

City Council  
City of Rochester Hills  
1000 Rochester Hills Dr.  
Rochester Hills, MI 48309

10/27/2014

Dear Council Members,

As you know, the Planning Commission recommended approval of our PUD Concept Plan for 148 attached condominium townhomes. Ivanhoe Development has spent over a year exploring a wide range of uses for our property at the northeast corner of Barclay Circle and Auburn Road. We believe, and the Planning Commission concurred, that our PUD Concept is a great fit for this site. Since the last meeting at the Planning Commission, we have made a number of changes to our concept plan in response to Planning Commission comments, two sets of city staff reviews and a meeting with our neighbors. This letter outlines those changes that are illustrated on the attached revised concept plans. I have also included two previous letters, which were provided in the comprehensive submittal packages, to help provide some background.

Over the last year we have enjoyed the collaborative process in order to bring an exemplary project to a unique site in Rochester Hills. The current PUD plans in effect result in a down-zoning of the currently zoned use that is no longer applicable for the site.

We have made many changes throughout this process based on comments from Rochester Hills Planning Commission, the City of Rochester Hills and their experts. This letter lists the primary changes made to the Barrington Park PUD plan since that meeting:

- Our PUD Concept Plan initially included an off-site pedestrian walkway from the north border of our site that connected to Hampton Circle. We believed this enhanced both the walkability and attractiveness of our development. Many members of the Planning Commission concurred with us; however, we have since removed the proposed walkway to connect our site with Hampton Circle along the detention pond and association open space, along with the coinciding benches, to the north of our site. This was removed in response to numerous concerns by neighboring residents who feel that the proposed pathway would have negative impacts on their property. Although some Planning Commissioners viewed the pathway as an amenity to improve walkability in the area, an enhancing aspect to our walkable development, the majority of nearby residents stressed their concern at both the homeowners meeting and the public hearing.
- Our PUD Concept Plan initially included a 20 foot wide landscaped buffer along our northeast property line, adjacent to several single family homes. In response to resident input, we increased our building and drive setbacks an additional 15 feet and provided a densely landscaped 35 foot wide greenbelt. Some residents preferred a wall or a vinyl privacy fence between abutting residential properties and our development. We believe a dense landscape buffer is appropriate as opposed to an unnatural barrier. As an option we have added a vinyl coated, chain link fence, if desired.
- The updated plan includes landscaping along the east property line that continues north and bends around the northeast corner of our site to help buffer views of the development from residents to the northeast.
- Our updated plan includes revised information on the quantity, size, type and location of plants along the east property line.

- We added a sidewalk along the east property line extending past our proposed detention pond to Auburn Road as requested by city staff.
- We have highlighted each of our six “pocket parks” with acreage calculations for each as requested by the Planning Commission.
- A turning radius template was provided by the City during the last review. We adjusted the radii of various islands to accommodate the City of Rochester Hills fire trucks.
- One foot was added between buildings 7 and 8 to achieve the required 45’ building separation.
- Mailbox kiosks have been added to the plans.

As you can see, we have continued to refine our PUD Concept Plan. We respectfully request the City Council approve our revised concept plan so that we can proceed with a final site plan and a PUD Development Agreement. My project team and I are available at any time to answer any questions and we welcome any comments or suggestions.

Sincerely,

Gary Shapiro  
The Ivanhoe Companies