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## Environmental Impact Statement (EIS)

### Project Information

Name First State Bank		
Description of Proposed Project Proposed bank with drive-up ATM and parking area.		
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 1.2% 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 in adequate 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

<p><b>A. What are the characteristics of the land, waters, plant &amp; animal life present?</b></p> <p><b>1. Comment on the suitability of the soils for the intended use</b>        The soil on site is marlette sandy loam. This a common soil seen on commercial sites throughout this area.</p> <p><b>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</b>        The existing site is vacant and covered with vegetation. There are 41 trees on site concentrated in the northwest corner of the parcel that are to be removed.</p> <p><b>3. Describe the ground water supply &amp; proposed use</b>        Ground water per the USGS soil mapping is shown at 50 inches. The proposed bank and office use will be constructed to protect the building from ground water flooding.</p> <p><b>4. Give the location &amp; extent of wetlands &amp; floodplain</b>        None on site</p> <p><b>5. Identify watersheds &amp; drainage patterns</b>        Clinton River Watershed. The site naturally sheet flows from Northwest to Southeast towards the stormwater system in the Eddington Boulevard right-of-way.</p>
<p><b>B. Is there any historical or cultural value to the land?</b>        No. The value of the land has increased due to the Eddington Boulevard ROW relocation.</p>
<p><b>C. ... Are there any man-made structures on the parcel(s)?</b>        The existing site is vacant with one utility pole on site</p>





<p><b>D. Are there important scenic features?</b>          No</p>
<p><b>E. What access to the property is available at this time?</b>          The site has right-of-way frontages on all sides.</p>
<p><b>F. What utilities are available?</b>          Rochester Road ROW: Water, Sanitary, Electric, Storm          Eddington (South) ROW: Storm Eddington (North) ROW: Gas, Water          Eddington (East) ROW: Water, Storm</p>

**Part 2. The Plan**

<p><b>A. Residential</b> <i>(Skip to B. below if residential uses are not proposed)</i></p>
<p>1. Type(s) of unit(s)</p>
<p>2. Number of units by type</p>
<p>3. Marketing format, i.e., rental, sale or condominium</p>
<p>4. Projected price range</p>
<p><b>B. Non-Residential/Mixed-Use</b> <i>(Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)</i></p>
<p>1. Anticipated number of employees          15-20 employees</p>
<p>2. Hours of operation/number of shifts          9am-5pm 1 shift          ATM: 24 Hours</p>
<p>3. Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i>          Continuous</p>
<p>4. Description of outside operations or storage          ATM and Drive-Thru Banking</p>



<p><b>5. Delineation of trade area</b>          Rochester Hills and Surrounding areas</p>
<p><b>6. Competing establishments within the trade area (document sources)</b>          Chase Bank (3 locations), Comerica Bank (2 locations), Fifth-Third bank</p>
<p><b>7. Projected growth (physical expansion or change in employees)</b>          possible office space in phase 2 of the proposed project</p>

**Part 3. Impact Factors**

<p><b>A. What are the natural &amp; urban characteristics of the plan?</b></p>	
1. Total number of acres of undisturbed land	1. 0 Ac
2. Number of acres of wetland or water existing	2. none
3. Number of acres of water to be added	3. None
4. Number of acres of private open space	4. 14,545 SF (0.33 Ac)
5. Number of acres of public open space	5. 19,600 SF (0.45 Ac)
6. Extent of off-site drainage	6. Offsite drainage to the drains in Eddington Boulevard
7. List of any community facilities included in the plan	7. None
8. How will utilities be provided?	8. Utilities provided from the available utilities in the surrounding rights-of-way.
<p><b>B. Current planning status</b>          Site Plan Review</p>	
<p><b>C. Projected timetable for the proposed project</b>          Construction to begin in the Spring 2018. Construction and CO's received by Fall 2018</p>	
<p><b>D. Describe or map the plan's special adaptation to the geography</b>          The plan maintains the existing topography and drainage patterns where possible. Due to the change in elevation from north to south, the building has been raised up to maintain building visibility for people driving south.</p>	
<p><b>E. Relation to surrounding development or areas</b>          The proposed development is consistent with the development along Rochester Road to connect the commercial centers at the Hamlin Road intersection and the Avon Road intersection.</p>	



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

Will continue the City's master plan to connect their commercial centers. This site will be in line with the developments constructed between Avon and Hamlin.

