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December 5, 2018

SENT VIA EMAIL TO: roedigers@rochesterhills.org

Sara Roediger
Planning & Economic Development Director
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309

RE: Rochdale Subdivision (South)
Proposed Changes to City of Rochester Hills Master Plan

Dear Ms. Roediger:

I have for many years represented the Rochdale Association (Rochdale Homeowners' Association) which was incorporated as a non-profit corporation in 1954 in part for the purpose of promoting and protecting the interests of its residents. I am very familiar with Rochdale Association's recorded Building and Use Restrictions and I have interacted closely with the members of its Board of Directors.

Over the years the volunteer members of the Board have consistently given their time and energy to represent the interests of the Association's homeowners, many of whom have resided in the subdivision since it was first platted and developed in the 1950's. The Association has continuously used the resources provided by the homeowners, including through litigation when necessary to protect the homeowners' interests in preserving this unique residential community.

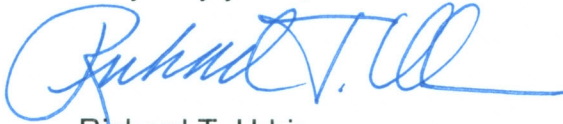
The Association and its members recently became aware that the City is currently in the process of finalizing a new zoning Master Plan which includes

changes to the lots located west of the corner of Rochdale and Walton Blvd. from Residential to Residential Mixed.

The Rochdale Association and a substantial majority of its homeowner members strongly oppose any changes to the current single family residential zoning for these lots. As our governing body we ask the City of Rochester Hills to preserve the status quo without changes. The residents of this subdivision have made their wishes well known when changes were proposed in the past. We understand that public comment will be received at a meeting scheduled on December 18, 2018. Representatives from the Association and residents from the subdivision intend to be present at the meeting to express this position in person and to oppose any changes.

The Association and its residents believe that the proposed change is arbitrary and is contrary to the original plat approved when the present residents chose to rely upon the existing zoning as part of their decision to purchase property and homes in the subdivision. During the past year it has been demonstrated that the lots abutting Walton Blvd. are in fact suited for residential purposes when a fine residential home was constructed at the eastern corner of Orchardale and Walton Blvd. Please do not impair the value of the other residential lots that exist along Walton Blvd. or take away an important part of this unique residential community.

Very truly yours,



Richard T. Urbis

RTU/kas

Cc: Rochdale Association Board of Directors