



Date: March 9, 2022

Issue: Planning Review- Response Letter

**Re: Planning Review #7 Bebb Oak Meadows
City File #21-008 Parcel No. 15-27-477-058**

Bebb Oak Meadows
OYK Affiliated, LLC
2800 S. Rochester Rd.
Rochester Hills, MI 48307

SVA Project No.: 2020.137

Attn: Kristen Kapelanski

Dear Ms. Kapelanski:

The following letter is in response to the **Planning Commission comments from 03/07/22 and from the email from the Planning Dept., dated 03/08/22, that summarizes those comments.**

In reference to the information of the "Flexible Business" overlay district ordinance, the Rochester Hills Planning Department Staff has interpreted our development as two separate buildings designed within the applicable standards of Chapter 5, Section 138-8.500. The retail portion of the building (13,206 SF floorplate) is designed in compliance within the standards of a "Lawn Frontage" building. The residential portion of the building (18,716 SF floorplate) is designed in compliance with a "Courtyard Frontage" building. Both "Lawn Frontage" and "Courtyard Frontage" when applied separately are in full compliance with the ordinance.

Another option available in the ordinance is the "Shopfront Frontage" interpretation. Our firm agrees with this interpretation as well, as the building is one proposed structure with mixed use components, including retail and residential.

Under both interpretations we fully comply with the ordinance.

Sincerely,

A handwritten signature in blue ink that reads "John Vitale".

John A. Vitale, AIA, NCARB

c Fred Hadid, PE