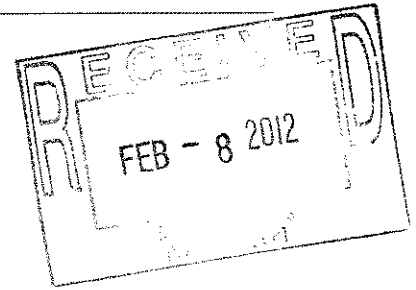


Environmental Impact Analysis Report

Taco Bell Restaurant
SEC Walton Boulevard @ Livernois
Rochester Hills, MI
February 6, 2012



Part I Analysis Report

Past and Present Status of the Land

- A. What are the characteristics of the land, waters, plant and animal life present?
- **The subject site is currently developed as a parking lot, servicing the Campus Plaza shopping center. The site is mostly asphalt covered with perimeter landscape buffers consisting of grass cover and several mature trees, in poor condition. The soil characteristics of the land are suitable for development of commercial uses on and surrounding the subject site. There is no evidence of animal life present.**
 - **The vegetation on site consists of non-native grass, nursery-grown shrubbery and deciduous and evergreen trees that were planted probably when the center was developed, years ago. Several trees on the property that exceed six inches in diameter are proposed to be replaced with new trees. The proposed development will include less impervious surface and more landscape area than the existing use.**
 - **Due to the shallow nature of the building foundations, the ground water table is not expected to be impacted by the proposed commercial use. City water, sanitary sewer and storm sewer is available and will be tapped for use, minimizing any impact on the ground water supply.**
 - **The site has no wetlands and is not located within a floodplain.**
- B. Is there any historical or cultural value to the land?
- **There is no historical value to the land due to its development into a shopping center decades ago. The present and proposed uses are consistent with the Zoning Ordinance and Master Plan. The cultural significance of the land today relates to providing a central location for the public to shop for goods and services as recognized in the master plan and zoning ordinance.**
- C. Are there any man-made structures on the parcel?
- **The parcel is occupied by an asphalt parking lot, lot lighting, a stone retaining wall and safety fence along Walton Boulevard. No buildings are present on the site.**
- D. What access to the property is available at this time?
- **Access to and from the site is through the shopping center service drives which connect to the adjacent public roadways.**
- E. What utilities are available?
- **Available utilities include water, sanitary, storm, gas, electric, phone and cable.**

Part II

The Plan – Commercial

(Five (5) acres or more only)

This parcel is 1.002 acres therefore this section is not applicable.

Part III

Impact Factors

- A. What are the natural and urban characteristics of the plan?
1. Total number of acres of undisturbed land.
 - **Most of the proposed Taco Bell site will be disturbed during redevelopment.**
 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 acres of open space.
 - N/A
 5. Number of acres of public open space.
 - N/A
 6. Extent of off-site drainage.
 - **The existing site and surrounding shopping center storm drainage is accommodated through underground storm sewers. No changes to the existing infrastructure are proposed.**
 7. List of any community facilities included in the plan.
 - **No community facilities are proposed.**
 8. How will utilities be provided?
 - **All utilities are available at or near the site. Utilities will be extended to the new building in the most efficient manner possible. The sanitary sewer will require a jack and bore under and to the north side of Walton Boulevard.**
- B. What is the current planning status?
- **The land is zoned “B-3” Shopping Center Business District and the drive through use is allowed within the zoning district with special land use approval. The project has been reviewed and approved for re-development by the owner and the plan review and permit process is underway with the various review agencies having jurisdiction.**
- C. Projected timetable for the proposed project.
- **The project schedule anticipates ground break in July or August, 2012 with opening scheduled late fall, 2012. The construction duration is expected to be about 90 days from ground break to occupancy.**

- D. Describe or map the plan's special adaptation to the geography.
- **The existing parking lot is approximately 10' below the street elevation on Walton Boulevard. Access at the rear (south) of the site will blend with the existing grades of the shopping center access aisles therefore we will be working largely with the established geography. The site plan takes into account all existing topography, land forms, access drives, parking, drainage patterns and landscape areas in order to minimize impact on the surrounding developments and infrastructure. All grades will blend with existing grades at the perimeter.**
- E. Relation to surrounding development or areas.
- **The site is designed to be in harmony with surrounding commercial uses and developments and utilizes established utilities, roadways, access drives and traffic patterns.**
- F. Has the project regional impact? Of what extent and nature?
- **The project is designed to provide a dining option for the local population and for others that are shopping or visiting the immediate trade area.**
- G. Describe anticipated adverse effects during construction and what measures will be taken to minimize the impact.
- **The anticipated adverse effects during construction are expected to be minimal to the shopping center and surrounding area. The site is accessed internally from the shopping center so there will be little or no impact on the surround roads. The shopping center has an abundance of parking surrounding the site, which is little used and can support temporary construction and staging activities.**
 - **The possible physical adverse effects during construction relate to traffic control on site and in the immediate area and soil erosion control until permanent measures can be installed. Site access will be restricted to construction traffic only through the use of construction barricades and temporary signs. Temporary soil erosion control measures have been designed in accordance with city and county requirements and will be installed to minimize the adverse impact during construction. Permanent measures such as curbing, pavement, retaining walls, landscape vegetation and organic mulch will be installed before the project is completed.**
- H. List any possible pollutants.
- **Grease laden vapors from frying food**
 - **Cooking oil**
 - **Hand soap**
 - **Hand Sanitizer**
 - **Dish Soap**
 - **Chlorinating Sanitizer**
 - **Degreaser (Alkaline Detergent)**
 - **Acidic Detergent**
 - **Carbon Dioxide**

I. What adverse or beneficial changes must inevitably result from the proposed developments?

1. Physical

a. Air Quality

- **No adverse changes are anticipated.**
- **A low volume cooking exhaust hood and filter system will be installed in compliance with local and state codes.**

b. Water effects (pollution, sedimentation, absorption, flows, flooding).

