



500 West Big Beaver  
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troymi.gov

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## PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

Carlton Faison, Chairman, Tom Krent, Vice Chairman  
Ollie Apahidean, Karen Crusse, Marianna Perakis,  
Michael W. Hutson, David Lambert, Sadek Rahman and John J. Tagle

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January 14, 2020

7:00 P.M.

Council Chambers

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1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – December 10, 2019
4. PUBLIC COMMENT – For Items Not on the Agenda

### PUBLIC HEARINGS

5. PUBLIC HEARING – REZONING REQUEST (File Number Z 2019-0039) – Proposed Addison Heights Subdivision Rezoning, East of Livernois, south side of Arthur (88-20-27-307-033), Section 27, From P (Vehicular Parking) District to R-1E (One Family Residential) District.

### SITE PLAN APPROVAL

6. PRELIMINARY SITE PLAN REVIEW (File Number SP2019-0022) – Proposed Crooks Road Townhomes, West side of Crooks Road, North of Wattles Road, Section 17, Currently Zoned NN (Neighborhood Node "I") District.
7. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2019-0040) – Proposed Square Lake Court Townhomes, South side of Square Lake Road, west of Dequindre, Section 12, (88-20-12-200-025), Currently Zoned NN (Neighborhood Node "N") District.

### OTHER BUSINESS

8. PLANNING COMMISSION 2020 MEETING SCHEDULE - REVISION
9. ELECTION OF OFFICERS
10. PUBLIC COMMENT – Items on Current Agenda
11. PLANNING COMMISSION COMMENT
12. 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](mailto: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.

Televised Live, Government Channel WTRY (10 WideOpenWest and 17 Comcast) Replayed Wednesdays 3:00 pm, 6:00 pm and 11:00 pm

Chair Faison called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on December 10, 2019 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean  
Karen Crusse  
Carlton M. Faison  
Barbara Fowler  
Michael W. Hutson  
Tom Krent  
David Lambert  
Sadek Rahman  
John J. Tagle

Also Present:

R. Brent Savidant, Community Development Director  
Ben Carlisle, Carlisle Wortman Associates  
Julie Quinlan Dufrane, Assistant City Attorney  
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2019-12-083**

Moved by: Krent  
Support by: Fowler

**RESOLVED**, To approve the Agenda as prepared.

Yes: All present (9)

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2019-12-084**

Moved by: Apahidean  
Support by: Lambert

**RESOLVED**, To approve the minutes of the November 26, 2019 Regular meeting as submitted.

Yes: Apahidean, Crusse, Hutson, Krent, Lambert, Rahman, Tagle  
Abstain: Faison, Fowler

**MOTION CARRIED**



4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

**SPECIAL USE AND PRELIMINARY SITE PLAN REVIEWS**

5. PUBLIC HEARING - SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU JPLN2019-0033) – Proposed Bethesda Romanian Pentecostal Church Addition, North of Long Lake, East of John R, South of Tucker (2075 E Long Lake), Section 12, Currently Zoned R-1C (One Family Residential) District

Mr. Apahidean asked to recuse himself from this item because he lives in the neighborhood of the church and indicated he would return for the remaining agenda items. Mr. Apahidean exited at 7:04 p.m.

Mr. Hutson said he just received a written communication from Brian Milidrag that suggests he recuse himself from this item because of a perceived conflict of interest. Mr. Hutson disclosed he legally represented the church 21 years ago prior to his serving on any City boards. He clearly stated there is no conflict of interest, he can be neutral and fair, and he would not recuse himself.

Chair Faison called for a roll call vote.

Roll Call vote on whether Mr. Hutson should recuse himself.

Yes: None

No: All present (8)

*(Mr. Apahidean recused)*

Mr. Savidant gave a history and review of the Bethesda Romanian Pentecostal Church Addition application, noting the revisions to the application since its denial in April 2019. Different perspectives of the church were displayed. Mr. Savidant noted that irrigation was added to the site plan and an acoustic study was conducted by church.

Mr. Savidant said if the Planning Commission finds that the Special Use Standards have been met, the Planning Commission may grant approval of the Special Use and Preliminary Site Plan.

Present were Attorney Jamal Hamood, Project Architect Arthur Kalajian, Construction Manager Tony Cappussi, Senior Pastor Simion Timbuc and Assistant Pastor Romeo Pelle.

Mr. Hamood, a Troy resident, said he is not a member of the church nor is he being paid by the church. He addressed the church's objective to satisfy the concerns of the neighbors, a no-show turnout at a scheduled neighborhood meeting, upsetting rumors that neighbors want the church to move to another location, building vacancy should the church move its location and property values.

Mr. Kalajian compared the previous application to the application in front of the Board this evening. He said they listened to concerns voiced by neighbors and compromises were made by the church to address those concerns and implement what they feel is a functional and attractive building. Mr. Kalajian addressed the reduction in building size, footprint and height. He also addressed the elimination of the gym, reduction in number of classrooms and the alteration of first floor windows and the elimination of windows on the second floor.

There was discussion on:

- Landscape; remedies and enforcement if not maintained.
- Single access from Long Lake.
- Layout of second floor; classrooms, fellowship hall.
- Parking; formula based on number of church seats, no increase in demand with new application.
- Building materials; full brick, cement board.
- Response from church to neighbor concerns.
- Capacity and function of fellowship hall.
- Parking on Tucker; “no parking” signs erected; no sidewalk or walking path to church.

Pastor Timbuc confirmed five neighbors were extended invitations to meet and discuss the recent application. He addressed events that would be held in the fellowship hall, noting the hall is reserved to church members only and not rented to the public. Pastor Timbuc said the church would be willing to plant additional shrubs and trees to discourage those who might enter the church premises from Tucker.

#### PUBLIC HEARING OPENED

- Christopher Hausner, 2071 Tucker; opposed; addressed concerns with maintenance of landscape, parking, transition to single family residential.
- Sameu and Danny Salem, 2015 Tucker; opposed; addressed concerns with parking on Tucker, maintenance of landscape.
- Daniel Murza, 2218 Tucker; in support; church member; allegations against church are farfetched, addressed landscape, parking, respect for neighbors, need for space.
- Monica Hausner, 2071 Tucker; opposed; PowerPoint presentation addressed concerns with non-compatibility with neighborhood, landscape, parking, noise, lights, hours of operation, quality of building materials, unused existing classrooms.
- Bokai Jin, 2043 Tucker; opposed; addressed concerns with light pollution, landscape maintenance.
- Emilia Marcu, 2812 Hartline, Rochester Hills; in support; church member; addressed church control of parking, use of all classrooms, need for extra space to accommodate growing congregation.
- Damaris Derecichel, 37841 Hazel, Harrison Township; in support; addressed years of classroom instruction as student and teacher, need for extra space to accommodate growing youth, high school and college ministry and activities.

- Cristian Forgacil (no address); in support, church member; addressed exaggerations stated about parking, landscape, necessity for extra space because church is at full capacity every Sunday.
- Flav Pop, 3105 Talbot (parent's address), Oak Park resident (no address); in support; addressed need for additional classrooms and space, utilization of all classrooms, no police citations for parking on Tucker, property values.
- Ioana Timbuc, 38883 Westchester, Sterling Heights; in support, church member; addressed use of all classrooms, currently teaches in classrooms that were claimed to be dark and unused, parking on Tucker, photography of students and church, use of fellowship hall.
- Ligia Murza, 2218 Tucker; in support, church member; applauded applicant for building height reduction and architectural features, addressed landscape and compatibility with neighborhood.
- (name indistinguishable), 37860 Hazel, Harrison Township; in support, addressed need for additional space, growth of congregation, daughters are instructors, value of church to offer future of children.

