



SUSTAINABLE DESIGN REVIEW COMMITTEE

500 W. Big Beaver
Troy, MI 48084
(248) 524-3364
www.troymi.gov
planning@troymi.gov

MEETING AGENDA

Committee Members: Building Official, City Engineer
Planning Commissioners (2), Zoning Administrator

November 17, 2016

3:00 P.M.

Conference Room C

1. ROLL CALL

2. APPROVAL OF MINUTES – March 10, 2016

3. BUSINESS AGENDA

A. Regency at Troy, located on southeast corner of Maple Road and Axtell (2785 W. Maple), Section 32 – Zoned IB

- Seeking SDP status to park in front yard in IB

4. OTHER BUSINESS

ADJOURN

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

R. Brent Savidant called the meeting of the Sustainable Design Review Committee to order at 12:12 p.m. on March 10, 2016 in Conference Room C of Troy City Hall.

1. ROLL CALL

Present:

Michael W. Hutson, Planning Commission Representative
Don Edmunds, Planning Commission Representative
Scott Finlay, Civil Engineer (acting as the City Engineer)
Mitch Grusnick, Building Official
R. Brent Savidant, Planning Director (acting as the Zoning Administrator)

Also Present:

Imad Potres, Futuristic Design Consultant
Pierre Jarbo, Owner, Extreme Granite

2. APPROVAL OF MINUTES

Resolution # SDRC-2016-03-001

Moved by: Edmunds
Seconded by: Hutson

RESOLVED, To approve the minutes of the September 11, 2015 Sustainable Design Review Committee, as printed.

Yes: All present (5)

MOTION CARRIED

3. BUSINESS AGENDA

A. Extreme Granite, located on south side of Maple Road, west of John R (1890 Maple Road), Section 35 – Zoned IB

- **Seeking SDP status to exceed 20% minimum open space requirement and park in front yard**

Chairman Savidant summarized the application. Sustainable features added include a bioswale planted with drought-tolerant native plant species and lights placed on timers to go off at night. An 8-foot wide sidewalk along Maple and 5-foot wide connecting sidewalk were also proposed.

The applicant presented a Maintenance Plan to assist with maintenance of the bioswale moving forward.

The applicant stated he did not understand the need for an 8-foot wide sidewalk in this location and indicated he intended to seek a sidewalk waiver from the Traffic Committee.

Resolution # SDRC-2016-03-002

Moved by: Hutson
Seconded by: Edmunds

RESOLVED, The SDRC hereby grants Prequalified SDP status, subject to the following:

- Applicant shall consider all comments made at the meeting moving forward, including working with Engineer to design an effective bioswale system.
- Applicant shall adhere to Maintenance Plan.

Yes: All present (5)

MOTION CARRIED**4. OTHER BUSINESS**

There was no one present who wished to speak.

ADJOURN

The meeting of the Sustainable Design Review Committee adjourned at 12:30 p.m.

Respectfully submitted,

R. Brent Savidant, Planning Director

DATE: November 7, 2016

TO: Sustainable Design Review Committee

FROM: R. Brent Savidant, Planning Director

SUBJECT: PREQUALIFIED SDP STATUS – Regency at Troy. Southeast corner of Maple Road and Axtell (2785 W. Maple). Section 32 – Zoned IB

The petitioner, PEA, Inc. submitted the above referenced application for Prequalified SDP Status for parking in the front yard in the IB Integrated and Industrial Zoning District. The parking is required for a proposed 2-story, 185,810 square foot residential facility to include 150 beds of skilled care and 92 beds of assisted care. This use will need Preliminary Site Plan Approval from the Planning Commission once it received Prequalified SDP Status from the Sustainable Design Review Committee.

