



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

## Environmental Impact Statement (EIS)

### Project Information

Name <b>3200 S Rochester Rd Retail</b>		
Description of Proposed Project <b>Currently a small residential style building and shed to be demolished and developed into an 8,500 SF multi tenant retail center.</b>		
Proposed Use(s)		
<b>Residential</b>	<b>Non-Residential</b>	<b>Mixed-Use</b>
<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.



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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

The existing characteristics of the land are multiple buildings and parking area.

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 existing vegetation consists of 10 6" diameter or greater specimens.

3. Describe the ground water supply & proposed use

The proposed water supply is proposed to connect to the exiting city water main.

4. Give the location & extent of wetlands & floodplain

No wetlands or floodplains present on site

5. Identify watersheds & drainage patterns

The existing drainage pattern drains the from north to south to the Rochester Road F

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

No.

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

An existing residential structure, storage shed, and paved driveway.



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D. Are there important scenic features?

There are no relevant scenic features present on the property.

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

Existing: Drive frontage across Hickory Lawn Rd.

Proposed: Similar drive access on Hickory Lawn Rd.

F. What utilities are available?

Current access to Water & Sewer, Electric (DTE) and Gas (Consumers Energy).

### 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

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

4. Projected price range

B. **Non-Residential/Mixed-Use** *(Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)*

1. Anticipated number of employees

18 employees

2. Hours of operation/number of shifts

Monday through Sunday - 24 hour access

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

Constant operating hours year round

Monday through Sunday - 24 hour access

4. Description of outside operations or storage

Only outdoor storage is for trash and recycling



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5. Delineation of trade area	Unknown
6. Competing establishments within the trade area ( <i>document sources</i> )	Animal Emergency Center (278 E Auburn Rd)
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	0.15 Ac
2. Number of acres of wetland or water existing	N/A
3. Number of acres of water to be added	N/A
4. Number of acres of private open space	0.15 Ac
5. Number of acres of public open space	0.08 Ac (frontage path along Rochester Road)
6. Extent of off-site drainage	N/A
7. List of any community facilities included in the plan	Underground Detention Basin
8. How will utilities be provided?	Connecting to existing utilities.
B. Current planning status	Preliminary site plan review phase
C. Projected timetable for the proposed project	Preliminary Site Plan Submitted (9/6/2024) Anticipated Site Plan Approval (5/20/2025) Ground Breaking (6/9/2025)
D. Describe or map the plan's special adaptation to the geography	The proposed improvements are within the existing structures.
E. Relation to surrounding development or areas	Sit down dining to north and south with large box retail to the east.



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F. Does the project have a regional impact? Of what extent & nature?	Minimal
G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact	There will be noise pollution during construction and the contractor will work within the City's Ordinance of allowable working hours.
H. List any possible pollutants	Current proposed tenant, Veterinary Emergency Group to have waste comparable to other veterinary clinics. TBD with additional retail user.
I. What adverse or beneficial changes must inevitably result from the proposed development?	
1. Physical	
a. Air quality	No likely air pollutant
b. Water effects ( <i>pollution, sedimentation, absorption, flow, flooding</i> )	No likely water pollution or other effects
c. Wildlife habitat ( <i>where applicable</i> )	None
d. Vegetative cover	Proposed landscaping
e. Night light	Ancillary lights will be installed and on at night for security.
2. Social	
a. Visual	None
b. Traffic ( <i>type/amount of traffic generated by the project</i> )	Minimal
c. Modes of transportation ( <i>automotive, bicycle, pedestrian, public</i> )	Automotive
d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities	Promotes accessibility due to public drive access



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3. Economic

a. Influence on surrounding land values

N/A

b. Growth inducement potential

N/A

c. Off-site costs of public improvements

None, except those associated with tapping existing utility infrastructure

d. Proposed tax revenues (*assessed valuation*)

Approximately \$3.7m

e. Availability or provisions for utilities

Future utility costs will be appropriated on an-as needed basis by the property owner.

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 accommodates the private drive to the south with ingress/egress to Hickory Lawn Rd. Construction activities are also limited to within the property in order to reduce disruption to adjacent parcels and businesses.

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

Replacement with newly planted shrubs and plants in kind and per Rochester Hills Landscape requirements.

L. What beautification steps are built into the development?

Visually appealing retail building, materials and general site landscaping.

M. What alternative plans are offered?

None at this time.



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### 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. Ecological effects: The underground detention system is in place to collect storm water and discharge at a controlled rate to the existing conveyance system.

2. The proposed retail building should meet the needs of the Rochester Road corridor with safe and convenient access along Rochester Road.

3. Existing natural features are specially treated for and accommodated through careful layout design, minimizing the demolition of existing trees. An underground water detention system has been designed rather than an above ground detention pond.

4. The proposed retail building should promote positive economic impact to the surrounding areas.

5. The proposed retail center is directly in line with the neighborhood considering properties to the north and south are both retail users ranging from dining to variety stores. The intended Veterinary Clinic ("VEG") will be of service to the community as there are limited animal care facilities within the area.