#### PUBLIC HEARING CLOSED

Pastor Timbuc addressed property values, recent home sales in the neighborhood, quality of building materials, landscape maintenance and rights of both the neighbors and the church. He spoke of the Romanian Catholic presence in the City and referenced the Constitution of the State of Michigan ratified in 1963.

Assistant Pastor Pelle addressed the sensitivity of the church to address concerns of the neighbors in reducing the building height and massing, concerns with noise and lighting and eliminating the gym. He asked audience present in support to stand up.

Discussion continued on:

- Efforts and significant revisions made by church to address concerns of neighbors.
- Protection/balance of rights of both single family residential and church.
- Transition and compatibility between single family residential and church.
- Landscaping; addition of irrigation, remedies if not maintained.
- Quality of building materials.

#### **Resolution # PC-2019-12-085**

Moved by: Tagle

Support by: Krent

**RESOLVED**, That Special Use Approval and Preliminary Site Plan Approval for the proposed Bethesda Romanian Pentecostal Church Addition, North side of Long Lake Road, East of John R, South of Tucker (2075 E. Long Lake), Section 12, Currently Zoned R-1C (One Family Residential) District, be approved.

The Planning Commission makes the following findings of fact and conclusions based on written materials, comments and testimony of the Applicant's representatives, other interested persons, professional consultants and other factual material presented to the Commission to assist with its deliberation:

1. The building addition is designed in a manner that is harmonious with the character of adjacent property and the surrounding area because:
  - a. The applicant has mitigated the building massing and visual impact through architectural design and landscape buffering.
  - b. Building massing is not inconsistent with the character of adjacent properties and the surrounding area.
  - c. A tenet of the Master Plan is the protection of single family neighborhoods. The proposed addition is compatible with the existing homes on Tucker.
2. The proposed addition does not impact traffic on Tucker Street.
3. The project is adequately served by essential public facilities and services.
4. The addition complies with all applicable ordinance standards.
5. The proposed addition does not unreasonably impact the quality of the neighborhood on Tucker Street in comparison to the impacts associated with typical permitted uses.

Yes: All present (8)  
*Mr. Apahidean recused*

### **MOTION CARRIED**

Chair Faison called for a recess at 8:55 p.m. The meeting reconvened at 9:04 p.m. at which time Mr. Apahidean returned to the meeting.

6. PUBLIC HEARING - SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU JPLN2019-0037) – Proposed Bostick 801, LLC Redevelopment, East side of Crooks, South of Big Beaver (801 W Big Beaver), Section 28, Currently Zoned BB (Big Beaver) District

Mr. Lambert disclosed one of the partners in the law firm in which he works is opening a new office in the existing building on site which he believes is owned by the applicant. He stated there is no conflict of interest on his part but would leave the decision to the Board.

It was the consensus of the Board there is no reason that Mr. Lambert should recuse himself.

Mr. Savidant showed six videos of the proposed development at the request of the applicant.

Mr. Carlisle reviewed the Special Use and Preliminary Site Plan application to construct a 6-story Hyatt Place Hotel, restaurant and parking structure. He said the restaurant fronts Big Beaver and the parking structure is in the rear. He addressed some site plan issues with respect to parking, traffic, circulation, landscaping and lighting as identified in his report dated December 5, 2019. Mr. Carlisle referenced the reviews of the City Traffic Consultant OHM with respect to the parking and traffic studies.

Mr. Carlisle expressed support for the overall development but stated parking and traffic concerns should be addressed prior to approval. He recommended to hold the public hearing but postpone action to allow the applicant to address the items noted in his report.

Ron Wilson of Hotel Investment Services referenced his presentation to the Board in March 2018 and said his comments at that time are consistent with his opinion today. He recommended approval of a Hyatt Place Hotel because it is a good hotel brand and a hotel with good operators.

There was discussion on:

- Parking structure; open to public (office, hotel, restaurant guests), constructed to accommodate additional levels.
- Vehicular access; alteration of one curb cut.
- Hotel amenities; robust workout room, conference space, no pool.

Present were property owner Dennis Bostick, Civil Engineer David Hunter of Professional Engineering Associates and Construction Manager Merl Potter.

Ms. Fowler asked the applicant if he would be able and willing to adjust the parking to comply with the recommendations of the City Traffic Consultant OHM.

Mr. Bostick replied in the affirmative. He said the development is a marquis project and he would appreciate approval this evening with any conditions that the Board might have. Mr. Bostick said the parking structure can accommodate and support additional parking.

Mr. Hunter said the applicant is willing to adhere to the Planning Consultant conditions outlined in the report and to work with the City Traffic Consultant and staff on the parking and traffic concerns. Mr. Hunter briefly addressed stormwater management.

Mr. Potter addressed architectural features and building materials, noting there is no E.I.F.S. He displayed and identified specific building materials through the video images.

#### PUBLIC HEARING OPENED

There was no one present who wished to speak.

#### PUBLIC HEARING CLOSED

There was discussion on:

- Building materials and architectural features.
- Parking concerns addressed by OHM.
- Hotel entrance; unique ‘feature wall’.
- Potential of LEED certification.
- Curb cut alteration; administered by City Engineer, OHM and County.

Mr. Savidant said the issues associated with parking, traffic and the site plan are clearly identified in the Planning Consultant report. Mr. Savidant expressed trust in the developer based on his history and acknowledged there is a good working relationship among the applicant’s engineering team, the City Traffic Consultant and the City Engineer. He said the Planning Commission could recommend approval on addressing all issues identified in the Planning Consultant report and any significant changes would come back before the Board.

**Resolution # PC-2019-12-086**

Moved by: Krent

Support by: Rahman

**RESOLVED**, That Special Use Approval and Preliminary Site Plan Approval, pursuant to Articles 8 and 9 of the Zoning Ordinance, as requested for the proposed mixed use Bostick 801, LLC Redevelopment, including hotel, restaurant and parking structure, located on the east side of Crooks, south of Big Beaver (801 W Big Beaver), Section 28, Currently Zoned BB (Big Beaver) District, be granted, subject to the following:

1. That the applicant must resolve all issues brought up tonight and in the reports from the Consultants, including traffic and parking issues brought up by the City Traffic Consultant OHM.

Yes: All present (9)

**MOTION CARRIED**

**CONDITIONAL REZONING**

7. **PUBLIC HEARING - CONDITIONAL REZONING (CR JPLN2019-003)** – Proposed Livernois Court, East of Livernois, North of Big Beaver, (88-20-22-301-008 and 88-20-22-301-009), Section 22, From R-1C (One Family Residential) to BB (Big Beaver) District

Mr. Carlisle reviewed the Conditional Rezoning application. He addressed the existing wetland and floodplain, the concept plan provided by the applicant and conditions offered by the applicant. Mr. Carlisle indicated that due to traffic, surrounding land uses and limited developable area because of the wetland and floodplain, it is unlikely that the site will develop as currently zoned single family residential. Mr. Carlisle asked the applicant to declare how they plan to preserve the wetland/floodplain area, whether it be as a conservation easement, land donation or other means. He recommended that the

Planning Commission consider the application, hold a public hearing and take any comments into consideration prior to any action.

Present were Renis Nushaj and Erion Nikolla of Eureka Building Co.

Mr. Nushaj addressed preservation of the wetland and floodplain, surrounding property inclusive of the church property to the south and the neighborhood meeting that was held at the church. He said the height of the multi-family development would be visually lower than the apartment complex on the west side of Livernois.

Mr. Nikolla addressed the floodplain and wetland area in context of the surrounding area.

There was discussion on:

- Conservation easement; perpetuity, maintenance.
- Height of multi-family; comparison to 2-story residential home, apartment complex to the west.
- Transition to multi-family from single family.
- Ownership of adjacent and surrounding parcels.
- Viability of parcel to be developed.
- “Creeping” of Big Beaver zoning district into single family residential.
- Alternative options to rezone, develop parcels, preserve green space.

