



Department of Planning and Economic Development
 1000 Rochester Hills Dr.
 Rochester Hills, MI 48309
 (248) 656-4660

Environmental Impact Statement (EIS)

Project Information

Name Clean Express Carwash (10 E Auburn Road)					
Description of Proposed Project <small>DEVELOPMENT OF A PREVIOUS STONE SHOP INTO A CAR WASH FACILITY WITH ASSOCIATED PARKING, VACUUM AREAS, DRIVEWAYS, AND UTILITIES. THE PRIMARY ENTRANCE TO THE FACILITY WILL NORTH OF THE SITE ALONG AUBURN ROAD, AND A RIGHT-OUT ONLY EXIT LANE WILL BE PROVIDED TO THE WEST SIDE OF THE SITE FOR VEHICLES THAT ARE UNABLE TO MOVE INTO THE CAR WASH TUNNEL. ADDITIONAL ENTRANCES ARE LOCATED SOUTH OF THE SITE INTO THE MEIJER LOT AND WEST OF THE SITE MERGING THE EXISTING DRIVE AT THE ADJACENT PROPERTY. THE PROPOSED STORM SEWER SYSTEM WILL INCLUDE AN UNDERGROUND DETENTION SYSTEM WHICH DISCHARGES INTO A MANHOLE ON THE SOUTHERN SITE. THE PROPOSED SANITARY SEWER LEAD WILL CONNECT TO AN EXISTING SANITARY SEWER WITHIN THE RIGHT OF WAY LIMITS. THE PROPOSED WATER SERVICE LEAD WILL CONNECT TO AN EXISTING WATERMAIN WITHIN THE RIGHT OF WAY LIMITS.</small>					
Proposed Use(s) <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; vertical-align: top;"> Residential <input type="checkbox"/> Single Family Residential <input type="checkbox"/> Multiple Family Residential </td> <td style="width: 33%; vertical-align: top;"> Non-Residential <input type="checkbox"/> Commercial/Office <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional/Public/Quasi-Public </td> <td style="width: 33%; vertical-align: top;"> Mixed-Use <input checked="" type="checkbox"/> Describe uses: <div style="text-align: center;">Car Wash</div> </td> </tr> </table>			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: <div style="text-align: center;">Car Wash</div>
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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

<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>The soil strata consists largely of Shebeon-Urban Land Complex, which is adequate for</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>A large portion of the vegetation (trees) present on site are in poor condition and is loca</p> <p>3. Describe the ground water supply & proposed use</p> <p>The groundwater supply is at an unknown depth and is not intended for proposed use.</p> <p>4. Give the location & extent of wetlands & floodplain</p> <p>There are no wetlands or floodplains present on site.</p> <p>5. Identify watersheds & drainage patterns</p> <p>Stormater is intended to sheet flow away from the car wash facility to inlets located d</p>
<p>B. Is there any historical or cultural value to the land?</p> <p>No.</p>
<p>C. Are there any man-made structures on the parcel(s)?</p> <p>An existing parking lot and building.</p>



D. Are there important scenic features? There are no relevant scenic features present on the property.
E. What access to the property is available at this time? Existing: Drive frontage and access along East Auburn Road, which is the north parcel line. There is also an existing (partial) cross-access drive from the property to the east. Proposed: Drive along East Auburn, cross access between east and west parcels and cross-access from south property to south.
F. What utilities are available? Public access to sanitary sewer, water, storm sewer along the Auburn Road frontage and overhead electric/telecom along the west and east property lines

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 Single (1) unit, drive through car wash
3. Marketing format, i.e., rental, sale or condominium Pre-paid service per each use
4. Projected price range N/A
B. Non-Residential/Mixed-Use (Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)
1. Anticipated number of employees 2
2. Hours of operation/number of shifts Monday through Saturday: 7am to 8 pm, Sunday: 9 am to 6 pm
3. Operational schedule (continuous, seasonal, seasonal peaks, etc.) Seasonal Peaks (Reduced schedule during cold weather seasons)
4. Description of outside operations or storage Only outdoor storage is for trash and recycling.



