

THREE OAKS COMMUNITIES, LLC

14496 North Sheldon Road, Suite 230

Plymouth, Michigan 48170

December 10, 2022

Mr. Chris McLeod, AICP
Planning Manager
City of Rochester Hills
Department of Planning & Economic Development
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Subject: South Oaks
City File #22-009

Dear Mr. McLeod:

Please be advised of our requests from the Planning Commission for the following:

1. Waiver of the requirement for sidewalks built on both sides of the proposed road. Our evidence of support for this request is:
 - a. The site is quite narrow and affords only dwelling units to be placed only on one side of the road.
 - b. The road dead ends and will never extended, so traffic for the 9 homes, of which 3 will be housing disabled people that generally don't drive, will be minimal.
 - c. We would be willing to post a "dead end street" or similar sign at the entry of Rouge Court.
 - d. When asked about this matter, the Planning Director and Engineer agreed that one sidewalk, instead of two, would be preferred.
2. Reduction in wetland setbacks from 25 feet to 0 feet for wetlands B & E and west side of wetland C.

Sincerely,
Walton Oaks, LLC

Bruce Michael
Member