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April 16, 2010

Planning Commission  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, Michigan 48309

***Re: Proposed Modifications to City Place PUD Agreement  
G & V Investments - Rochester Road Property***

Dear Planning Commissioners:

My clients, Mr. William Gilbert and Mr. Cornell Vennettilli ("G & V Investments"), appeared before you last August with another developer, to discuss potential modifications of the City Place PUD Agreement to enable the southern portion of the property to be developed. This development fell through. In February 2010, my clients appeared before City Council to discuss proposed modifications of the PUD Agreement to provide greater flexibility for the productive development of the entire property. Following the City Council meeting, G&V Investments held a meeting with the neighbors to discuss the proposed modifications.

As background, in 2004, the City and G & V Investments entered into the City Place PUD Agreement ("PUD Agreement") with respect to the future development of the entire 27 acre property owned by my clients ("Property"). Due to an extended period of changing market conditions since the PUD was approved, and the recent collapse in the real estate market, the Property has not been developed. The approved PUD Agreement was very specific and detailed. It specified the size, height, location and architecture of each building to be developed on the Property. My clients have marketed this approved development in both good and bad real estate market conditions, with no success. As a result, we are requesting that the City agree to amend the PUD Agreement to add considerably more flexibility to facilitate the development of the Property.

The proposal being presented for your consideration is to permit the Property to be developed in accordance with the Flexible Business 1 zoning overlay (FB-1), with up to 50,000 square feet of retail/commercial use along the Rochester Road frontage. No commercial buildings would be located closer than 200 feet to the east (Eddington

Farms) property line, and conditional land use approval by the City Council would be required for any building in excess of 12,500 square feet or located closer than 50 feet to the Eddington Boulevard right-of-way. The balance of the site will be subject to development in accordance with FB-1 standards, subject to a few provisions carried over from the existing PUD Agreement.

These modifications will result in a density much less than the maximum 710,177 square feet permitted under the existing PUD Agreement. Building heights will be reduced. These factors, combined with the application of the FB-1 design standards, will result in a development with lower density and greater open space.

Enclosed please find a draft of the revised PUD Agreement, to which is attached a land use site plan which helps one visualize the above modifications. We look forward to discussing the proposed PUD modifications with you at your April 20, 2010 meeting. Thank you for your attention to this matter and your consideration of our proposal.

Very truly yours,

WILLIAMS, WILLIAMS, RATTNER & PLUNKETT, P.C.



John D. Gaber

JDG:djq  
Enclosures  
(497373)

cc: Mr. William Gilbert