



## FROM THE OFFICE OF THE CITY MANAGER

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January 27, 2014

To: Mayor and City Council Members

From: Brian Kischnick, City Manger

Subject: City Council Member Questions and Responses

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I have discussed questions advanced by Mayor and Council with Staff, and responses are attached. Thank you for asking questions in advance of the meeting.

**Subject: E-01 REZONING APPLICATION (FILE NUMBER Z 745) PROPOSED AMBER TOWN CENTER TOWNHOMES AND LOFTS**

**Question/s:**

1. Is it possible to approve this with a height limitation not to exceed the height of the existing commercial buildings adjacent to the property?

**Response:** This action would constitute conditional rezoning. Conditional rezoning can only be voluntarily offered by the applicant. The applicant has stated that he does not wish to enter into a conditional rezoning with the City.

2. Can we rezone this conditionally for only the specified project. In other words, I wouldn't want to rezone this and see a 20 story building erected instead.

**Response:** This action would constitute conditional rezoning.

3. Can we rezone this and require a certain exterior design that looks more attractive than the "apartment looking" apartments Amber is known for?

**Response:** This action would constitute conditional rezoning.

4. If we rezone this parcel, and it becomes big beaver district, does that put it in the DDA?

**Response:** Modifying the boundaries of the DDA would involve a process that is completely separate from the rezoning. It would involve action by both the DDA and City Council.

5. Also, I'm assuming a high rise would then be allowable on that parcel once we approved this. If not now, maybe 10 or 20 years from now potentially. Am I mistaken?

**Response:** It depends what your definition is of "high rise". Maximum height in the BB district at this location would be 72 feet.

6. Our decision tonight is strictly about re-zoning, correct? Meaning, the actual plans, setbacks, etc., would still be subject to review and approval?
7. There is concern about the "unconditional" rezoning among residents contacting me. Does the "unconditional" rezoning mean that if the apartment project falls through for some reason, that property could end out being used for any number of businesses, e.g., a 7-Eleven, McDonald's, etc.? Or, if the project falls through, would it revert back to the current zoning?

**Response to 6&7:**

1. The item before City Council for consideration this evening is a rezoning application from O to BB. A Preliminary Site Plan application has been submitted to the Planning Department but it is not being considered by City Council this evening. It will be considered by the Planning Commission at a later date if the property is rezoned.
2. If the property is rezoned to BB, the site could be used for all uses and building forms permitted in the BB district at that location. This location permits Building Form A through D. The zoning of the parcel would revert back to O only if the parcel were to be rezoned, following the Rezoning process as described in Article 16 of the Zoning Ordinance. This would involve a Planning Commission public hearing and City Council public hearing.
3. The Zoning Ordinance authorizes City Council to consider Conditional Rezoning applications but only if proposed conditions are voluntarily submitted by the applicant. The applicant has not done so.
4. One of the examples cited in the email for a future use on the property was "McDonald's". It should be noted that drive-through restaurants are not permitted within the BB district. The only type of drive-through permitted in the BB district is for financial institutions.

*Attachments: Resident Correspondence; Protest Petitions*

c: Mark Miller, Director of Economic and Community Development  
Lori Grigg Bluhm, City Attorney  
Brent Savidant, Planning Director  
Table

January 23, 2014  
Xiaojin (Jean) Wang

Dear Troy Council Members,

I am writing you to express our big concerns on the upcoming rezoning hearing on January 27, 2014. This would have been our 2<sup>nd</sup> rezoning experience ever since we moved to Westwood Park in 1998.

First of all I have to say, our subdivision as whole strongly oppose to rezoning the vacant land from O to BB. The rezoning protest request was signed by almost everyone who was at home at present. The reason is quite simple – the rezoning will not comply with Troy's Zoning Ordinances, definitely change the dynamics of our neighborhood and decrease our property values. A lot of our Troy friends also show their strong objections to this rezoning. Here, I would like to share with you my personal concerns.

Obviously, unconditionally rezoning the land from O to BB will give developers like Amber Properties an opportunity to build things that do not blend with the existing environment and potentially put the whole area at a risk. If the rezoning request is approved at the council meeting on Jan 27, it would open the doors to an even worse case than building an Amber Apartment in front of the window of Troy. Since this parcel is at the heart of city, the proposed rezoning will adversely affect not only the nearby residents like us but also all Troy's families, seniors and visitors who constantly visit community center, library, aquatic center, parks etc. Compared to Office District, BB zoning will surely bring more uncertainty and risk to the region not just today but future to come.

