



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

### Project Information

Name <b>Hayden Storage Building</b>		
Description of Proposed Project 3,500 s.f. storage building located at 2661 Leach Rd., Rochester Hills, MI. Structure shall be a pre-engineered metal building system with a slab on grade and trench footings. Existing garage and storage shed to be demolished. Existing house on site shall remain.		
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.



**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

Open yard behind existing house w/ some trees. Min. 2,000 psf soil capacity assumed.

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

Numerous fully grown trees on E. property line. Project shall not impact these.

3. Describe the ground water supply & proposed use

No ground water is planned for use with this project

4. Give the location & extent of wetlands & floodplain

No regulated wetlands within the site boundry

5. Identify watersheds & drainage patterns

Site appears to drain to the southwest corner into a municipal ditch.

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

No historic or cultural values known.

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

There is an existing house, garage, and tool shed. Garage and tool shed are to be demolished.



D. Are there important scenic features? No important scenic features exist on this site.
E. What access to the property is available at this time? Property is accessed with an existing gravel driveway on the west side from Leach Road.
F. What utilities are available? Electrical, Gas, Water, and Sewer utilities are existing on site.

## 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 1 employee to work in existing building.
2. Hours of operation/number of shifts Single shift. Standard hours are Monday-Friday from 9 a.m. to 5 p.m.
3. Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i> Continuous operation
4. Description of outside operations or storage All storage shall be within the footprint of the proposed storage building.



5. Delineation of trade area  
This area consists of a blend of uses & zoning. Zoning ranges from residential to industrial.

6. Competing establishments within the trade area (*document sources*)  
No competing establishments as the purpose of this site is for a private office only.

7. Projected growth (physical expansion or change in employees)  
No growth projected.

**Part 3. Impact Factors**

A. What are the natural & urban characteristics of the plan?

1. Total number of acres of undisturbed land      Site is under half an acre. Approximately 50% of the land is undisturbed.

2. Number of acres of wetland or water existing      No wetland or existing water within property boundaries

3. Number of acres of water to be added      No water being added to property

4. Number of acres of private open space      Approximately .2 acres

5. Number of acres of public open space      No public open space available on this property

6. Extent of off-site drainage  
Surface drainage of site is directed to ditch on southwest corner of property.

7. List of any community facilities included in the plan  
No

8. How will utilities be provided?  
All utilities are existing on site.

B. Current planning status  
Post Review #1

C. Projected timetable for the proposed project  
Proposed start is August/September 2018. Anticipated Completion is November/December 2018.

D. Describe or map the plan's special adaptation to the geography  
Existing geography is relatively flat or gradually sloped. Proposed swale along south property line will address any drainage interrupted by new building.

E. Relation to surrounding development or areas  
Neighboring properties vary from residential to industrial.



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

No. Project fits within the variation of existing uses within this area.

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

Construction work shall follow all Soil Erosion and Sedimentation Control requirements and all disturbed areas shall be graded and re-seeded.

H. List any possible pollutants

None. Storage building is intended for recreational vehicles and trailers.

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

1. Physical

a. Air quality

Air quality would remain unchanged from its current state.

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

Water quality would remain unchanged from its current state

c. Wildlife habitat (*where applicable*)

No wildlife habitat exists on property.

d. Vegetative cover

Vegetative cover would be impacted by the difference in building footprint from it's existing state. Difference in footprint from new storage building from garage and shed is approximately 2,500 s.f.

e. Night light

Security lights shall be installed on each man-door and will comply with section 138-10.200-204 of the city ordinance.

2. Social

a. Visual

Storage building to be built behind existing house.

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

No impact to current traffic conditions would be imposed. Site is being used for private office with one employee.

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

Access to site is from a city paved street (Leach Rd). Private transportation can access the site as well as any public transportation available in that area.

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

Property is for private use only.



3. Economic

a. Influence on surrounding land values

Anticipated increase to surrounding land values.

b. Growth inducement potential

Unknown

c. Off-site costs of public improvements

No off site improvements should be required. Contractor is to restore any disturbed areas created from their work.

d. Proposed tax revenues (*assessed valuation*)

Unknown

e. Availability or provisions for utilities

No additional utilities should be required.

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 uses will not be impacted by construction activities involved with this storage building. Surrounding area has a large variation in land use, none of which would be impacted or disrupted with this project.

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

All disturbed areas shall be restored to their original state.

L. What beautification steps are built into the development?

This project shall follow the landscaping requirements as set forth in section 138-12.100-308 of the city ordinance.

M. What alternative plans are offered?

N/A



### 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

This project should in total be of minimal impact to the surrounding area in any of the five above categories listed above. The existing site has two existing older buildings (garage and shed) that will be demolished prior to the construction of the proposed storage building.