#### PUBLIC HEARING OPENED

- David and Debra Black, present to represent their father who resides on the parcel to the north of the subject application (3364 Livernois). They indicated they were not approached by the developer, not invited to the church meeting and unaware of the proposal until they saw the building sketch on their father’s property. The Black’s expressed concerns with the value of their father’s home if rezoned and the property rights of their elderly father.
- Lynne Fuller, 23211 Brook Forest, identified herself as the broker representing the sellers of the two properties. She indicated that she attempted multiple times to contact Mr. Black, both at the home and by mail, to no avail. Ms. Fuller said the seller of the property to the south is also elderly and wishes to sell for financial reasons. She said it was her understanding through a conversation with the seller’s son that Mr. Black had no concerns with the rezoning if the zoning stayed residential. She indicated the seller would have an interest in purchasing Mr. Black’s property.
- Jerry Rauch, 4187 Penrose; addressed alternative development options, such as attached single family.

#### PUBLIC HEARING CLOSED

Mr. Carlisle stated the letter with the signature of Mr. Black included in the agenda packet was provided by the broker.

Discussion continued on the “creeping” of Big Beaver zoning district into single family residential.

It was the consensus of the Board that the applicant should contact the Black family and clear up any miscommunications, at which time they can come back to the Board with a plan.

**Resolution # PC-2019-12-087**

Moved by: Lambert

Support by: Hutson

**RESOLVED**, To postpone action on the application to a date uncertain to allow time for the petitioner to discuss the purchase or other acquisition of the property owner to the north and give City staff an opportunity to address some of the concerns Commissioners have raised tonight.

Yes: All present (9)

**MOTION CARRIED**

**PUBLIC HEARINGS**

8. **PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 254)**  
– Cluster Square Footage

Mr. Savidant reviewed the discussion on the proposed text amendment to raise the minimum square footage from 1,500 square feet to 1,700 square feet as an incentive to developers to construct smaller homes within the cluster development option.

Tim Loughrin of Robertson Brothers was present. He offered a practitioner’s perspective on the demand of home construction for empty nesters and retirees. He addressed competition among developers, economics, market demand and cost per unit for home construction. Mr. Loughrin gave an overview of the charts he prepared that were inclusive of the agenda packet and suggested a higher minimum square footage, such as 1,800 or 1,900 square feet, would be more practical for home builders and better serve market demand.

There was discussion on raising the minimum square footage higher than the proposed 1,700 square feet.

**PUBLIC HEARING OPENED**

There was no one present who wished to speak.

**PUBLIC HEARING CLOSED**

Discussion continued on what limit to set the minimum square footage.



**Resolution # PC-2019-12-088**

Moved by: Krent

Support by: Rahman

**RESOLVED**, To postpone the proposed Zoning Ordinance Text Amendment relating to Cluster Square Footage to allow staff an opportunity to come up with a more creative solution for the minimum square footage limit.

Yes: Apahidean, Crusse, Faison, Hutson, Krent, Lambert, Rahman, Tagle

No: Fowler

**MOTION CARRIED**

9. **PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 255)**  
– Transitions in NN (Neighborhood Node) Zoning District

Mr. Carlisle reviewed the proposed text amendment to address the transition between intense use of Neighborhood Node development adjacent to single family residential through the site plan review process.

There was discussion on:

- Northwest corner of Dequindre and Wattles zoned Neighborhood Node.
- Restrictions applicable only to sites abutting single family residential.

**PUBLIC HEARING OPENED**

- Jerry Rauch, 4187 Penrose; thanked the Board with their follow-through on addressing density associated with Neighborhood Nodes, referenced his letter provided to the Board with respect to taking under consideration related Zoning Ordinance requirements.
- Laura Lipinski, 4233 Carson; addressed density, transition and traffic impact associated with development adjacent to single family residential.
- Dan Raubinger, 4083 Penrose; representing Woodlands of Troy Homeowners Association, expressed strong support of the text amendment changes, addressed effect of the changes to Wattles and Crooks Neighborhood Node.

**PUBLIC HEARING CLOSED****Resolution # PC-2019-12-089**

Moved by: Lambert

Support by: Fowler

**RESOLVED**, That the Planning Commission hereby recommends to the City Council that Article 10 of Chapter 39 of the Code of the City of Troy, which includes provisions related to height and setback in the NN Neighborhood Node Zoning District, be amended as printed on the proposed Zoning Ordinance Text Amendment.

Yes: All present (9)

**MOTION CARRIED**

**OTHER BUSINESS**

10. **PLANNING COMMISSION MEETING SCHEDULE FOR 2020**

**Resolution # PC-2019-12-090**

Moved by: Crusse

Support by: Fowler

**RESOLVED**, To adopt the 2020 Calendar as proposed.

Yes: All present (9)

**MOTION CARRIED**

11. **PUBLIC COMMENT**

There was no one present who wished to speak.

12. **PLANNING COMMISSION COMMENT**

There were general Planning Commission comments.

Mr. Savidant offered three dates to schedule a Joint City Council and Planning Commission meeting. The consensus of the Board was to schedule the meeting on February 4, 2020.

The Regular meeting of the Planning Commission adjourned at 12:15 p.m.

Respectfully submitted,

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Carlton Faison, Chair

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Kathy L. Czarnecki, Recording Secretary

5. PUBLIC HEARING – REZONING REQUEST (File Number Z 2019-0039) – Proposed  
Addison Heights Subdivision Rezoning, East of Livernois, south side of Arthur (88-20-27-307-  
033), Section 27, From P (Vehicular Parking) District to R-1E (One Family Residential) District

DATE: January 8, 2020

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING – REZONING REQUEST (File Number Z 2019-0039) –  
Proposed Addison Heights Subdivision Rezoning, East of Livernois, south  
side of Arthur (88-20-27-307-033), Section 27, From P (Vehicular Parking)  
District to R-1E (One Family Residential) District.

The applicant Janelle and Ross Martin seeks rezoning of the subject parcel from P Vehicular Parking to R-1E One Family Residential. The parcel is 0.24 acres in area.

The parcel is comprised of Lots 362 and 363 of Addison Heights Subdivision, which was approved in 1924. The parcel was rezoned to P-1 Vehicular Parking on June 30, 1986. A Preliminary Site Plan for a parking lot was approved by the Planning Commission on November 11, 1986. The parcel was never developed as a parking lot. The applicant seeks to “downzone” the parcel back to R-1E One Family Residential and develop a single family home on the property. The Master Plan classifies the parcel as Single Family Residential. The rezoning application is consistent with the Master Plan.

The Planning Department recommends approval of the rezoning application for the following reasons:

1. The proposed rezoning is consistent with the Master Plan
2. The proposed rezoning does not appear to cause or increase any non-conformity.
3. If rezoned the property will be capable of accommodating service and facility loads caused by use of the development.
4. The rezoning does not appear to impact public health, safety, or welfare.
5. The rezoning will ensure compatibility with adjacent uses of land.

Attachments:

1. Maps
2. Rezoning application
3. Addison Heights Subdivision plat.
4. Memo to City Manager, dated May 22, 1986.
5. Site Plan approved by Planning Commission on November 11, 1986
6. Future Land Use Plan.

G:\REZONING REQUESTS\Z JPLN2019-0039 ADDISON HEIGHTS SUB Sec 27\PC Memo 01 14 2020.doc

## **PROPOSED RESOLUTION**

**PUBLIC HEARING – REZONING REQUEST (File Number Z 2019-0039)** – Proposed Addison Heights Subdivision Rezoning, East of Livernois, south side of Arthur (88-20-27-307-033), Section 27, From P (Vehicular Parking) District to R-1E (One Family Residential) District.

