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06 November 2009

Derek Delacourt
City of Rochester Hills
Planning Department
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Re: Rochester Hills Property at Corner of Hamlin and Livernois_ Request for Follow up Rezoning Discussion to Planning Commission Meeting on 10-20-09

Dear Mr. Delacourt:

Pursuant to the discussion at the October 20th, 2009 Planning Commission meeting regarding the property at the northeast corner of Hamlin and Livernois, Signature Associates, on behalf of the Property Owners, has taken the feedback provided by the Planning Commission members and would like to request a follow-up discussion. If you can recall, the Property Owners are looking at the possibility of re-zoning both parcels from R-3 to O-1. It was concluded that if the Property Owners revised their proposal for development on the Site to address concerns regarding building height and the preservation of existing trees on Site, the Planning commission might be open to approving a Conditional Re-zoning based on defined criteria.

We propose the following for the proposed re-zoning to O-1:

- Building
 - Property Owners will comply with all elevation building and design restrictions when and if the project is submitted for Site Plan approval

- Site
 - Property Owners propose within reason to save 30% of existing trees that are healthy trees greater than 6" in diameter.
 - Property Owners propose to replace any trees removed that are 6" or greater at a 1:1 ratio.
 - Property Owners will comply with landscaping, parking, and Site requirements if and when the project is submitted for Site Plan approval.



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Again, the Property Owners feel that this proposal for re-zoning makes sense for the following reasons:

- Real Estate market shift
- Housing value for City has dropped 15-25%
- New Use would have higher SEV value
- Potential for new Crittenton use - Proximity (Medical)
- Potential for new Oakland University use - Proximity (Medical/Technology)
- Impact of traffic with round-a-bout (Ingress/Egress issues)
- Complimentary to Adjacent Uses

Thank you for the opportunity to re-present our proposal for rezoning at the November, 2009 Planning Commission meeting.

Sincerely,

Chileshe Mulenga, Associate AIA
Signature Advisory Services