



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

Environmental Impact Statement (EIS)

Project Information

Name Rochester Hills Fire 1 - New Fire Training Tower		
Description of Proposed Project Project to replace existing training tower with new training tower.		
Proposed Use(s)		
Residential	Non-Residential	Mixed-Use
<input type="checkbox"/> Single Family Residential	<input type="checkbox"/> Commercial/Office	<input type="checkbox"/> Describe uses:
<input type="checkbox"/> Multiple Family Residential	<input type="checkbox"/> Industrial	
	<input checked="" 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 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

<p>A. What are the characteristics of the land, waters, plant & animal life present?</p> <ol style="list-style-type: none">1. Comment on the suitability of the soils for the intended use Project has existing parking area and tower that has supported proposed use. No expected issues related to suitability of soils.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 Project lot area is 5.27ac and has a total of 35 trees on site that range from good to fair conditions. No unusual interest exist on the parcel.3. Describe the ground water supply & proposed use No impacts to ground water, site is on public water supply.4. Give the location & extent of wetlands & floodplain None exist on site.5. Identify watersheds & drainage patterns Site water enters existing dry detention basin from the existing site. From there the pond discharges to the Clinton River.
<p>B. Is there any historical or cultural value to the land? None.</p>
<p>C. Are there any man-made structures on the parcel(s)? Yes, the site has the existing fire station No. 1 building and parking lot. Area is fully developed.</p>



D. Are there important scenic features? None
E. What access to the property is available at this time? There are 2 drive entrances off of Rochester Industrial Drive and 1 entrance from Horizon Ct.
F. What utilities are available? The site is fully developed and has existing 6" sanitary lead and an existing water lead.

Part 2. The Plan

A. Residential <i>(Skip to B. below if residential uses are not proposed)</i>
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 <i>(Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)</i>
1. Anticipated number of employees N/A
2. Hours of operation/number of shifts No regular hours of operation - use will be as needed for Fire Department Training.
3. Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i> As needed for Fire Department Training
4. Description of outside operations or storage N/A



5. Delineation of trade area	N/A
6. Competing establishments within the trade area (<i>document sources</i>)	N/A
7. Projected growth (physical expansion or change in employees)	N/A

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan?	
1. Total number of acres of undisturbed land	5.15 ac
2. Number of acres of wetland or water existing	0 ac
3. Number of acres of water to be added	0 ac
4. Number of acres of private open space	0 ac
5. Number of acres of public open space	0 ac
6. Extent of off-site drainage	0 ac
7. List of any community facilities included in the plan	none
8. How will utilities be provided?	Utilities are already provided on site
B. Current planning status	Project is in site plan review with Planning Commission
C. Projected timetable for the proposed project	On-site work is expected to start in June of 2025 and be completed in September of 2025
D. Describe or map the plan's special adaptation to the geography	None, no change to site overall geography.
E. Relation to surrounding development or areas	Project is within existing industrial park area



F. Does the project have a regional impact? Of what extent & nature? None
G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact Loss of use of some parking areas (open lane for Emergency Vehicle traffic will be maintained at all times). Construction noise - all construction projects create some amount of noise, this should be anticipated by the occupants of the adjacent building. After the existing Fire Training Tower is demolished, the Fire Department will have no local training tower to use until the new tower is completed.
H. List any possible pollutants N/A
I. What adverse or beneficial changes must inevitably result from the proposed development? 1. Physical a. Air quality None b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>) None c. Wildlife habitat (<i>where applicable</i>) None d. Vegetative cover None e. Night light None 2. Social a. Visual None b. Traffic (<i>type/amount of traffic generated by the project</i>) None c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>) None d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities None



3. Economic
a. Influence on surrounding land values

None

- b. Growth inducement potential

None

- c. Off-site costs of public improvements

None

- d. Proposed tax revenues (*assessed valuation*)

None

- e. Availability or provisions for utilities

None

- 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?

No impact expected.

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

No planting except lawn proposed. Only 1 tree to be removed.

- L. What beautification steps are built into the development?

All existing vegetation with exception of 1 tree removed will be maintained.

- 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

The Fire Department needed to upgrade their industrial training tower to provide better training solutions for their needs. It is solely for the fire fighters needs and is compatible with the Fire Department. It has no net environmental impact on the City of Rochester Hills since they currently have a training tower. This new tower is replacing the old tower.