The applicant proposes a number of sustainable design features, which are listed on Sheet SDP-1 of the site plan drawing. These sustainable features include:

PREREQUISITES

1. Stormwater Quality – Bioswale and rain garden in front yard
2. Stormwater Quantity – Bioswale and rain garden in front yard
3. Light Pollution – Reduce provided lighting by using automatic devices for all non-emergency lighting by at least 50% between 11PM and 5AM and have full cutoff shielding on all fixtures to prevent light trespass.

QUALIFYING

1. Alternative fuel vehicle facilities – Install 4 recharging stations for electric vehicle charging.

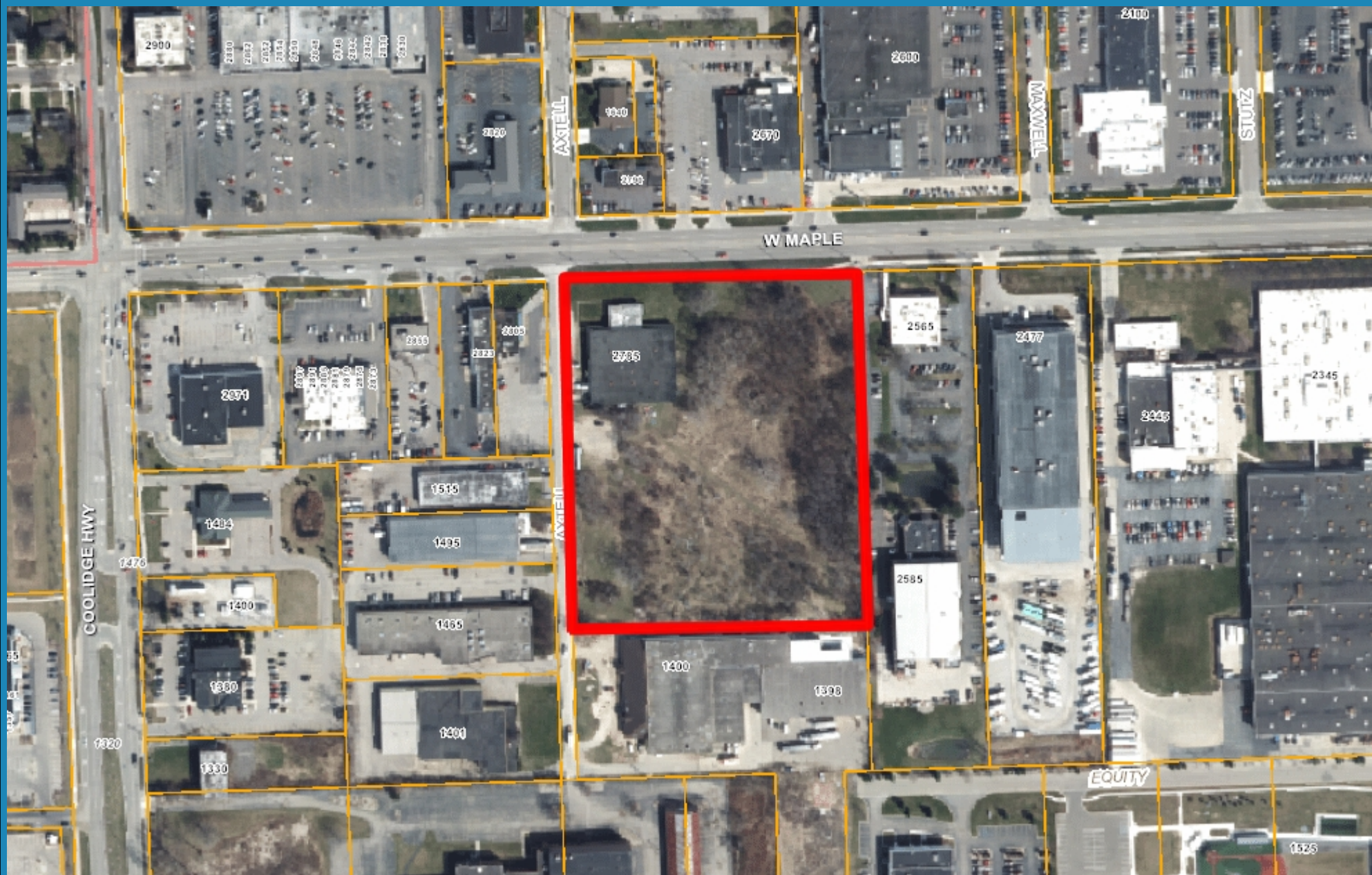
The applicant meets the three Prerequisite Measures and one Qualifying measure for parking in a front yard in the IB district. A landscape maintenance plan is included on Sheet SDP-2.