Since Amber Properties Company brought the rezoning onto the table I have to make some comments on their statement submitted to the city (In Red).

- The Amber Apartments are an upscale, urban housing style which fits into the niche which the City recognizes. **FALSE**

When an Amber apartment is mentioned, very fewer, if any, people consider it as an upscale apartment. The fact is that majority of 36 apartments listed on its website (<http://www.amberapt.com/>) are very old and outdated, lacks of aesthetics. The renter's reviews on those properties from [yelp.com](http://www.yelp.com) and [google.com](http://www.google.com) are dismal, averaging at 2-3 stars. Most complains are maintenance related issues. Using upscale to describe it is very deceiving.

- The request complies with the Master Plan. **FALSE**
- The grandeur idea behind Troy's Master Plan is to create a **world-class** boulevard. Below is the newest 5-story Amber apartment in Royal Oak that closely fits the description that will be built on the site by Amber Properties. It does not blend with

surrounding beautiful architectures. Can you please imagine such a building standing up in the middle of beautiful surroundings?



Note: All the red bullets blow are also from Troy's guidance for rezoning.

- Establish a development pattern in which new buildings and building modifications enhance the character of the existing built environment.

**FALSE**

The character of the existing built environment on the site is eye pleasant and charming. Creating a high rise apartment with close to 100 parking lots in a little over 1 acre land is absurd and detrimental to the environment, not an enhancement.

- Orient building entrances and storefronts to the street to add visual interest, increase pedestrian traffic, and to reduce crime through increased surveillance.

**FALSE**

With close to 100 cars are introduced to where Community Center, library, aquatic center, parks are located definitely will cause more traffic and make pedestrian walk in the area harder. This is such a safe area right now. People don't want their neighborhood surrounded with renters because of the uncertainty and possible crime increase.

- Enhance a sense of place and contribute to the sustainability of the City. **FALSE** According to Amber Properties, the rent will range from \$825 to \$2,125. The high end of the price is not sustainable. A four bedroom house in Troy is hardly rented

for over \$2,000. Compared to Royal Oak, Troy has different demographics. Based on 2010 census, In Troy 62.8% were married couples living together, 26.9% were non-families; In Royal Oak, 36.7% were married couples living together, 52.3% were non-families. Each city has its own characteristics. We are the city famed for its schools, filled with high educated people who own instead of rent houses to raise better kids.

- Allow a pattern of development which will encourage transportation alternatives (walking, biking, and transit) to reduce automobile dependence and fuel consumption. **FALSE**

People had to be more cautious walking and biking around the area should the project was developed because of more traffic.

- Add value to property along the Big Beaver Corridor. **FALSE**

As Amber Properties proposed there would be 60 units in total in this apartment building, where 40 units are apartment and 20 units are townhomes. It will need almost 100 parking lots. Such a complex will depreciate, not increase the surrounding property values.

In summary, rezoning the discussed parcel is not a proper action for City of Troy. It does not go along with city's master plan and does not accord with existing environments culturally and architecturally. It opens the door to future problems and unstabilized the region including the traffics, noises even crimes. We understand the fact that Troy needs commercial type of housing development, but it is not here. We are so rushed into this discussion because of the short notice. I am sure majority of Troy citizens other than our friends would share the same concerns if they knew what was going on.

Thank you very much for your considerations.

Best Regards,

Jean Wang



# Rezoning Protest Petition

*Retition signers  
= Property is outside  
100 feet of proposed  
rezoning*

Submit this form to: **City Clerk's Office  
City of Troy  
500 W. Big Beaver  
Troy, MI 48084**

Date: 01 / 15 / 2014

Contact Person: SANJAY M. SHAH  
Address: 123 Millstone Dr.  
City: Troy State: MI Zip: 48084  
Telephone: (586) 709-2719

### Rezoning case being protested:

Case #: Z-745 Applicant Name: Amber Town Center Townhomes  
and Lofts - Amber Properties  
North of Town Center (3409 Liveroais), Section 21.

