



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

Environmental Impact Statement (EIS)

Project Information

Name Leader Dogs for the Blind Parking Addition		
Description of Proposed Project Parking addition of approximately 100 spaces for the existing Leader Dogs for the Blind facility.		
Proposed Use(s)		
Residential <input type="checkbox"/> Single Family Residential <input type="checkbox"/> Multiple Family Residential	Non-Residential <input type="checkbox"/> Commercial/Office <input type="checkbox"/> Industrial <input checked="" 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

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 area of proposed development is a previously cleared area for the existing development. Currently there is an existing gravel parking area in this project site.

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 area is mostly cleared with a few landscape beds that will be relocated as part of this parking addition. The design took into account and avoided most large trees in the area.

3. Describe the ground water supply & proposed use

Parking lot will not require public utilities.

4. Give the location & extent of wetlands & floodplain

None within this area of site.

5. Identify watersheds & drainage patterns

Site currently drains east to storm sewer or existing ditch along Avon & Rainier Road.

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

No

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

Existing Leader Dogs for the Blind Administrative and Training facilities.



D. Are there important scenic features?

No

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

Site access off Avon & Rainier Roads. No new access proposed, one existing drive from Avon to be removed.

F. What utilities are available?

Water / Sanitary are on site but not needed for this development. Storm sewer on site and available for use.

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

<p>A. What are the natural & urban characteristics of the plan?</p> <p>1. Total number of acres of undisturbed land 1.9 Acres of proposed parking / landscape area</p> <p>2. Number of acres of wetland or water existing NA</p> <p>3. Number of acres of water to be added NA</p> <p>4. Number of acres of private open space NA</p> <p>5. Number of acres of public open space Front yard setback area</p> <p>6. Extent of off-site drainage</p> <p>Portion of project area drains to Avon & Rainier ROW ditch</p> <p>7. List of any community facilities included in the plan</p> <p>8. How will utilities be provided?</p> <p>No utilities needed. Hydrant to be relocated. Existing storm sewer to be tapped.</p>
<p>B. Current planning status</p> <p>First submittal</p>
<p>C. Projected timetable for the proposed project</p> <p>Fall construction / possibly next spring based upon approval</p>
<p>D. Describe or map the plan's special adaptation to the geography</p> <p>Site is proposed to slope to east using a spillway to a natural recharge / rain garden area</p>
<p>E. Relation to surrounding development or areas</p> <p>No significant changes to relation of surrounding area</p>



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

Leader Dogs for the Blind has a minimum of a regional impact. Leader Dogs impacts families across the state, the country, and the world with their good works.

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

Soil erosion measures will be in place to minimize impacts. Project area is in a secluded part of the site so very few impacts.

H. List any possible pollutants

Parking lot drainage

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

1. Physical

a. Air quality

Parking lot related issues

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

Drainage standards will be met to eliminate pollution and sediment

c. Wildlife habitat (*where applicable*)

Open lawn will be converted to parking lot

d. Vegetative cover

Rain garden and landscaping to mitigate pollutants

e. Night light

Lighting to meet city minimum standards. Trees on site to block any adverse lighting effects.

2. Social

a. Visual

Parking lot rather than open lawn. Plenty of landscaping to mitigate impacts as required

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

No additional traffic planned but easier to manage on site parking needs and avoid conflict

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

Automotive with elements of pedestrian access to Avon Road

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

NA



3. Economic

a. Influence on surrounding land values

Healthy and strong nonprofit organization showing its growth will have minimal impact on land values

b. Growth inducement potential

Negligible

c. Off-site costs of public improvements

NA

d. Proposed tax revenues (*assessed valuation*)

NA

e. Availability or provisions for utilities

NA

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?

Proposed project is using existing curb cuts as well as reducing one access point along Avon Road

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

Landscape plan will address new landscaping proposed as part of development.

L. What beautification steps are built into the development?

Landscape requirements of the city will supplement beautification

M. What alternative plans are offered?

No alternative



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

This proposed parking addition will have very limited if any ecological impact as the plan will adhere to the city's required landscape ordinances.

There are no residential / commercial / industrial needs met as this is additional parking for a niche client.

The site plan is proposed to take into account the natural features and leave as much existing vegetation as possible.

The site has minimal economic impact as this is a nonprofit business, but reflects well upon the area, highlighting what the city has to offer.

The site is compatible with the existing use as it is an extension of the existing business and complies with City Master Planned Areas.