

Virgil and Pam SanJose  
2834 Sandhurst  
Rochester Hills, MI 48307  
Lot 157

Dear Planning Commission Members,

As one of the original of two homeowners on Sandhurst we are requesting that you please read the attached letter that originated after a meeting of the residents on Sandhurst. It states some of the concerns of those residents whose property will back up to the Barrington Park development.

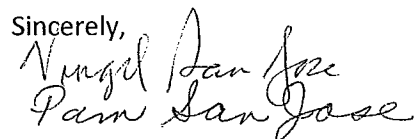
As you look at the current plotting of the potential Barrington Townhouse Condo development please note the location of our lot (157). You will notice that the corner of the development ends in the middle of our backyard. We think that this adds some additional concerns.

Because of this we would like to propose that:

1. We would like to represent all of the Sandhurst homeowners (who are all in agreement) in requesting a *solid brick and mortar* wall between this development and our property (we are also in agreement that we do not want a greenbelt). But, since it would end in the middle of our yard we would request that you extend the wall westward to form a 90 degree angle and carry it forward as far as possible, especially since the plan shows a visitor parking area in the plan. We are not in favor of a poured cement wall as we have noticed that they begin to crack and deteriorate at the base over a period of time.
2. The purpose of this is to eliminate condo owners or their guests from parking on Sandhurst and using our yard as a cut thru into the planned park and parking area directly behind our home.
3. Let it be known that we are NOT in favor of the sidewalk along the pond (on either side and specifically NOT on the resident's side) and in our opinion it would become a dog run for the pet owners in the complex. The pond has not been maintained over the years and is not visually pleasing and would not be a place that people would go to enjoy the water or the view.
4. This would also deter any "walkers" on the proposed "sidewalk" along the pond from getting closer to our property and will give us some privacy.
5. We are requesting that you leave as many of the healthy existing mature trees as possible.

We would like to thank you for taking the time to address our concerns and hopefully some changes can be made.

Sincerely,

  
Virgil SanJose  
Pam SanJose

Virgil and Pam SanJose

Edinshire Resident Meeting 9-28-14 (updated 10/4/14)

Regarding Potential Development of Property at Corner of Barclay Circle and Auburn Road.

**Concerns:**

1. Increased traffic: More jobs, more housing or more stores correlates to increased traffic on local residential streets.
  - a. Limited Access to and from location: Apartments located within the Hampton Community have multiple egress/ingress: Two off of Hampton, two off of John R, two off of Barclay, and one onto Rochester Road. The 11 Acre land given the location will exit out onto Barclay and Potentially Auburn. That is only 2 egress/ingress locations for over 300 vehicles.
  - b. Implementation of a busy loop road less than 50 feet from Sandhurst resident's backyards with over 350 cars traveling daily. (This section is based upon an earlier plan. As of 9-28 it appears the plans have changed to make units inward facing and have parking/garage entry along perimeter. As long as the plans do not reincorporate a loop road, this section is void.)
    - i. Building a road that close to existing backyards dramatically decreases property value for existing homes.
  - c. Visitor Parking in design plan may be insufficient depending upon bylaws of development.
    - i. With 3 bedroom units, conceivably many condos could have three vehicles, if this is paired with residents using garages for storage due to size of units, visitor parking spaces identified in site plan could quickly be filled with resident parking leaving any visitors to park elsewhere and walk over. Street parking on Sandhurst is the closest the closest option to avoid crossing Barclay on foot.
    - ii. As Sandhurst ends in a cul-de-sac within walking distance to rear residential location, it is very conceivable that residents/visitors will resort to parking in the cul-de-sac and along streets in Edinshire and walking across private property to access the units.
2. Light pollution: Projects that operate at night, or that include security lighting (such as streetlights in a parking lot), may be accused of causing light pollution.
  - a. Difference in lot elevation will cause street lights/house lights/Car lights to shine directly into rear windows of Sandhurst homes.
3. Noise pollution: In addition to the noise of traffic, any construction project may inherently be noisy.
4. Visual blight and failure to "blend in" with the surrounding architecture:

- a. Elevation in lot difference will cause the development to be a full story plus higher than existing homes. The 2.5 story building would actually appear to be closer to 3 stories given the height difference in the lots resulting in the appearance of no planning cohesion within the subdivision.
- b. Edinshire home owners association does not allow fences within unless you have a pool thus disallowing any measure of internal division between new development/construction and existing homes.

5. Loss of a community's small-town feel: Proposals that might result in large influxes of new people moving into the community, such as a plan to build many new houses, are often claimed to change the community's character.

#### 6. Environmental concerns

- c. The proposed site is in spots 5 feet higher than neighboring yards, with the removal of protective wetlands, the rain/snow runoff may flood neighboring backyards/ homes.
- d. The wetlands portion of the development site is home to a plethora of wildlife including large species such as fox, coyote, deer, hawk, and turkey vultures. With no place to go once lot is completely cleared, animals may become a nuisance/danger to neighboring community and will potentially result in local traffic hazards.

#### **Requests**

1. Solid brick and mortar wall on approved footings connecting to existing Department of public works wall to prevent people from parking in the Sandhurst cul-de-sac and walking through private property to access condos and to prevent children from the Development from playing in the backyards of Edinshire residents. Residents of new development may also resort to walking dogs in the backyards of Sandhurst homes and may increase the potential of waste being left behind. Brick wall is requested to be built before commencement of lot clearing or building construction.
2. Depending upon final location of said wall, the drainage stream along the back of Sandhurst residences will need to be continually maintained either by developer or by Sandhurst residents to prevent flooding (which happened 2 years ago).
3. Additional clearance in the form of a natural easement/landscaped area between the proposed parking areas surrounding condo units and the backyards of the current Sandhurst residences.
4. Scaled appropriately: The roofs of new buildings should be no higher than the average roof height of Edinshire houses.
5. Light Pollution: measures should be taken to prevent any lights from development from shining into Edinshire from construction, cars, street lights, nor community lights on the development. [Some condos leave lights on for common elements.]

6. Older trees along division between development and Edinshire should be left in order to preserve character of the community and to act as noise/light barriers.
7. Adequate capability to keep plowed snow within Barrington Park.
8. Clarification of height and how many floors are in each unit.

### **Additional Information**

Purpose of Wetlands: (<http://www.ecy.wa.gov/programs/sea/wetlands/functions.html>)

[http://water.epa.gov/type/wetlands/upload/2006\\_08\\_11\\_wetlands\\_fun\\_val.pdf](http://water.epa.gov/type/wetlands/upload/2006_08_11_wetlands_fun_val.pdf)

Wetland ecologists have already documented the following environmental benefits of wetlands: water purification, flood protection, shoreline stabilization, groundwater recharge, and streamflow maintenance. Wetlands also provide habitat for fish and wildlife, including endangered species. Not all wetlands provide all of these benefits, and how your particular wetland works depends on its location and its type. What follows is a simple summary of how wetlands perform their complicated functions, along with a brief explanation of how these functions support humans and other species.

Almost any wetland can provide some measure of flood protection by holding the excess runoff after a storm, and then releasing it slowly. The size, shape, location, and soil type of a wetland determine its capacity to reduce local and downstream flooding. While wetlands cannot prevent flooding, they do lower flood peaks by temporarily holding water and by slowing the water's velocity. Wetland soil acts as a sponge, holding much more water than other soil types. Even isolated wetlands can reduce local flooding -- if the wetlands were not there to hold stormwater runoff, backyards and basements on Sandhurst might end up under water.

1. Development Identified two non-regulated wetlands
2. Sign identifies the zoning as OS-1 not O-1. Clarification is needed on state of current zoning.