### What is a valid rezoning protest petition?

If a valid rezoning protest petition is filed in opposition to a rezoning request, the City Council cannot approve the request unless it does so by a vote of two-thirds of all Council members. A simple majority can approve all other rezoning requests. To be considered valid, the protest petition must:

- (1) Be signed by the owner(s) of twenty percent (20%) or more of the area of land included in the proposed change **or** be signed by the owner(s) of twenty percent (20%) or more of the area of land included within an area extending outward 100 feet from any point on the boundary of the land included in the proposed change. **Publicly owned land shall be excluded in the calculating the twenty percent (20%) land area requirement.**
- (2) Be signed by all persons having an ownership interest in the property as represented on the property deed - i.e., both spouses, the managing partner of a partnership, etc.
- (3) Include a statement of opposition on each page of signatures at the top of the petition. The statement should be simply and clearly worded.
- (4) Be submitted to the office of the City Clerk, 500 W. Big Beaver, at or before 12:00 p.m. on the date the Rezoning is scheduled for action by the City Council.

**Attach signatures to this sheet on the form provided. The signature form may be duplicated if necessary.**



**Statement of Opposition:**

We, the undersigned property owners, hereby **protest** the proposed Rezoning from the O (office) zoning district(s) to the BB (Big Beaver) zoning district(s) Rezoning case identified above, applicant name Amber Properties  
Amber Town Center and Lofts

The Rezoning is scheduled for action by the City Council on \_\_\_\_\_ (date)

The reason(s) for this protest is/are: ① development does not blend into surrounding structures and landscape ② traffic congestion ③ loss of pedestrian walkways ④ loss of surrounding property value.

Print Name (clearly): Keyur Vyas Date: 01/18/14

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: [Signature]

Address: 1570 Hartland Dr. TROY MI 48083

Print Name (clearly): HIREN SHAH Date: 01/18/2014

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: [Signature]

Address: 3270 LOUIS DR, TROY - MI- 48083

Print Name (clearly): PRISA ALEX Date: 01/18/2014

Description or Parcel # of Parcel(s) Owned: 3258 LOUIS DR.

Signature: [Signature]

Address: 3258 LOUIS DR TROY MI 48083

Print Name (clearly): \_\_\_\_\_ Date: \_\_\_\_\_

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Print Name (clearly): \_\_\_\_\_ Date: \_\_\_\_\_

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: \_\_\_\_\_

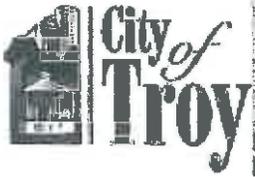
Address: \_\_\_\_\_

Print Name (clearly): \_\_\_\_\_ Date: \_\_\_\_\_

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_



**Statement of Opposition:**

We, the undersigned property owners, hereby protest the proposed Rezoning from the 0 (office) zoning district(s) to the 32 (-Big Beavers) zoning district(s) Rezoning case identified above, applicant name Amber Properties  
Amber Town Center and Lofts

The Rezoning is scheduled for action by the City Council on \_\_\_\_\_ (date)

The reason(s) for this protest is/are: (1) Development does not blend into surrounding structure (2) traffic congestion (3) loss of pedestrian walkways (4) less surrounding property value.

Print Name (clearly): DHRUV PARICH Date: 1/18/2014

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: [Signature]

Address: 3600 Wakefield Drive, MI 48083

Print Name (clearly): Nilesh Shah Date: 1/18/2014

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: N.A. Shah

Address: 5459 Boroc Dr, Troy MI 48085

Print Name (clearly): Nailesh shah Date: 1/19/2014

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: [Signature]

Address: 1894 Lexington Dr. Troy MI 48084

Print Name (clearly): Yogesh & Pallavi Mody Date: 1-19-2014

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: [Signature] P. V. Mody

Address: 4307 Wintergreen, Troy, MI 48088

Print Name (clearly): PRATHIK MODY Date: 1/19/14

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: [Signature]

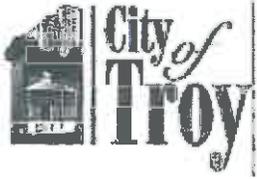
Address: 3455 GRESHAM DR TROY, MI 48084

Print Name (clearly): Jyoti Shah Date: 01-20-14

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: J. A. Shah

Address: 1680 Picadilly Troy MI 48084



**Statement of Opposition:**

We, the undersigned property owners, hereby protest the proposed Rezoning from the O (office) zoning district(s) to the BB (Big Beaver) zoning district(s) Rezoning case identified above, applicant name Amber Paperhus  
Amber Town Center & Lifts

The Rezoning is scheduled for action by the City Council on \_\_\_\_\_ (date)

The reason(s) for this protest is/are: ① Development does not blend into surrounding structure  
② Traffic congestion ③ Loss of pedestrian walkways  
④ Loss of surrounding property values.

