

# Charter Township of Oakland

4393 Collins Road, Rochester, Michigan 48306-1670  
Telephone: (248) 651-4440  
Fax Number: (248) 651-1510  
www.oaklandtownship.org

Via Hand Delivery on March 8, 2013

Oakland County Coordinating Zoning Committee  
c/o Charlotte Burkhardt, AICP, PCP  
Oakland County Economic Development & Community Affairs  
Executive Office Building  
2100 Pontiac Lake Road, Building 41 West  
Waterford, Michigan 48328-0412

Dear Coordinating Zoning Committee:

The Charter Township of Oakland Planning Commission held a public hearing August 2, 2011 regarding the rezoning of approximately 41.842 acres of property located at the northwest corner of Dutton and Adams Road from MRD (Medium Residential Density) to RM/PRRO (Residential Multiple-Family with Planned Rezoning Residential Overlay), under Article XXVII, and in particular Section 27.04.04, "Planned Residential Rezoning Overlay (PRRO)," of the Township Zoning Ordinance. The applicants of this rezoning are DM Investment Company and Four Stars, LLC. The name of the proposed development in connection with the rezoning is "Blossom Ridge," being a proposed senior housing project. The Oakland Township Board of Trustees approved the development at its August 14, 2012 meeting.

The Township Board of Trustees, at its February 12, 2013, regular meeting directed this matter be forwarded to the Oakland County Coordinating Zoning Committee ("CZC") for the opportunity to provide its review and recommendation of the rezoning per Section 307(2) of the Michigan Zoning Enabling Act. Of importance to the Township are concerns addressed in this letter and those that may be expressed by Rochester Hills given the fact the CZC notes the County is the only level of government charged with the responsibility of boundary coordination to determine compatibility with zoning in the adjacent community.

Please be advised that the Township's Planning Commission made its recommendation to the Township Board on February 7, 2012, and the Township Board adopted this rezoning on August 14, 2012. The Township Board's adopted rezoning reflected a reduced number of units and other modifications of the PRRO Plan that were not a part of the Planning Commission's review.

For purposes of the Committee's review of this matter, the Township submits the following materials:

- RM-PRRO Rezoning Ordinance
- PRRO Site Plan

- PRRO Agreement (signed but not effective)
- Existing Zoning Map
- Existing Master Plan
- Section 27.04.04, "Planned Residential Rezoning Overlay (PRRO)," of the Township Zoning Ordinance
- Rezoning Application materials
- Planning Commission Minutes of the Public Hearing held on August 2, 2011.
- Planning Commission Minutes of the February 7, 2012 meetings
- Township Board Minutes of the August 14, 2012 meetings
- Township Planner, Engineer and Environmental Consultant review reports
- Traffic Study materials

The enclosed materials contain information regarding various deviations from the otherwise applicable requirements and other areas of concern. For the Committee's benefit, the Township identifies some of the significant concerns raised. First, the subject property has a High Density Conservation designation in the Township Master Plan and no other property within two miles of the subject site has the same designation. A concern has been raised that this designation could materially be changed by the density of this project. (Ref. township planner report December 1, 2011 p. 8). Second, the Township's planner has noted the importance of the Dutton Road entrance for fostering amenities and the benefits of it being the primary entrance. Third, the Dutton Road primary entrance is of critical significance to both the Rochester Hills and Oakland Township communities. Finally, there is a question of the necessity of an independent traffic and environmental study of the proposed development. The following bullet points highlight the concerns raised:

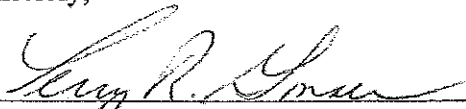
- Height of the building;
- Length of the building;
- Size of units within the main building;
- Number of units per building;
- Density;
- Residential vs. commercial use;
- Ingress/Egress location;

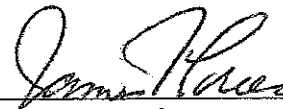
- Traffic;
- Emergency services; and
- Character of the area and property values.

Should the Committee require any additional information regarding this rezoning, please let me know and I will promptly forward same.

Thank you for your efforts regarding this matter, and the Township looks forward to receiving the results of the Committee's review.

Sincerely,

  
\_\_\_\_\_  
Terry R. Ganser  
Supervisor, Charter Township of Oakland

  
\_\_\_\_\_  
James V. Creech  
Township Superintendent

cc: Board of Trustees w/o attachments