



Planning Dept Email &lt;planning@rochesterhills.org&gt;

---

## April 11th meeting public comment on Bebb Oak Meadows project

1 message

---

**Alberto Murguía Tesch** <amtesch@gmail.com>  
To: Planning Dept Email <planning@rochesterhills.org>

Tue, Mar 22, 2022 at 12:38 PM

Hello,

Could you please add the following to the public comment for the City Council on April 11th?

- Hello my name is Alberto Murguía, I live on 2789 Hickory Lawn Rd, just behind the actual Barnes and Noble and we are still really worried about the "Bebb Oak Meadows Mixed Use Development" as the developer never contacted us as requested during the first meeting of the Planning Commission, and the new available information considers views from adjacent properties but not ours which is right behind the development (only lateral views from adjacent properties were included), and we don't see a clear commitment on the landscaping buffer with mature evergreens that could reduce the impact of my backyard view of the four stories proposed building.
- We are really concerned about how the view and privacy of our backyard will be affected, as said there is no clear commitment from the project, and they keep using the current deciduous trees on the render views, and even though our home is at the other end of the property our daughter playground is really close to the future development. Please, we know that as a single neighbor we won't be able to stop such a big development, but our privacy, safety and property value should not suffer a negative impact for the sole benefit of the project. Thank you very much.



Planning Dept Email &lt;planning@rochesterhills.org&gt;

---

## Proposed redevelopment of the Barnes and Nobles Bookstore site

2 messages

---

Paul DeRubeis <derubeispaul@gmail.com>

Sun, Nov 14, 2021 at 4:54 PM

To: planning@rochesterhills.org

Cc: bowyers@rochesterhills.org, walkerd@rochesterhills.org, Mayorsoffice@rochesterhills.org, hetrickd@rochesterhills.org, mungiolit@rochesterhills.org

Good afternoon,

We are Darlene and Paul DeRubeis and have enjoyed living on Hickory Lawn Road for 36 years. We are writing of our concerns regarding the proposed redevelopment of the Barnes and Nobles Bookstore site on Rochester Road. We are opposed to this plan for the following reasons:

Precedent of building a four-story apartment building adjacent to residential homeowners:

- We are very concerned that the proposed four-story 94 unit apartment building and four story offices adjacent to residential property will set a precedent for future projects in the city. We know of no other area of the city that has a 4 story building directly adjacent to residential homes. This precedent will certainly result in lower home values to the residents on Hickory Lawn, especially those whose properties are directly adjacent to the proposed development.
- This would be the first multi-family housing on the west side of Rochester Road from M-59 to Hamlin Road, obviously setting a precedent for development of this kind adjacent to a residential area.
- Why would you allow a four-story apartment complex when the Hampton apartment buildings on the east side of Rochester road are only two-stories? Again, allowing four-story apartments in the city of Rochester Hills sets, in our mind and our neighbors, an unsettling precedent. Would you like apartment residents living on the upper floors looking right into your backyard?

Additional excessive traffic to an already heavily congested Rochester Road corridor:

- Rochester Road between Barclay Circle and M-59 is already heavily congested most times of the day. The far right southbound lane of Rochester Road often backs up from Auburn Road south to the Belle Tire store.
- There are frequent accidents between Barclay Circle to Auburn Road on Rochester Road from vehicles attempting to make left turns from businesses on Rochester road. Obviously, traffic and driver safety will be greatly impacted by the additional vehicular traffic from the residents of the apartments, retail shops and offices, and the drive-thru customers entering and exiting this development.
- Rochester road is a main thoroughfare for emergency vehicles through the city. The additional amount of vehicular traffic due to this project will most certainly cause additional safety issues for both emergency vehicles and non-emergency vehicles.

We hardly think this proposed project is "Innovative by Nature!"

In conclusion, we understand that property owners have the right to build on their land, but let's bring the proposed project in line with the surrounding one to two story buildings and address the potential of increased danger from the additional vehicular traffic it will bring.

Sincerely,

Paul and Darlene DeRubeis  
2633 Hickory Lawn Road  
Rochester Hills, MI 48307  
248.462.9043

---

Planning Dept Email <planning@rochesterhills.org>

Tue, Nov 16, 2021 at 10:37 AM

To: Paul DeRubeis &lt;derubeispaul@gmail.com&gt;

Cc: bowyers@rochesterhills.org, walkerd@rochesterhills.org, mayorsoffice@rochesterhills.org, hetrickd@rochesterhills.org, mungiolit@rochesterhills.org

Thank you Paul and Darlene -

Your comments will be provided to the Planning Commissioners.

Jennifer

Jennifer MacDonald  
Planning Specialist  
City of Rochester Hills  
1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
(248) 841-2575 direct  
(248) 656-4660 office

[www.rochesterhills.org](http://www.rochesterhills.org)

[Get Email Updates on Gov Delivery](#)

[Join us on Facebook](#)

[Follow us on Twitter](#)

[Sign up for Alerts with Nixle](#)

[Quoted text hidden]