



August 8, 2019

City of Rochester Hills
Planning Department

Re: Brewster Village Project by Robertson Brothers Homes

Samaritas is the owner of vacant property located north of the northwest corner of Brewster Road and Walton Road, currently under contract with Robertson Brothers Homes. Robertson Brothers recently received approval to construct the Brewster Village community on the property consisting of 30 detached home sites. The purpose of this letter is to provide support for Robertson Brothers in regard to their request for a PUD Amendment that would provide an alternative to the left turn lane that was stipulated as part of the approval process.

Samaritas had previously agreed to sell the property to Pulte Homes, which had then been met with significant opposition from neighbors and the Planning Commission members for proposing a plan that would have included around 60 total residential townhome units. The opposition stemmed from those that wanted a less dense housing product and less than two to three stories in height. Consequently, shortly thereafter, we had agreed to sell the property to Robertson Brothers Homes, who ultimately received approval to build what can only be described as a much more palatable plan of single story homes at half the density proposed by Pulte. The plan by Robertson is less dense than what would be allowed under the existing Future Land Use categories of Residential 2.5 and Multiple Family.

Unfortunately, Robertson Brothers has informed us that they will not be able to move forward with purchasing the property unless they are able to amend the PUD to remove the stipulation of constructing a left turn lane. Our understanding is that originally the cost of building a turn lane was nominal until the engineering stage, when extenuating conditions significantly increased the cost of the improvements to Brewster Road. It is also our understanding that the traffic study and the engineering department did not indicate a turn lane was necessary.

Our hope is that an unnecessary cost could be removed from the project so that we can move forward with selling the land to a well-respected and experienced development in Robertson Brothers Homes. The extent of effort that they have shown in working with the Shadow Woods board members, the city reviewers and the Planning Commissioners and Councilmembers, has demonstrated to us that they are willing to significantly invest in Rochester Hills.

Sincerely,

A handwritten signature in blue ink that reads 'Sam Beals'.

Sam Beals
Chief Executive Officer