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July 20, 2010

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

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

Dear Planning Commissioners:

Pursuant to your request at the July 13, 2010 meeting, we have made various changes to the City Place Amended and Restated Planned Unit Development Agreement ("Agreement"). Attached please find a copy of the revised Agreement for your review and consideration.

Please note the following key changes to the Agreement from the version you received last week:

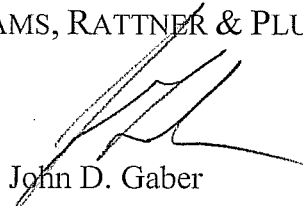
1. The reference to "G & V" has been changed to "Owner" throughout, as requested.
2. In Section 3.D., the posted hours of operation for restaurants serving alcoholic beverages remains not earlier than 7:00 a.m. or later than 11:00 p.m.
3. In Section 6, the architectural standards were clarified to conform to the requirements of the flexible business zoning overlay Section 138-8.502, at a minimum.
4. In Section 10.A., the distance of the green belt buffer at the east property line was increased to 35 feet adjacent to any one or two story residential building, and 50 feet adjacent to any office building or three-story residential building. Further, language was added to provide for the installation of the landscape buffer before, or as soon as possible after construction commences.
5. In Section 17.B., the owner has up to three (3) years to submit a site plan for approval, which is subject to two one-year extensions, the first to be approved by staff, and the second by the Planning Commission.

6. In Section 17.C., substantial completion was modified to mean 75% of the land has been developed, and the Section was revised to require that the project be substantially completed within ten (10) years from the date of this Agreement.

Thank you for your consideration of this matter. We look forward to answering any questions you may have at your July 27, 2010 meeting.

Very truly yours,

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



John D. Gaber

JDG:djq

Enclosures

(525538)

cc: Mr. William Gilbert (*via E-Mail*)  
Mr. Mark Abanatha (*via E-Mail*)