



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

## Environmental Impact Statement (EIS)

### Project Information

Name <b>Tractor Supply Company - Rochester Hills, MI</b>		
Description of Proposed Project <b>Renovation of an existing commercial building to meet the needs of Tractor Supply Company.</b>		
Proposed Use(s)		
<b>Residential</b> <input type="checkbox"/> Single Family Residential <input type="checkbox"/> Multiple Family Residential	<b>Non-Residential</b> <input checked="" type="checkbox"/> Commercial/Office <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional/Public/Quasi-Public	<b>Mixed-Use</b> <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	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 in adequate 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

Existing building and site to remain

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

Existing vegetation to remain

3. Describe the ground water supply & proposed use

Existing ground water supply to remain

4. Give the location & extent of wetlands & floodplain

Existing wetlands and floodplain to remain

5. Identify watersheds & drainage patterns

Existing watershed and drainage patterns to remain

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

No

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

yes



D. Are there important scenic features? No
E. What access to the property is available at this time? Existing access to remain
F. What utilities are available? Existing utilities to remain

## Part 2. The Plan

A. <b>Residential</b> <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. <b>Non-Residential/Mixed-Use</b> <i>(Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)</i>
1. Anticipated number of employees 10
2. Hours of operation/number of shifts 8am - 9pm 2 shifts per day
3. Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i> Continuous
4. Description of outside operations or storage Trailer display, fenced outdoor display and sidewalk displays



5. Delineation of trade area	approximately 10 mile radius
6. Competing establishments within the trade area ( <i>document sources</i> )	Walmart, Meijer, Home Depot, Lowes and Menards
7. Projected growth (physical expansion or change in employees)	None

**Part 3. Impact Factors**

A. What are the natural & urban characteristics of the plan?	<b>Fully developed site</b>
1. Total number of acres of undisturbed land	undisturbed land open space to remain
2. Number of acres of wetland or water existing	wetland and water open space to remain
3. Number of acres of water to be added	0
4. Number of acres of private open space	private open space to remain
5. Number of acres of public open space	Public open space to remain
6. Extent of off-site drainage	off site drainage to remain
7. List of any community facilities included in the plan	N/A
8. How will utilities be provided?	existing utilities to remain
B. Current planning status	Permit received
C. Projected timetable for the proposed project	project completion November 2022
D. Describe or map the plan's special adaptation to the geography	Existing to remain
E. Relation to surrounding development or areas	Existing to remain



F. Does the project have a regional impact? Of what extent & nature? <b>No</b>
G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact <b>None</b>
H. List any possible pollutants <b>None</b>
I. What adverse or beneficial changes must inevitably result from the proposed development? 1. Physical a. Air quality <b>None anticipated</b> b. Water effects ( <i>pollution, sedimentation, absorption, flow, flooding</i> ) <b>None anticipated</b> c. Wildlife habitat ( <i>where applicable</i> ) <b>None anticipated</b> d. Vegetative cover <b>None anticipated</b> e. Night light <b>Existing site lighting to remain</b> 2. Social a. Visual <b>Existing site and building to remain</b> b. Traffic ( <i>type/amount of traffic generated by the project</i> ) <b>Existing site and building to remain</b> c. Modes of transportation ( <i>automotive, bicycle, pedestrian, public</i> ) <b>vehicular</b> d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities <b>existing accessibility to remain</b>



3. Economic

a. Influence on surrounding land values

**Existing site and building to remain**

b. Growth inducement potential

**minimal**

c. Off-site costs of public improvements

**0**

d. Proposed tax revenues (*assessed valuation*)

**unknown**

e. Availability or provisions for utilities

**All existing site utilities to remain**

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?

