



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

Environmental Impact Statement (EIS)

Project Information

Name Unified Ventures, LLC		
Description of Proposed Project Prospective buyer to request use of 1655 W Hamlin Rd, Rochester Hills MI for use as an indoor health, recreation and physical education facility.		
Proposed Use(s)		
Residential	Non-Residential	Mixed-Use
<input type="checkbox"/> Single Family Residential	<input type="checkbox"/> Commercial/Office	<input checked="" type="checkbox"/> Describe uses:
<input type="checkbox"/> Multiple Family Residential	<input type="checkbox"/> Industrial	Athletic Facility / Recreational Use
	<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 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

The soil conditions are suitable and will not impact the proposed indoor recreational 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

This property is under 5 acres.

3. Describe the ground water supply & proposed use

Ground water supply primarily needed for restrooms and routine cleaning.

4. Give the location & extent of wetlands & floodplain

No wetland characteristics were identified on the subject property.

5. Identify watersheds & drainage patterns

N/A

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

No, there is not any historical or cultural value to the land

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

There is a commercial/industrial building, paved parking areas, lighting, and related infrastructure.



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D. Are there important scenic features?

No, there are not any important scenic features.

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

Access to 1655 W Hamlin Road is provided via a driveway directly off Hamlin Road.

F. What utilities are available?

Municipal water and sewerage, natural gas and electricity.
According to Consumers Energy records, the subject property was connected to natural gas and electrical utilities in 2007.

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

N/A

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

N/A

4. Projected price range

N/A

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

1. Anticipated number of employees

5 EMPLOYEES AND 40 INDEPENDENT CONTRACTORS.

2. Hours of operation/number of shifts

Winter/Spring/Fall - 4pm-10pm - 1 shift

Summer - 10am-7pm - 1 shift

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

Operational schedule is seasonal.

Winter/Spring/Fall - 4pm-10pm - 1 shift

Summer - 10am-7pm - 1 shift

4. Description of outside operations or storage

There will not be any outside operations or storage



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5. Delineation of trade area	The primary trade area for our facility includes communities within a 20–30 minute drive of 2938 Waterview Drive, with some customers traveling from areas as far as 60–90 minutes away to participate in our programs
6. Competing establishments within the trade area (<i>document sources</i>)	Michigan Elite Volleyball Academy Legacy Volleyball Club
7. Projected growth (physical expansion or change in employees)	No physical expansion of the building at 1655 W Hamlin Rd.

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan?	N/A
1. Total number of acres of undisturbed land	0
2. Number of acres of wetland or water existing	0
3. Number of acres of water to be added	0
4. Number of acres of private open space	0
5. Number of acres of public open space	0
6. Extent of off-site drainage	No changes to impact off-site drainage
7. List of any community facilities included in the plan	N/A
8. How will utilities be provided?	Utilities already present on site
B. Current planning status	Process to obtain conditional use permit as a condition to purchase the property
C. Projected timetable for the proposed project	Summer/Fall 2025
D. Describe or map the plan's special adaptation to the geography	There will not be any external adaptations to the geography
E. Relation to surrounding development or areas	Neighboring businesses include Dance studio, electric supply, EVOSYS, machine tool shop, advertising company



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

Our facility primarily serves the Rochester Hills area but it also attracts participants from across the Oakland County region, contributing to youth sports development and generating positive economic impact to local businesses including grocery stores, food services, and retail.

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

Internal business volleyball operations will not begin until the installation of courts, lighting, and safety padding are completed, and all required inspections have been successfully passed. There will not be any external construction to the property

H. List any possible pollutants

No possible pollutants

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

1. Physical

a. Air quality

No changes to physical or air quality

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

No changes to water effects

c. Wildlife habitat (*where applicable*)

No changes to wildlife habitat

d. Vegetative cover

No changes to vegetative cover

e. Night light

No changes to night light

2. Social

a. Visual

No major changes for visual. Outside signage to be updated.

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

Traffic generated by the facility is typically limited to drop-off and pick-up activity, re

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

Passenger vehicles

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

Facility is located nearby Avondale and Rochester school districts off of Hamlin Rd



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3. Economic

a. Influence on surrounding land values

The proposed volleyball facility is expected to have a positive influence on surrounding land values by enhancing recreational amenities and increasing traffic at nearby businesses

b. Growth inducement potential

Attracting regional visitors to improve complementary businesses (food services or retail)

c. Off-site costs of public improvements

Do not expect to impact current road, sidewalk or other infrastructure.

d. Proposed tax revenues (*assessed valuation*)

2024 Summer and Winter Tax total = \$39,697.20

e. Availability or provisions for utilities

The property has access to all major utilities, including municipal water, sanitary sewer, s

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 facility will operate within a defined schedule, generate minimal traffic impact due to drop-off/pick-up patterns, and maintain compatibility with nearby commercial and recreational uses. No alterations to surrounding parcels or their access are proposed, preserving the integrity of adjacent land uses and future development plans.

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

There are not any plans to remove, disturb, or replace vegetative cover.

L. What beautification steps are built into the development?

There will not be any changes to the exterior building, paved areas.

M. What alternative plans are offered?

There will not be any changes to the exterior building, paved areas.



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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

The proposed indoor volleyball facility is expected to have a minimal environmental impact on the City of Rochester Hills. The project will not adversely affect ecological conditions, as it utilizes an existing commercial structure with no disruption to natural features or historic resources. It addresses a regional and community need for youth recreational space, aligning with both current demand and long-term planning goals. No special scenic or historic features will be disturbed. Economically, the project will generate property tax revenue and stimulate nearby business activity. The use is compatible with surrounding commercial zoning and consistent with the City's Master Land Use Plan, contributing positively to neighborhood vitality and regional recreation infrastructure.