



April 18, 2007

City Council Members  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

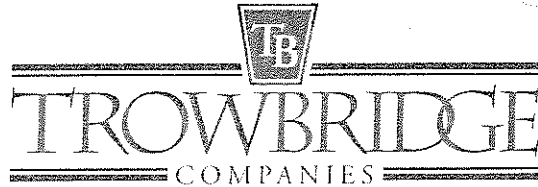
***Re: Steep Slope Ordinance***  
**Re-Zoning Andover Woods; Rochdale Road Property**  
**File no. 98-025**

Dear Member,

I am writing this letter in response to the information received at the meeting on January 31, 2007 relative to the above project. Specifically the fact that any revised site plans could not be reviewed based on the moratorium on reviewing site plans for property that have slopes greater than 15%.

As indicated by the City file number the project dates back to 1998. The most recent review letter dated March 8, 2006 required the completion of the floodplain model analysis. Previous reviewed letters had required the reflagging of wetlands, a task that has been completed 3 times over the life this project. As you know wetland flagging, survey of the flagging and floodplain modeling are not tasks that are completed over night. I point this out simply to make note that the tasks that have been required to address the review letters dating back to 1998 are time consuming and expensive tasks to undertake.

I state the above simply to highlight the fact that over the almost ten years that this challenging site has been on file with the City we have diligently pursued the site plan approval by the completion of time consuming and expensive tasks. We have carefully delineated the wetlands and floodplain to insure protection to these vital resources. We have repeatedly explained that some portions of the property that planning consultants have raised concerns relative to grading were slopes created as a result of construction on adjoining properties, and provided cross-sections of other areas to help the Planning



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Commission understand the proposed grading on the property. I have visited other projects in the City that have performed grading on slopes in excess of those found on this property.

We have done what was asked of us by the City in all steps of this process. We have gone above and beyond and even dedicated some of our land in this project to the MDEQ as requested by the City, we also made 2 lots instead of 6-7 in the northern parcel, therefore changing the zoning from multi-family to single family to appease the City and surrounding residents.

Based on this to be forced to meet an ordinance that has changed during the site plan review would cause substantial hardships at this late point in the life of this project.

If there is anything that I can do to insure that this project continues to be reviewed under the existing ordinance I would be willing to discuss those, in an effort to continue the site plan approval process. As always it is our intent to develop a project that is not only sensitive to the natural features of the property, but one that can survive in the current economic climate. Any delay or change in rules at this point would be detrimental to these goals. I appreciate your efforts in this regard. If you need my assistance please do not hesitate to call me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony F. Randazzo', is written over the word 'Sincerely,'.

Anthony F. Randazzo