### **Resolution # PC-2020-01-**

Moved by:

Seconded by:

**RESOLVED**, That the Planning Commission hereby recommends to the City Council that the P to R1E rezoning request, as per Section 16.03 of the City of Troy Zoning Ordinance, located on the south side of Arthur, east of Livernois, within Section 27, being approximately 0.24 acres in size, be **GRANTED** for the following reasons:

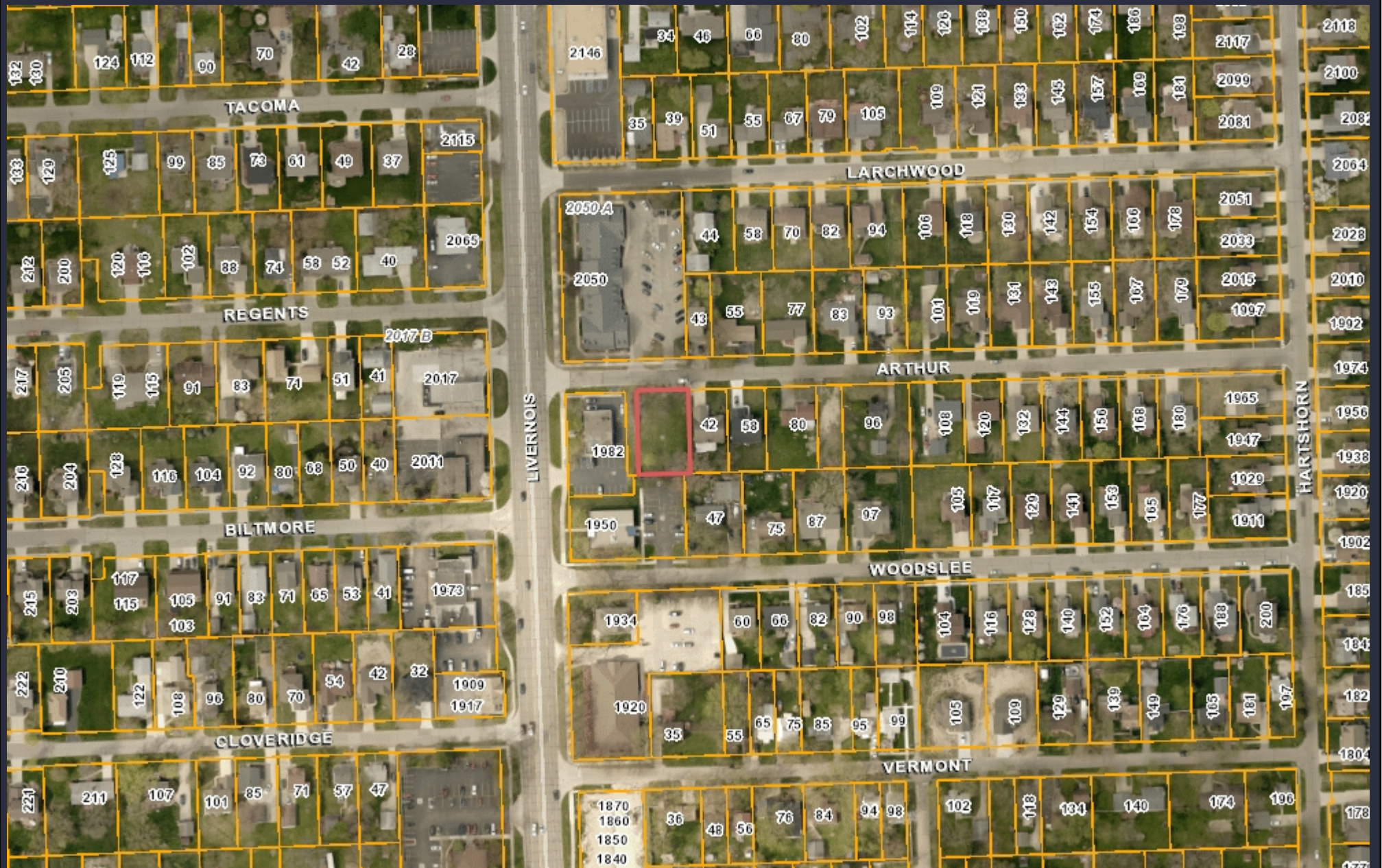
1. The proposed rezoning is consistent with the Master Plan
2. The proposed rezoning does not appear to cause or increase any non-conformity.
3. If rezoned the property will be capable of accommodating service and facility loads caused by use of the development.
4. The rezoning does not appear to impact public health, safety, or welfare.
5. The rezoning will ensure compatibility with adjacent uses of land.

Yes:

No:

**MOTION PASSED / FAILED**





558 0 279 558Feet



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.





558 0 279 558Feet



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.

# CITY OF TROY REZONING REQUEST APPLICATION

CITY OF TROY PLANNING DEPARTMENT  
500 W. BIG BEAVER  
TROY, MICHIGAN 48084  
248-524-3364  
E-MAIL: [planning@troymi.gov](mailto:planning@troymi.gov)



REZONING REQUEST APPLICATION  
\$1,800.00

ESCROW FEE  
\$1,500.00

## NOTICE TO THE APPLICANT

REGULAR MEETINGS OF THE TROY PLANNING COMMISSION ARE HELD ON THE SECOND AND FOURTH TUESDAY OF EACH MONTH AT 7:00 P.M. AT CITY HALL.

APPLICATIONS SHALL BE FILED NOT LATER THAN THIRTY (30) DAYS BEFORE THE SCHEDULED DATE OF THE MEETING.

A PLANNING COMMISSION PUBLIC HEARING SHALL BE SCHEDULED FOLLOWING A DETERMINATION BY THE PLANNING DEPARTMENT THAT THE APPLICATION IS COMPLETE.

### PLEASE COMPLETE THE FOLLOWING:

- NAME OF THE PROPOSED DEVELOPMENT: Addison Heights Sub
- ADDRESS OF THE SUBJECT PROPERTY: Vacant Arthur Street
- CURRENT ZONING CLASSIFICATION: Business, Vacant
- PROPOSED ZONING CLASSIFICATION: Residential
- TAX ID NUMBER(S) OF SUBJECT PROPERTY: 2027307033

6. APPLICANT FOR REZONING:  
NAME Janelle Martin/Ross Martin  
COMPANY RANDJ 66 LLC  
ADDRESS 3 Pine Gate Ct  
CITY Bloomfield Hill STATE MI ZIP 48304  
TELEPHONE 248-425-7110  
E-MAIL ross@rossmartin1.com

OWNER OF THE SUBJECT PROPERTY:  
NAME Janelle Martin/Ross Martin  
COMPANY RANDJ66 LLC  
ADDRESS 3 Pine Gate Ct  
CITY Bloomfield Hill STATE MI ZIP 48304  
TELEPHONE 248-425-7110  
E-MAIL ross@rossmartin1.com

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

Selves

8. SIGNATURE OF THE PROPERTY OWNER: Janelle T. Martin / Ross A. Martin  
BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC AS TO THIS REQUEST FOR REZONING.

