



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

Environmental Impact Statement (EIS)

Project Information

Name NAON L.L.C. , operating as Ginza Ramen—Conditional Use for Ancillary Alcohol Sales. Location: 6866 N. Rochester Road, Rochester Hills, MI 48306; Parcel: 70-15-03-477-035		
Description of Proposed Project The project is an operational licensing request within an existing restaurant. Conditional use approval for on-premises alcoholic beverage sales ancillary to the existing Ginza Ramen restaurant. No construction, building expansion, structural alteration, façade modification, site improvement, outdoor alcohol service, or increase in maximum occupancy is proposed.		
Proposed Use(s)		
Residential	Non-Residential	Mixed-Use
☐ Single Family Residential	☒ Commercial/Office	☐ Describe uses:
☐ Multiple Family Residential	☐ Industrial	
	☐ 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
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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 site is fully developed and occupied by an existing restaurant. No excavation, grading, paving, foundation work, or soil disturbance is proposed.

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

Not Applicable. No vegetation or tree removal is proposed. Existing shopping-center landscaping will remain unchanged.

3. Describe the ground water supply & proposed use

The restaurant is served by existing public utilities. No well, groundwater withdrawal, dewatering, or new water system is proposed.

4. Give the location & extent of wetlands & floodplain

No work is proposed outside the existing tenant space. No wetland or floodplain will be filled, disturbed, drained, or altered.

5. Identify watersheds & drainage patterns

Existing drainage patterns and storm-water facilities will remain unchanged. No impervious surface, grading, paving, roof area, or discharge point will be added or altered.

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

No known historical or cultural resource will be affected. No demolition, excavation, or exterior alteration is proposed.

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

The parcel contains the existing Papa Joe's Shopping Center, parking areas, internal drives, utilities, landscaping, and related site improvements. Ginza Ramen occupies an existing tenant space.



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D. Are there important scenic features?

No scenic feature will be removed or altered. The existing building exterior, landscaping, and site appearance will remain unchanged.

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

Existing shopping-center drives and internal circulation provide access from N. Rochester Road and surrounding roads. No access or circulation change is proposed.

F. What utilities are available?

Existing public water, sanitary sewer, electric, gas, telecommunications, refuse, fire-protection, and storm-water systems serve the restaurant. No utility extension is proposed.

Part 2. The Plan

A. **Residential** *(Skip to B. below if residential uses are not proposed)*

1. Type(s) of unit(s)

Not Applicable. – No residential use is proposed.

2. Number of units by type

Not Applicable.

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

Not Applicable.

4. Projected price range

Not Applicable.

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

1. Anticipated number of employees

Eight existing employees; up to two additional employees may be added as business demand supports. No increase in approved occupancy is proposed.

2. Hours of operation/number of shifts

Monday–Saturday, 11:00 a.m.–9:00 p.m.; Sunday, 12:00 p.m.–9:00 p.m. Ordinary restaurant staffing shifts will continue.

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

Continuous year-round restaurant operation. Alcohol service will begin only after all City and MLCC approvals and employee training are completed.

4. Description of outside operations or storage

None. Alcohol sales, service, and storage will remain indoors. No outdoor alcohol service, outdoor storage, entertainment area, or exterior staging area is proposed.



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5. Delineation of trade area
Rochester Hills residents, nearby employees, shopping-center patrons, and visitors from surrounding communities.
6. Competing establishments within the trade area (<i>document sources</i>)
Other restaurants and licensed establishments operate in the surrounding commercial area. See the attached business-location and liquor-license radius maps.
7. Projected growth (physical expansion or change in employees)
No building expansion, floor-area increase, seating increase, or occupancy increase is proposed. Up to two employees may be added as business volume supports.