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

Normal Construction effects are anticipated during the construction process. A soil erosion plan will be put together to minimize the environmental effects. Additionally, all City codes will be followed in regards to noise and traffic.

**H. List any possible pollutants**

Typical Commercial site pollutants - trash, car runoff, etc.

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

**1. Physical**

**a. Air quality**

Physical - the site will be going from completely previous vacant lot with lots of trees and vegetation to a 90% commercial site. The air quality will be negatively effected due to the loss vegetation

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

Water effects should be negligible. Oakland County Stormwater regulations will be followed to minimize the impacts of the commercial development on the property (detention and treatment).

**c. Wildlife habitat (where applicable)**

Wildlife habitat will be reduced when the existing vacant lot is replaced with a commercial property

**d. Vegetative cover**

Vegetative cover will be reduced as a result of the constructing a commercial development on the existing vacant property.

**e. Night light**

Security lighting will be introduced to the site for 24-Hour ATM and winter use. The site will follow all City regulations to minimize the impact on the surrounding property

**2. Social**

**a. Visual**

The site will be transformed from an existing vacant property covered by vegetation to a commercial development in line with the City's vision for new development along this corridor.

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

Additional traffic may result from the construction of the bank. However the impact will be negligible as Rochester Road is a major road within the township and already sees significant traffic.

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

Working with the City, all modes of transportation particularly bicycle and pedestrian are encouraged

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

N/A





<p><b>3. Economic</b></p> <p><b>a. Influence on surrounding land values</b></p> <p><b>b. Growth inducement potential</b></p> <p><b>c. Off-site costs of public improvements</b></p> <p><b>d. Proposed tax revenues (<i>assessed valuation</i>)</b></p> <p><b>e. Availability or provisions for utilities</b></p>	<p>a. Surrounding land values would be increased due to the increased economic profile of the neighborhood.</p> <p>b. The introduction of another commercial property along the Rochester corridor between the two commercial centers at Avon and Hamlin and is likely to induce additional development along this corridor</p> <p>c. Off-site costs of public improvements are negligible as the Eddington Boulevard relocation has already taken place</p> <p>d. Tax revenues will increase as the vacant property will be transformed into a functioning development bringing additional business and tax revenues to the City.</p> <p>e. Utilities are readily available</p>
<p><b>J. In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses &amp; intended future uses as shown on the Master Land Use Plan?</b></p>	<p>The land immediately surrounding the development has been maintained to stay consistent with the City's Master Plan</p>
<p><b>K. What specific steps are planned to revitalize the disturbed or replace the removed vegetative cover?</b></p>	<p>The extensive vegetation on the existing site are proposed to be replaced by an in-depth landscaping plan put together in line with the City's proposed landscaping plan for this development and surrounding areas.</p>
<p><b>L. What beautification steps are built into the development?</b></p>	<p>An extensive landscaping plan in line with the City's landscaping plan for the Eddington Boulevard relocation has been included in the site development plans.</p>
<p><b>M. What alternative plans are offered?</b></p>	<p>Alternative plans have been examined throughout the collaborative planning process including extensive discussions between the development team and the city planning staff.</p>



## 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

The proposed development takes the existing 1.31 acre vacant lot and proposes to construct a 5,100 SF 2-story bank/office with possible future development in the rear of the site. The site has been designed to minimize any negative ecologic effects typically involved when constructing a commercial development on a previously 100% vegetated site. While all existing trees on site are to be removed, a robust on-site landscaping plan is proposed to compliment the City's proposed ROW landscaping plan for the Eddington Boulevard relocation. Additionally all Oakland County and City of Rochester Hills stormwater regulations will be met including detention and treatment of all stormwater runoff as a result of the development.

The minimal ecological effects will be overshadowed by the economic impact of the proposed development. The additional tax revenue and land value added by the change in use from vacant land to a commercial development will more than outweigh any negative ecological effects. Additionally, the proposed development is in line with the City's master plan and continues the development of the Rochester Road corridor. The site aids in the City's goal to create a continuous commercial presence along Rochester Road and connect the existing commercial centers along Rochester Road at the Avon and Hamlin intersections respectively. After extensive discussions with City staff, it was determined the proposed site plan and layout will bring the best impact to this vacated piece of land and help the City to continue its push towards a more pedestrian/ecological friendly downtown area.