



**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 &amp; animal life present?</p> <p>1. Comment on the suitability of the soils for the intended use</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>3. Describe the ground water supply &amp; proposed use</p> <p>4. Give the location &amp; extent of wetlands &amp; floodplain</p> <p>5. Identify watersheds &amp; drainage patterns</p>	<p>THERE IS SOME FILL ON THE SITE WHICH WILL IMPACT THE PARKING AREA ONLY. THE ONE STORY BUILDING WITH STANDARD FOOTINGS WILL BE BUILT WITH NO SPECIAL ENGINEERING REQUIREMENTS (ATTACHED SOILS REPORT)</p> <p>N/A, BUT THE EXISTING VEGETATION WILL BE MAINTAINED AND PRUNED ALONG THE NORTH PROPERTY LINE</p> <p>PUBLIC UTILITIES</p> <p>NONE PRESENT</p> <p>WATER WILL BE MAINTAINED ON SITE. ONLY 33% OF THE SITE WILL BE IMPROVED SURFACE</p>
<p>B. Is there any historical or cultural value to the land?</p>	<p>NONE</p>
<p>C. Are there any man-made structures on the parcel(s)?</p>	<p>NONE</p>



D. Are there important scenic features?  
 NONE

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

F. What utilities are available?  
 GAS, WATER, SEWER AND ELECTRICITY ARE AVAILABLE

**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  
 ZERO, VOLUNTEERS

2. Hours of operation/number of shifts  
 SUNDAY MORNING 3:30AM TO 6:00AM  
 MONDAY EVENING 6:30PM TO 7:00PM  
 THURSDAY EVENING 6:30PM TO 7:00PM (MONDAY 8-27-18)

3. Operational schedule (continuous, seasonal, seasonal peaks, etc.)  
 ALL YEAR

4. Description of outside operations or storage  
 NONE



5. Delineation of trade area	NA
6. Competing establishments within the trade area (document sources)	NA
7. Projected growth (physical expansion or change in employees)	NONE ANTICIPATED

**Part 3. Impact Factors**

A. What are the natural & urban characteristics of the plan?	FLAT SITE, DRAINAGE TO THE NORTH
1. Total number of acres of undisturbed land	.56 AC (67% OF SITE)
2. Number of acres of wetland or water existing	NA
3. Number of acres of water to be added	NA
4. Number of acres of private open space	<del>NA</del> .56 AC
5. Number of acres of public open space	NA
6. Extent of off-site drainage	NONE, ALL ON SITE
7. List of any community facilities included in the plan	NONE
8. How will utilities be provided?	TAP, AND CONNECTING TO EXISTING
B. Current planning status	IN PROGRESS
C. Projected timetable for the proposed project	12 TO 16 WEEKS.
D. Describe or map the plan's special adaptation to the geography	NO SPECIAL ADAPTATION, FLAT SITE
E. Relation to surrounding development or areas	STRUCTURE IN SIZE AND FOOTPRINT SIMILAR TO ADJACENT RESIDENTIAL



F. Does the project have a regional impact? Of what extent & nature? **NONE**

G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact  
**SITE TO BE MAINTAINED FOR CITY USE AND  
 PROTECTIVE CONTROLS PUT INTO PLACE TO MINIMIZE  
 DUST AND DISBURS AT SITE**

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 ANTICIPATED**

b. Water effects (pollution, sedimentation, absorption, flow, flooding) **NONE**

c. Wildlife habitat (where applicable) **NA**

d. Vegetative cover  
**EXISTING TO BE MAINTAINED AND SUPERSEDED (SEE PLAN)**

e. Night light  
**NONE ANTICIPATED EXCEPT DURING HOURS OF OPERATION**

2. Social

a. Visual **THE DESIGN CONFORMS TO THE STANDARDS OF THE  
 COMMUNITY FOR VISUAL USE**

b. Traffic (type/amount of traffic generated by the project)  
**MINIMAL, SEE HOURS OF OPERATION**

c. Modes of transportation (automotive, bicycle, pedestrian, public)  
**ADJUNCT AND PEDESTRIAN ACCESS CONNECTED**

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



3. Economic	
a. Influence on surrounding land values	Normal, enhanced by new built site
b. Growth inducement potential	None anticipated
c. Off-site costs of public improvements	None
d. Proposed tax revenues (assessed valuation)	None (Tax exempt)
e. Availability or provisions for utilities	In R.O.W.
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?	Compatible with residential laws in intensity of use and scale of structure
K. What specific steps are planned to revitalize the disturbed or replace the removed vegetative cover?	Additional plantings (see plan)
L. What beautification steps are built into the development?	Landscaping, building material selections
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 NET EFFECT OF THE MONEST FOOTPRINT  
AND INTENDED USE OF THE STRUCTURE BY LOCAL  
FAMILIES WILL HAVE LITTLE IMPACT ON THE REGION  
IT WILL BE COMPATIBLE IN SCALE TO ADJOINING  
RESIDENCES AND GENERATE LITTLE ACTIVITY