



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

Project Information

Name Henry Ford Pharmacy Advantage		
Description of Proposed Project 25,667 square foot gross floor area office space with associated parking, utilities, landscaping and storm water detention on 3.20 acre gross site area.		
Proposed Use(s)		
Residential <input type="checkbox"/> Single Family Residential <input type="checkbox"/> Multiple Family Residential	Non-Residential <input checked="" type="checkbox"/> Commercial/Office <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional/Public/Quasi-Public	Mixed-Use <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 5-3-14	File # 16-010	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.



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

- 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

Soils are suitable for the intended use.

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

Brushy with scattered trees. Common plant species include buckthorn, honeysuckle, elm, cottonwood, mulberry and silver maple.

3. Describe the ground water supply & proposed use

Not applicable.

4. Give the location & extent of wetlands & floodplain

Aquatic habitat is confined to drains along east and south sides of property.
 No known floodplain.

5. Identify watersheds & drainage patterns

Drain along east and south sides of property are tributary to the Gibson Drain in the Clinton River watershed.

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

None known.

- 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? Three (3) driveway crossings from South Boulevard.
F. What utilities are available? Water, storm, sanitary, gas, electric and telecommunication.

Part 2. The Plan

A. Residential <i>(Skip to B. below if residential uses are not proposed)</i>
1. Type(s) of unit(s) Not applicable.
2. Number of units by type Not applicable.
3. Marketing format, i.e., rental, sale or condominium Not applicable.
4. Projected price range Not applicable.
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 90
2. Hours of operation/number of shifts Monday-Saturday 7 am-6 pm.
3. Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i> Continuous.
4. Description of outside operations or storage Unloading at overhead door, parking and waste pick-up.



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) possibility of 30 additional

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan? 1. Total number of acres of undisturbed land 0 2. Number of acres of wetland or water existing 0.16 3. Number of acres of water to be added 0.12 Detention Basin 4. Number of acres of private open space 0.8 5. Number of acres of public open space 0 6. Extent of off-site drainage Off-site drainage flows through the ditch on the east side of property and the Van Maele County Drain at South Boulevard. On-site detention with discharge to Van Maele County Drain at South Boulevard. 7. List of any community facilities included in the plan Not applicable. 8. How will utilities be provided? Sanitary sewer service will be provided via connection to existing sewer along north side of property. Water service will be provided via connection to existing 12" water main along north side of South Boulevard. On-site storm sewer will be routed to on-site forebay/detention basin with outlet to Van Maele County Drain at South Boulevard. Van Maele drain to be enclosed across property frontage.
B. Current planning status In review.
C. Projected timetable for the proposed project July 2016 to February 2017 construction
D. Describe or map the plan's special adaptation to the geography Property has very limited topographic relief.
E. Relation to surrounding development or areas M-59 north, residential south and west, vacant to east. Similar uses nearby on South Boulevard.



<p>F. Does the project have a regional impact? Of what extent & nature? Unsure</p>
<p>G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact Noise and construction traffic to be limited as per City requirements. Dust and erosion to be controlled as per City requirements.</p>
<p>H. List any possible pollutants Dust, sediment.</p>
<p>I. What adverse or beneficial changes must inevitable result from the proposed development?</p> <p>1. Physical</p> <p>a. Air quality No change anticipated.</p> <p>b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>) Increased storm water runoff to be controlled by on-site detention.</p> <p>c. Wildlife habitat (<i>where applicable</i>) Low quality wildlife habitat loss.</p> <p>d. Vegetative cover Low quality vegetative cover loss.</p> <p>e. Night light Small increase in night light for safety, security in an existing urban/suburban setting.</p> <p>2. Social</p> <p>a. Visual Brushy vegetation to be replaced with building, parking and landscaping.</p> <p>b. Traffic (<i>type/amount of traffic generated by the project</i>)</p> <p>c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>) Primarily automotive. Pedestrian path to be added along South Boulevard frontage. Bicycle parking spaces to be provided on-site.</p> <p>d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities No residents. Users to have automotive access.</p>



3. Economic

a. Influence on surrounding land values

Yes

b. Growth inducement potential

Yes

c. Off-site costs of public improvements

None.

d. Proposed tax revenues (*assessed valuation*)

Not known at this time

e. Availability or provisions for utilities

Utilities exist adjacent to site. County drain to be enclosed across frontage.

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?

Proposed development is consistent with zoning map/master plan.

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

Brushy vegetation to be replaced with building, parking and landscaping.

L. What beautification steps are built into the development?

Landscaping.

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. Ecological effects are minimal given the low quality of the natural resources in an urbanizing area.
2. Henry Ford Pharmacy Advantage desires to locate their business at this location.
3. No special features of natural, scenic or historic interest.
4. Positive effect for construction, new business employment and tax revenue. (see attached letter from Dembs Dev dated 5/3/16.
5. Compatible with existing zoning/master plan and uses nearby.

Completed By: Dembs Development, Inc. 5/3/16