

**ENVIRONMENTAL IMPACT STATEMENT
SHELTON PONTIAC BUICK GMC
REZONING OF DENMARK FURNITURE PARCEL
AND ADJACENT PROPERTIES
855 SOUTH ROCHESTER ROAD**



This report was prepared for Shelton Pontiac Buick GMC (Shelton). Currently Shelton occupies the parcels no. 15-14-351-006 and 15-14-351-055 which are zoned as B-3. Shelton intends to purchase the Denmark Furniture property (parcel no. 15-14-351-061) along with the rear portions of two additional parcels no. 15-14-351-017 and 15-14-351-018 (all of the acquisition parcels are currently zoned B-2). Refer to Figure 1 for an aerial photograph of the site indicating existing properties and zoning.

This report is prepared to accompany the rezoning request for the new parcels. Shelton desires to rezone the existing Denmark Furniture property and adjacent rear portions of properties to the east from B-2 to B-3 so that the properties can be utilized for the expansion of Shelton Pontiac Buick GMC (Shelton). The intended use of the new properties is Automobile Dealership and Vehicle Storage and Display.

**PART I
ANALYSIS REPORT**

A. What Are the Characteristics of the Land, Water, Plant and Animal Life Present?

1. Soils

For areas that will be developed under this project, the soil consists of topsoil over a layer of Marlette Sandy Loam (10B) and Capac Sandy Loam (11B) per Soil Survey of Oakland County.

2. Vegetation

Site vegetation consists of trees of various species. For regulated trees of size 6" dbh and above, a tree survey has been conducted. The results of this survey are indicated on the plans. (Refer to Figure 2 for tree tabulation)

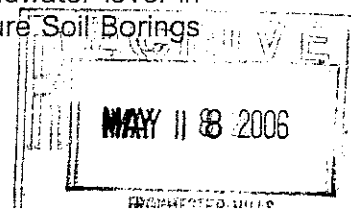
Figure 3 shows the tag number, diameter at base height (D.B.H) in inches, species name, condition, and crown for the field tree inventory.

3. Wildlife

Based on visual observation, the site does not appear to contain any significant wildlife population.

4. Groundwater

According to the Soil Survey of Oakland County Manual the groundwater level in this area is approximately 2.5 to 6 ½ feet below the surface. Future Soil Borings will be performed to determine the depth of the groundwater level.



5. Wetlands/Floodplain

According to the Wetland and Watercourse Boundary Determination report prepared by ASTI dated 4/11/06, there are two small areas of wetlands on the property. These areas are labeled "A" and "B" in the report. Area A is approximately 9162.66 square feet (0.21 Ac.) and area B is approximately 2420.12 square feet (0.056 Ac.). According to the report, none of these areas are regulated by either the City or the MDEQ. (See Figure 3 for ASTI's Wetland Flagging Map).

The Flood Insurance Rate Map (FIRM) indicates that there is no 100-year flood plain located in this development area. The property is located in Zone C, which represents areas of minimal flooding.

6. Watersheds/Surface Drainage

The drainage pattern of the property consists of ditching to the east of the development. A storm sewer also services the drainage in the existing Denmark Furniture Property.

B. Is There Any Historical Cultural Value to the Land?

There is no known historical or cultural significance to the property.

C. Are There Any Man Made Structures on the Parcel?

The existing facilities for Denmark Furniture are located at the western end of the property and to the south of existing Shelton Pontiac Buick GMC facilities. The other two parcels located to the east of the parcel have no man made structures. (Refer to Figure 4 for 11x17 Preliminary Topographic Survey)

D. Are There Any Important Scenic Features?

There are no important scenic features on the property. To the west of the parcel is a heavily traveled roadway: Rochester Road. Commercial and vacant properties are located to the south of the property. The view toward the northeast of the property is an existing residential subdivision (Heatherwood Village No. 1 Subdivision; L172, P 23-26), and an existing church to the east.

E. What Access to the Property is Available at This Time?

The main parking area for the existing Shelton Pontiac Buick GMC has two accesses off Rochester Road. A third, access off Rochester Road is available to the smaller parking lot that exists on the Denmark Furniture Property.

F. What Utilities are Available?

The proposed development will utilize existing utilities that service the current Shelton Pontiac Buick GMC facilities. Some minor revisions to the storm water system, sanitary and water main are anticipated under this project. (Refer to Figure 1 for existing utilities)

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PART II THE PLAN – COMMERCIAL

The site is considered as Commercial property. The rezoned portion of the property is intended to be utilized in a similar fashion to the existing Shelton dealership – for Dealership purposes and Vehicle Storage and Display.

PART III IMPACT FACTORS

A. What Are the Natural and Urban Characteristics of the Plan?

1. Total Number of Acres of Undisturbed Land

Approximately 2 acres of land on the eastern and southern edge of the property are undisturbed. Consequently, this has generated a number of second growth trees at this end of the parcels. The west side of the property (approximately 1.7 acres) is occupied with the Denmark Furniture Facilities.