9. SIGNATURE OF THE APPLICANT: Janelle T. Martin / Ross A. Martin



**Ross Martin**  
**Rezoning**  
**Nov 5, 2019 at 9:11:26 AM**  
**ross@rossmartin1.com**

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**November 5, 2019**  
**Rezoning Request**

**City of Troy Planning Department:**

**We are making this request to rezone Addison Heights Lots 362 and 363 plus adjacent 9ft of Vacated Alley from commercial to residential. This property was rezoned approximately in 1987 to commercial from residential incase was needed for additional parking at 2050 Livernois. After 30 years the above property was never needed for additional parking.**

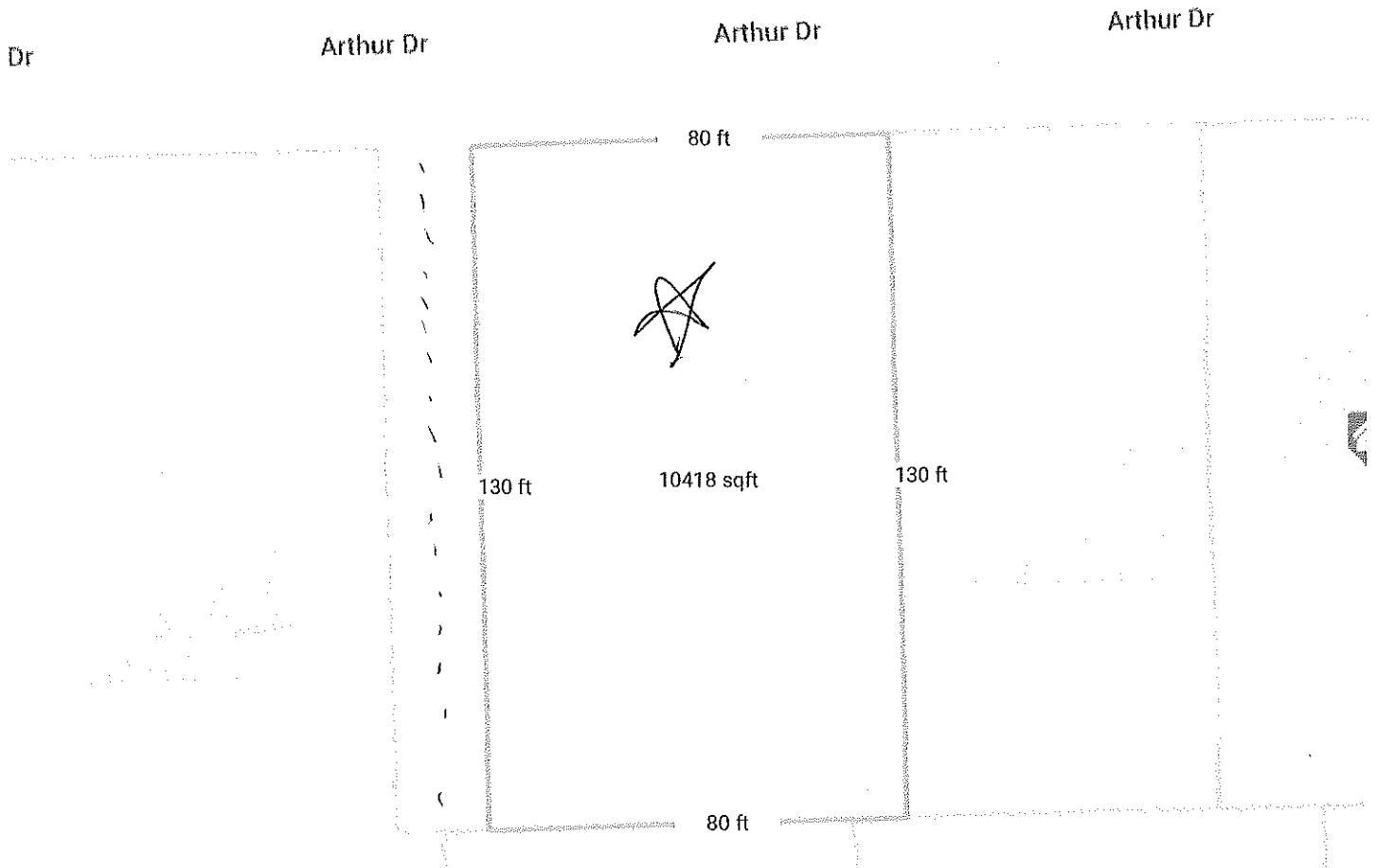
**We believe that since the rezoning request is consistent with the current Master Plan it would greatly benefit the neighborhood and make the request to rezone.**

**RANDJ66,LLC**  
**Janelle T Martin**  
**Ross A Martin**

*Janelle T. Martin*  
*Ross A. Martin*

Map Google Street View

Click any parcel for parcel details.



Parcel Disclaimer

Ruler

Legend

Google

5 m

Réport a map error

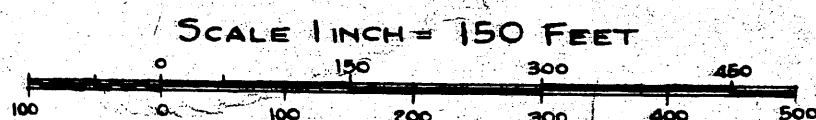


# ADDISON HEIGHTS SUBDIVISION

A SUBDIVISION OF W<sub>1</sub> OF W<sub>1</sub> SEC 27 T2N R1E  
TROY TOWNSHIP OAKLAND COUNTY MICHIGAN

Examined and Approved  
Aug 29-1924  
J. L. Humm  
Deputy Auditor General

Recorder's Office  
Oakland County  
This instrument was received for record  
SEP 2 - 1924 at 12:34 o'clock P. M.  
and recorded in Liber. 38  
of ... on page 28  
Lucile Perry Register



Note:-  
All dimensions in feet and decimals thereof.

## DEDICATION :-

Know all men by these present that we, Addison Heights Land Company, a Michigan Corporation by John F. Addison President and Lawrence W. Snell Secretary, and Francis W. Poole and Edith E. Poole, his wife, as proprietors, have caused the land embraced in the annexed Plan to be surveyed, laid out and platted to be known as Addison Heights Subdivision, a subdivision of the W<sub>1</sub> of the S.W. 1/4 of Section 27, T2N, R1E, Troy Township, Oakland County, Michigan and that all the Streets and Alleys as shown on Plan are hereby dedicated to the use of the public.

Signed and sealed in the presence of:- Addison Heights Land Co. LS  
John F. Addison LS  
Lawrence W. Snell LS  
Francis W. Poole LS  
Edith E. Poole LS  
K. R. ...  
Rich W. Lanson

STATE OF MICHIGAN } S.S.  
COUNTY OF Wayne }

On this 14 day of July A.D. 1924 before me a Notary Public in and for said County, came the above named John F. Addison President and Lawrence W. Snell Secretary of Addison Heights Land Co. who being duly sworn by me did say that the above dedication was signed in behalf of said Corporation by authority of its Board of Directors and the said John F. Addison President and Lawrence W. Snell Sec'y acknowledged said dedication to be the free act and deed of said Corporation, also personally came the above named Francis W. Poole and Edith E. Poole, his wife known to me to be the persons who executed the above dedication and acknowledge the same to be their free act and deed.

## DESCRIPTION :-

Notary Public Wayne County, Mich.  
My Commission Expires: Oct 14th, 1927  
Beginning at the S.W. corner of Section 27, T2N, R1E, Troy Township, Oakland County, Michigan; thence S89°46'30"E 1338.2 along Section Line to 1/4 corner; thence N0°06'30"E 2466.5 feet along 1/4 line to 1/4 Section line; thence S 89° 46' W 1342.9 feet along 1/4 Section line to W 1/4 corner of said Section 27; thence South along Section Line 2455.6 to the point of beginning.

## SURVEYOR'S CERTIFICATE :-

I hereby certify that the Plat hereon delineated is a correct one and that permanent monuments consisting of 3"x18" iron pipe have been planted at angles in the boundaries of the land platted and at intersections of Streets and Alleys and at all points marked thus o.

W. S. McAlpine  
Registered Surveyor

## CERTIFICATE OF MUNICIPAL APPROVAL :-

This Plat was approved by the Township Board of the Township of Troy, Oakland County, Michigan at a meeting held on the 28 day of June A.D. 1924.