Prequalified SDP status is recommended.

Attachments:

1. Maps
2. Site plan

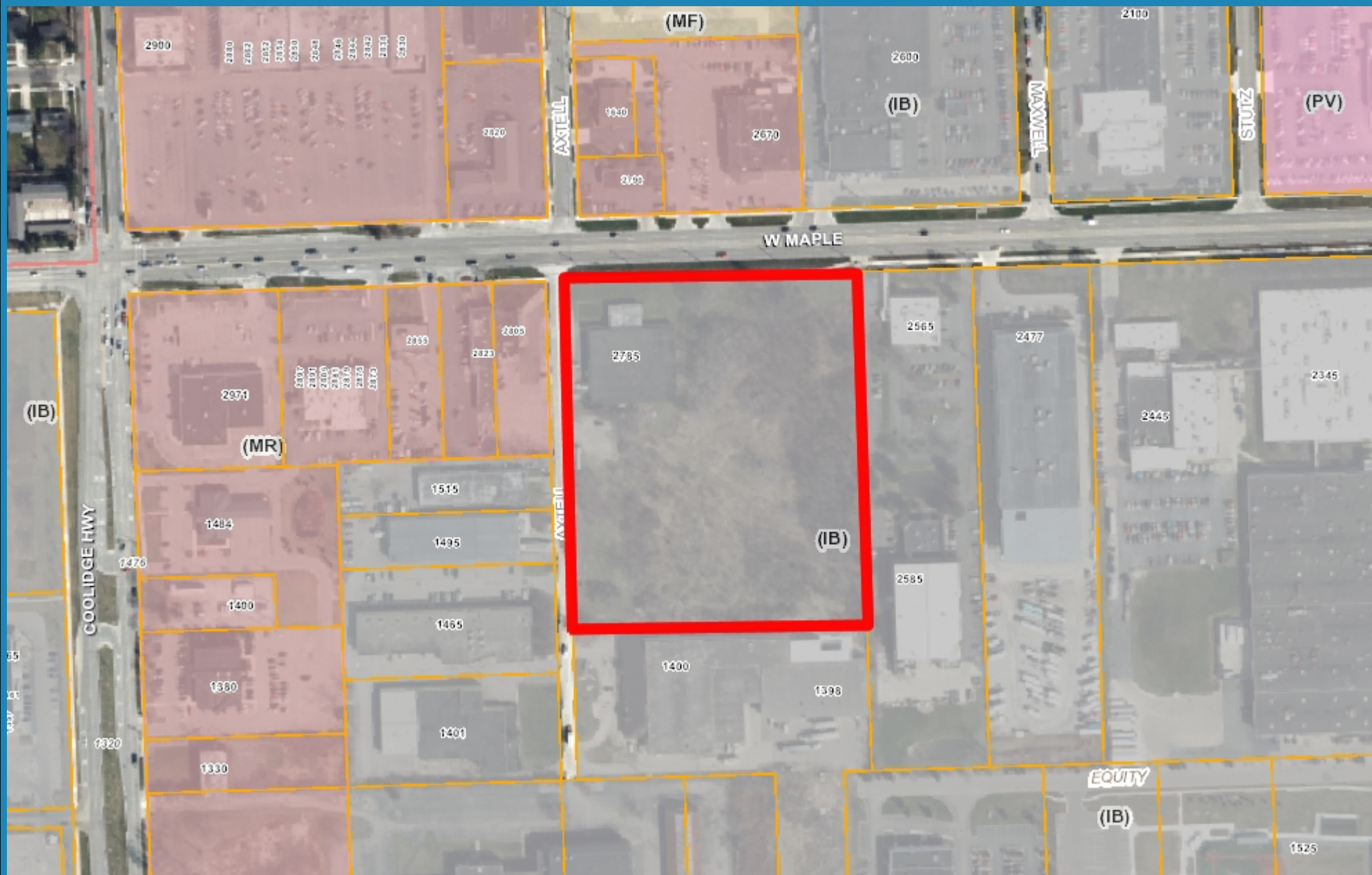
cc: Applicant
File/SDP



673 0 336 673Feet



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



673 0 336 673Feet



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**APPLICATION FOR A
SUSTAINABLE DEVELOPMENT PROJECT (SDP)**

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER
TROY, MICHIGAN 48084
248-524-3364
planning@troymi.gov



NOTICE TO THE APPLICANT

APPLICATIONS SHALL CONFORM TO THE REQUIREMENTS CONTAINED IN THE
SUSTAINABLE DEVELOPMENT CHECKLIST AND CHAPTER 39 ZONING ORDINANCE

**SCANNED OR DIGITAL COPIES OF THE COMPLETED APPLICATION AND ALL
SUPPORTING DOCUMENTS MAY BE E-MAILED TO planning@troymi.gov.**

APPLICANT AND PARCEL INFORMATION

1. ADDRESS OF THE SUBJECT PROPERTY: 2785 W. Maple Road
2. AREA OF MODIFICATION (EXAMPLE: LOT COVERAGE): IB District Front Yard Parking and
~~Parking Requirement Deviations~~

3. APPLICANT INFORMATION:

NAME Rachel Smith
COMPANY PEA, Inc.
ADDRESS 2430 Rochester Court Suite 100
CITY Troy STATE MI ZIP 48083
TELEPHONE (248) 689-9090 Ext. 111
E-MAIL rachel.smith@peainc.com

OWNER OF THE SUBJECT PROPERTY:

NAME Tami Hunt
COMPANY Troy Senior Leasing LLC
ADDRESS 4000 Town Center Suite 700
CITY Southfield STATE MI ZIP 48075
TELEPHONE (248) 262-2357
E-MAIL thunt3@cienahmi.com

4. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY:

