



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 Level One Bank Rochester Hills at 1880 S Rochester Road		
Description of Proposed Project Tenant fit-up that will occupy about half of the space of the existing unoccupied Outback Steakhouse with a new Level One Bank with a drive up / thru ATM, Night Deposit and banking		
Proposed Use(s)		
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:

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 4-11-19	File # 19-015	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

<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>This is an existing Outback Steakhouse restaurant that is being refitted to a Level One Bank. The soils have already been deemed suitable for development.</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>This is an existing retail mall that has some shade trees located within the parking area. We will not be disturbing any of these existing trees with this project.</p> <p>3. Describe the ground water supply & proposed use</p> <p>This is an existing retail mall that is undergoing renovations. There was no use of the ground water supply and there is no plan to use the ground water supply for the proposed improvements.</p> <p>4. Give the location & extent of wetlands & floodplain</p> <p>N/A</p> <p>5. Identify watersheds & drainage patterns</p> <p>This is an existing retail mall and the improvements have no changes to the drainage patterns. Currently the pave area has multiple catch basins for drainage of the storm water.</p>
<p>B. Is there any historical or cultural value to the land?</p> <p>This is an existing retail mall. There is no historic or cultural value to the land.</p>
<p>C. Are there any man-made structures on the parcel(s)?</p> <p>Yes. There are existing mercantile buildings and a restaurant out-building.</p>



D. Are there important scenic features? This is an existing retail mall. There are no important scenic features on the site.
E. What access to the property is available at this time? 1 Drive access on east side of lot from Rochester Road and 1 drive access on the south side from Hamlin Road.
F. What utilities are available? All utilities are available to the site because it is an existing retail mall.

Part 2. The Plan

A. Residential (Skip to B. below if residential uses are not proposed)
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 (Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)
1. Anticipated number of employees 7 - 10 Employees
2. Hours of operation/number of shifts Mon - Thurs 9am-5pm, Fri. 9am-6pm, Sat. 9am- 12pm
3. Operational schedule (continuous, seasonal, seasonal peaks, etc.) Regular Business Hours including Saturday
4. Description of outside operations or storage The only outside operations will be the drive up camera / drive thru for ATM, night depository and banking. There is no outside storage.



5. Delineation of trade area Rochester, Rochester Hills and surrounding cities such as Auburn Hills, Pontiac and/or Utica
6. Competing establishments within the trade area (<i>document sources</i>) Financial Institutions such as Chase, 5/3, Bank of America, Huntington, Cornerstone Community CU , TCF, Comerica, Michigan's First Credit Union, Flagstar, PNC, etc....
7. Projected growth (physical expansion or change in employees) The staff size should not change or grow from initial occupancy. Also, it is unlikely there will be expansion of this location.

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan? 1. Total number of acres of undisturbed land This is an existing developed site. 2. Number of acres of wetland or water existing Zero acres 3. Number of acres of water to be added Zero acres 4. Number of acres of private open space Zero acres 5. Number of acres of public open space Zero acres 6. Extent of off-site drainage This is an existing developed retail mall. All off-site drainage will remain as it is today. 7. List of any community facilities included in the plan This is an existing retail mall with no community facilities. 8. How will utilities be provided? This is an existing retail space, therefore we will re-use existing connections / hook-ups already established
B. Current planning status Level One Bank is submitting for site plan approval and following with a building permit
C. Projected timetable for the proposed project Construction is scheduled to start early June of 2019. Construction is scheduled to be completed by the end of August 2019.
D. Describe or map the plan's special adaptation to the geography This is an existing developed retail mall. The improvements as located within the existing building envelope.
E. Relation to surrounding development or areas This is an existing developed retail mall that is surrounded by other retail stores and a couple of restaurants.



F.	Does the project have a regional impact? Of what extent & nature? This project will not impact the region in a negative manner. Level One Bank is improving this existing facility which will enhance the building in a positive way. By improving their facility, it will help to improve the region.
G.	Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact Portion of parking lot will be blocked and secured for exterior work and contractor / construction parking and therefore will not impact the surrounding areas in a negative way.
H.	List any possible pollutants There is no work that will impact the environment in a negative manner.
I.	What adverse or beneficial changes must inevitable result from the proposed development? 1. Physical a. Air quality The proposed work will not impact the air quality in any way. b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>) There are no site improvements for this project. Therefore, there will be no pollution issues. c. Wildlife habitat (<i>where applicable</i>) N/A d. Vegetative cover No existing vegetation on site will be removed due to this project. e. Night light There is no construction work to occur at night and the new work will not include modification of any exterior site lighting. Therefore N/A 2. Social a. Visual Removal of Outback Steakhouse signature building type / look and apply Level One Bank styling. This will be a refreshed new look and will be more visually appealing to the public. b. Traffic (<i>type/amount of traffic generated by the project</i>) The traffic pattern will be of a banking type. There will be park and walk in, drive thru for ATM, Deposit box and digital drive thru. Generally there will be steady light traffic pattern as opposed to the lunch and dinner rush that was present before. We see no significant increase in traffic generation. c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>) All automotive, or park and walk-in d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities There are no residents at this site.



3. Economic

a. Influence on surrounding land values

This is an existing unoccupied retail facility. Generally, occupied and updated buildings / spaces improves values

b. Growth inducement potential

This project will generate traffic / activity which will bring new potential customers to other mercantile in the same vicinity and parking lot.

c. Off-site costs of public improvements

There are no off-site public improvement costs for this project.

d. Proposed tax revenues (*assessed valuation*)

There are no anticipated tax revenues associated with these proposed improvements.

e. Availability or provisions for utilities

There are existing utility connections already established for this development.

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?

These improvements are localized within this existing development. There should not be any disruption to the surrounding developments or to any future uses of the area due to this renovation project.

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

This is an existing developed site. Any existing vegetation will not be disturbed due to this renovation project.

L. What beautification steps are built into the development?

An improved and updated exterior facade

M. What alternative plans are offered?

There are no alternates proposed for this project.



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

Since this project is renovating and occupying an existing unoccupied space there should be no environmental impact to the city of Rochester Hills. Level One Bank is simply improving and occupying an existing structure and will be improving the aesthetics of said structure and therefore creating a more pleasing experience for patrons that visit the site.

That being said:

- 1) No change in the ecological effects since this is occupying an existing space.
- 2) This will help to fill a service / need for residents. Occupied spaces / buildings reduce crime and vagrants and help with revenue through taxes, land value increase and creating more customer flow in a partially empty retail lot.
- 3) Not applicable
- 4) Stated in item #2
- 5) Fits the zoned uses B-3 with an FB-3 overlay as shown on the zoning map and in the zoning ordinance.