

June 28, 2019

Kristen Kapelanski
Planning Manager
1000 Rochester Hills Drive
Rochester Hills, MI 48309

**RE: CUMBERLAND VILLAGE FINAL SITE CONDO PLAN APPROVAL
CITY FILE # 17-019, SECTION 27**

Dear Ms. Kapelanski

Respectfully submitted is a set of revised landscape plans depicting changes to the gated entrance and a Right In Right Out detail sheet for Cumberland Village. Final site condominium approval was tabled on May 21, 2019 and, again on June 5, 2019 due to concerns about the northern entrance to the community. The purpose of this submittal is to provide details of these two options (Emergency Gated Access and Right In, Right Out) and to let the Planning Commission know we are comfortable proceeding with whichever option they believe is best.

The northern entrance was originally proposed to be a full access connection to Livernois. During the engineering plan design and review process with the City and the Road Commission, it was determined that due to the proximity to the Hamlin and Livernois round-a-bout, this was not a safe or suitable location for a full access connection. Additionally, it was determined that due to the lack of a 60 foot right of way on the west side of the road, a full access connection was not buildable in a manner acceptable to the Road Commission.

We then looked into the possibility of constructing a Right In Right Out connection. Our first proposal which restricted left turns into the community effectively by placing the Right In Right Out barrier in the taper lane was not acceptable to the Road Commission due to the fact that it would cause problems with the Road Commission being able to plow the taper. We then revised the plans to move the Right In Right Out barrier out of the taper in order to provide for effective snow plowing and it became ineffective for restricting a left turn into the community. This configuration although acceptable to the Road Commission is seen as problematic by city staff due to a lack of reasonable enforcement of the restricted movements, especially from vehicles southbound on Livernois wanting to enter the community.

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The community requires two means of ingress/egress due to the fire code. To comply with this, we looked at the possibility of doing a gated emergency access for the northern access and created a configuration acceptable to City staff and the Fire Department.

At the May 21st and June 5th Planning Commission meeting, the Planning Commission expressed concern over the perceived exclusiveness the gate represented.

The revised landscape plans now show a gate which is of the same general appearance as the rest of the accent features across the frontage of the community and therefore will not be seen as a gate but will simply look like another accent feature for the community. The image on page 3 of this letter depicts a gated emergency access (located elsewhere in the city) has been approved by the Assistant Fire Chief as satisfactorily addressing the signage requirements. It has also been perceived as acceptable to planning staff and as such we would propose this sign be utilized, if the gated access is the option chosen. We believe this addresses the “exclusivity” concern.

We have also provided a Right In Right Out detail should the Planning Commission feel that configuration is more desirable.

As for the traffic being able to be handled by one entrance, also submitted is a traffic opinion from AEW (a private consulting firm who represents municipal and private clients) stating that the entrance will be able to serve the community at an acceptable level of service.

We appreciate the Planning Commission’s concern relative to the northern entrance to this community. However, we believe our proposal is a creative solution to this problem and we think the emergency access for the northern entrance to the community to be the best solution for all.

If you have any questions or need any additional information, please feel free to contact me at (586) 201-4046.

Sincerely,
Lombardo Homes

Brandon Wagner

Brandon Wagner
Project Manager

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