



TURK ARCHITECTS

ARCHITECTS-PLANNERS-ENGINEERS

6340 Peacock Drive

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February 1, 2021

Ref: Zeenat Plaza Project, (City File: #20-022 Sec. 36)

Dear Members of Planning Commission,

Per your requests, we are providing the following for your review:

- **A PDF drawing file showing pictures of proposed building elevations material samples.**
- **A 3-D rendering from the south west corner of the property showing the rear side of the proposed building and the proposed 9 doors locations (6 doors for the first-floor retail to be used as exit doors and 3 doors for the second and third floor residential units).**
- **Updated Environmental Impact Statement that include includes the estimated sell and rental prices of the proposed residential units:**
 - **Estimated price for 2-bedroom condominium:
Sale = \$299,000/unit, Rent = \$2,000/month**
 - **Estimated price for 3-bedroom condominium:
Sale = \$325,000/unit, Rent = \$2,400/month**
- **A sample of the Flyer that we distributed to all the neighbors around the property back in August 2020. We received the following email from Mr. Sean Peterson, the immediate neighbor across the alley from the subject property:**

Sean Peterson <seanwesleypeterson@gmail.com>

to me

Aug 19,2020. 8:30 AM

Hello,

My name is Sean Peterson. I live on the corner of Gerald Ave and Auburn. The condominiums will literally be next door to my home.



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I have a few questions for you:

What is the price of a unit?

How long will this project take to complete?

What type of retail businesses on the first floor is the condominium project looking to attract?

Thank you for your time,
Sean

The following email was our response to Mr. Peterson:

HISHAM TURK <turkarchitects@gmail.com>

to Sean

Aug 19, 2020, 10:21 AM

Dear Mr. Peterson,

Thank you for taking the time to respond to our flyer about the new Mixed-Use Project at Corner of Auburn Road and Gerald Avenue. Here are the answers to your questions:

- Price of units is estimated around \$299,000
- Projected completion of the project is at the end of calendar year 2021.
- The retail space at the first floor shall be open to any specific kind of retail business that is needed in this location, and recommended by the City of Rochester Hills Zoning Ordinance.

Please contact us if you have any questions or concerns

Thank you again and have a nice day.

Hisham Turk, AIA, LEED AP
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Mr. Iftequar Fazal, the subject property owner, mailed the project flyer again to Mr. Peterson and sent another email to him on January 2, 2021. The following is a copy of the email:

Iftequar Fazal <iftequarfazal786@gmail.com>

to seanwesleypeterson

Jan 22, 2021, 1:37 PM

Good Afternoon Mr Peterson,

This is Iftequar Fazal, the owner of the vacant land next to your property, and would like to thank you for taking interest in our project.

My architect Mr Hisham Turk responded about your questions long time back in august last year,

This Mixed-Use project is now going for **CONDITIONAL USE PROPOSED AND NEW ADDITION** of third floor **VIRTUAL MEETING** by the **PLANNING COMMISSION** of city of rochester hills and hopefully you will get the invitation soon by city of rochester hills to join the next PC meeting in feb 2nd week, if not then you will be getting soon.

Sir about your questions regarding this project completion, price for condos and retail space, here is some answers to your questions:

- 1: The price of units is estimated around \$299,000 and up for 3 bedrooms.
- 2: Projected completion of the project is delayed, hopefully at the end of 2022 summer.
- 3: The retail space is at the first floor & shall be open to any retail business for this location and recommended by the city of rochester hills Zoning Ordinance.

Please contact me if you have any questions and concerns and my cell number is 248-390-5807

Thank you again and have a nice day.

Regards
Iftequar Fazal

We did not receive any response from Mr. Peterson after the last email.



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This will conclude all the information that was requested at Planning Commission January, 2021 meeting.

Please contact me if you have any questions.

Thank you,

Sincerely,

Hisham Turk, AIA, LEED AP

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