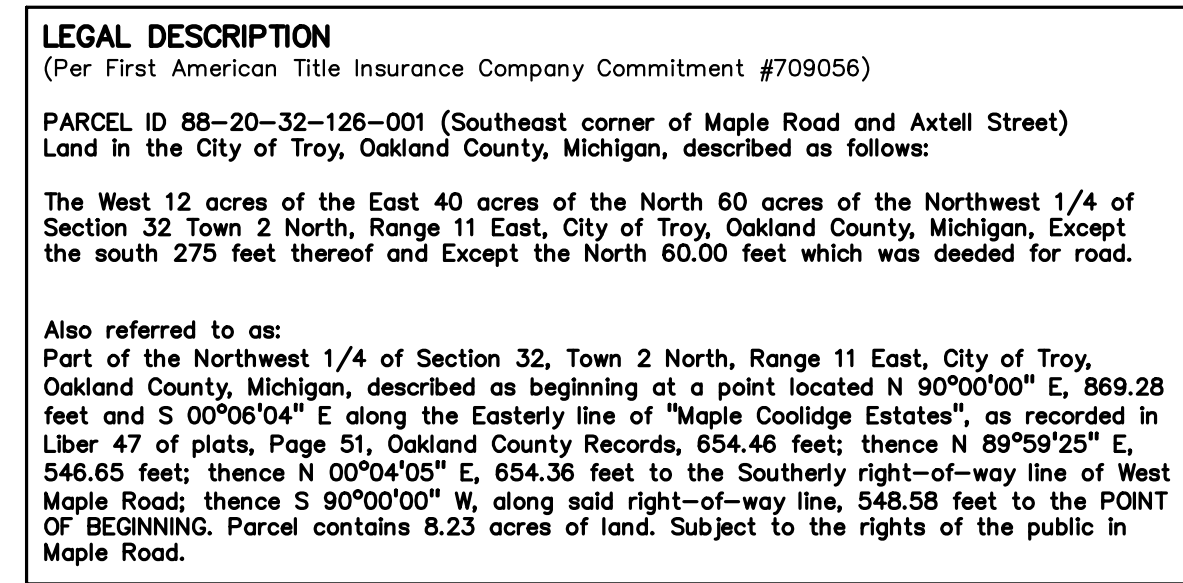
