



July 3, 2019

City of Rochester Hills – Planning Department  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

Attn.: Kristen Kapelanski

RE: City Apartments - Garageports SPA & Amendment to PUD

Ms. Kapelanski:

Designhaus has been retained by City Walk LLC to pursue the revision of the previously approved carports for City Apartments to garageports. The previously approved carports were included with City Apartments site plan approval in November 2015.

The decision to change the carports to garageports stemmed from market demand for enclosed parking spaces, existing location of the water and sanitary easements, presence of mature landscape buffers as well as the desire to ensure headlight screening from neighboring properties.

The decision to relocate the carports to the south property line was due to safety concerns when circulating the site. The garageports would hinder vehicular site views if built in the center island just south of City Apartments. Along the south property line is deemed the safest relocation. The east property line is to still have the garageports in the same location as previously approved.

As illustrated in the included packet, the water main easement extends into the south and east parking spaces by 4.5' and 5.5' respectively. A hold harmless agreement has been discussed with the engineering department and the owner is prepared to enter into this agreement with the city.

Constructing a masonry garage in lieu of garageports was also explored. Due to the intention to allow the mature landscape buffers to remain, easement locations and footings required for a masonry structure – garageports fit the site the best. As shown in the illustration package, a masonry structure would reduce the east landscape buffer by 9.5' and the south landscape buffer by 8'. This would involve removal of most of the mature landscaping, existing light poles, and extensive reworking of the existing stormwater system in these areas. By utilizing the garageport system, the stormwater stays in place as is, the existing curb line remains the same and the only change to the landscaping is the 2' of lawn that will be removed. Footings required for the garageports are less invasive in comparison to footings for a masonry structure. It is our goal to disturb as minimal as possible in the area of existing water main easement.

The garageports are designed to store vehicles, not personal items. 21' x12' is enough to comfortably park a vehicle. Based on the owner's experience at similar properties, this size is effective.

The proposed garageports are to be constructed of metal siding with color to match the brick on the approved garages. The overhead doors are also to match the approved garages' overhead doors.



This proposed garageport change reduces the overall parking on site by 7 parking spaces; 490 total provided. Total required on site is 474 parking spaces.

The mature landscape buffer does exactly what it is planned to do; screen the development from neighboring properties. The garageports will be hidden from view and will also stop any headlights from shining onto neighboring properties.

Included with this letter is a site plan approval drawing set and illustration package. Please review and contact with any questions. We respectfully request this project be placed on the next available agenda.

Regards,

Francesca Aragona Schovers  
Site and Landscape Specialist  
Designhaus, LLC

Cc D. Moran  
F. Aragona