Morris G. Watters  
Township Clerk

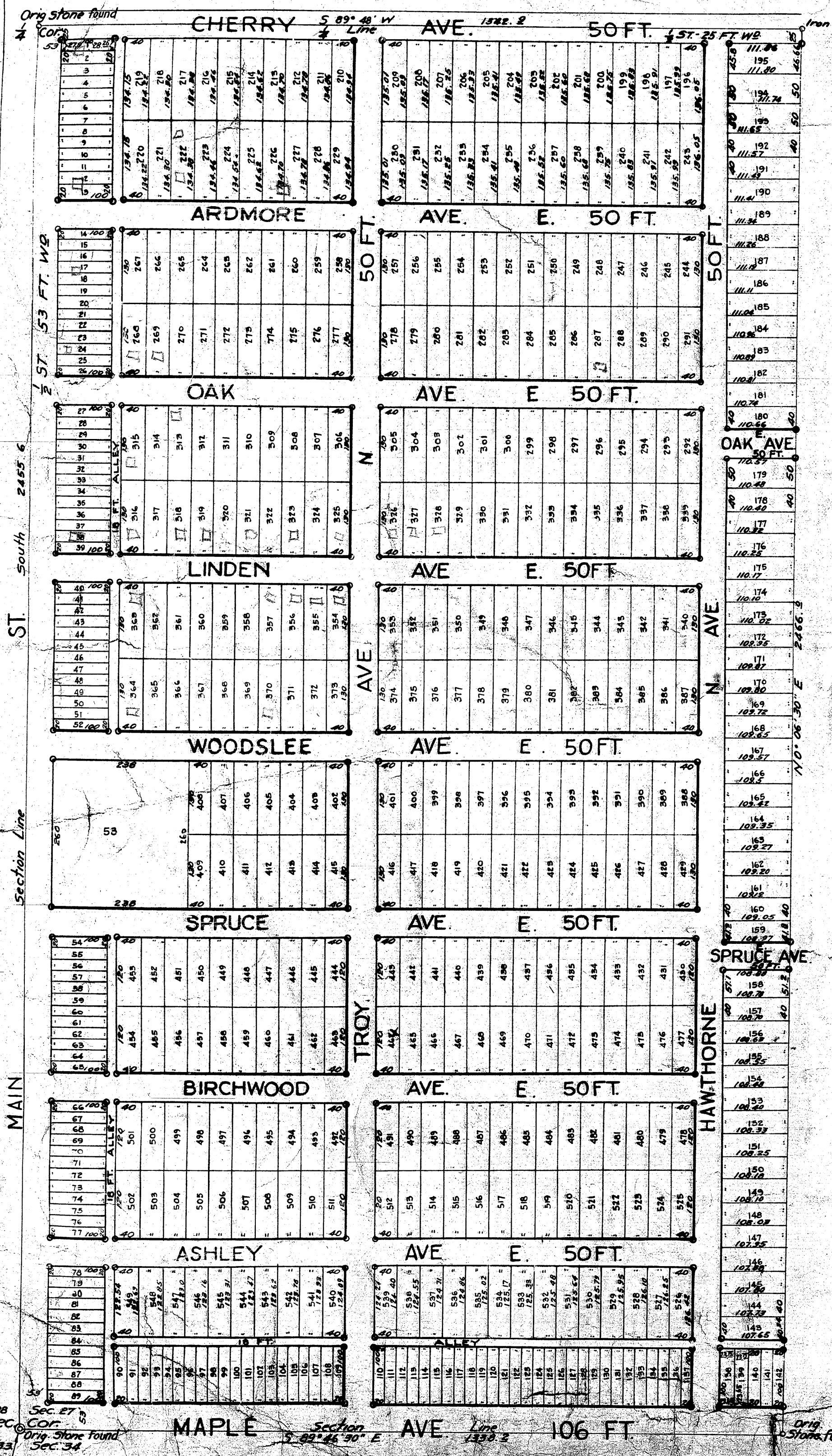
## Oakland County Treasurer's Certificate

(Required by Section 135, Acts 206, Laws of 1893)

This is to Certify, that there are no Tax Liens or Titles held by the State or any individual against, and that all Taxes on lands described in the annexed instrument bearing Treasurer's have been paid FIVE YEARS prior to the date thereof, according to the records of this Office, except as stated.

Pontiac, Mich. Aug 6, 1924  
County Treasurer

This plat was approved on the ...  
Auditor  
Auditor  
Auditor





May 22, 1986

TO: Frank Gerstenecker, City Manager

FROM: Laurence G. Keisling, Planning Director

SUBJECT: Proposed Rezoning - East of Livernois, Adjacent to Larchwood and Arthur -  
Section 27 - R-1E to O-1 (or P-1)

A request has been submitted for the rezoning of a total of six lots within the Addison Heights Subdivision, lying east of Livernois and extending from Larchwood Street to south of Arthur Street. The petitioners are the prospective owners of the O-1 zoned Livernois Road frontage lots between Larchwood and Arthur, and have requested the rezoning of a 4-lot parcel extending two lots or 80 feet to the east, in order to enable the redevelopment of the total parcel (which presently contains a shop-type building and two residences) with a single colonial-style office building and related parking. The 2-lot parcel on the south side of Arthur Street was acquired by the petitioners in order to provide additional parking either for their development or others in the area, or to be held for future development in conjunction with properties to the south. In acquiring this parcel, they further recognized the concern for the establishment of non-residential zoning and development across a local residential street from existing homes.

As indicated in previous discussions of this area, the O-1 zoning within the easterly Livernois Road frontage is consistent with the intent of the Master Land Use Plan. In view of the relatively shallow Livernois Road frontage parcel depth throughout this area (102 feet including half of the vacated alley), in the case of the Larchwood-Arthur block, the Planning Department has generally supported the concept of increasing this depth either through O-1 or P-1 rezoning, in order to bring about a more reasonable office development parcel. Much of the development which has occurred in this area to-date has either not been able to involve such additional depth, or has occurred through the conversion of previous residential structures, many of which have non-conforming setbacks from Livernois Road. It is the opinion of the Planning Department that the provision of additional depth for future development in this area continues to be a reasonable direction, assuming that such can be accomplished in a relatively uniform manner. Recognizing this situation, and considering the requests for rezoning in this area which have been submitted over the past year, the Plan Commission undertook a study of the overall zoning and development pattern in the Livernois Road frontage area between Maple Road and I-75. The proposed land use pattern in the easterly frontage was included in the proposed "Local Area Plan" recently submitted to the City Council, involving the Addison Heights Subdivision, and adjacent portions of Section 27.

The Plan Commission first considered this rezoning request in conjunction with a Public Hearing at their Regular Meeting of December 10, 1985. At that time I pointed out that, on the basis of an overall plan for the area, the expansion of zoning and development depth through the application of additional O-1 and P-1 zoning would be reasonable. The resultant parcel depth in this case would be 191 feet. The petitioners had indicated that total R-1E to P-1 rezoning would eliminate the potential building configuration which they had proposed. Considering this situation, I felt that at least the easternmost 40-foot lots should be rezoned to the P-1 (rather than the O-1) classification. The total 2-lot parcel south of Arthur Street should be rezoned to the P-1 classification.

CC P/H JUNE 30, 1986 } JUNE 30, 1986 - Rezoning Granted  
O-1 (lots 315, 316), P-1 (lots 314, 317, 362, 363)

Frank Gerstenecker, City Manager

"Proposed Rezoning - East of Livernois,  
Adjacent to Larchwood and Arthur -  
Section 27 - R-1E to O-1 (or P-1)"

May 22, 1986

This zoning direction would be basically consistent with the parcel immediately to the south, and would further assure that that parcel would not be independently developed with frontage on an interior street.

