



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

Environmental Impact Statement (EIS)

Project Information

Name Starbucks The Village of Rochester Hills		
Description of Proposed Project Free standing Starbucks with Drive thru		
Proposed Use(s)		
Residential	Non-Residential	Mixed-Use
<input type="checkbox"/> Single Family Residential	<input checked="" type="checkbox"/> Commercial/Office	<input type="checkbox"/> Describe uses:
<input type="checkbox"/> Multiple Family Residential	<input type="checkbox"/> Industrial	
	<input type="checkbox"/> Institutional/Public/Quasi-Public	

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

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

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 Parking lot parking lot for the last 20 years

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

(See attached comments)

3. Describe the ground water supply & proposed use

Existing 12' water main running thru the site

4. Give the location & extent of wetlands & floodplain

None

5. Identify watersheds & drainage patterns

Combination of surface drainage and underground piping

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

None

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

None



D. Are there important scenic features? None
E. What access to the property is available at this time? Thru the existing Von Maur parking lot
F. What utilities are available? All required utilities have been extended to the future property line.

Part 2. The Plan

A. Residential <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. Non-Residential/Mixed-Use <i>(Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)</i>
1. Anticipated number of employees 15 full and part time employees
2. Hours of operation/number of shifts 6 am to 9 pm with some adjustment as require to maximize sales volume
3. Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i> continuous operation
4. Description of outside operations or storage Drive thru pick-up window with no outside storage.



5. Delineation of trade area	2 miles
6. Competing establishments within the trade area (<i>document sources</i>)	Tim Horton's, McDonald's
7. Projected growth (physical expansion or change in employees)	Number of employees should increase as much as 30% in 3 to 5 years

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan?	
1. Total number of acres of undisturbed land	None
2. Number of acres of wetland or water existing	None
3. Number of acres of water to be added	None
4. Number of acres of private open space	None
5. Number of acres of public open space	.10 acre
6. Extent of off-site drainage	site drainage using existing system
7. List of any community facilities included in the plan	
8. How will utilities be provided?	underground
B. Current planning status	siteplans submitted for approval, building plans being developed
C. Projected timetable for the proposed project	Open Oct. 2022
D. Describe or map the plan's special adaptation to the geography	a 2 ft retaining wall approximately 100 ft long is the only required adaptation of geography
E. Relation to surrounding development or areas	out parcel in Von Mauer Parking lot



F. Does the project have a regional impact? Of what extent & nature?

No regional impact

G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact
standard construction measures per code to minimize soil run-off during.

H. List any possible pollutants

Because it is a restaurant facility health codes should minimize or eliminate most pollutants

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

1. Physical
- a. Air quality

Better service for our retail patrons.

- b. Water effects (*pollution, sedimentation, absorption, flow, flooding*)

(See attached comments)

- c. Wildlife habitat (*where applicable*)

none

- d. Vegetative cover

some minor changes and replacements of a limited nature

- e. Night light

(See attached comments)

2. Social

- a. Visual

(See attached comments)

- b. Traffic (*type/amount of traffic generated by the project*)

(See attached comments)

- c. Modes of transportation (*automotive, bicycle, pedestrian, public*)

all transportation modes will share access to the business

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

same as indicated in item C above



3. Economic

a. Influence on surrounding land values

As the business already exists it should have limited influence on surrounding land values.

b. Growth inducement potential

Only as a nice additional amenity to the shopping center for our customers.

c. Off-site costs of public improvements

none

d. Proposed tax revenues (*assessed valuation*)

estimated at \$25,000 plus annually

e. Availability or provisions for utilities

(See attached comments)

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 site is self contained in an existing parking lot and should not have very limited impact on existing or future uses.

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

The area of vegetation being disturbed is limited by the fact that this is an existing parking lot. Formal landscaping plans will be submitted to the city for review.

L. What beautification steps are built into the development?

We intend to provide an expanded outside patio area to provide a better walkable shopping experience.

M. What alternative plans are offered?

Do to the nature of the use and the restrictions in place at the shopping center this is the only area suitable for this development.



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 project entails the relocation of the existing Starbucks located at 260 North Adams Rd. The new location is approximately 500 feet north, to the southwest corner of the new Von Maur department store parking lot. There should be very few effects caused by this project, the majority of which would be positive, relative to improved customer convenience, no adverse traffic impacts, as the site is self contained. The project will provide for a pedestrian friendly atmosphere, with an expanded patio, reduce the existing "sea of asphalt" of the unused area in parking lot, with little utility or ecological impact. The new location will provide for added customer convenience with drive thru service. Any lighting impact should be minimized by lower grade of the facility and existing landscaping buffer which was studied carefully as part of the original design approval. In general we believe the addition of Starbucks in it's proposed location provides an additional customer service, maximizes the land use, increases tax revenues, with limited adverse effects to the area.

Part 1. Analysis Report: Past and Present Status of the Land

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

4 Ginkgo Trees in the existing islands to be relocated to the new islands. Any other smaller trees will be relocated if possible or replaced. Additional landscaping will be provided for the project itself although a substantial amount of existing landscaping will remain.

1. Physical

b. Water effects (*pollution, sedimentation, absorption, flow, flooding*)

Limited additional water effects are anticipated as the area of hard surfaces being drained by the new development is almost identical in size to the existing area. (no additional drainage discharge is anticipated)

e. Night light

The tenants signage should be visible from Adams Road but the wash from the lights should be limited to the site itself a photo metric study is provided which supports this statement.

2. Social

a. Visual

The new Starbucks will provide an additional customer friendly gathering place at the Village.

b. Traffic (*type/amount of traffic generated by the project*)

As this Starbucks facility replaces an existing establishment and traffic flow is self contained within the existing shopping center which allows for multiple means of ingress and egress, there should only be an incremental traffic increase with limited impact to any surrounding traffic flow.

3. Economic

e. Availability or provisions for utilities

All necessary utilities have been extended to the proposed site. The only disruption other than on site will occur in the berm area along Adams road near the north end of the site, when the communication and electrical utilities complete their final connections.