



Department of Planning and Economic Development
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Environmental Impact Statement (EIS)

Project Information

Name Rochester Hills Surgery Center		
Description of Proposed Project 3 Story 60,000 square foot ambulatory surgery center and medical office.		
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 4-29-2020	File # 20-009	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.



Environmental Impact Statement (EIS)

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

Per soils report by G2, soils are mostly adequate for our use. There is one isolated pocket of peate that might be removed and replace with engineered fill.

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

All trees 6" or larger are identified on the tree survey. A linear wetland (the Van Maele Drain) traverses the north side of the parcel (see #4 below)

3. Describe the ground water supply & proposed use

Building will be connected to municipal water system, groundwater will not be used.

4. Give the location & extent of wetlands & floodplain

Wetlands on a county drain and a tributary to that drain located on the north side of the property. the ASTI wetlands report is part of this submittal.

5. Identify watersheds & drainage patterns

On-site water drains into the county drain located on the property. The drain also carries some water from the north, flowing south and west through the site.

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

No

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

No

D. Are there important scenic features? No
E. What access to the property is available at this time? Property is accessible at any time
F. What utilities are available? Water, Electrical, Gas

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 60
2. Hours of operation/number of shifts 6am to 9pm
3. Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i> Continuous
4. Description of outside operations or storage None



5. Delineation of trade area Southeast Michigan
6. Competing establishments within the trade area (<i>document sources</i>) See Attached
7. Projected growth (physical expansion or change in employees) None

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan? Trees, grasses and linear wetlands
1. Total number of acres of undisturbed land -0-
2. Number of acres of wetland or water existing 0.2
3. Number of acres of water to be added -0-
4. Number of acres of private open space +/- .1
5. Number of acres of public open space -0-
6. Extent of off-site drainage None, other than what flows through the Van Maele Drain
7. List of any community facilities included in the plan None
8. How will utilities be provided? Underground
B. Current planning status Preliminary site plan approval meetings
C. Projected timetable for the proposed project Start construction this fall
D. Describe or map the plan's special adaptation to the geography None
E. Relation to surrounding development or areas None



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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 None
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 (<i>pollution, sedimentation, absorption, flow, flooding</i>) The van Maele Drain will be relocated and improved. c. Wildlife habitat (<i>where applicable</i>) Minimal habitat associated with linear wetlands will be mitigated as part of drain relocation d. Vegetative cover None e. Night light Down-lighting only in parking lot 2. Social a. Visual Good looking building b. Traffic (<i>type/amount of traffic generated by the project</i>) Minimal additional traffic, left turn lane extended, see traffic report c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>) Automotive, bike, pedestrian and public d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities N/A



3. Economic

a. Influence on surrounding land values

The property values of the surrounding area should be increased by this development

b. Growth inducement potential

c. Off-site costs of public improvements

+/- \$200,000.00

d. Proposed tax revenues (*assessed valuation*)

Construction will cost approx. \$14,000,000.00

e. Availability or provisions for utilities

All utilities are available along M-59 or East South Boulevard

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?

Nothing is required

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

Property will be restored and landscaped per the landscape plan

L. What beautification steps are built into the development?

New landscaping of hte drain, new outdoor space provided and landscaping per the landscape plan

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

1. The existing site is a vacant field with scattered trees and two linear wetlands on the north side. There are minimal natural (man-made) resource values associated with these features.

2. N/A

3. The existing on-site County (Van Maele) Drain will be relocated in accordance with both Oakland County Drain Office and Michigan Department of Environment Great Lakes and Energy (EGLE) requirements. (Pending on-going EGLE wetland permit application review).

4. The project will be valued at approximately \$14,000,000.00 and create 60 jobs.

5. The project is compatible with the neighboring medical uses and the City's Master Land Use Plan.