



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

## Environmental Impact Statement (EIS)

### Project Information

Name <b>Joori Jung - Artlab J</b>		
Description of Proposed Project <b>Project Dance Studio and Arts Education.</b> Proposed project includes weekly classes, Summer Camp, Art & Music Camps, School Break Camps, Creative Movers & Thinkers, and cultural programs that shape dynamic learning environments and guide students of all ages and levels towards development in dance, art, music and STEM		
Proposed Use(s)		
<b>Residential</b> <input type="checkbox"/> Single Family Residential <input type="checkbox"/> Multiple Family Residential	<b>Non-Residential</b> <input checked="" type="checkbox"/> Commercial/Office <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional/Public/Quasi-Public	<b>Mixed-Use</b> <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 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 &amp; animal life present?</p> <p>1. Comment on the suitability of the soils for the intended use</p> <p style="text-align: center;">The soil is capable of adequately supporting its foundation without settling or cracking.</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="text-align: center;">Not Applicable</p> <p>3. Describe the ground water supply &amp; proposed use</p> <p style="text-align: center;">Not Applicable</p> <p>4. Give the location &amp; extent of wetlands &amp; floodplain</p> <p style="text-align: center;">Not Applicable</p> <p>5. Identify watersheds &amp; drainage patterns</p> <p style="text-align: center;">Not Applicable</p>
<p>B. Is there any historical or cultural value to the land?</p> <p>Not Applicable</p>
<p>C. Are there any man-made structures on the parcel(s)?</p> <p>Not Applicable</p>



D. Are there important scenic features? <b>No</b>
E. What access to the property is available at this time? <b>All access available at this time</b>
F. What utilities are available? <b>All utilities. Water, Energy and Gas</b>

## Part 2. The Plan

A. <b>Residential</b> <i>(Skip to B. below if residential uses are not proposed)</i>
1. Type(s) of unit(s) <b>N/A</b>
2. Number of units by type <b>N/A</b>
3. Marketing format, i.e., rental, sale or condominium <b>N/A</b>
4. Projected price range <b>N/A</b>
B. <b>Non-Residential/Mixed-Use</b> <i>(Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)</i>
1. Anticipated number of employees <b>Anticipated number of employees for 2023/ 2024 season are 7 people</b>
2. Hours of operation/number of shifts Mon-Fri - 9:00am - 9:00pm Saturday - 9:00am - 4:00pm Sunday - Off 70 - 80 hours / week - no shifts
3. Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i> <b>Continuous</b>
4. Description of outside operations or storage <b>Not Applicable</b>



5. Delineation of trade area	N/A
6. Competing establishments within the trade area ( <i>document sources</i> )	N/A
7. Projected growth (physical expansion or change in employees)	Not applicable

**Part 3. Impact Factors**

A. What are the natural & urban characteristics of the plan?	N/A
1. Total number of acres of undisturbed land	N/A
2. Number of acres of wetland or water existing	N/A
3. Number of acres of water to be added	N/A
4. Number of acres of private open space	N/A
5. Number of acres of public open space	N/A
6. Extent of off-site drainage	N/A
7. List of any community facilities included in the plan	N/A
8. How will utilities be provided?	N/A
B. Current planning status	Renovations schedule for September 1st
C. Projected timetable for the proposed project	2 weeks to a month for interior renovations and repairs
D. Describe or map the plan's special adaptation to the geography	N/A
E. Relation to surrounding development or areas	N/A



F. Does the project have a regional impact? Of what extent & nature? N/A
G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact N/A
H. List any possible pollutants N/A
I. What adverse or beneficial changes must inevitably result from the proposed development? 1. Physical a. Air quality  N/A b. Water effects ( <i>pollution, sedimentation, absorption, flow, flooding</i> )  N/A c. Wildlife habitat ( <i>where applicable</i> )  N/A d. Vegetative cover  N/A e. Night light  N/A 2. Social a. Visual  N/A b. Traffic ( <i>type/amount of traffic generated by the project</i> )  Regular drop off / pick up traffic at beginning and end of classes. c. Modes of transportation ( <i>automotive, bicycle, pedestrian, public</i> )  Automotives d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities  N/A



3. Economic
- a. Influence on surrounding land values  
N/A
  - b. Growth inducement potential  
N/A
  - c. Off-site costs of public improvements  
N/A
  - d. Proposed tax revenues (*assessed valuation*)  
N/A
  - e. Availability or provisions for utilities  
N/A

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 surrounding areas are populated with other business and structures operating in a similar manner as ArtLab J business

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

No vegetative cover will be removed.

L. What beautification steps are built into the development?

N/A

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

1- There will be no noticeable ecological effects since the original ecosystem were already modified and the current changes might not significantly impact the limited remaining natural elements.

2- The area already presents a well developed environment, with different business and industrial buildings. The presence of ArtLab J will increase and help with employment opportunities, facilitating the exchange of goods and services, contributing for innovation, local economy and opportunities for the community to come together within the possibilities of arts and culture.

3- N/A

4- Increase of foot traffic in the vicinity, benefiting nearby business. Generating rental income for property owners, contributing to the local real estate economy. Special events that could potentially attract participants outside of the community boosting tourism and accommodation, dining and local attractions. Required equipments purchased from local business, educational opportunities, enhancing the overall quality of life by fostering a sense of community and involvement.

5- Total compatibility with neighborhood and the City regional development.