

May 29, 2026

To: City of Rochester Hills Planning Department
1000 Rochester Hills, Michigan 48309

cc: planning@rochesterhills.org
ehawkins@auburnhills.org
jferguson@auburnhills.org

Subject: Traffic and Neighborhood Impact Concerns – O’Brien Multi-Family Development

To Whom It May Concern,

I am a resident of the Adams Ridge Subdivision in Auburn Hills. My home is on Hathaway Dr., and our subdivision is the most impacted by this development from a safety standpoint. Living just West of the proposed O’Brien Multi-Family development along Adams Road near South Blvd, I appreciate the opportunity to provide input regarding this project.

I want to begin by stating that I am not opposed to responsible development in or near my subdivision and community. However, I do have significant concerns regarding the potential impact this project may have on traffic safety and daily accessibility for existing residents, particularly those living in the Adams Ridge Subdivision at the corner of South Blvd and Adams Road in Auburn Hills.

The main entrance to the Adams Ridge Subdivision off Adams Road is located very near what will likely be the main entrance to the O’Brien Project development. Currently, during peak morning and evening hours, it is already difficult to find safe gaps in traffic to enter or exit Adams Road from our subdivision’s main entrance. With the addition of approximately 132 new residential units across the street, the volume of vehicles attempting to access Adams Road in this same area will increase substantially.

My primary concern is that this added traffic will create unsafe conditions, particularly for residents attempting to make left turns out of our subdivision. Without adequate traffic controls or infrastructure improvements, this situation could increase the risk of accidents and significantly affect the quality of life for current residents in Auburn Hills residing in the Adams Ridge Subdivision.

In light of these concerns, I respectfully request that the City of Rochester Hills:

- Ensure a comprehensive traffic impact study is completed and shared with the community, especially those in the Adams Ridge Subdivision.
- Evaluate the need for new or additional traffic control measures near the subdivision entrance for the Adams Ridge Subdivision since this project is creating a potential problem.

- Consider signal timing or intersection improvements at Adams Road and South Boulevard. This is a corner where several communities come together and I am not sure who should be point on this.
- Explore whether the main entrance to the new development cannot be off Adams Road, but rather be South Blvd.

Additionally, I would ask that additional buffering measures—such as landscaping or berms—be incorporated to help mitigate noise and visual impact for neighboring homes directly across from the development.

This is not a small project when you consider the compressed geographic area and road access. It appears from the plans that there are:

- 96 units
- 20 Town Houses
- 16 Cottage Style
- Equals ~132 Residential Units
- Estimated Population
 - 1.5 - 2.0 persons per 96 units
 - 2.5 – 3.5 persons per 20 units
 - 2.0 – 3.0 persons per 16 units
 - This will yield 225-300 residents with 150 -250 cars potentially hitting a tightly congested area that is already overloaded at peak times.

I'm hopeful that changes to address these concerns will yield a project that does not create a problem, but rather be a positive addition to the area.

Thank you for your time and for considering the impact of this project on the surrounding community. I appreciate your commitment to thoughtful planning and public safety.

Sincerely,



Preston D. Boyd
827 Hathaway Dr
Auburn Hills, MI 48326
(248) 840-1135

Attachment: Received May 29,2026



City of ROCHESTER HILLS

1000 Rochester Hills Drive, Rochester Hills, Michigan 48309-3033

NOTICE OF PUBLIC HEARING ZONING BOARD OF APPEALS MEETING

TO ROCHESTER HILLS RESIDENTS:

NOTICE IS HEREBY GIVEN THAT THE CITY OF ROCHESTER HILLS ZONING BOARD OF APPEALS will hold a Public Hearing on **June 10, 2026** at 7:00 p.m. to consider the following request:

REQUEST: PVAI2026-0007 – The applicant is requesting a variance from *Section 138-8.401 Setback Requirements* which requires buildings to be constructed with a minimum front yard setback of 15 ft. and a maximum front yard setback of 70 ft. for at least 40% of the property frontage, when the property is developed according to the FB Flex Business Overlay provisions. The applicant is proposing to construct a multi-family residential development on approximately 12.98 acres of land with a setback of 245.92 feet from South Blvd. and 234.71 feet from Adams Road.

LOCATION: 3861 S. Adams Rd. and 3880 South Blvd. W., located east of Adams and north of South Blvd. W., Parcel 15-31-351-020, zoned R-4 One Family Residential with the FB Flex Business Overlay.

APPLICANT: Tony Perez, O'Brien Construction, 281 Enterprise Ct., Suite 100, Bloomfield Twp., MI 48302.

The Public Hearing will be held at the Rochester Hills Zoning Board of Appeals Meeting on **Wednesday, June 10, 2026**, commencing at **7:00 PM**, at the Rochester Hills Municipal Offices, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309. Application materials can be viewed on the City's website through the Status of Development Projects map on the Planning & Economic Development webpage. Please contact the Planning & Economic Development Department at (248) 656-4660 with any questions during regular business hours of 8:00 a.m. to 5:00 p.m. Written comments concerning this request can be sent to the City of Rochester Hills Planning Department, 1000 Rochester Hills



Drive, Rochester Hills, Michigan 48309 or emailed to planning@rochesterhills.org. Please note that written comments must be provided to Planning staff by 5:00 p.m. Tuesday, June 2, 2026 in order to be included in the Zoning Board of Appeals agenda that will be posted online. Comments received after that time, up to 4:00 p.m. the day of the meeting, will be provided to the Zoning Board of Appeals and included in the City's legislative file. Comments can also be provided to the Zoning Board of Appeals at the public hearing.

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