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan?	
1. Total number of acres of undisturbed land	No land will be disturbed by this proposal. Proposed land disturbance: 0 acres. The existing approximately 9.00-acre shopping-center parcel will remain unchanged.
2. Number of acres of wetland or water existing	Not determined by this operational application. No wetland or water area will be disturbed or altered.
3. Number of acres of water to be added	0 acres.
4. Number of acres of private open space	No change to existing shopping-center open space.
5. Number of acres of public open space	No public open space is proposed or altered.
6. Extent of off-site drainage	No change. The proposal creates no additional runoff and requires no off-site drainage improvements.
7. List of any community facilities included in the plan	None
8. How will utilities be provided?	Existing public and private utility connections will continue to serve the restaurant. No extension or relocation is proposed.
B. Current planning status	
Existing operating restaurant. Conditional use approval is requested for indoor alcoholic beverage sales ancillary to the restaurant, followed by applicable City and MLCC licensing approvals.	
C. Projected timetable for the proposed project	
No construction is proposed. Alcohol service will begin only after final City and MLCC approvals, staff training, and completion of licensing requirements.	
D. Describe or map the plan's special adaptation to the geography	
The proposal uses the existing tenant space and shopping-center infrastructure without altering the land, drainage, access, topography, or natural features	
E. Relation to surrounding development or areas	
The use is compatible with the existing commercial shopping-center setting. Alcohol service will remain indoors, meal-oriented, and subordinate to the restaurant use.	



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

No significant regional impact is anticipated. The request concerns limited ancillary alcohol service within one existing restaurant.

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

Not Applicable. No construction, demolition, excavation, erosion, dust, vibration, construction traffic, or construction noise is proposed.

H. List any possible pollutants

No new material pollutant source is proposed. Ordinary restaurant refuse, grease, wastewater, ventilation, and cleaning-product practices will continue under existing regulations.

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

1. Physical

a. Air quality

No material effect. No new cooking equipment, exhaust source, construction activity, or outdoor operation is proposed.

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

No material effect. No grading, discharge, groundwater use, storm-water modification, or additional impervious surface is proposed.

c. Wildlife habitat (*where applicable*)

No effect. The project is confined to an existing occupied commercial tenant space.

d. Vegetative cover

No effect. No tree, vegetation, or landscape removal is proposed.

e. Night light

No effect. No new or modified exterior lighting is proposed.

2. Social

a. Visual

No exterior, façade, sign, roofline, massing, parking, or landscaping change is proposed

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

No material change is anticipated. The tenant area and maximum occupancy of 47 will remain unchanged.

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

No change to vehicular, pedestrian, bicycle, delivery, or public-transportation facilities is proposed.

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

No adverse effect on access to recreation, schools, libraries, shopping, employment, or health facilities is anticipated.



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3. Economic

- a. Influence on surrounding land values----- Continued occupancy and investment in an established restaurant should support surrounding commercial activity. No adverse land-value effect is anticipated.
- b. Growth inducement potential----- Minimal. The proposal does not induce new land development, building expansion, or infrastructure construction.
- c. Off-site costs of public improvements----- None anticipated. No public road, utility, drainage, parking, or other off-site improvement is requested.
- d. Proposed tax revenues (*assessed valuation*)----- The approval will support continued taxable restaurant sales and employment. No new assessed valuation is claimed because no physical improvement is proposed.
- e. Availability or provisions for utilities----- Existing utilities are adequate for the current restaurant. No material increase in utility capacity is anticipated.

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 applicant will use the existing tenant space, maintain existing capacity and restaurant hours, keep alcohol service indoors and meal-oriented, and undertake no construction or exterior changes.

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

Not Applicable. No land or vegetation will be disturbed or removed.

L. What beautification steps are built into the development?

Existing shopping-center landscaping and exterior conditions will be maintained. No new exterior development is proposed.

M. What alternative plans are offered?

The no-action alternative would preserve existing operations without alcohol service. Because no physical work is proposed, alternative site layouts would not further reduce environmental impacts.



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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 conditional use will have no significant adverse environmental impact. Ginza Ramen will remain within its existing approximately 1,887-square-foot tenant space, with a maximum occupancy of 47. No construction, grading, tree removal, wetland disturbance, façade alteration, parking change, new lighting, utility extension, landscaping change, or storm-water modification is proposed. Alcohol service will be indoors, ancillary to meals, and managed under City and MLCC requirements. The approval will support an established Rochester Hills restaurant, continued employment, taxable sales, and shopping-center occupancy without requiring public infrastructure improvements. The proposal is compatible with the existing commercial setting and will not alter natural, scenic, historic, or neighborhood features.