Print Name (clearly): PARIKH RAJUL B Date: 1/19/2014

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: Parikh RB

Address: 2950, Vineyards Drive, Troy, MI 48098

Print Name (clearly): PINAK DAVE Date: 1/20/2014

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: [Signature]

Address: 3934 STONE HAVEN DR, TROY, MI-48064

Print Name (clearly): Nimesh Shah Date: 1/20/2014

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: [Signature]

Address: 1867 Carpenter Dr, Troy, MI 48098

Print Name (clearly): \_\_\_\_\_ Date: \_\_\_\_\_

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Print Name (clearly): \_\_\_\_\_ Date: \_\_\_\_\_

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Print Name (clearly): \_\_\_\_\_ Date: \_\_\_\_\_

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_



**Statement of Opposition:**

We, the undersigned property owners, hereby protest the proposed Rezoning from the B Cofhcc zoning district(s) to the BB - (Big Bear) zoning district(s) Rezoning case identified above, applicant name Amber Properties  
Amber Troy Center & Lofts

The Rezoning is scheduled for action by the City Council on \_\_\_\_\_ (date)

The reason(s) for this protest is/are: ① Development does not blend into surrounding structure  
② Traffic congestion ③ Loss of pedestrian walkways  
④ loss of surrounding property values.

Print Name (clearly): SUBRAMANIAN LAKSHMANAN Date: 1/19/2014

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: [Signature]

Address: 1010 CONGRESS DR, TROY, MI 48065

Print Name (clearly): SURESH KRISHNASHANMAY Date: 1/19/2014

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: [Signature]

Address: 6544 Shoreline Dr. Troy, MI 48085

Print Name (clearly): DINESH KATZ Date: 1/19/2014

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: [Signature]

Address: 4208 E. Main Dr. Troy, MI 48085

Print Name (clearly): \_\_\_\_\_ Date: \_\_\_\_\_

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Print Name (clearly): \_\_\_\_\_ Date: \_\_\_\_\_

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Print Name (clearly): \_\_\_\_\_ Date: \_\_\_\_\_

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_



CITY OF TROY

Rezoning Protest Petition

Case #: Z-745

**Statement of Opposition:**

We, the undersigned property owners, hereby **protest** the proposed Rezoning from the B-office zoning district(s) to the BB - (Big Beauty) zoning district(s) Rezoning case identified above, applicant name Amber Properties  
Amber Town Center & Lofts

The Rezoning is scheduled for action by the City Council on \_\_\_\_\_ (date)

The reason(s) for this protest is/are: ① Development does not blend into surrounding structures ② Traffic Congestion ③ Loss of pedestrian walkways  
④ Loss of surrounding property values.

Print Name (clearly): Aashit Shah Date: 1/18/14

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: [Signature]

Address: 4088 Parkstone Ct., Troy, MI - 48098

Print Name (clearly): Prashant Mahajan Date: 1/18/14

Description or Parcel # of Parcel(s) Owned: 4415 Wintergreen Drive Troy MI 48098

Signature: [Signature]

Address: \_\_\_\_\_

Print Name (clearly): Pawan Modi Date: 1/18/2014

Description or Parcel # of Parcel(s) Owned: 4071, KADLA DR. TROY MI 48098

Signature: [Signature]

Address: \_\_\_\_\_

Print Name (clearly): \_\_\_\_\_ Date: \_\_\_\_\_

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Print Name (clearly): \_\_\_\_\_ Date: \_\_\_\_\_

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Print Name (clearly): \_\_\_\_\_ Date: \_\_\_\_\_

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_



COMMUNITY PLAN 4-10

Rezoning Protest Petition

Case #: Z- 745

Statement of Opposition:

We, the undersigned property owners, hereby **protest** the proposed Rezoning from the B- (office) zoning district(s) to the BB- (Big Bear) zoning district(s) Rezoning case identified above, applicant name Amber properties  
Amber Town Center 4 Lofts

The Rezoning is scheduled for action by the City Council on \_\_\_\_\_ (date)

The reason(s) for this protest is/are: (1) Development does not blend into surrounding structures (2) Traffic Congestion (3) Loss of pedestrian walkways (4) Loss of surrounding property values.