- **No adverse changes are anticipated, especially with less impervious surface and more green space that currently exists on site.**
- **The site plan is designed for compliance with local, county and state design standards.**

c. Wildlife habitat, where applicable.

- **No change to the wildlife habitat is proposed.**

d. Vegetative cover.

- **The site is designed to have more vegetative cover than what exists there today. Temporary soil erosion measures will be utilized during construction and permanent vegetative plantings and ground cover is proposed to meet the intent of the current landscape design standards.**

e. Noise

- **No adverse changes are proposed.**

f. Night-light

- **The site lighting will comply with current design standards.**
- **Headlight glare will not be an issue to the surrounding parcels or roadways.**

2. Social

a. Visual

- **The appearance of the site will be an improvement with a new, one of a kind, custom designed restaurant for this location with all new landscaping.**

b. Traffic

- **No adverse impacts are anticipated.**
- **The site is designed to utilize existing internal shopping center access and caters to customers frequenting the surrounding commercial district.**

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

- **No changes to the existing patterns or modes of transportation are proposed or anticipated as a result of this re-development.**

d. Accessibility of residents to:

i. Recreation

- **No changes will result from this project.**

- ii. Schools, libraries
 - **No changes will result from this project.**
 - iii. Shopping
 - **This project allows shoppers in the area access to a new, custom designed, state of the art restaurant with drive-thru convenience window.**
 - iv. Employment
 - **This restaurant will provide temporary work for building contractors including excavation, concrete, paving, plumbing, electrical, mechanical, carpentry, roofing, masons, specialty trades, landscaping, laborers and construction supervision positions.**
 - **The restaurant will employ 35 – 40 full and part time employees with jobs ranging from entry level for area high school kids to positions for management level personnel.**
 - v. Health Facilities
 - **No changes will result from this project.**
3. Economic
- a. Influence on surrounding land values.
 - **Redevelopment has a positive influence on the surrounding trade area, maintaining and increasing land values, while investing dollars into the local economy through temporary and permanent jobs not provided by the current parking lot.**
 - b. Growth inducement potential.
 - **The growth potential of the restaurant is somewhat finite in terms of potential growth due to the limits of building size and number of parking spaces available on the property.**
 - **Development of this out lot may spur others to seek out similar sites for development, which adds to the growth of the trade area.**
 - c. Off-site costs of public improvements.
 - **No off-site public improvements are proposed.**
 - d. Proposed tax revenues (assessed valuation).
 - **The proposed tax revenues will be incremental to the cost of the re-development over the existing base valuation.**
 - e. Availability of provisions for utilities.
 - **All public and private utilities necessary for operation of the restaurant exist today and are proposed to be utilized for this project.**
- J. What adverse or beneficial changes must inevitably result from the proposed developments?
- 1. In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses and intended future uses as shown on the Master Plan?
 - **The proposed use has been anticipated in the Master Plan and this development helps to realize the objectives and uses identified in the Master Plan.**

- **The site is somewhat isolated from the other businesses within the shopping center so minimal disruptions are anticipated for the surrounding or future businesses.**
 - **Construction activities may temporarily disrupt some internal shopping center traffic, however all efforts will be made to minimize those disruptions.**
2. What specific steps are planned to revitalize the disturbed or replace the removed, vegetative cover?
 - **The restaurant project will be re-developed in one phase lasting 80 – 90 days.**
 - **Temporary soil erosion measures will be installed and maintained until the permanent landscaping is installed.**
 - **Permanent soil erosion measures, such as paving and landscaping will be maintained in good condition on an ongoing basis.**
 3. What beautification steps are built into the development?
 - **The proposed new, custom designed restaurant building replaces an existing, little used parking lot that is surrounded by marginal, decaying and aging landscape.**
 - **New trees, shrubs and sod landscaping will frame the building and greatly enhance the appearance of the existing site and surrounding area.**
 4. What alternative plans are offered?
 - **No alternative plans are proposed however adjustments can be made if necessary.**

PART IV

THE SUMMARY

Based on the forgoing Analysis Report, state the net environmental impact on the City of Rochester Hills if the proposed plan is implemented.

The summary is intended to set forth briefly 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. Where questions or answers are not applicable, state, "Not Applicable". All other data is required, and where incomplete or inadequate 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.

Make the comments relative to the initial shock and the lasting effect upon the entire community in relation to at least these points of concern:

Ecological effects:

- **The impervious area of the site is being reduced so less storm water is diverted off site.**
- **An Aqua Swirl unit will pre-treat the storm water before discharge into the public storm system.**
- **The newly redeveloped site will have new and more landscaping than currently exists.**

Residential, commercial, or industrial needs:

- **The proposed restaurant will provide a new dining option for the area residents, and employees of commercial and institutional businesses in the area.**

Treatment of special features of natural, scenic, or historic interest:

- N/A

Economic effect:

- **The economic effect will be positive for the temporary construction workers and building materials suppliers, new permanent employees, the business owner, surrounding businesses and the community at large.**

Compatibility with neighborhood, city, and regional development, and the City Master Land Use Plan:

- **The proposed use is located in a commercially zoned shopping center and is compatible with the neighborhood; city and regional development anticipated the City Master Plan.**