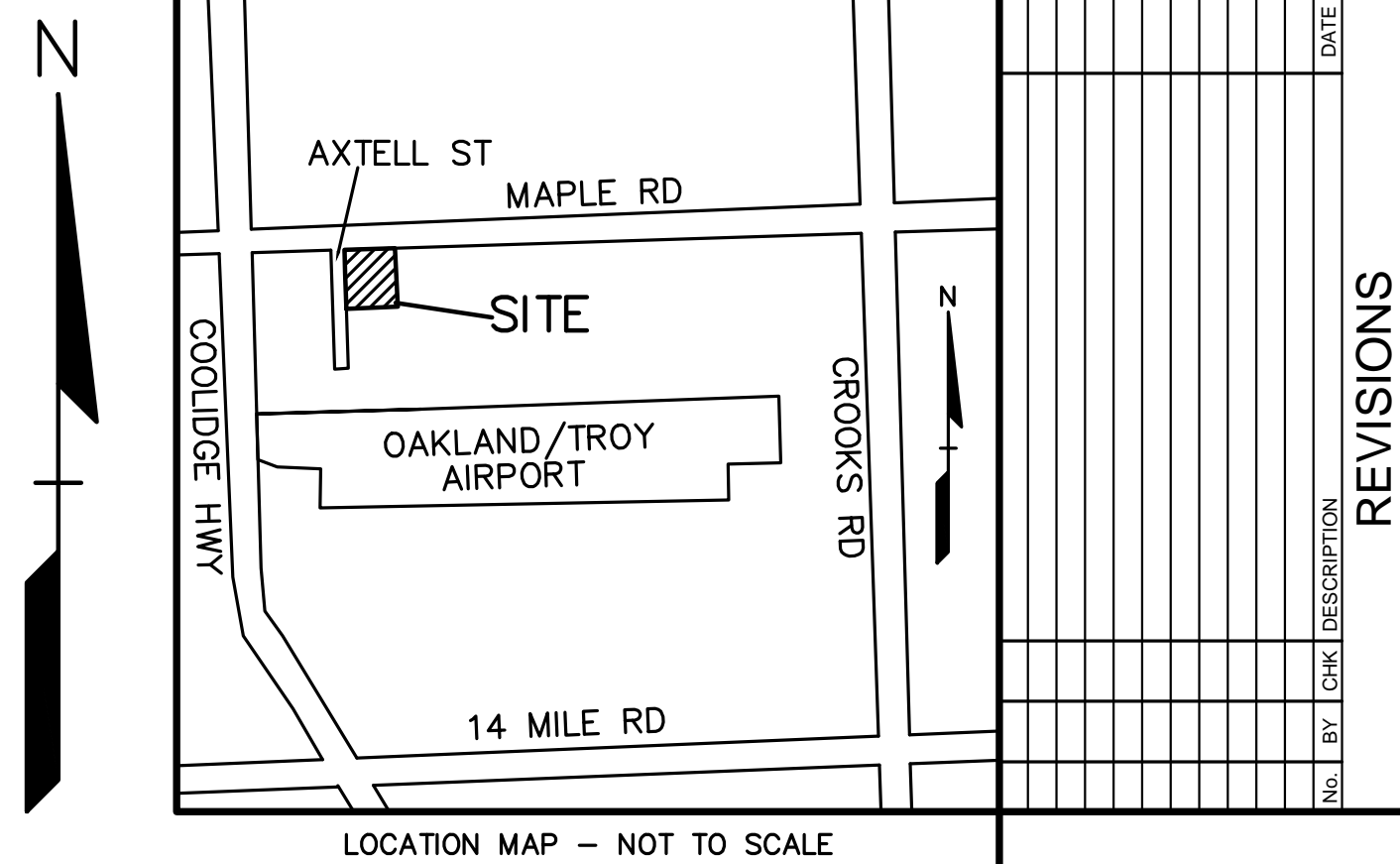
Consultant for Property Owner