Print Name (clearly): APURV DOSTI Date: 1-19-14  
Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_  
Signature: A. Dosti  
Address: 148 Glenshire dr, Troy, MI 48065

Print Name (clearly): ASUSH JOSHI Date: 1/15/14  
Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_  
Signature: A. Joshi  
Address: 468 Tunnel Dr Troy, MI 48065

Print Name (clearly): Vijay Patel Date: 1-19-14  
Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_  
Signature: V. Patel  
Address: 383 Falling brook dr, Troy, MI-48098

Print Name (clearly): Villesh Amin Date: 1/19/14  
Description or Parcel # of Parcel(s) Owned: 335 Falling Brook Dr Troy MI 48098  
Signature: V. Amin  
Address: \_\_\_\_\_

Print Name (clearly): \_\_\_\_\_ Date: \_\_\_\_\_  
Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Address: \_\_\_\_\_

Print Name (clearly): \_\_\_\_\_ Date: \_\_\_\_\_  
Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Address: \_\_\_\_\_

\* Received LATE \*

/ = Petition signers  
property is outside  
100 feet of  
proposed rezoning



### Rezoning Protest Petition

Submit this form to: City Clerk's Office  
City of Troy  
500 W. Big Beaver  
Troy, MI 48064

Date: 1/27/14

Contact Person: XIAOJIN WANG  
Address: 135 Timberview Dr.  
City: Troy State: MI Zip: 48064  
Telephone: 248.250.0012

**Rezoning case being protested:**

Case #: Z-745 Applicant Name: Amber Town Center  
Townhomes and Loft

**What is a valid rezoning protest petition?**

If a valid rezoning protest petition is filed in opposition to a rezoning request, the City Council cannot approve the request unless it does so by a vote of two-thirds of all Council members. A simple majority can approve all other rezoning requests. To be considered valid, the protest petition must:

- (1) Be signed by the owner(s) of twenty percent (20%) or more of the area of land included in the proposed change **or** be signed by the owner(s) of twenty percent (20%) or more of the area of land included within an area extending outward 100 feet from any point on the boundary of the land included in the proposed change. **Publicly owned land shall be excluded in the calculating the twenty percent (20%) land area requirement.**
- (2) Be signed by all persons having an ownership interest in the property as represented on the property deed - i.e., both spouses, the managing partner of a partnership, etc.
- (3) Include a statement of opposition on each page of signatures at the top of the petition. The statement should be simply and clearly worded.
- (4) Be submitted to the office of the City Clerk, 500 W. Big Beaver, at or before 12:00 p.m. on the date the Rezoning is scheduled for action by the City Council.

**Attach signatures to this sheet on the form provided. The signature form may be duplicated if necessary.**



**Statement of Opposition:**

We, the undersigned property owners, hereby **protest** the proposed Rezoning from the D district zoning district(s) to the BB district zoning district(s) Rezoning case identified above, applicant name Amber Towncenter Townhomes and Loft

The Rezoning is scheduled for action by the City Council on \_\_\_\_\_ (date)

The reason(s) for this protest is/are: don't go along with master plan. not suitable for the area. open the door to invite undesirable people to where families, children and senior citizens often visit, create more traffic and noise.

Print Name (clearly): Yi Ren Date: 1/24/2014

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: [Signature]

Address: 47 Pineview Dr. Troy MI 48065

Print Name (clearly): Illan Zhao Date: \_\_\_\_\_

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: [Signature]

Address: 1905 Fremont Dr., Troy, MI 48028

Print Name (clearly): Ruibua Han Date: 1/24/2014

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: [Signature]

Address: 6688 Granger Dr. Troy, MI 48098

Print Name (clearly): Min Liu Date: 1/24/2014

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: [Signature]

Address: 2771 Charter Dr. Apt 106 Troy, MI 48053

Apartment  
→

Print Name (clearly): SHENG LIU Date: 1/24/2014

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: [Signature]

Address: 90 Timberview Troy, MI 48084

Print Name (clearly): XIN OUYANG Date: 1/24/2014

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: [Signature]

