



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

## Environmental Impact Statement (EIS)

03/19/2025

**Project Information**

Name <b>Rochester Hills Fuel &amp; Retail Center</b>		
Description of Proposed Project <b>New fuel center with retail and drive through service. Demolition of old fuel center and retail building.</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.



## 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

By all indications, the soils will be suitable for the intended use. The site is currently developed

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

In the area of new construction there is limited vegetation. The parcels to the west and south of the development contain more vegetation.

3. Describe the ground water supply & proposed use

City water for domestic and fire protection

4. Give the location & extent of wetlands & floodplain

N/A

5. Identify watersheds & drainage patterns

Stormwater will be captured with via underground detention and connects to storm w

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

No

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

The site(s) currently contain a fuel canopy, fuel tanks and retail building



D. Are there important scenic features? <b>No</b>
E. What access to the property is available at this time? <b>Access from Rochester Road and Nawakwa Road</b>
F. What utilities are available? <b>Water, sanitary, storm, electric, gas are all available onsite</b>

## Part 2. The Plan

A. <b>Residential</b> <i>(Skip to B. below if residential uses are not proposed)</i>
1. Type(s) of unit(s)
2. Number of units by type
3. Marketing format, i.e., rental, sale or condominium
4. Projected price range
B. <b>Non-Residential/Mixed-Use</b> <i>(Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)</i>
1. Anticipated number of employees <b>6-10</b>
2. Hours of operation/number of shifts <b>24 hours / 3 shifts</b>
3. Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i> <b>Continuous</b>
4. Description of outside operations or storage <b>Ice, firewood, windshield fluid, etc. (refer to location on plans)</b>



5. Delineation of trade area	Pavement area
6. Competing establishments within the trade area ( <i>document sources</i> )	This is currently an operating business; this would replace the existing in kind
7. Projected growth (physical expansion or change in employees)	Expecting a slight increase in employees related to drive-through operations

**Part 3. Impact Factors**

A. What are the natural & urban characteristics of the plan?	Site is currently developed
1. Total number of acres of undisturbed land	1.12 acres
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	.16 acres (14.29%)
5. Number of acres of public open space	N/A
6. Extent of off-site drainage	2.36 acres not tributary to the proposed UG detention system
7. List of any community facilities included in the plan	N/A
8. How will utilities be provided?	Connection to existing
B. Current planning status	Conditional Use Approval / Site Plan Approval / Tree Preservation - Planning Commission March 18, 2025
C. Projected timetable for the proposed project	Construction start - Summer / Fall 2025
D. Describe or map the plan's special adaptation to the geography	N/A
E. Relation to surrounding development or areas	Commercial development / adjacent existing residential



<p>F. Does the project have a regional impact? Of what extent &amp; nature? <b>The project will provide enhanced services for the area</b></p>
<p>G. Describe anticipated adverse effects during construction &amp; what measures will be taken to minimize the impact <b>There are no effects anticipated to be more adverse than normally expected from a construction project. Soil erosion controls shall play a critical role during the development as to not impact off-site conditions.</b></p>
<p>H. List any possible pollutants <b>Fuel tanks will be replaced with new</b></p>
<p>I. What adverse or beneficial changes must inevitably result from the proposed development?</p> <p>1. Physical</p> <p>a. Air quality</p> <p><b>No known impact to air quality expected beyond existing use</b></p> <p>b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>)</p> <p><b>Water quality shall be improved due to inclusion of forebay and detention basin</b></p> <p>c. Wildlife habitat (<i>where applicable</i>)</p> <p><b>N/A</b></p> <p>d. Vegetative cover</p> <p><b>New landscaping will be provided</b></p> <p>e. Night light</p> <p><b>Similar to existing use</b></p> <p>2. Social</p> <p>a. Visual</p> <p><b>Building will be an upgrade from the existing buildings onsite</b></p> <p>b. Traffic (<i>type/amount of traffic generated by the project</i>)</p> <p><b>Traffic may increase slightly due to the increased services / commodities available. Traffic study has been provided</b></p> <p>c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>)</p> <p><b>Automotive</b></p> <p>d. Accessibility of residents to recreation, schools, libraries, shopping, employment &amp; health facilities</p> <p><b>N/A</b></p>



3. Economic

a. Influence on surrounding land values

The updates to the site will provide a benefit to surrounding property values with new services and updates to landscaping

b. Growth inducement potential

No known impact

c. Off-site costs of public improvements

N/A

d. Proposed tax revenues (*assessed valuation*)

Unknown

e. Availability or provisions for utilities

All utilities are available onsite

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?

Adjacent properties are residential and will remain as such for future land use as defined by in master land use plan. Construction activities will be planned to avoid disrupting existing uses.

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

Existing site has very little landscape. Redevelopment will provide for 71 new trees and additional shrubs, grasses, etc.

L. What beautification steps are built into the development?

The landscaping for the overall development will be upgraded with new plantings and hardscapes.

M. What alternative plans are offered?

N/A



## Environmental Impact Statement (EIS)

### 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 new building and canopy is replacing an existing building/canopy on the site. New drive-through / dine-in restaurant will further enhance the services provided in this location. Proposed use is in keeping with the adjacent commercial uses. The building and new landscaping are compatible with existing adjacent uses. The property is currently developed / new landscaping will be provided to reduce the overall impact to the site.