



Opposition to Proposed Subdivision Development Project No. JSC2022-003

1 message

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To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Tue, Apr 8, 2025 at 8:43 PM

To whom it may concern,

I am writing to express my strong opposition to the proposed subdivision development, project number JSC2022-003, of 21 houses on the 8.46-acre parcel of wooded land located in parcels 15-34-101-053 and 15-34-101-055. As a concerned resident, I urge you to reconsider approving this project due to the significant environmental and community impacts it would cause.

A large part of what drew us to purchase our property, build our home, and ultimately raise our family in Rochester Hills was the natural beauty of this immediate area. The peaceful surroundings, mature trees, and thriving wildlife were key factors in our decision to move here, and even in the building of our own home we made sure to save as many trees as possible. Losing this green space would not only impact the local environment but also diminish the unique character and appeal that make this neighborhood, and this city, so special. Even in the city website it's stated:

"People are attracted to Rochester Hills because of its cultural amenities, picturesque landscape of rolling, wooded hills, parks and trail systems, and the Clinton River which flows through the City. Its diverse housing choices and distinctive neighborhoods creates a community that naturally appeals to residents looking for a lifestyle that allows one to feel safe and culturally connected. "

This wooded area represents a majority of the last remaining green space in our immediate vicinity, aside from portions of the backyards of the adjoining properties. It provides essential habitat for local wildlife, which has already been significantly displaced by recent development projects, including another subdivision directly north, the new shopping complex at Livernois and Auburn, and the expansion of the Islamic Center of Greater Detroit. This green corridor is a refuge for deer, birds, many types of small mammals, and multiple other species, and its loss would further destroy the delicate ecological balance.

Additionally, there is a stream that curves between this parcel of land and the backyards of mine and my neighbors' properties, which is already prone to backups and flooding during periods of heavy rain or snow melt. Any modifications or disruptions to the stream caused by the development risk exacerbating these issues, leading to increased flooding, erosion, and property damage. Preserving the natural flow of this waterway is crucial to preventing further problems for existing residents. I'm also concerned about the increased volume of water that would enter the stream due to the open, flat backyards of the new homes. Without the natural absorption provided by the current wooded area, stormwater would flow directly into the stream rather than filtering into the water table, increasing the risk of overflow and further stressing an already vulnerable system.

In addition to the environmental concerns, increased development of this scale will exacerbate existing infrastructure challenges. Traffic congestion on nearby roads such as Livernois and Auburn will inevitably increase, creating safety concerns for pedestrians and drivers alike, especially given the proximity to the school at the Rochester Hills Baptist Church along with the lack of turning lanes or pedestrian crosswalks in this area.

If the development must proceed, I strongly encourage the city to require a reduction in the quantity of houses planned for the site, specifically sites on either side of the proposed Common Area Park, as well as the addition of turn lanes and a pedestrian crosswalk in this area of Livernois. A smaller-scale development would allow for the preservation of a greater portion of the natural area, reducing the number of trees that would need to be removed and minimizing the

disruption to the stream and local wildlife. This compromise would balance the need for new housing while protecting the environmental integrity as well as the quality of life and safety of existing residents.

Preserving this green space aligns with our city's commitment to sustainable development and community well-being. I respectfully request that the city council carefully evaluate alternative solutions that balance the need for growth with the preservation of our natural environment.

I appreciate your time and attention to this important matter and urge you to prioritize the long-term health of our community by rejecting this development proposal as submitted and requiring amendments to help preserve as much natural space as possible. I would welcome the opportunity to discuss this issue further and will make every effort to attend the public hearing on April 15th.

Thank you for your consideration.

Sincerely,

James Nessel

313-405-2691