



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

Environmental Impact Statement (EIS)

Project Information

Name Auburn Pharmaceutical		
Description of Proposed Project Proposed Building (Office and Warehouse), Sanitary, Water Main, and Storm Sewer		
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 01/27/2020	File # 20-003	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

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 The soils are predominantly sandy loam with varying slopes from 0-6 percent.
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 The site is comprised of a mixture of deciduous & evergreen trees. Elm, Ash, cedar & olive trees will be removed in areas of proposed development
3.	Describe the ground water supply & proposed use None.
4.	Give the location & extent of wetlands & floodplain The wetlands onsite are located near the southwest portion of the property. All work is proposed to take place a minimum of 25' from wetland. Per FEMA maps
5.	Identify watersheds & drainage patterns this site does not lie within a special flood hazard zone. The existing site drains from Rochester Industrial Drive to the existing watercourse on the north & west sides of the proposed development
B.	Is there any historical or cultural value to the land? No.
C.	Are there any man-made structures on the parcel(s)? The existing site is vacant. There are utilities on-site (sanitary sewer and water main) which will be utilized.



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D. Are there important scenic features?

Most of this site is covered in wetlands and heavily treed. The development is only affecting minimal trees (around 5-10%) as well as not disturbing the wetlands at all.

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

Rochester Industrial Drive (70' Wide)

F. What utilities are available?

8" Water Main in Rochester Industrial Drive
12" Water Main and 10" Sanitary on-site

Part 2. The Plan

A. **Residential** (Skip to B. below if residential uses are not proposed)

1. Type(s) of unit(s)

N/A

2. Number of units by type

N/A

3. Marketing format, i.e., rental, sale or condominium

N/A

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

Approx 70

2. Hours of operation/number of shifts

9 am to 6 pm. 1 shift

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

Continuous

4. Description of outside operations or storage

None



5. Delineation of trade area	N/A
6. Competing establishments within the trade area (document sources)	N/A
7. Projected growth (physical expansion or change in employees)	N/A

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan?	<p>1. Total number of acres of undisturbed land 3.45</p> <p>2. Number of acres of wetland or water existing 0.92</p> <p>3. Number of acres of water to be added 0</p> <p>4. Number of acres of private open space 6.09</p> <p>5. Number of acres of public open space 0</p> <p>6. Extent of off-site drainage Off-site drainage does not flow over the proposed development areas</p> <p>7. List of any community facilities included in the plan None</p> <p>8. How will utilities be provided? Water Main taps from Rochester Hills Drive and On-site Water Main Sanitary tap from on-site Sewer Storm sewer to discharge to on-site ditch</p>
B. Current planning status	Shell drawings in process.
C. Projected timetable for the proposed project	Occupancy Summer of 2021
D. Describe or map the plan's special adaptation to the geography	Site is designed to utilize the existing topography so that grades match the existing at property lines and wetlands remain undisturbed while still balancing cut and fill.
E. Relation to surrounding development or areas	Surrounding areas light industrial



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

No.

G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact

Soil Erosion control measures will be utilized to minimize impacts.

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

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

None

c. Wildlife habitat (*where applicable*)

Most of the treed area will not be disturbed promoting the current natural wildlife

d. Vegetative cover

None

e. Night light

Site lighting has been designed to local ordinances.

2. Social

a. Visual

Building will be of earth tones and will compliment the natural surroundings.

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

Employee parking. Approx 5 visitors a week. 2-3 deliveries a day (UPS or similar vehicles)

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

Automotive

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

N/A



3. Economic

a. Influence on surrounding land values

Positive impact

b. Growth inducement potential

takes vacant land & produces a viable business

c. Off-site costs of public improvements

none

d. Proposed tax revenues (assessed valuation)

Will increase property taxes from vacant land
to building structure

e. Availability or provisions for utilities

Utilities exist

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 plan is contained within the property limits. There will be no disruption to adjacent uses.

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

The site will comply with the City tree conservation ordinance in replacing trees removed due to construction.

L. What beautification steps are built into the development?

The site is comprised of proposed landscape materials that mix deciduous and evergreen trees, and flowering shrubs and perennials, native in habit to accentuate the building architecture.

M. What alternative plans are offered?

None. This is the best design for this site in order to maintain the existing natural features.



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

Auburn Pharmaceuticals will be moving from Troy to Rochester Hills into this new state of the art facility. With approximately 70 employees, this low profile business will sit nestled into the located on Rochester Industrial Drive while not impacting any of the existing wetlands and only disturbing 5-10% of the trees on this parcel.