Address: 5715 Whitehaven Dr. Troy, MI 48063



**Statement of Opposition:**

We, the undersigned property owners, hereby protest the proposed Rezoning from the O District zoning district(s) to the BB district zoning district(s) Rezoning case identified above, applicant name Amber  
Amber Town center Townhome and Loft

The Rezoning is scheduled for action by the City Council on 1/27/14 (date)

The reason(s) for this protest is/are: Not comply with rezoning ordinance and master plan, create more traffic, un-stabilise the region where families, children and seniors often visit,

Print Name (clearly): Wei Wu Date: 1/17/2014

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: Wei Wu

Address: 2196 Radcliffe Dr. Troy, MI 48085

Print Name (clearly): Peng Cheng Date: 1/19/2014

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: Peng Cheng

Address: 2196 Radcliffe Dr. Troy, MI 48085

Print Name (clearly): Changying Xing Date: 1/19/2014

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: Changying Xing

Address: 4704 Walden Dr Troy, MI 48098

Print Name (clearly): UW Sun Date: 1/19/2014

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: UW Sun

Address: 4704 Walden Dr, Troy, MI 48098

Print Name (clearly): Sam Zhi Date: 1/23/14

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: Sam Zhi

Address: 3923 Boulder Dr Troy MI 48084

Print Name (clearly): Mi Yang Date: 1/23/14

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: Mi Yang

Address: 5668 Cliffside Dr. Troy MI 48085



**Statement of Opposition:**

We, the undersigned property owners, hereby protest the proposed Rezoning from the D district zoning district(s) to the BB district zoning district(s) Rezoning case identified above, applicant name \_\_\_\_\_

Amber Towncenter Townhomes and Loft

The Rezoning is scheduled for action by the City Council on 1/27/14 (date)

The reason(s) for this protest is/are: don't go along with Master plan. Not suitable for the area, open the door to invite undesirable people to where families, children and senior citizens often visit, create more traffic and noise.

Print Name (clearly): DAQING ZOU Date: \_\_\_\_\_

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: [Signature]

Address: 2118 Babcock Dr., Troy, MI 48084

Print Name (clearly): ZITAO LIU Date: \_\_\_\_\_

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: [Signature]

Address: 1939 North Lake Ct, Troy, MI 48063

Print Name (clearly): Jose A. Cruz Date: Jan/24/2014

Description or Parcel # of Parcel(s) Owned: 6143 Smithfield Dr

Signature: [Signature]

Address: 6143 Smithfield Dr Troy MI 48085

Print Name (clearly): WEILOU GAO Date: Jan/24/2014

Description or Parcel # of Parcel(s) Owned: 6725 MONTCLAIR DR.

Signature: [Signature]

Address: 6725 MONTCLAIR DR. TROY, MI 48085

Print Name (clearly): DALE MURRISH Date: JAN 24 2014

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: [Signature]

Address: 2667 OXFORD DR. TROY MI 48084

Print Name (clearly): HUA HUANG Date: 01/24/04

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: [Signature]

Address: 6244 Atkins Dr. Troy, MI 48085



**Statement of Opposition:**

We, the undersigned property owners, hereby **protest** the proposed Rezoning from the 0 district zoning district(s) to the BB district zoning district(s)  
Rezoning case identified above, applicant name \_\_\_\_\_  
Amber Towncenter Townhomes and Loft

The Rezoning is scheduled for action by the City Council on 1/27/14 (date)

The reason(s) for this protest is/are: don't go along with Master plan. Not suitable for the area, open the door to invite undesirable people to where families, children and senior citizens often visit, create more traffic and noise.

Print Name (clearly): YUCHUAN LIU Date: 1/24/2014

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: Yuchuan Liu

Address: 935 Bantmor Drive, Troy, MI 48064

Print Name (clearly): Bo Yang Date: 1/24/2014

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: Bo Yang

Address: 3204 Newbury PL, Troy MI 48034

Print Name (clearly): \_\_\_\_\_ Date: \_\_\_\_\_

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Print Name (clearly): \_\_\_\_\_ Date: \_\_\_\_\_

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Print Name (clearly): \_\_\_\_\_ Date: \_\_\_\_\_

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Print Name (clearly): \_\_\_\_\_ Date: \_\_\_\_\_

Description or Parcel # of Parcel(s) Owned: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_