



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

Environmental Impact Statement (EIS)

Project Information

Name BofA - Auburn & Rochester					
Description of Proposed Project Proposed full renovation of existing building Construction of a new drive-through canopy Scope of Work: Demolition of interior partitions, interior finishes, light fixtures, ceiling devices, HVAC diffusers, etc. New air handler units to be re-used and some replaced Elimination of parking and parking islands along the east side of the property					
Proposed Use(s) <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; vertical-align: top; border: none;"> Residential <input type="checkbox"/> Single Family Residential <input type="checkbox"/> Multiple Family Residential </td> <td style="width: 33%; vertical-align: top; border: none;"> Non-Residential <input checked="" type="checkbox"/> Commercial/Office <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional/Public/Quasi-Public </td> <td style="width: 33%; vertical-align: top; border: none;"> Mixed-Use <input type="checkbox"/> Describe uses: </td> </tr> </table>			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:
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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

<p>A. What are the characteristics of the land, waters, plant & animal life present?</p> <p>1. Comment on the suitability of the soils for the intended use</p> <p style="padding-left: 40px;">N/A</p> <p>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</p> <p style="padding-left: 40px;">The parcel is less than 5 acres. There are no specimens of 6" diameter or greater.</p> <p>3. Describe the ground water supply & proposed use</p> <p style="padding-left: 40px;">The proposed use is a single story, commercial banking branch with a drive-through A</p> <p>4. Give the location & extent of wetlands & floodplain</p> <p style="padding-left: 40px;">This parcel is not located within or near any wetlands or FEMA floodplains.</p> <p>5. Identify watersheds & drainage patterns</p> <p style="padding-left: 40px;">N/A</p>
<p>B. Is there any historical or cultural value to the land?</p> <p>This parcel is not located within any local, state, or national historic districts.</p>
<p>C. Are there any man-made structures on the parcel(s)?</p> <p>Existing 5,745± sq. ft. one-story building.</p>



D. Are there important scenic features? No.
E. What access to the property is available at this time? Access via South Rochester Road (Michigan 150), and an exit through the adjacent parcel onto East Auburn Road.
F. What utilities are available? Gas, electric, water, sanitary sewer, and telephone utilities are available.

Part 2. The Plan

A. Residential <i>(Skip to B. below if residential uses are not proposed)</i>
1. Type(s) of unit(s) N/A
2. Number of units by type N/A
3. Marketing format, i.e., rental, sale or condominium N/A
4. Projected price range N/A
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 ~14 full-time employees.
2. Hours of operation/number of shifts Monday through Friday: 9:00am. - 5:00pm. Saturday: 9:00am - 2:00pm.
3. Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i> Closed on Sundays.
4. Description of outside operations or storage Proposed 3-lane drive-up canopy located on the east side of the building. Elimination of parking and parking islands along the east side of the property. 27 parking spaces are proposed.



5. Delineation of trade area	1.21 acres.
6. Competing establishments within the trade area (<i>document sources</i>)	Within a one-mile radius of the site (all directions), there are 3 other bank branches: Huntington Bank, Citizens, and Chase.
7. Projected growth (physical expansion or change in employees)	This branch is not anticipated to grow beyond what is proposed.

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan?	Existing parcel: 1.21 acres
1. Total number of acres of undisturbed land	Unknown. None
2. Number of acres of wetland or water existing	None.
3. Number of acres of water to be added	None.
4. Number of acres of private open space	Unknown. None
5. Number of acres of public open space	None.
6. Extent of off-site drainage	No off-site drainage.
7. List of any community facilities included in the plan	None.
8. How will utilities be provided?	Existing utility services to be re-used to the extent possible.
B. Current planning status	Zoning: B-2 & FB Also zoned B-3 in part
C. Projected timetable for the proposed project	Estimated construction start May/June 2023.
D. Describe or map the plan's special adaptation to the geography	There are no major geographical changes on the property. The site is already developed.
E. Relation to surrounding development or areas	The proposed use is compatible with the surrounding commercial/business uses.



<p>F. Does the project have a regional impact? Of what extent & nature? The proposed branch offers another banking/financial service option to the residents of Rochester Hills.</p>
<p>G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact Negative impacts are not anticipated.</p>
<p>H. List any possible pollutants None.</p>
<p>I. What adverse or beneficial changes must inevitably result from the proposed development?</p> <p>1. Physical</p> <p>a. Air quality N/A</p> <p>b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>) N/A</p> <p>c. Wildlife habitat (<i>where applicable</i>) N/A</p> <p>d. Vegetative cover Redevelopment will improve vegetative cover on the site. New landscaping is propose</p> <p>e. Night light Lighting is proposed to comply with Code.</p> <p>2. Social</p> <p>a. Visual The appearance of the property will be enhanced with improvements to facade, land</p> <p>b. Traffic (<i>type/amount of traffic generated by the project</i>) Bank branches are traditionally low-intensity land uses, because they do not gener</p> <p>c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>) The site will be accessible to automobiles, bicycles, and pedestrians.</p> <p>d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities The site will not negatively impact resident's ability to access commercial and comm</p>



3. Economic

a. Influence on surrounding land values

Expected to raise value of nearby properties.

b. Growth inducement potential

Possibility of influencing redevelopment of surrounding properties.

c. Off-site costs of public improvements

N/A

d. Proposed tax revenues (*assessed valuation*)

TBD

e. Availability or provisions for utilities

Gas, electric, water, sewer, and telephone utilities are available.

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 proposed development will not have a negative impact on the surrounding areas. The Future Land Use Map indicates that the property as Commercial Residential Flex-3. The proposed use is consistent with this designation and is similar to the surrounding commercial/business uses along Rochester Road.

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

Updated landscaping is proposed around the building foundation and along front and side property lines. Existed landscaping and trees proposed to remain will be protected in place.

L. What beautification steps are built into the development?

Building materials will consist of existing stone veneer, white citadel panels, existing brick painted silver, and existing stucco painted silver. The updated building will be compatible and harmonious in appearance with the surrounding commercial uses. HVAC equipment to be located on the roof and screened from view. Updated lighting and landscaping will provide a more aesthetically pleasing look to the property.

M. What alternative plans are offered?

N/A



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 project proposes to perform a full-renovation of an existing building located at 3035 S. Rochester Rd. The current conditions of the 1.21 acre parcel include an existing 5,745± sq. ft. one-story building and parking area(s). The proposed use will complement the neighboring land uses, and will provide a banking option for residents near the south end of Rochester Road.

This proposed use is consistent with the City of Rochester Hills' Master Land Use Plan, as this parcel is designated as Commercial Residential Flex-3, which recommends community and regional land uses. The property is located at a major intersection that has been consistently used for commercial purposes.

Improvements to the site include attractive building design, new and improved landscaping, new lighting fixtures, and a drive-through canopy.

There are no special features of natural, scenic or historic interest located on the parcel.