Mr. Robert Champion, the petitioner, and Mr. Thomas Sawyer, his attorney, were present. Mr. Sawyer indicated that the lots south of Arthur Street were not proposed to be used at this time. They could in the future be used by the abutting dental office, or by other adjacent properties. This parcel was acquired in order to create a consistent zoning boundary. A portion of the area south of Arthur Street could also be used for a potential cul-de-sac in conjunction with the possible closing of Arthur Street within the Livernois Road frontage. Finally, Mr. Sawyer pointed out that, within the Larchwood-Arthur block, the petitioners propose to construct a 12,000 square foot colonial-style building, where a 14,300 square foot building would be permitted under O-1 zoning. It is further their proposal to landscape approximately 25-percent of the site.

Bill Kemp, owner of the home at 39 Larchwood and employer of the resident at that location, expressed concern as to potential "spot zoning". He indicated that he spoke to other owners on Larchwood, and that they felt that the whole area should be reviewed and considered for rezoning. He was concerned about the plight of the residents in the interior of this area, in the event that lots abutting the Livernois Road frontage are rezoned and developed for office purposes. A resident from 44 Larchwood indicated opposition to this request, as he felt that such would decrease property and resale values in this area.

After further discussion, the Commission concluded that action on this matter should be tabled in order to enable completion of their study of the Livernois Road frontage area. As indicated above, this study was completed in conjunction with development of the "Local Area Plan" for this area. Action on this request was further tabled at later meetings, in order to provide an opportunity for the City Council to review and comment on the proposed Plan. This matter was ultimately considered at the Commission's May 13, 1986 Regular Meeting. At that time I pointed out that the City Council had reviewed the proposed Local Area Plan, and had referred same back to the Plan Commission, with a request that a Public Hearing be held in order to advise area property owners of the proposals involved in the Plan. Mr. Martin and Mr. Champion, the petitioners in this matter, were once again present. After further discussion of this rezoning request, the Commission felt that recommending action could be taken at this time. (It was noted that the depth of office development resulting from this request would not extend as far east as had been suggested in the proposed Local Area Plan.) The Commission concurred in the position that the easterly lots between Larchwood and Arthur, along with both lots south of Arthur, should be rezoned to the (P-1) classification, and that just the two lots abutting the Livernois Road frontage between Larchwood and Arthur should be rezoned to O-1 as originally requested. They thus adopted the following resolution regarding this rezoning request:

Moved by Melaragni

Supported by Spilman

RESOLVED, that the Plan Commission hereby recommends to the City Council that properties extending from Larchwood Street to south of Arthur Street and having 80 feet of frontage on these streets, in the area immediately east of the Livernois Road frontage, be rezoned

Frank Gerstenecker, City Manager

"Proposed Rezoning - East of Livernois,  
Adjacent to Larchwood and Arthur -  
Section 27 - R-1E to O-1 (or P-1)"

May 22, 1986

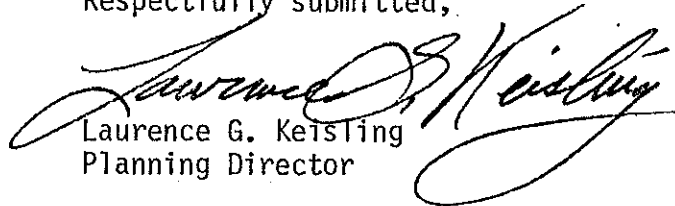
from R-1E to O-1 and P-1, in accordance with the zoning pattern as presented on this date, as such rezoning will provide for reasonable office development in this area consistent with the intent of the Master Land Use Plan, while having a minimum negative impact on the adjacent residential area.

Yeas: All Present - (7)

Absent: Chamberlain,  
Deckert

MOTION CARRIED

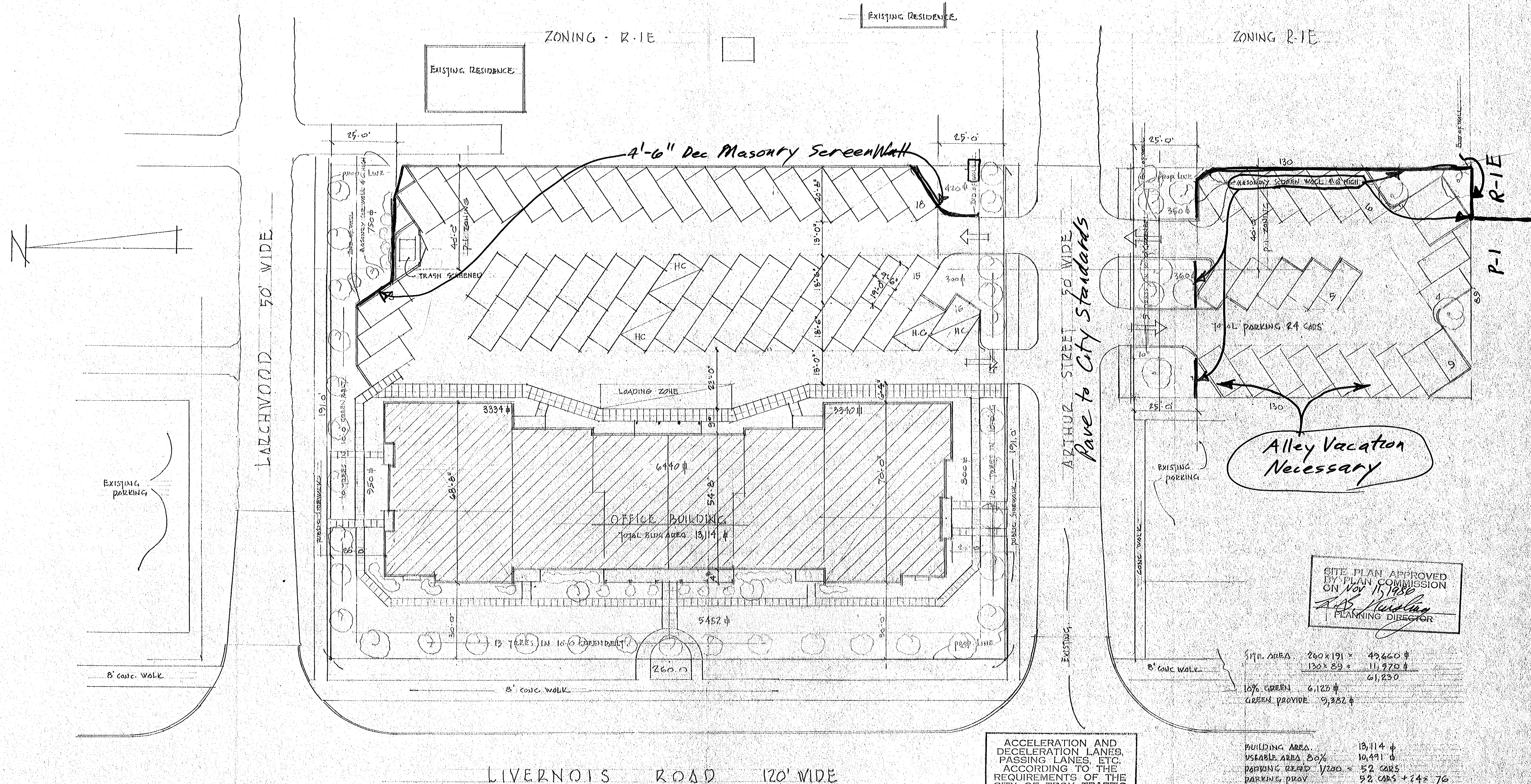
Respectfully submitted,

  
Laurence G. Keisling  
Planning Director

LGK/ph

copy: W. Robert Semp1e, Assistant City Manager





SITE PLAN

SCALE 1"=20' 0"

SITE AREA 260 x 191 = 49,660 sq ft  
 130 x 89 = 11,670 sq ft  
 10% GREEN 6,125 sq ft  
 GREEN PROVIDE 9,382 sq ft

BUILDING AREA 13,114 sq ft  
 USABLE AREA 80% 10,491 sq ft  
 PARKING REQUIRED 1/250 = 52 CARS  
 PARKING PROVIDED 52 CARS + 14 = 70

S/P 663

RECEIVED NOV 6 1986  
 PLANNING DEPT.

