



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 Gerald Plaza		
Description of Proposed Project Located on three parcels in the Auburn Road Corridor, within the new BD Brooklands Zoning District, totaling approximately 0.49 acres, the proposed 29,875 sq. ft., three-story, mixed-use building shall include ground floor retail and multi-family residential above (total of 10 residential units)		
Proposed Use(s)		
Residential <input type="checkbox"/> Single Family Residential <input checked="" 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 checked="" 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

Surface topography at the site is relatively flat with an average elevation of approximately 700 feet

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

Not Applicable

3. Describe the ground water supply & proposed use

Not Applicable

4. Give the location & extent of wetlands & floodplain

Not Applicable

5. Identify watersheds & drainage patterns

Please refer to (Utility & Geometry Plan) for Storm-water Drainage

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

Not Applicable

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

Not Applicable



D. Are there important scenic features? None.
E. What access to the property is available at this time? Automotive, Bicycle, Pedestrian, Public
F. What utilities are available? All utilities are available to be provided for the proposed building: Electricity, Water, Gasetc.

Part 2. The Plan

A. Residential (Skip to B. below if residential uses are not proposed)
1. Type(s) of unit(s) Condominiums
2. Number of units by type 5 of 2 bedroom & 5 of 3 bedroom Condominiums.
3. Marketing format, i.e., rental, sale or condominium For sale
4. Projected price range Estimated \$385,000 - \$455,000 / unit
B. Non-Residential/Mixed-Use (Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)
1. Anticipated number of employees Not known. Retail space at Ground Floor is open white box. Uses to be determined by future tenants.
2. Hours of operation/number of shifts Not known. Shall be determined by future tenants.
3. Operational schedule (continuous, seasonal, seasonal peaks, etc.) Not known. Shall be determined by future tenants.
4. Description of outside operations or storage No outside operations or storage proposed.



5. Delineation of trade area Not known. Shall be determined by future tenants.
6. Competing establishments within the trade area (<i>document sources</i>) Not known. Shall be determined by future tenants.
7. Projected growth (physical expansion or change in employees) Not known. Shall be determined by future tenants.

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan? 1. Total number of acres of undisturbed land 0 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 0 5. Number of acres of public open space 0.2 6. Extent of off-site drainage Not Applicable 7. List of any community facilities included in the plan None 8. How will utilities be provided? Utilities shall be provided by available local utility companies.
B. Current planning status In the process of obtaining Site Plan with Conditional Land Use Approval.
C. Projected timetable for the proposed project Site Plan Approval (estimated 1 month) + Construction Document Drawings (estimated 2 months) + Construction Work (estimated 14 Months) = Estimated Total 17 months
D. Describe or map the plan's special adaptation to the geography The proposed development is designed in accordance with the new BD Brooklands Zoning District that was adapted for the development of Auburn Road Corridor.
E. Relation to surrounding development or areas The proposed development shall be a confirming beautiful addition to the newly updated Auburn Road Corridor Project.



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

Not Applicable.

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

There are no anticipated adverse effects during construction. In case of any unexpected effects, we shall follow all the standard procedures to minimize the impact.

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

Not Applicable.

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

Please refer to Civil Engineering Drawings (Utility & Geometry Plan) and (Soil Erosion Control Plan) for more information

c. Wildlife habitat (*where applicable*)

Not Applicable.

d. Vegetative cover

Not Applicable.

e. Night light

Please refer to (Site Lighting Photometric Plan) for more information.

2. Social

a. Visual

The proposed development shall be a confirming beautiful addition to the newly updated Auburn Road Corridor Project.

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

The project shall generate a minor traffic increase within the capacity of the new planned Auburn Road Corridor Project.

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

Automotive, Bicycle, Pedestrian and Public Transportation.

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

The proposed development shall be completely accessible for all the public.



3. Economic

a. Influence on surrounding land values

The proposed development shall increase the surrounding land values.

b. Growth inducement potential

The proposed development with the new (7,552 sq. ft.) retail space shall provide new employment opportunities.

c. Off-site costs of public improvements

Expecting around \$10,000

d. Proposed tax revenues (*assessed valuation*)

unknown.

e. Availability or provisions for utilities

None.

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 shall not disrupt existing uses & intended future uses as shown on the Master Land Use Plan, as it is confirming with the new BD Brooklands Zoning District Ordinance that was adopted for the new development of Auburn Road Corridor Project.

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

Not Applicable.

L. What beautification steps are built into the development?

The proposed development itself shall be a confirming beautiful addition to the newly updated Auburn Road Corridor Project.

M. What alternative plans are offered?

Not Applicable.



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 proposed development shall be a suitable addition to the new Auburn Road Corridor Development by the City of Rochester Hills.

Confirming with the new BD Brooklands District Zoning Ordinance that intends to allow and encourage upgrading and improving properties in the district, the proposed development shall add physical beauty, social encouragement and economical growth to this district.

It will provide economical growth by the new retail businesses at the ground floor creating new employment opportunities, in addition to providing new residential units (luxury Condominiums) at the second and third floors.

The proposed development is compatible with the City's Master Land Use Plan, and in conjunction with Auburn Road Corridor development shall increase the value of surrounding properties.