



Planning Dept Email <planning@rochesterhills.org>

Zeenat Plaza

2 messages

ERNEST COLLING JR <ecollingjr@sbcglobal.net>

Mon, Feb 15, 2021 at 11:56 AM

To: "planning@rochesterhills.org" <planning@rochesterhills.org>

To the Planning Commission:

I am opposed to the approval of the site plan under consideration for Zeenat Plaza. There are not enough safeguards to keep parking either on site or on Auburn Road. There is nothing that keeps the traffic to and from this proposed development on Auburn Road and out of the interior subdivision.

After reading the proposal and the pertinent City requirements, the 19 spaces required by the city and 29 proposed by the developer will be insufficient. Data from the US Dept of Census, Cars.com, and Governing.com, to name a few sources, indicate that 1.5 cars per household is data prior to 2006, thus the City's requirements are underestimating the actual numbers and are based on out of date data. Current data for our area are 1.8 cars / household for Warren. Sterling Heights 1.9 cars / household. Nationally approximately 1.6 to 1.8 cars/household as a US average. Only high population density urban areas with a largescale capable mass transit system trend to lower cars per household. Rochester Hills does not fit that profile.

The data also indicates as the median income of the area rises so does the numbers of cars/household. Rochester Hills is listed as having a higher median income than the National average, Warren, and Sterling Heights. Therefore I expect that actual cars / household in Rochester Hills would be closer to 2.0 cars / household if not higher.

It is far more realistic to assume 1.9 to 2.0 cars / household in Rochester Hills than the 1.5 required by the city. I also believe that it is likely that there will be at least a business owner and one employee per retail unit. Two cars / retail unit without customers.

Based on the newer data available a more realistic estimate of the required parking for the proposed Zeenat Development would be 24 spaces for tenants/visitors, and 12 for the businesses employees. Or 36 required just to meet actual minimums. Depending upon the retail businesses and their hours of operation the need for customer parking could be anywhere from 10 to 20 just for customers.

Additionally snow removal becomes an issue. Where is there room on this site plan to accommodate snow piling for long term winter storage without further impacting parking?

This redevelopment was sold to residents and advertised as being designed for walking and shopping. I remind the Planning Commission that for at least 5 months out of the year the weather in Michigan is not conducive to this concept. I see no one walking about in single digit weather in the area. That being said these businesses will not survive without adequate parking. The actual

minimum required parking does not exist in the current site plan, and the City's building requirements grossly under estimate what is actually going to be required.

As a long time resident of the Brookland Subdivision - going back to Avon Township, I can say with certainty My Family and other long time residents do not want more traffic through the interior of the sub. We are already experiencing increased speeding and more traffic as drivers avoid Auburn Road. Developments as Proposed for Zeenat Plaza will only exacerbate the problems. I expect to see more interior traffic, more interior speeding, and parking issues spilling over into the interior of the subdivision unless the parking and traffic are contained in the proposed development's on site and street parking, and the traffic on Auburn Road.

The City's desire to redevelop the area does not over ride the residents rights and expectations that there should be no negative impact to their lives and surroundings as a result of the redevelopment. As I've stated we are already experiencing negative effects from the redesign and rebuilding of Auburn Road.

Please reevaluate and adjust the site plan accordingly.

Ernest W. Colling Jr
Patricia S. Colling

Planning Dept Email <planning@rochesterhills.org>

Tue, Feb 16, 2021 at 8:31 AM

To: Sara Roediger <roedigers@rochesterhills.org>, Kristen Kapelanski <kapelanskik@rochesterhills.org>

Should I email this to them now or at meeting? They might not see it then.

thanks

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