2. Number of Acres of Wetland or Water Existing

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3. Number of Acres of Water to be Added

There will be no water added to the property.

4. Number of Acres of Private Open Space

There will be no private open space added.

5. Number of Acres of Public Open Space

There will be no public open space added.

6. Extent of Off-Site Drainage

Storm drainage from Denmark Furniture Building roof and surface parking will be conveyed by underground conduits to detention basins, then, flow will exit the basins to existing storm structure that discharge to the existing storm sewers either on Rochester Road or Avon Road. This property receives no off-site runoff from adjacent land.

7. **List Any Community Facilities Included in Plan**

The expansion of this facility will be for the exclusive use of existing Shelton Pontiac Buick GMC facilities.

8. **How Will Utilities Be Provided?**

Existing utilities that service the current existing Shelton Pontiac Buick GMC and Denmark Furniture Facilities will be utilized by the proposed expansion.

B. **What is the Current Planning Status?**

Upon granting of the rezoning approval, preliminary planning will begin. Plans are uncertain at this time except the intended use is known.

C. **Projected Timetable for the Proposed Project:**

There is no proposed construction timetable at this time for the project. The projected timetable will be prepared after the rezoning approval.

D. **Description of the Plan's Special Adaptation to the Geography:**

No special measures need to be undertaken for the eventual development of the property.

E. **Relation to Surrounding Development or Areas:**

The intent of this project is to purchase the Denmark Furniture property along with the rear portions of two additional parcels to the east of the property. The Denmark Furniture property will be utilized for the expansion of the Shelton dealership that is located to the north at 855 South Rochester Road. The north side of the property is the existing Shelton Pontiac Buick GMC Dealer. Commercial and vacant properties are located to the south of the property. To the east side of the property is an existing church. To the west side of the property is Rochester Road and commercial properties on the opposite side of the road.

F. **Has the Project Regional Impact? Of what Extent or Nature?**

The project has no regional impact of any consequence.

G. **Describe Anticipated Adverse Effects During Construction, and What Measures Will be Taken to Minimize the Impact.**

Any future work on this site will comply with applicable requirements of Part 91, Soil Erosion and Sedimentation Control of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994. All efforts will be extended during future construction to minimize impacts on surrounding properties.

H. **List any Possible Pollutants.**

There are no pollutants from this development.

I. **What Adverse or Beneficial Changes Must Inevitably Result from the Proposed Development?**

1. **Physical**

a. *Air Quality:*

Air quality will not be affected by the development.

b. *Water Effects (Pollution, Sedimentation, Absorption, Flow, Flooding):*

There is no anticipated water pollutants, sedimentation, absorption, flow or flooding effects from the development.

c. *Wildlife Habitat, Where Applicable:*

A wildlife habitat does not appear to be applicable here.

d. *Noise:*

The development will not affect noise in the area.

e. *Night Light:*

Any new lighting installed with future development of the site will be shielded from adjacent properties.

2. **Social**

a. *Visual:*

In order to maintain the natural aesthetics of this area, every effort will be made to preserve as many trees as possible, primarily within setback areas.

b. *Traffic:*

It is anticipated that traffic from the redevelopment of this site will not adversely impact traffic capacity on the adjacent roads/

c. *Modes of Transportation (Automotive, Bicycle, Pedestrian, Public):*

There is no anticipated change in the modes of transportation in the area of development.

d. *Accessibility of Residents To:*

- 1) Recreation
- 2) Schools, Libraries
- 3) Shopping

- 4) Employment
- 5) Health Facilities

Access to the above public institutions will not be affected by the proposed expansion project.

3. **Economic**

a. *Influence on Surrounding Land Values:*

Every effort will be made to create an aesthetically pleasing development. It is anticipated that these efforts will have a positive effect on the surrounding area and have a beneficial effect on the land value.

b. *Growth Inducement Potential:*

Redevelopment of this site will avoid the impending and undesirable vacancy of the Denmark Furniture Building, as well as allow for employment growth for the Shelton operations.

c. *Off-Site Costs of Public Improvements:*

There will be no off-site costs for public improvements.

d. *Proposed Tax Revenues (Assessed Valuation):*

The assessed value of the improvement will be based on the additional floor footage under this project. The City of Rochester Hills will need to determine the tax base from this development.

e. *Availability or Provisions for Utilities:*

Utilities will be extended across the development and connected to the existing utilities by the owner.

J. **Additional Factors**

1. In relation to Land Immediately Surrounding the Proposed Development, What Has Been Done to Avoid Disrupting Existing Uses and Intended Future Uses as shown on the Master Plan?

The future development will be an expansion the existing current Shelton Pontiac Buick GMC facilities. Therefore, it is believed that existing uses will not be adversely impacted.

2. What Specific Steps are Planned to Revitalize the Disturbed or Replace the Removed Vegetation Cover?

Tree loss on the property will be minimized to every possible extent. Open areas will be utilized for storm detention and removed trees will be replaced with new trees per City ordinance.