

From: [Cosmetic Dentistry Institute](#)
To: [Planning](#)
Subject: Rezoning proposal 3409 Livernois
Date: Sunday, April 13, 2014 10:59:48 PM

Hello, my name is Craig Goldin.

While we wish that we could be there in person, unfortunately, this is the first night of the Jewish holiday of Passover, and we will be at our Seder dinner. This is the most important night of the holiday. We were quite surprised to hear that this meeting was to be held on such an important Jewish holiday. While we understand that there is not a large Jewish population in Troy, there are many Jews who live in Troy. These residents will not have the opportunity to be at this meeting. Given the inclusiveness of Troy, this is a disappointment.

My wife and I are the owners and operators of the medical /dental office building immediately north of this proposed rezoning. We have previously discussed our concerns with you. We once again request that the proposed rezoning not be allowed. As previously discussed, I feel that the Troy master plan which was designed years ago no longer fits into the existing landscape of the area that is present today.

This single parcel does not belong as part of the Big Beaver Corridor plan.

It is surrounded by single-story offices and residential homes.

A four-story building has no place given the makeup of the surrounding properties.

It is my understanding that the master plan is to be revised in the near future.

I request that this discussion be tabled until after any revisions to the Master Plan are done.

This rezoning would allow a very large building to be built immediately next to my property.

I am greatly concerned about my patients and the patients of the medical building behind me being able to find our practices as this enormous building will block the view of our offices from the street.

I am also extremely concerned about the potential problems which will be created in regards to traffic and parking. Adding potentially 100 more cars navigating out of that area daily will create increases in traffic particularly during rush hour.

The apartment building will add to backups to turn left at Town Center Drive.

This will encourage residents to pass the light, turn left into our parking lot, drive through our parking lot and utilize the required parking easement to gain access to their own parking lot. Furthermore, the layout of the proposed apartment shows all the parking facing our building. The position of the easement driveway would be the most logical exit that a resident of the apartment would use to access Livernois. 80-90 cars moving through our parking lot twice daily during our busiest times that we see patients is a mistake.

The potential of injury to our patients due to all the increased traffic is extremely high.

Additionally, while ample parking may be present for the residents living at the proposed site, there is not adequate parking for any of their guests.

The only place guests would likely park would be in our adjacent parking lot.

The cross access easement was meant to burden two offices equally. According to Brent Savident, this is the only easement that he is aware of between a business and a residential community. The increase in traffic and parking will burden us with substantially increased maintenance costs to our parking lot.

This development will be the densest amount of residential units per acre in the city of Troy. It is more than twice the density of the current most densely populated apartment in Troy.

The economy is just turning around.

I have no doubt that other developers would be interested in building additional medical office space on the proposed site.

This was shown to be true at our last meeting regarding this project.

The city of Troy seems insistent on pushing this development through.

If this is the intent, the proposed apartment building is still **way too large**.

Two stories tall should be the maximum allowed and plenty of parking should be provided for residents as well as their guests.

Sincerely,

Dr. Craig Goldin and Dr. Marcy Goldin

3415 Livernois