



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

### Project Information

Name <b>Fox Automotive Addition and Renovation</b>		
Description of Proposed Project Demolition of 755 S Rochester Rd. (Fox Toyota), and Addition / Renovation to 773 S Rochester Rd. (Fox VW). Consolidation of both dealerships into one facility.		
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

**Questions or Clarifications.** Please contact the Department of Planning and Economic Development at the contact information above for questions or clarifications.

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**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 Asphalt parking lot for new and used car storage. Several shade trees within parking islands. rear buffer consisting of a mature fow of evergreen trees.  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  Several 4"-5" shade trees within parking islands. No Specimens <6" diameter or areas of unusual interest exist on site  3. Describe the ground water supply & proposed use Domestic water for building and fire supression and 8" deep well for irrigation  4. Give the location & extent of wetlands & floodplain None Exist on site.  5. Identify watersheds & drainage patterns drainage patterns direct water to an underground storm water retention system
B.	Is there any historical or cultural value to the land? No
C.	Are there any man-made structures on the parcel(s)? Masonry Commercial Buildings



## Environmental Impact Statement (EIS)

D. Are there important scenic features? No
E. What access to the property is available at this time? Off Rochester Rd and Arlington Dr.
F. What utilities are available? Water, Gas, Storm, Sanitary, Electric and Telecommunication

### Part 2. The Plan

A. <b>Residential</b> (Skip to B. below if residential uses are not proposed)
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> (Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)
1. Anticipated number of employees 25-55
2. Hours of operation/number of shifts 8am - 8 pm M-S 8am - 6 pm Sun Variable Shifts
3. Operational schedule (continuous, seasonal, seasonal peaks, etc.) Continual Operation
4. Description of outside operations or storage New and used car display, employee and customer parking



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

**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    .5 5. Number of acres of public open space    none 6. Extent of off-site drainage Underground detention and released to existing drain in ROW. 7. List of any community facilities included in the plan N/A 8. How will utilities be provided? Existing provided on site
B. Current planning status In review
C. Projected timetable for the proposed project As soon as weather permits pending approval
D. Describe or map the plan's special adaptation to the geography N/A
E. Relation to surrounding development or areas Similar uses between parcels



F. Does the project have a regional impact? Of what extent & nature? N/A
G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact Silt fencing to filter stormwater runoff
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 known b. Water effects ( <i>pollution, sedimentation, absorption, flow, flooding</i> ) none known c. Wildlife habitat ( <i>where applicable</i> ) N/A d. Vegetative cover N/A e. Night light Existing to remain 2. Social a. Visual N/A b. Traffic ( <i>type/amount of traffic generated by the project</i> ) No increase anticipated c. Modes of transportation ( <i>automotive, bicycle, pedestrian, public</i> ) Automotive d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities Public sidewalk runs adjacent to property



3. Economic

- a. Influence on surrounding land values

Presents a nicer appearance to public.

- b. Growth inducement potential

maximum

- c. Off-site costs of public improvements

none

- d. Proposed tax revenues (*assessed valuation*)

none

- e. Availability or provisions for utilities

none

- 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?

Maximum preservation

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

remove and replace as necessary

- L. What beautification steps are built into the development?

new landscape plant materials

- 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

We are reducing the demand for utilities by combining two dealerships under one roof.