October 29, 2009

City of Rochester Hills Planning & Development
1000 Rochester Hills Dr.
Rochester Hills, MI 48309

Dear Honorable Commissioners,

As a current resident in the area, I am writing this letter to express my opposition to the current proposed plan of the Oakmont Boulevard Hills Health / Senior Citizen Apartment Building and Assisted Living Facility – South Blvd.

Let me share my concerns with you:

Safety/Security

The proposed plan does not include a proper barrier between residential and the Oakmont property. Because of the large commercial nature of the proposed project, strangers changing shifts or making deliveries at all hours will have direct access to our backyards at all hours of the day/night.

Zoning:

Through research, understanding and due-diligence of the zoning code, it appears the proposed plan of this very large, three story, commercial senior apartment complex does not comply with SP zoning requirements. We strongly argue a three story commercial apartment for "older person independent housing" is not covered by the definition of the SP zoning code. [Reference Rochester Hills Zoning Ordinance, effective date April 27, 2009 – the three story building is an apartment building by the city's own definitions, see: Convalescent or Nursing Home, Assisted Living Facility, and Apartment Building].

Increased Residential/Commercial Traffic

The approval of the proposed site increases residential and commercial traffic at all hours in our back yards, not to mention the increased speeding and traffic volume. We know the Boulevard Hills expansion will significantly add to the traffic volume on South Boulevard and Adams.

Size

The design and proportion of the proposed project is not consistent with what currently exists on the property and in neighboring subdivisions. Similar developments in Rochester Hills are on larger land parcels and have broad buffer zones of green space and other commercial properties around them.

Architecture

The proposed site is a typical cookie cutter, high volume, low cost development obviously suited for Oakmont Corp. and their business/revenue objectives, but NOT suited for upscale, progressive cities such as Rochester Hills.

Light/Noise Pollution

Because of the required lighting and increased traffic for such a large commercial development, the approval of the proposed site will create an overbearing light and noise nuisance to all surrounding residents. This is due to the lighting requirements and the traffic flow of additional employees, residents and commercial delivery agencies.

Decline in Property Value

For all of the reasons above, residents in this area are assured a further drop in property value. This commercial monstrosity does not fit in the middle of one of Rochester Hills more beautiful areas. Even worse it's located at one of the entrances to the city, a city that promotes itself as "Historic Distinctive Progressive".

While I understand the idea of adding additional tax paying residents to the city of Rochester Hills sounds appealing in the short run, the lower home values and ultimately lower quality of life will ruin this beautiful, distinctive area of the community in the long term.

I strongly oppose this proposed plan. I encourage you to REJECT the proposed site plan until significant, reasonable changes are made that consider and deliver the protection of our property value, safety and quality of life.

Highest Regards,

Jack D. Myers

Petition Opposing the Proposed Plan of Oakmont Boulevard Hills Health/Senior Citizen Apartment Building and Assisted Living Facility – South Blvd.

I the undersigned, oppose the current proposed plan of the Oakmont Boulevard Hills Health/ Senior Citizen Apartment Building and Assisted Living Facility – South Blvd.

I encourage you to REJECT the proposed site plan until significant, reasonable changes are made that consider and deliver the protection of our property value, safety and quality of life.

Name	E-Mail	Signature	Date
Jack D. Myers	JPMyers11@Hotmail.com	Jack D. Myers	10.18.09
Penelope Myers		Penelope Myers	10.18.09
ALPHONSE WILSSENS		Alphonse Wilssens	10-18-09
PRITPAL S. TILLA		[illegible]	10-18-09
RAYMOND GREE		[illegible]	10/18/09
Martha Sturgeon	marth	Martha Sturgeon	10/18/09
ROBERT DUGAN		Robert Dugan	10/18/09
Jim Emores		[illegible]	10-29-09
BRENT HAYWARD		[illegible]	10.29.09
GERALD PRIESKORN		Gerald Prieskorn	10-29-09
DUANE DECKER		Duane Decker	10-29-09
ANDREW SWEDDON		Andrew F. Swedden	10-29-09
William Hamlin		[illegible]	10/29/09
WALDON STREIGHT		W R Streight	10-29-09
Rick Sikorsky		[illegible]	10/29/09
JERRY PRIESKORN		[illegible]	10/29/09
Helen M Felice		Helen M Felice	10/29/09
Emmanuel J Felice		Emmanuel J Felice	10/29/09