



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

Environmental Impact Statement (EIS)

Project Information

Name THE TWO AMIGOS GROUP LLC		
Description of Proposed Project Conditional Use for Alcoholic Beverage Sales - On Premises Consumption Existing Restaurant		
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 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

Not applicable. No new building footprint, significant excavation, or land development 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. The project does not involve removal or disturbance of existing vegetation.

3. Describe the ground water supply & proposed use

No groundwater use is proposed. The property is served by the existing municipal water system.

4. Give the location & extent of wetlands & floodplain

No wetlands or floodplain areas are known to be affected by the proposed project.

5. Identify watersheds & drainage patterns

No changes to existing drainage patterns are proposed. The project will utilize the existing developed site and drainage infrastructure.

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

No known historical or cultural significance is associated with the property, and the proposed expansion is not anticipated to affect any historical or cultural resources.

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

Yes. The parcel contains an existing commercial building, parking areas, driveways, signage, and related site improvements. The proposed expansion will utilize the existing commercial building and adjoining tenant space.



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D. Are there important scenic features?

Not applicable. There are no significant scenic or natural features associated with the project site that will be affected by the proposed expansion.

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

The property currently has established vehicular and pedestrian access through the existing commercial development, including access from the surrounding public roadways and parking areas. No significant changes to the existing access are anticipated as part of the proposed expansion.

F. What utilities are available?

The property is served by existing public utilities, including municipal water and sewer, natural gas, electricity, telephone, and internet services. The existing utilities will continue to serve the restaurant and proposed expansion, with any necessary upgrades completed as part of the project.

Part 2. The Plan

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

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

1. Anticipated number of employees

The expanded restaurant is anticipated to employ approximately 20–25 employees, including management, kitchen, service, and bar staff.

2. Hours of operation/number of shifts

Sunday - Thursday 11am - 9pm
Friday - Saturday 11am - 10pm

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

The restaurant will operate continuously on a year-round basis. Business levels may experience typical seasonal peaks during holidays, weekends, and warmer months, but the operation is not seasonal.

4. Description of outside operations or storage

No outside operations or storage are proposed as part of the expansion. All restaurant, bar, and storage operations will be conducted within the existing building and adjoining commercial space.



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5. Delineation of trade area

The primary trade area consists of Rochester Hills and the greater Rochester area, including Rochester, Oakland Township, Auburn Hills, and nearby communities. The restaurant also attracts customers from the broader Oakland County area due to its location, established customer base, and Mexican dining concept.

6. Competing establishments within the trade area (*document sources*)

The Taco Cartel - 6841 N Rochester Rd, Rochester Hills, MI 48306
Los Gato's Tacos Mexican Restaurant + Catering - 1416 Walton Blvd. Ste A, Rochester Hills, MI 48309
Miguel's Cantina - 870 S Rochester Rd, Rochester Hills, MI 48307

7. Projected growth (physical expansion or change in employees)

If approved, Don Armando's plans to expand into the neighboring space, allowing the restaurant to enhance its concept, improve its layout and dining experience, and better serve its customers. The additional space and ability to offer a broader dining experience would allow the business to continue developing as a destination restaurant while maintaining the character, service, and community connection that have been central to Armando's vision from the beginning. Bartenders and additional staff will be needed.

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan?

1. Total number of acres of undisturbed land None. The project is located within an existing developed commercial property.

2. Number of acres of wetland or water existing None affected by the proposed project.

3. Number of acres of water to be added None.

4. Number of acres of private open space None proposed or affected.

5. Number of acres of public open space None proposed or affected.

6. Extent of off-site drainage No changes to existing off-site drainage are proposed.

7. List of any community facilities included in the plan None. The project consists solely of the expansion of the existing restaurant into an adjoining commercial space.

8. How will utilities be provided? Utilities: Existing utilities serving the commercial property will be utilized, with any necessary modifications made in accordance with applicable City and utility requirements.

B. Current planning status

The project is currently in the planning and approval stage. Don Armando's Mexican Cuisine has secured the adjoining space for the proposed expansion and is pursuing approval of the requested quota liquor license. Upon approval, the applicant intends to finalize plans, obtain necessary permits, and proceed with the build-out.

C. Projected timetable for the proposed project

Don Armando's Mexican Cuisine plans to expand into the neighboring space to add a new bar and additional restaurant seating. The projected timetable for the expansion is largely dependent upon the approval and granting of the requested quota liquor license, which is a significant factor in moving forward with the project. Upon approval, the applicant will promptly finalize plans, obtain the necessary permits, and begin construction. The expansion is anticipated to be completed within approximately 4–6 months following liquor license approval.

D. Describe or map the plan's special adaptation to the geography

Not applicable. The proposed project involves the interior expansion of an existing restaurant into an adjoining commercial space and does not require any special adaptation to the geography, topography, or physical characteristics of the site.

E. Relation to surrounding development or areas

The proposed expansion is consistent with the surrounding commercial development and complements the existing mix of restaurants, retail,



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and service businesses in the area. The expansion will remain within the existing commercial space and will not materially alter the character of the surrounding area. By adding a bar and additional seating, Don Armando's Mexican Cuisine will enhance its existing operation and contribute to the continued vitality of the surrounding commercial district.