**Existing site and building to remain**

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

**Existing site and building to remain**

L. What beautification steps are built into the development?

**Existing site and building to remain**

M. What alternative plans are offered?

**None**



## Part 4. The Summary

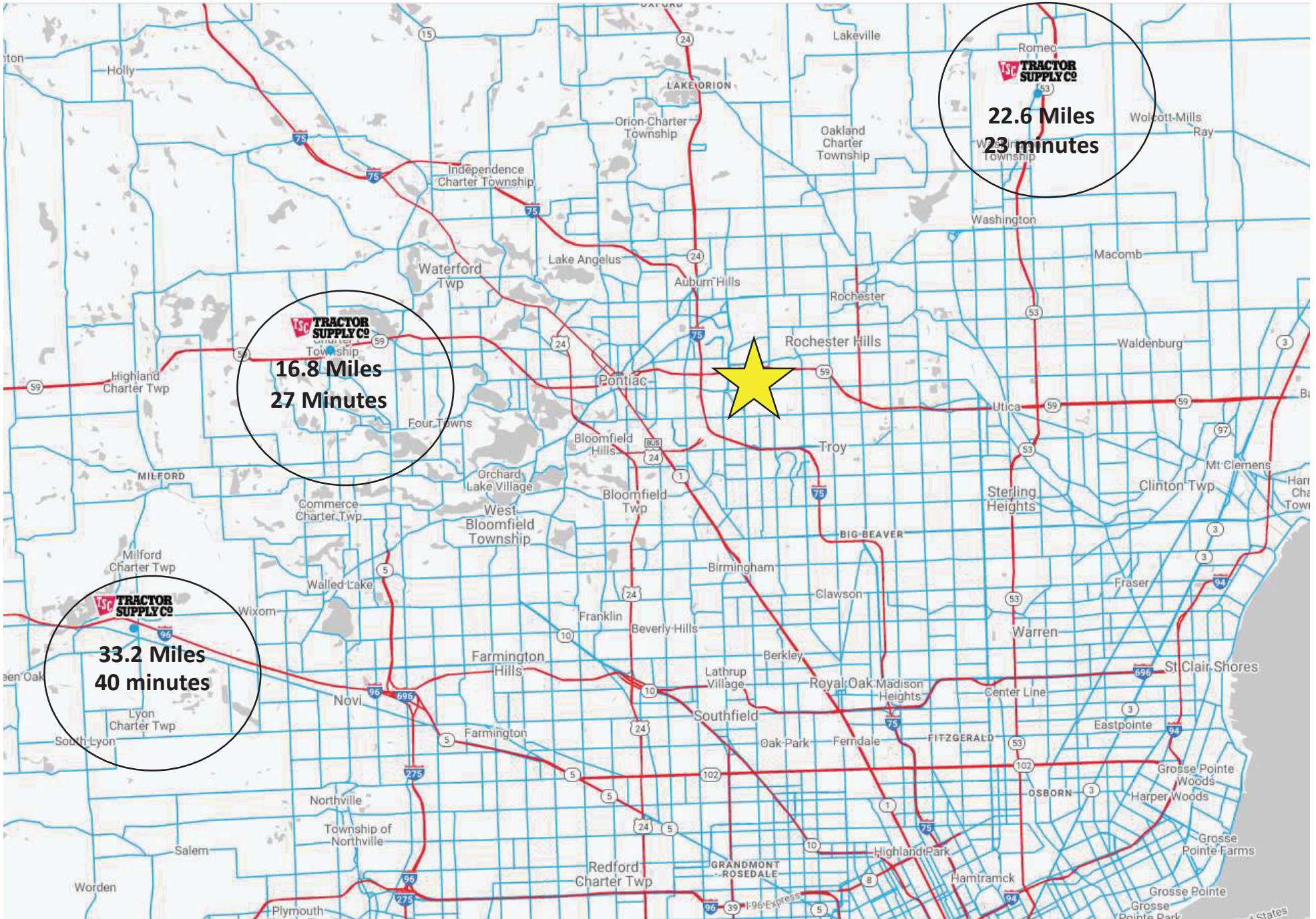
Based on the foregoing Analysis Report, state the net environmental impact on the City of Rochester Hills if the proposed plan is implemented. The summary is intended to briefly set forth a basis for the City of Rochester Hills Planning Commission and the City Council to determine the acceptability of 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

