



# Hawthorn Hills

Homeowners Association  
Rochester Hills, Michigan

March 18, 2013

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James Rosen - At-Large  
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## Request To Review Blossom Ridge Rezoning Application

Blossom Ridge is a proposed senior housing development to be built on approximately 41 acres located at the northwest corner of Dutton and Adams Road. The proposed development requires a rezoning from the current Medium Residential Density to a new zoning district allowing for high density/multiple family use. The property located in Oakland Township borders Rochester Hills on the south side of Dutton Road. The Charter Township of Oakland on March 8, 2013 submitted a request to the Oakland County Coordinating Zoning Committee (CZC) to review and to provide a recommendation on this rezoning per Section 307(2) of the Michigan Zoning Enabling Act. The County is the only level of government charged with the responsibility of boundary coordination to determine compatibility with zoning in the adjacent community. Of importance to Oakland Township is to learn of any concerns that may be expressed by Rochester Hills and their residents associated with this proposed change.

As background information the previous Oakland Township administration approved this rezoning amendment on August 14, 2012 on a split 4-3 vote. Subsequent to this approval, residents of Oakland Township filed a referendum petition with more than 1900 resident signatures to place this rezoning on a ballot for resident approval. A new Township administration took office in Nov. 2012 and observed that the statutory requirement for the Oakland County CZC review was omitted in the approval process and has now undertaken the steps to fulfill this requirement.

**The CZC evaluation process states...boundary case review includes consideration of and input from the adjacent community. The CZC has scheduled their review meeting for March 26 at 9:00am. As the elected representatives of Rochester Hills residents it is imperative that you provide notification of this boundary rezoning application to the residents, allow them to formally express their concerns and provide this constructive input to the County and to Oakland Township for consideration. Ignoring or not providing the opportunity for residents' input on this impactful rezoning change would be an injustice to the many Rochester Hills residents that will be affected by this precedent setting rezoning application.**

During the rezoning application evaluation process a number of concerns were raised by Oakland Township and Rochester Hills residents. A summary of the resident concerns are:

- Location of a High Density / Multi-Family development within a surrounding area of single family residential homes. There are many concerns of how this would change the characteristics of the immediate area and a potential negative impact on property values. Additionally, the proposed High Density design exceeds the density guidelines set forth in the Oakland Township Master Plan for a High Density Conservation designation and may establish an undesirable precedent.

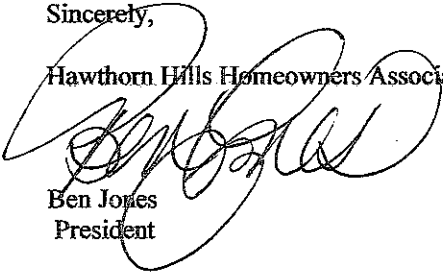
- Location of Blossom Ridge primary entrances on Dutton and Adams Road in close proximity to the highly congested Dutton/Adams Road intersection.
- Significant residents concerns on the traffic impact a 238 unit development with the supporting 24/7 services for the independent/assisted living center will create as compared to a "test plan" 61 unit single family dwelling development.
- Residents are concerned a change to high density zoning at this location will create increased traffic safety risks for the children that use this route to access Adams High School, Van Hoosen Middle School and Musson Elementary School. The Dutton/Adams Road intersection is now rated by SEMCOG the most dangerous intersection in Oakland Township. This proposed rezoning will only serve to exacerbate an already high risk area.
- The Oakland Township Fire Chief has estimated an additional 180 emergency calls will be created to service this facility, thereby creating additional traffic concerns in the immediate area including no road shoulders on Dutton or Adams Road in the immediate vicinity to allow easy passage of the emergency vehicles. It has been noted that Oakland Township does not have an emergency vehicle capable to evacuate the 3<sup>rd</sup> story of the planned independent/assisted living building and will rely on Rochester Hills or other neighboring communities to respond to this need. Significant residents' concerns were raised on the ability to quickly evacuate the large building and the higher frequency of emergency calls for this congested area. The proposed 3 story building will be the first in Oakland Township according to the Fire Chief.
- Residents are concerned about the number of zoning variances included in the proposed Blossom Ridge design versus the underlying township Zoning Ordinance requirements.
  - 3 story building design versus a required maximum 2 stories,
  - independent/assisted living building horizontal length of approx. 450 ft. versus Ordinance maximum of 135 ft.,
  - a number of the independent/assisted living building units below minimum square footage,
  - number of dwelling units per building versus ordinance requirements.
- Many senior living facilities already exist in the Rochester Hills/Rochester area. Many of these facilities have vacancies and are struggling to have adequate occupancy.

A copy of the Oakland Township cover letter to the Oakland County CZC is attached for your information and reference.

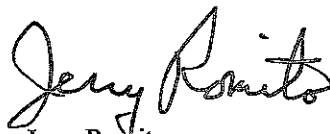
Thank you for your consideration to provide the opportunity for Rochester Hills residents to influence an adjacent township rezoning decision that will affect our daily lives and property values.

Sincerely,

Hawthorn Hills Homeowners Association



Ben Jones  
President



Jerry Romito  
Resident Hawthorn Hills, 1995 Wales Drive

cc: Oakland Township Board of Trustees  
Oakland County Coordinating Zoning Committee  
Charlotte Burckhardt, Oakland County Principal Planner

Attachment: Oakland County Coordinating Zoning Committee Request Letter (March 8, 2013)