



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

## Environmental Impact Statement (EIS)

### Project Information

Name <b>STG Partners, LLC dba Taziki's Mediterranean Cafe</b>		
Description of Proposed Project <b>Improvement of new tenant space for the intended use of a Taziki's Mediterranean Cafe, a fast casual restaurant.</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.



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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  N/A  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  N/A  3. Describe the ground water supply & proposed use  N/A  4. Give the location & extent of wetlands & floodplain  N/A  5. Identify watersheds & drainage patterns  N/A
B. Is there any historical or cultural value to the land? N/A
C. Are there any man-made structures on the parcel(s)? N/A



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D. Are there important scenic features? <b>N/A</b>
E. What access to the property is available at this time? <b>Full access</b>
F. What utilities are available? <b>All utilities available</b>

### Part 2. The Plan

<b>A. 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>20</b>	
2. Hours of operation/number of shifts <b>Monday - Thursday 11:00 - 8:00</b> <b>Friday &amp; Saturday 11:00 - 9:00</b>	
3. Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i> <b>Continuous - Closed Easter, July 4th, Thanksgiving Day, Christmas Day, New Years Day</b>	
4. Description of outside operations or storage <b>No outside storage or outside operations</b>	

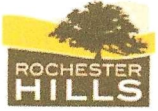


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5. Delineation of trade area	Typical trade areas for Taziki's Mediterranean units fall in the 10 min travel time, or less than 10 miles. With the commuter traffic being quite heavy on Rochester Hill Rd, the trade are for this location can be larger.
6. Competing establishments within the trade area ( <i>document sources</i> )	Competing businesses within the trade area would be shown on the attached Taziki's Site Forecast Report 11/15/23.
7. Projected growth (physical expansion or change in employees)	Any physical expansion of this site is unlikely, employee count could reach upward to 25.

### Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan?	N/A
1. Total number of acres of undisturbed land	N/A
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	N/A
5. Number of acres of public open space	N/A
6. Extent of off-site drainage	N/A
7. List of any community facilities included in the plan	N/A
8. How will utilities be provided?	Municipalities
B. Current planning status	N/A
C. Projected timetable for the proposed project	Projected opening date 11/05/2024
D. Describe or map the plan's special adaptation to the geography	N/A
E. Relation to surrounding development or areas	N/A



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

N/A

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

No adverse effects from construction

H. List any possible pollutants

None

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

1. Physical

a. Air quality

N/A

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

N/A

c. Wildlife habitat (*where applicable*)

N/A

d. Vegetative cover

N/A

e. Night light

N/A

2. Social

a. Visual

Exterior Signage

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

Effect on traffic minimal to none

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

N/A

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

N/A



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3. Economic

a. Influence on surrounding land values

N/A

b. Growth inducement potential

N/A

c. Off-site costs of public improvements

N/A

d. Proposed tax revenues (*assessed valuation*)

**Personal Property Tax on equipment and improvements**

e. Availability or provisions for utilities

**All utilities available**

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?

N/A

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

N/A

L. What beautification steps are built into the development?

**Landscaping by Landlord**

M. What alternative plans are offered?

N/A



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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

There is little to no net environmental impact to the City Of Rochester caused by a Tavern Liquor License for our use at the Taziki's Mediterranean Cafe at 3792 S Rochester Hills Road. We only sell beer and wine, and we do not sell mixed drinks or have bar service at our restaurants. Our total sales for beer and wine usually are 2% of total sales. The additional trash generated at our restaurant from having beer and wine available is negligible.

Our new restaurant will provide a healthy and vibrant dining option for the Rochester Hills community, and we anticipate our Rochester Hills Taziki's will be a very popular lunch gathering spot. Being located in front of a Marriott Hotel that has no food or beverage options, offers out of town Hotel guests an easy option for a quick, delicious meal and a glass of wine. Our average unit sales are typically 60% dine in, 10% Catering and 30% off premis (to go and third party). Our healthy Mediterranean fare is very popular for catering, and our Rochester Hills Rd location with it's close proximity to Hospitals, Churches, Manufacturing Companies and Office complexes will certainly become a local favorite.

We anticipate employing approximately 20 crew members, with up to about half of these employees being full time. Our crew members make an average of \$13-\$16 before tips, and the average pay rate after tips is over \$20/hr. Our concept is quite unique in that our menu items are almost 100% scratch made daily, then cooked very quickly to order. This requires us to recruit and train staff members with culinary skills above other Fast Casual Concepts in our pier group.