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

Yes. Don Armando's Mexican Cuisine serves customers from Rochester Hills as well as surrounding communities throughout the greater Rochester area. The proposed expansion and addition of a full-service bar will enhance the restaurant as a dining destination, helping attract additional visitors to Rochester Hills and supporting the surrounding commercial district. The regional impact is expected to be positive, primarily through increased dining activity, employment, and local economic activity.

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

Anticipated adverse effects during construction are expected to be minimal, as the expansion will primarily involve interior improvements within the existing neighboring commercial space. Any temporary noise, construction traffic, or disruption will be limited to the construction period and coordinated to minimize impacts on neighboring businesses and customers. All work will be performed in accordance with applicable City requirements, permits, and approved construction hours.

H. List any possible pollutants

No significant pollutants are anticipated. Temporary construction-related materials may include minor dust, paint fumes, adhesives, and typical construction debris, all of which will be properly contained, handled, and disposed of in accordance with applicable regulations.

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

1. Physical

a. Air quality

No significant adverse impact is anticipated. The project involves expansion into an existing commercial space and will not materially affect air quality.

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

No impact on water quality, drainage, or existing water systems is anticipated.

c. Wildlife habitat (*where applicable*)

No impact is anticipated

d. Vegetative cover

No significant changes are anticipated because the expansion is within an existing commercial building.

e. Night light

No significant adverse impact is anticipated. Any exterior lighting will be consistent with the existing commercial development and applicable City requirements.

2. Social

a. Visual

The project is expected to have a beneficial visual impact through improvements to the existing restaurant and neighboring commercial space.

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

A modest increase in customer traffic may result from the expanded seating and bar area; however, the existing commercial location and surrounding roadway network are designed to accommodate restaurant and retail traffic.

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

The primary mode of transportation will remain automotive, with continued pedestrian access and accommodation of other available transportation options.

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

The project will have a beneficial impact by expanding dining and employment opportunities within the community. It will not negatively access to recreation, schools, libraries, shopping, employment, or health facilities.



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3. Economic

a. Influence on surrounding land values

The proposed investment and improvement of the existing commercial space should have a positive impact on the surrounding commercial area by enhancing the property, increasing economic activity, and supporting the continued vitality and desirability of the area.

b. Growth inducement potential

The project is expected to have a positive but modest growth impact by strengthening an existing Rochester Hills business, creating additional employment opportunities, and attracting additional customers to the surrounding commercial area.

c. Off-site costs of public improvements

No significant off-site public improvements or associated public costs are anticipated, as the project involves expansion into an existing commercial space with established infrastructure.

d. Proposed tax revenues (*assessed valuation*)

The proposed expansion and investment are expected to have a positive economic impact through increased property value, business activity, employment, and associated local/state tax revenues such as sales, use, withholding taxes as well as additional tax revenue from alcohol sales.

e. Availability or provisions for utilities

All necessary utilities are currently available at the existing commercial property. Any modifications required for the expansion will be completed in accordance with applicable City codes and utility requirements.

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 proposed project will not disrupt existing or intended future land uses, as it consists of an expansion of an existing restaurant into an adjoining commercial space. The use is compatible with the surrounding commercial development and is not expected to negatively impact neighboring properties or their continued use and development.

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

Not applicable. The proposed expansion is within an existing commercial building and will not disturb or remove any existing vegetative cover.

L. What beautification steps are built into the development?

Not applicable to site development, as the project involves expansion into an existing adjoining commercial space. The project will include appropriate interior and exterior aesthetic improvements associated with the restaurant expansion, while maintaining the appearance and character of the existing commercial development.

M. What alternative plans are offered?

No alternative development plans are currently proposed. The preferred plan is to expand Don Armando's Mexican Cuisine into the adjoining commercial space to provide additional seating and a full-service bar. The scope and timing of the expansion are substantially dependent upon approval of the requested quota liquor license.



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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 expansion of Don Armando's Mexican Cuisine is anticipated to have a positive overall impact on the City of Rochester Hills with minimal, if any, adverse environmental effects. The project involves the expansion of an existing restaurant into an adjoining commercial tenant space within an already developed commercial property. As a result, there will be no significant disturbance of land, wetlands, wildlife habitat, vegetation, drainage patterns, or other natural resources.

The project responds to commercial and community needs by allowing an established Rochester Hills restaurant to expand its seating capacity, add a full-service bar, create additional employment opportunities, and better serve its existing and future customers. No natural, scenic, historic, or other special features are known to be adversely affected by the proposed expansion.

Economically, the project represents an additional private investment in an existing Rochester Hills business and commercial property. The expansion is expected to generate increased business activity, employment, customer traffic, and associated tax revenues while also supporting surrounding businesses and the continued vitality of the commercial area.

The proposed use is compatible with the existing commercial character of the surrounding area and does not represent a substantial change in land use. Rather, it is an expansion and enhancement of an existing restaurant within an established commercial development. The project is therefore expected to complement the surrounding neighborhood and the City's broader commercial development objectives without adversely affecting nearby land uses.

Overall, the proposed expansion is anticipated to provide a net benefit to the City of Rochester Hills through continued investment, economic activity, employment, and enhancement of an existing local business, while creating little to no significant environmental impact.