5. SIGNATURE OF APPLICANT  DATE 10/25/16
6. SIGNATURE OF PROPERTY OWNER  DATE 10/24/16

REQUIRED INFORMATION

ONE (1) PAPER COPY AND ONE (1) ELECTRONIC COPY (IN PDF FORMAT) OF THE FOLLOWING SHALL BE PROVIDED:

- ☒ A COMPLETED APPLICATION FORM
- ☒ A SITE PLAN CONTAINING THE FOLLOWING INFORMATION:
 - COMMON DESCRIPTION OF THE PROPERTY AND COMPLETE LEGAL DESCRIPTION
 - DIMENSIONS OF LAND, INCLUDING WIDTH, LENGTH, ACREAGE, AND FRONTAGE
 - EXISTING ZONING AND CURRENT LAND USE OF THE PROPERTY UNDER CONSIDERATION
 - CURRENT ZONING AND CURRENT LAND USE OF ALL ADJACENT PROPERTIES
 - LOCATION OF ALL EXISTING BUILDINGS, STRUCTURES, PARKING AREAS, ROADS, AND NATURAL FEATURES
 - GENERAL LOCATION OF ALL PROPOSED BUILDINGS, STRUCTURES, PARKING AREAS, ROADS, AND ALL PROPOSED PROPERTY CHANGES TO THE PROPERTY
- ☒ A SPECIFIC LIST OF PROPOSED SUSTAINABLE DESIGN MEASURES WITH THE FOLLOWING SUPPORTING INFORMATION:
 - ANY MANUFACTURER INFORMATION, SUCH AS SPECIFICATIONS OR CUT SHEETS THAT DETAIL THE TECHNOLOGY, ATTRIBUTES, AND ANTICIPATED BENEFITS OF THE FEATURES OR EQUIPMENT
 - IDENTIFICATION ON THE DRAWINGS PROVIDING INFORMATION ABOUT THE LOCATION, GENERAL DESIGN, AND APPLICATION OF THE SUSTAINABLE DESIGN FEATURES BEING PROPOSED
 - A SPECIFIC LIST OF THE AREAS WITHIN THE ORDINANCE FOR WHICH BENEFITS ARE BEING SOUGHT WITH THE SDP APPLICATION
 - A LONG-TERM MAINTENANCE PLAN DOCUMENTING THE PROPOSED METHOD OF CARE FOR THE MEASURES BEING PROPOSED
- ☒ PHOTOGRAPHS OF THE RELEVANT AREA(S) UNDER CONSIDERATION
- ☐ ANY ADDITIONAL REQUIREMENTS AS DETERMINED BY THE SUSTAINABLE DESIGN REVIEW COMMITTEE, OR ZONING ADMINISTRATOR TO DETERMINE IF THE REQUIREMENTS OF THE SUSTAINABLE DESIGN CHECKLIST OR CHAPTER 39 ARE MET.