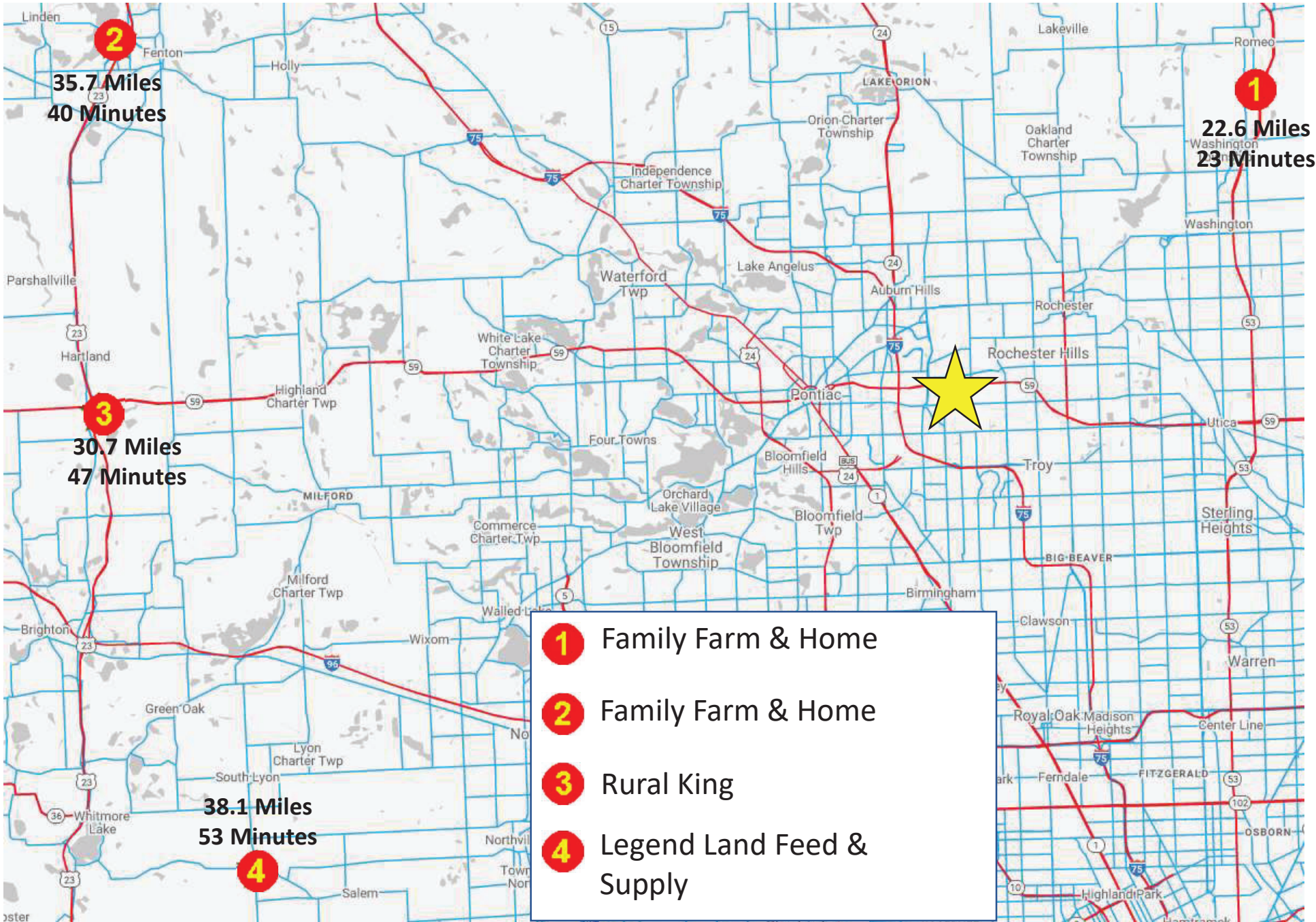
Site is fully developed. Proposed project is interior remodel only.

# Distance to Current TSC Locations: 2724 S. Adams Road, Rochester Hills, MI – Oakland County





# Distance to Current Competition: 2724 S. Adams Road, Rochester Hills, MI – Oakland County





# High Aerial Overview: 2724 S. Adams Road, Rochester Hills, MI – Oakland County

