

ENVIRONMENTAL IMPACT STATEMENT FOR REZONING APPLICATION

Applicant: Southeast Michigan Management Corp.

Address: 2642-2652 Crooks Road, Rochester Hills, Michigan 48309

Parcel ID No.: 70-15-29-427-036

**PART I
ANALYSIS REPORT**

PAST AND PRESENT STATUS OF THE LAND

A. What are the characteristics of the land, waters, plant and animal life present?
None present. The Property consists of an existing commercial building with grass.

1) Comment on the suitability of the soils for the intended use.

THERE WILL NOT BE AN IMPACT ON SOILS IF THE PROPERTY IS REZONED

2) Describe the vegetation giving specific locations of specimens of six-inch (6") diameter or greater, or areas of unusual interest on parcels of five (5) acres or more.

NONE EXIST

3) Describe the ground water supply and proposed use.

THERE WILL NOT BE A CHANGE IN NEED FOR GROUND WATER IF THE PROPERTY IS REZONED

4) Give the location and extent of wetlands and floodplain.

NONE EXIST

5) Identify watersheds and drainage patterns.

DRAINAGE OF PROPERTY IS TO WEST TO EXISTING DRAINAGE BASIN

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

NO

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

YES – ONE STORY COMMERCIAL BUILDING

D. Are there important scenic features?

NO

E. What access to the property is available at this time?

ACCESS OF CROOKS ROAD THROUGH EASEMENT OVER PARCEL ABUTTING PROPERTY TO NORTH AND WEST

D. Describe or map the plan's special adaptation to the geography.

THERE WILL BE NO CHANGE TO THE GEOGRAPHY OF PROPERTY

E. Relation to surrounding development or areas.

PROPERTY IS SURROUNDED ON 3 SIDES BY PARCELS THAT ARE ZONED REC-W

F. Does the project have a regional impact?

REZONING THE PROPERTY TO REC-W WOULD ATTRACT A NEW USER OR BUYER, WHICH MAY BRING MORE EMPLOYEES AND CUSTOMERS TO THE AREA, WHICH IS A GOAL OF THE REGIONAL EMPLOYMENT CENTER AREAS.

1) Of what extent and nature?

UNKNOWN AT THIS TIME

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

NO CONSTRUCTION IS PROPOSED AT THIS TIME

H. List any possible pollutants.

NONE

I. What adverse or beneficial changes must inevitable result from the proposed development?

1) Physical

- a. Air Quality – **NO CHANGE**
- b. Water effects (pollution, sedimentation, absorption, flow, flooding) – **NO CHANGE**
- c. Wildlife habitat, where applicable – **NO CHANGE**
- d. Vegetative cover – **NO CHANGE**
- e. Night light – **NO CHANGE**

2) Social

- a. Visual – **NO CHANGE**
- b. Traffic – **NO CHANGE**
- c. Modes of transportation (automotive, bicycle, pedestrian, public)
 - d. Accessibility of residents to: (1) Recreation – **NO CHANGE**
 - (2) Schools, libraries – **NO CHANGE**
 - (3) Shopping – **NO CHANGE**
 - (4) Employment – **NO CHANGE**
 - (5) Health facilities – **NO CHANGE**

3) Economic

- a. Influence on surrounding land values – BRINGING THE PROPERTY INTO CONFORMITY WITH SURROUNDING LAND USES AND THE FUTURE LAND USE MAP WOULD HAVE A POSITIVE IMPACT ON THE SURROUNDING PROPERTY, AND WOULD REDUCE THE LIKELIHOOD OF ATTRACTING A USER OR BUYER OF THE PROPERTY THAT WOULD USE THE PROPERTY IN A WAY THAT IS NOT CONSISTENT WITH SURROUNDING LAND USES AND FUTURE LAND USE PLAN.
- b. Growth inducement potential – POTENTIAL BUYERS AND TENANTS HAVE REQUESTED THAT PROPERTY BE REZONED TO COMPLY WITH SURROUNDING LAND USES, AND BE UPDATED TO BE CONSISTENT WITH CITY’S FUTURE LAND USE MAP
- c. Off-site costs of public improvements - NONE
- d. Proposed tax revenues (assessed valuation) - UNKNOWN AT THIS TIME
- e. Availability or provisions for utilities – UTILITIES ALREADY IN PLACE

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 Land Use Plan?

SURROUNDING PROPERTIES WILL NOT BE DISRUPTED BY THIS REZONED

2) What specific steps are planned to revitalize the disturbed or replace the removed vegetative cover?

APPLICANT DOES NOT PLAN TO REMOVE VEGETATIVE COVER

3) What beautification steps are built into the development?

NONE ARE PLANNED AT THIS TIME

4) What alternative plans are offered?

NONE ARE PLANNED AT THIS TIME

**PART IV
THE SUMMARY**

REZONING THE PROPERTY FROM B-4 TO REC-W: (I) IS CONSISTENT WITH THE FUTURE LAND USE PLAN, (II) IS CALLED FOR IN THE CITY’S FUTURE LAND USE MAP, (III) REMOVES AN “ISLAND” OF B-4 ZONED PROPERTY THAT IS SURROUNDING BY PARCELS THAT ARE ZONED REC-W, AND (IV) WILL INCREASE THE LIKELIHOOD OF ATTRACTING A TENANT OR BUYER OF THE PROPERTY THAT WILL USE OR DEVELOP IT IN A WAY THAT PROMOTES THE GROWTH AND VITALITY THAT THE CITY IS LOOKING TO ATTRACT WHEN IT CREATED THE REGIONAL EMPLOYMENT CENTER ZONING DESIGNATIONS. REZONING THE PROPERTY TO REC-W WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR THE PROPERTY OF OTHERS IN THE

VICINITY, AS THE PARCELS SURROUNDING THE PROPERTY TO THE NORTH, WEST AND SOUTH, ARE CURRENTLY ZONED REC-W. THE PARCEL TO THE EAST IS OWNED BY THE APPLICANT, AND IS CURRENTLY OPERATED AS A YAYA'S CHICKEN. ANY DEVELOPMENT OR INCREASED USE OF THE PROPERTY WILL HELP THE RESTAURANT BUSINESS TO THE EAST BY BRINGING MORE EMPLOYEES AND CUSTOMERS TO THE AREA.

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