



Department of Planning and Economic Development
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Environmental Impact Statement (EIS)

Project Information

Name Campus Corners		
Description of Proposed Project 8,154 s.f. Retail and Restaurant facility to be built on an existing building pad from a previous bank building on an outlet in an existing shopping center.		
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 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
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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 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

Good the site was previously a one story bank building.

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

None

3. Describe the ground water supply & proposed use

NA

4. Give the location & extent of wetlands & floodplain

None

5. Identify watersheds & drainage patterns

parking Lot and roof drainage into City sewer system

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

None

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

None



D. Are there important scenic features? None
E. What access to the property is available at this time? Through the current Shopping Center drives and curb cuts.
F. What utilities are available? Water, Sewer, Gas, Electric

Part 2. The Plan

A. Residential <i>(Skip to B. below if residential uses are not proposed)</i>
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 <i>(Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)</i>
1. Anticipated number of employees 25-30
2. Hours of operation/number of shifts 8:00 am to 8:00 pm
3. Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i> Continuous
4. Description of outside operations or storage Limited outdoor seating for the proposed Restaurant.



5. Delineation of trade area 5 miles
6. Competing establishments within the trade area (<i>document sources</i>) Unknown
7. Projected growth (physical expansion or change in employees) Some change in employees may occur amount not known.

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan? 1. Total number of acres of undisturbed land None 2. Number of acres of wetland or water existing None 3. Number of acres of water to be added Approx. one acre of parking and building 4. Number of acres of private open space None 5. Number of acres of public open space Approx. 1,400 s.f. of Public Amenity Space 6. Extent of off-site drainage None 7. List of any community facilities included in the plan New proposed Public Amenity Space 8. How will utilities be provided? City Water and Sewer, Private Gas and Electric.
B. Current planning status Expecting Preliminary Site Plan Approval
C. Projected timetable for the proposed project Fall 2019
D. Describe or map the plan's special adaptation to the geography None
E. Relation to surrounding development or areas The proposed development is similar zoning and connected



F.	Does the project have a regional impact? Of what extent & nature? To the extent that Patrons will drive or walk to eat or shop.
G.	Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact Some construction traffic will need to use the current driveways into the shopping center for deliveries etc. attempts will be made to limit those deliveries to early morning when the least amount of traffic is present in the existing Shopping Center when possible.
H.	List any possible pollutants None
I.	What adverse or beneficial changes must inevitable result from the proposed development? 1. Physical a. Air quality None b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>) None c. Wildlife habitat (<i>where applicable</i>) None d. Vegetative cover None e. Night light The existing shopping center has pole lights. 2. Social a. Visual A new building will have a positive visual effect on the surrounding business over the current empty lot. b. Traffic (<i>type/amount of traffic generated by the project</i>) Similar to what currently exists, exact numbers are not known c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>) All of the above. d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities Good



3. Economic

- a. Influence on surrounding land values
Positive a new development is better than an empty lot.
- b. Growth inducement potential
No expansion space is available on the site.
- c. Off-site costs of public improvements
None
- d. Proposed tax revenues (*assessed valuation*)
\$30,000 to \$35,000
- e. Availability or provisions for utilities
All utilities available on site.

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?

All services and establishments proposed for this development will be compatible with the surrounding businesses and zoning.

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

Refer to the proposed new Landscape Plan.

L. What beautification steps are built into the development?

A new Public Amenity space has been provided.

M. What alternative plans are offered?

None



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 Retail/restaurant development will be compatible with and utilized by the surrounding community and region and in line with the Cities Master plan. The new businesses will provide new jobs and services for a positive economic effect. The proposed use will not have adverse ecological effects and the proposed new outdoor seating and Amenity space will provide a special feature providing additional community space which does not exist at this time in this location.