5. Delineation of trade area	Unknown
6. Competing establishments within the trade area (<i>document sources</i>)	Jax Kar Wash & Auto Detailing (near Wabash Rd @ S Rochester Rd) and MR Ts. Auto Wash (near John Rd @ Auburn Rd)
7. Projected growth (physical expansion or change in employees)	None

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan?	Existing, site is mostly pavement and building.
1. Total number of acres of undisturbed land	0.02
2. Number of acres of wetland or water existing	0.0
3. Number of acres of water to be added	0.0
4. Number of acres of private open space	.1
5. Number of acres of public open space	0.04
6. Extent of off-site drainage	4,100 sft (0.09 ac)
7. List of any community facilities included in the plan	None
8. How will utilities be provided?	Proposed utilities will tie into existing infrastructure along Auburn Road and adjacent parcels.
B. Current planning status	Site plan review phase
C. Projected timetable for the proposed project	09/01/23 Site plan submittal, 9/19/23 Plan Approval, 10/24/23 submit CDs, 11/21/23 Permits Issued (Outside agencies), 03/04/23 Construction start
D. Describe or map the plan's special adaptation to the geography	Naturally grading the property to accommodate adjacent parcels and promote stormwater sheet flow with minimal off site runoff.
E. Relation to surrounding development or areas	Automotive parts/repairs to west, fastfood restaurant to east, urgent care to south



F. Does the project have a regional impact? Of what extent & nature? Minimal.
G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact Temporary impacts to eastbound traffic along Auburn Road south curb line for utility lead taps to existing water main, standard maintenance of traffic protocols to be used. The proposed storm conveyance system outlet is proposed to tap into an existing manhole to the southeast (off site), this should only minimally impact adjacent parcel.
H. List any possible pollutants Detergents from car wash, oil, grease, salt, gasoline, metals
I. What adverse or beneficial changes must inevitably result from the proposed development? 1. Physical a. Air quality Slightly adverse to idling vehicles in queue for car wash b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>) Long term effects to stormwater and surrounding water bodied are intended to be mitig c. Wildlife habitat (<i>where applicable</i>) None. d. Vegetative cover Vegetative cover quality will be improved by the proposed development. e. Night light Minimal, facility will close after 8 pm 2. Social a. Visual None. b. Traffic (<i>type/amount of traffic generated by the project</i>) Less than 100 peak hour directional trips c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>) Automotive d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities Promotes accessibility due to shared-drive access.



3. Economic

a. Influence on surrounding land values

N/A

b. Growth inducement potential

N/A

c. Off-site costs of public improvements

None, except those associated with tapping existing storm manhole to southeast (off site)

d. Proposed tax revenues (*assessed valuation*)

Not available

e. Availability or provisions for utilities

Future utility costs will be appropriated on an-as-needed basis by the property owner

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 plans accommodate the shared access drives for the west, east and south parcels for site circulation. Construction activities are also limited to within property in order to reduce disruption to adjacent parcels and businesses.

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

Replacement with newly planted shrubs and plants in kind and per Rochester Hills Landscape requirements.

L. What beautification steps are built into the development?

Sleek, visually appealing car wash exterior, materials and general site landscaping and layout.

M. What alternative plans are offered?

None at this time.



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

1. Ecological effects are intended to be mitigated by water recycling in the car wash facility, stormwater management and pretreatment prior to release to the downstream water bodies, and reduction of off site stormwater runoff. The underground detention system also includes a pretreatment design, which in essence cleans the stormwater runoff before discharge at a controlled rate to the existing conveyance system.

2. The proposed car wash should meet the industrial needs of the Auburn Road corridor with the ease of access and quick service compared to other manual car wash facilities.

3. Special features of the site are proposed to be maintained, including cross drive access between the adjacent parcels, the existing retaining wall with the property to the west, and natural site grading and layout.

4. The proposed car wash should promote positive economic impact to the surrounding areas since vehicles along the busy Auburn Road corridor will be slowing to use the touchless wash.

5. The proposed automated car wash facility falls directly in line with the neighborhood considering the adjacent parcel to the west is currently a Penzoil (car parts/repair shop) and the parcel to the east is a Culvers fast food facility. These existing uses will remain this use for the foreseeable future and are intended to work in harmony with the proposed car wash.