- PROPOSED SUSTAINABLE DESIGN MEASURES:**
- CATEGORY – IB DISTRICT FRONT YARD PARKING
- PREREQUISITES**
1. STORMWATER QUALITY – BIOSWALE AND RAIN GARDEN.
 2. STORMWATER QUANTITY – BIOSWALE AND RAIN GARDEN.
 3. LIGHT POLLUTION – REDUCE PROVIDED LIGHTING BY USING AUTOMATIC DEVICES FOR ALL NON EMERGENCY LIGHTING BY AT LEAST 50% BETWEEN 11 PM AND 5 AM AND HAVE FULL CUTOFF SHIELDING ON ALL FIXTURES TO PREVENT LIGHT TRESPASS
- QUALIFYING**
1. ALTERNATIVE FUEL VEHICLE FACILITIES – INSTALL RECHARGING STATIONS FOR ELECTRIC VEHICLE CHARGING.

SITE DATA TABLE:

SITE AREA: 8.23 ACRES (358,367 SQ.FT.) NET AND GROSS	
ZONING: IB, INTEGRATED INDUSTRIAL BUSINESS DISTRICT	
EXISTING USE: MANUFACTURING BUILDING (#24,800 SF)	
PROPOSED USE: SKILLED NURSING FACILITY (185,810 SF TOTAL-2 STORIES)	
<u>BUILDING INFORMATION:</u>	
MAXIMUM ALLOWABLE BUILDING HEIGHT = 50 FEET (4 STORIES)	
PROPOSED BUILDING HEIGHT = 2 STORIES	
BUILDING FOOTPRINT AREA = 99,077 SQ.FT.	
BUILDING LOT COVERAGE = 27.6% (40% MAXIMUM)	
<u>SETBACK REQUIREMENTS:</u>	
<u>IB ZONING DISTRICT:</u>	
FRONT SETBACK (NORTH): 30 FEET REQUIRED	108.36' PROPOSED
FRONT SETBACK (WEST): 30 FEET REQUIRED	30.97' PROPOSED
SIDE SETBACK (EAST): 10 FEET REQUIRED	20.8' PROPOSED
REAR SETBACK (SOUTH): 20 FEET REQUIRED	135.5' PROPOSED
<u>PARKING CALCULATIONS:</u>	
NURSING FACILITY REQUIRE THE LESSOR OF 1 SPACE PER EACH 3 BEDS OR 2 ROOMS + 1 SPACE PER EMPLOYEE.	
PROPOSED 242 TOTAL BEDS, 166 ROOMS AND 130 EMPLOYEES ON LARGEST SITE	TOTAL: (240)
242 BEDS x 1 SPACE/3 BEDS = 81 SPACES	
166 ROOMS x 1 SPACE/2 ROOMS = 83 SPACES	
TOTAL PARKING REQUIRED = 81 + 130 = 211 SPACES	
TOTAL PROPOSED PARKING SPACES = 211 SPACES INC. 10 H/C SPACES	
<u>SITE SOILS INFORMATION:</u>	
ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:	
40A - UDORTHENTS, LOAMY, NEARLY LEVEL	
50B - UDISSAMENTS, UNULATING	
59 - URBAN LAND	

TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:

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XREF: S:PROJECTS\2015\2015XXX\DWG\CONSTRUCTION\X-BASE-15XXX.DWG

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NSA
Architect
Engineer
Planner

23761 Research Drive
Farmington Hills
Michigan 48335



PEA, Inc.
2430 Rochester Ct, Ste 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

NSA
 23765 RIVERSIDE DRIVE
 FARMINGTON HILLS, MI 48335

SDP SITE PLAN
REGENCE AT TROY
 2785 W. MAPLE ROAD
 CITY OF TROY, OKLAND COUNTY, MICHIGAN

DES.	DB	DN.	COL.	SUR.	SAS
3:\PROJECTS\2010\2010153 ASBNA TROY\COMPLETE\SDP SITE PLAN.dwg					P.M.

ORIGINAL ISSUE DATE:
OCTOBER 25, 2016

PEA JOB NO. 2015-133

SCALE: 1" = 50'

DRAWING NUMBER:

SDP-1











