable.
4. Projected price range Not applicable.
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 Approximately 12
2. Hours of operation/number of shifts Monday - Thursday from 9 am - 5:30 pm. Friday from 9 am - 6 pm. Saturday from 9 am - 1 pm.
3. Operational schedule (<i>continuous, seasonal, seasonal peaks, etc.</i>) Continuous. The site and building will be open all year long. The site does not experience seasonal peaks.
4. Description of outside operations or storage There is no outdoor operations or storage, unless you count the drive thru teller/atm as an outdoor operation.



5. Delineation of trade area
The use of the site is credit union - a financial establishment. The existing site was used as a bank, which is a similar/same use.
6. Competing establishments within the trade area (<i>document sources</i>)
The township has many other bank locations.
7. Projected growth (physical expansion or change in employees)
The project is for the redevelopment of the site so it can be properly used by LMCU. The existing bank has a 3,034 sf footprint, but it has two floors (so roughly 6,000 sf gross). The LMCU building is 4,638 sf footprint and is one floor. LMCU will have approximately 12 employees.

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan?
1. Total number of acres of undisturbed land approximately 0.10 acres on north end of the site
2. Number of acres of wetland or water existing Not applicable; 0.00 acres
3. Number of acres of water to be added Not applicable; 0.00 acres
4. Number of acres of private open space Not applicable; 0.00 acres
5. Number of acres of public open space Not applicable; 0.00 acres
6. Extent of off-site drainage
Due to the surrounding development and topography of the area, an insignificant amount of off-site water drains onto the site.
7. List of any community facilities included in the plan
None are proposed.
8. How will utilities be provided?
The proposed building will be serviced from the existing utilities that service the existing building. The sanitary sewer service is via a lateral that runs to the northeast of the building. The water service is to the 8" hydrant lead located on the southwest portion of the property.
B. Current planning status
The project has been submitted for site plan and special land use approval. Pending city and agency approvals, construction of the site will commence, with construction being completed within 1 year of starting.
C. Projected timetable for the proposed project
Pending city and agency approvals, construction of the site will commence, with construction being completed within 1 year of starting.
D. Describe or map the plan's special adaptation to the geography
The site plan layout has been completed to conform to the zoning requirements (such as setbacks, parking dimensions, landscaping, etc.) as well as to conform to the existing access and general traffic/parking circulation of the site.
E. Relation to surrounding development or areas
The proposed site closely matches the existing site. The site is/has been used as a financial building. The use and layout and function of the site ties in very well with the surrounding development and area.



<p>F. Does the project have a regional impact? Of what extent & nature?</p> <p>No. The project is a redevelopment of an existing site. The proposed use of the site is similar to the existing use.</p>
<p>G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact</p> <p>There are no known adverse effects during construction. An access drive to the business to the east will be maintained during construction. A temporary office is proposed on the north end of the site, for LMCU members to use for the financial needs during construction. The temp office will be removed once the proposed main building obtained occupancy.</p>
<p>H. List any possible pollutants</p> <p>There are no known pollutants</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 project will not result in any adverse air quality impacts.</p> <p>b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>)</p> <p>The proposed project will improve the storm water management of the site by providing a drainage plan that conforms to the current standards (for both quality and quantity of storm water management).</p> <p>c. Wildlife habitat (<i>where applicable</i>)</p> <p>The project will improve the wildlife habitat by providing trees and shrubs on the site. The existing site does not have much/any vegetation other than lawn and some shrubs.</p> <p>d. Vegetative cover</p> <p>The project will greatly improve the vegetative cover at the site. The existing site does not have much/any vegetation other than lawn and some shrubs. The proposed project includes many trees and shrubs.</p> <p>e. Night light</p> <p>The proposed site will comply with city lighting standards, with all lighting being fully shielded.</p> <p>2. Social</p> <p>a. Visual</p> <p>The proposed building is a very attractive building. Extensive landscaping is proposed throughout the site. The parking areas will all be 'new' and attractive.</p> <p>b. Traffic (<i>type/amount of traffic generated by the project</i>)</p> <p>The site will have the same access points and in general the same traffic flow. The existing use is very similar to the proposed use, so the traffic should be comparable to what it has historically been.</p> <p>c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>)</p> <p>The access and parking lot configuration is similar to the existing site. A bike path already exists along W Tienken.</p> <p>d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities</p> <p>The existing/proposed use of the site provides a service to the area. The site is easily accessed.</p>



3. Economic

a. Influence on surrounding land values

The proposed project will not be detrimental to the surrounding land values. The proposed project will improve the appearance of the site, and LMCU is making a significant investment into the property.

b. Growth inducement potential

The proposed use is an improvement to the existing site. Whether the project spurs other growth and/or redevelopment in the area is unknown at this time.

c. Off-site costs of public improvements

The project does not include any off-site cost of public improvements.

d. Proposed tax revenues (*assessed valuation*)

The project likely does not do a significant amount either way regarding tax revenue, although the project will certainly not hurt tax revenue.

e. Availability or provisions for utilities

All utilities are available to service the site. The proposed building will be serviced from the existing services that service the existing building.

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 use of the property will be similar to the existing use. The placement of the building and parking/drives on the site follows the existing locations at the site. The use will not disrupt the existing and intended uses of the surrounding parcels.

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

Extensive landscaping is proposed on the site (where none exists currently). All disturbed, non-improved areas of the site will have vegetation (whether lawn or landscaped area). The site will be irrigated per city requirements.

L. What beautification steps are built into the development?

The new building will be very attractive. Extensive landscaping proposed, while the existing site has very little landscaping. The existing on-site paved areas are not in good condition, while the redevelopment includes all new asphalt/concrete.

M. What alternative plans are offered?

The configuration of the property (long and narrow) lends itself best to the existing and proposed layout of the site.



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 project will have a positive environmental impact.

The site does not have any meaningful environmental benefit (ie - no wetland, no floodplain, no trees, no steep slopes, no natural features, no historical/cultural value, etc.).

The proposed project greatly improves the landscaping at the site.

The proposed project greatly improves the storm water management of the storm water runoff from the site.

The proposed building is very attractive.

The proposed use of the site as a credit union mimics the existing/former bank use of the site and provides a needed service to the area.

The credit union will have approximately 12 employees, which provides valuable jobs to residents.

The layout of the site and access to/from the site are similar to the existing conditions.

The proposed use agrees with the uses envisioned in the zoning ordinance and master plan.