



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

Project Information

Name First Baptist Church of Rochester		
Description of Proposed Project Replace open air canopy on west side with 2,500 sf enclosed entry hall. Add 8,100 sf classroom wing to south side of the building. Add 24 space parking lot.		
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

Soil borings indicate good bearing capacity.

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 close to the existing building consists of flower gardens and ornamental trees. Speci

3. Describe the ground water supply & proposed use

There are no active water supplies or flows on site. Storm water detention will be directed to the

4. Give the location & extent of wetlands & floodplain

Wetlands and floodplain are not present on this site.

5. Identify watersheds & drainage patterns

Please refer to civil drawings for watershed & drainage patterns.

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

This parcel has been occupied by the church since the early 1972.

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

Yes, the original church structure was built in 1972, with subsequent additions in the early 1980's and a gym addition in 1990.



D. Are there important scenic features? No.
E. What access to the property is available at this time? There is an existing boulevard entry off of Orion Road, no changes are proposed.
F. What utilities are available? City water and sewer are available, this project includes the connection of the parsonage to the sanitary sewer system.

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 8 full time employees.
2. Hours of operation/number of shifts Thursday through Saturday 8am-4pm. Wednesday and Sunday 8am-8pm.
3. Operational schedule (continuous, seasonal, seasonal peaks, etc.) Continuous operation (unless COVID-19 present).
4. Description of outside operations or storage Small outbuilding garage used for vehicular and grounds storage (refer to site survey), no changes proposed.



5. Delineation of trade area NA
6. Competing establishments within the trade area (<i>document sources</i>) NA
7. Projected growth (physical expansion or change in employees) All proposed changes to improve existing functions within the church, no anticipated change of employees.

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan? 1. Total number of acres of undisturbed land 9 acres 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 9 acres 5. Number of acres of public open space 0 6. Extent of off-site drainage Expanded existing systems (refer to Civil drawings). 7. List of any community facilities included in the plan NA 8. How will utilities be provided? Extension of existing.
B. Current planning status Design Development and budgeting.
C. Projected timetable for the proposed project Construction as early as spring 2021.
D. Describe or map the plan's special adaptation to the geography Resolution of existing building short comings.
E. Relation to surrounding development or areas None



F. Does the project have a regional impact? Of what extent & nature? None
G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact Within residential district, work hours will be strictly limited to those set by the City of Rochester Hills.
H. List any possible pollutants None anticipated
I. What adverse or beneficial changes must inevitable result from the proposed development? 1. Physical a. Air quality None anticipated b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>) None anticipated c. Wildlife habitat (<i>where applicable</i>) None anticipated d. Vegetative cover None anticipated e. Night light None anticipated 2. Social a. Visual Improved "curb appeal" to the community. b. Traffic (<i>type/amount of traffic generated by the project</i>) None anticipated c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>) None anticipated d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities NA



3. Economic

- a. Influence on surrounding land values

None anticipated

- b. Growth inducement potential

None anticipated

- c. Off-site costs of public improvements

None anticipated

- d. Proposed tax revenues (*assessed valuation*)

NA

- e. Availability or provisions for utilities

No additional utilities 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?

No affect on Master Land Use

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

Removed vegetative cover will be replaced with same.

- L. What beautification steps are built into the development?

Landscape gardens with be removed and replaced with same.

- M. What alternative plans are offered?

None at this time.



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 effect of these roughly 10,000 SF additions onto this existing church facility will improve the "curb appeal" to the public at large, as well as improve the safety and well being of the church members.

These proposed projects and improvements will have negligible to no effect on the ecology, residential, scenic / historic interest, economy or neighborhood.