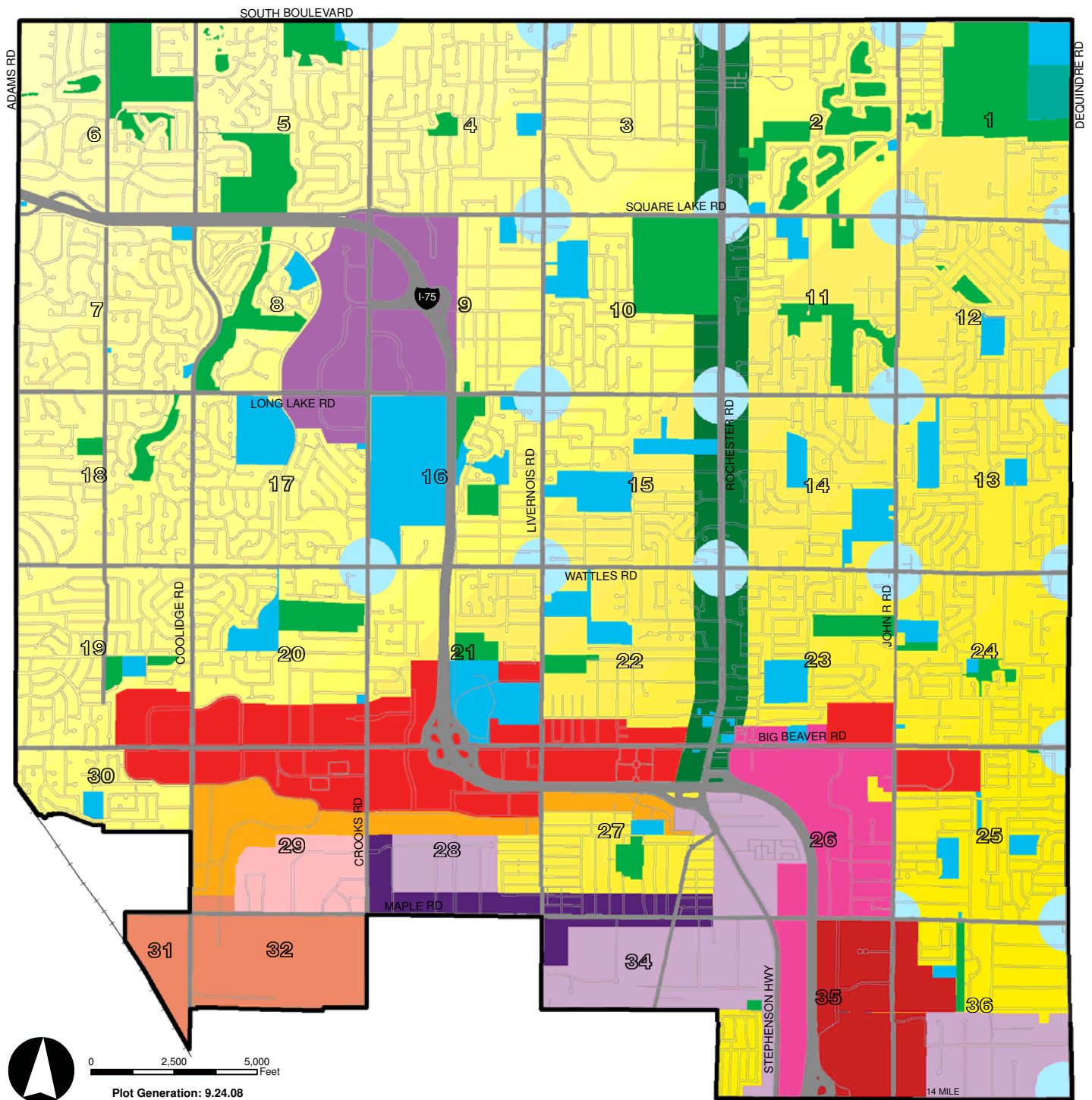
ARCHITECT  
 HEINS  
 EDWARD J.  
 124 BORDALE DR.  
 31541-026  
 4830 E. HARBOR DR.  
 48304-890

OFFICE BUILDING - LIVERNOIS & ARTHUR  
 FOR  
 ROB CHAPMAN & ROSS MARTIN

REVISIONS  
 DRAWN BY  
 CRO BY  
 DATE 9-25-86

SHEET NO.  
 12  
 OF  
 JOB NO.  
 6462C





## Future Land Use

|   |  |
|---|--|
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Single Family Residential | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> The Smart Zone                 |
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> High Density Residential  | <span style="display:inline-block; width:15px; height:15px; background-color:lightpink; border:1px solid black;"></span> Automall                  |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Neighborhood Nodes     | <span style="display:inline-block; width:15px; height:15px; background-color:brown; border:1px solid black;"></span> The Transit Center            |
| <span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> South John R. Road           | <span style="display:inline-block; width:15px; height:15px; background-color:lightpurple; border:1px solid black;"></span> 21st Century Industrial |
| <span style="display:inline-block; width:15px; height:15px; background-color:darkred; border:1px solid black;"></span> Big Beaver Road          | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Public and Quasi-Public        |
| <span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> Rochester Road             | <span style="display:inline-block; width:15px; height:15px; background-color:darkgreen; border:1px solid black;"></span> Recreation and Open Space |
| <span style="display:inline-block; width:15px; height:15px; background-color:darkgreen; border:1px solid black;"></span> Maple Road             |  |
| <span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Northfield                |  |
|   | 15 Section Number  |



6. PRELIMINARY SITE PLAN REVIEW (File Number SP2019-0022) – Proposed Crooks Road Townhomes, West side of Crooks Road, North of Wattles Road, Section 17, Currently Zoned NN (Neighborhood Node “I”) District.

DATE: January 8, 2020

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP2019-0022) – Proposed Crooks Road Townhomes, West side of Crooks Road, North of Wattles Road, Section 17, Currently Zoned NN (Neighborhood Node “I”) District

The petitioner Tollbrook North LLC submitted the above referenced Preliminary Site Plan application for a 74-unit residential townhome project.

The original submittal was for a 60-unit development on 3.41 acres. The Planning Commission considered the item at the September 24, 2019 Regular meeting. The item was postponed to provide the applicant with an opportunity to address issues identified by residents, staff and the Planning Commission. The applicant acquired the 2.31 acre parcel to the south, combining it with the original parcel to create a parcel of 5.72 acres. The site layout was redesigned and 14 units were added.

The property is currently zoned NN (Neighborhood Node) District. The Planning Commission is responsible for granting Preliminary Site Plan approval for this item.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the project. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and the recommendations included therein.

Attachments:

1. Maps
2. Minutes from September 24, 2019 Planning Commission Regular meeting.
3. Report prepared by Carlisle/Wortman Associates, Inc.
4. Public input.

G:\SITE PLANS\SP JPLN2019-0022 CROOKS ROAD TOWNHOMES\PC Memo 2019 09 24.docx

## **PROPOSED RESOLUTION**

PRELIMINARY SITE PLAN REVIEW (File Number SP2019-0022) – Proposed Crooks Road Townhomes, West side of Crooks Road, North of Wattles Road, Section 17, Currently Zoned NN (Neighborhood Node “I”) District

### **Resolution # PC-2020-01-**

Moved by:

Seconded by:

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Crooks Road Townhomes, located on the west side of Crooks, north of Wattles, Section 17, within the NN (Neighborhood Node “I”) District, be

(granted, subject to applicant the following:

\_\_\_\_\_ ) or

(denied, for the following reasons: \_\_\_\_\_ ) or

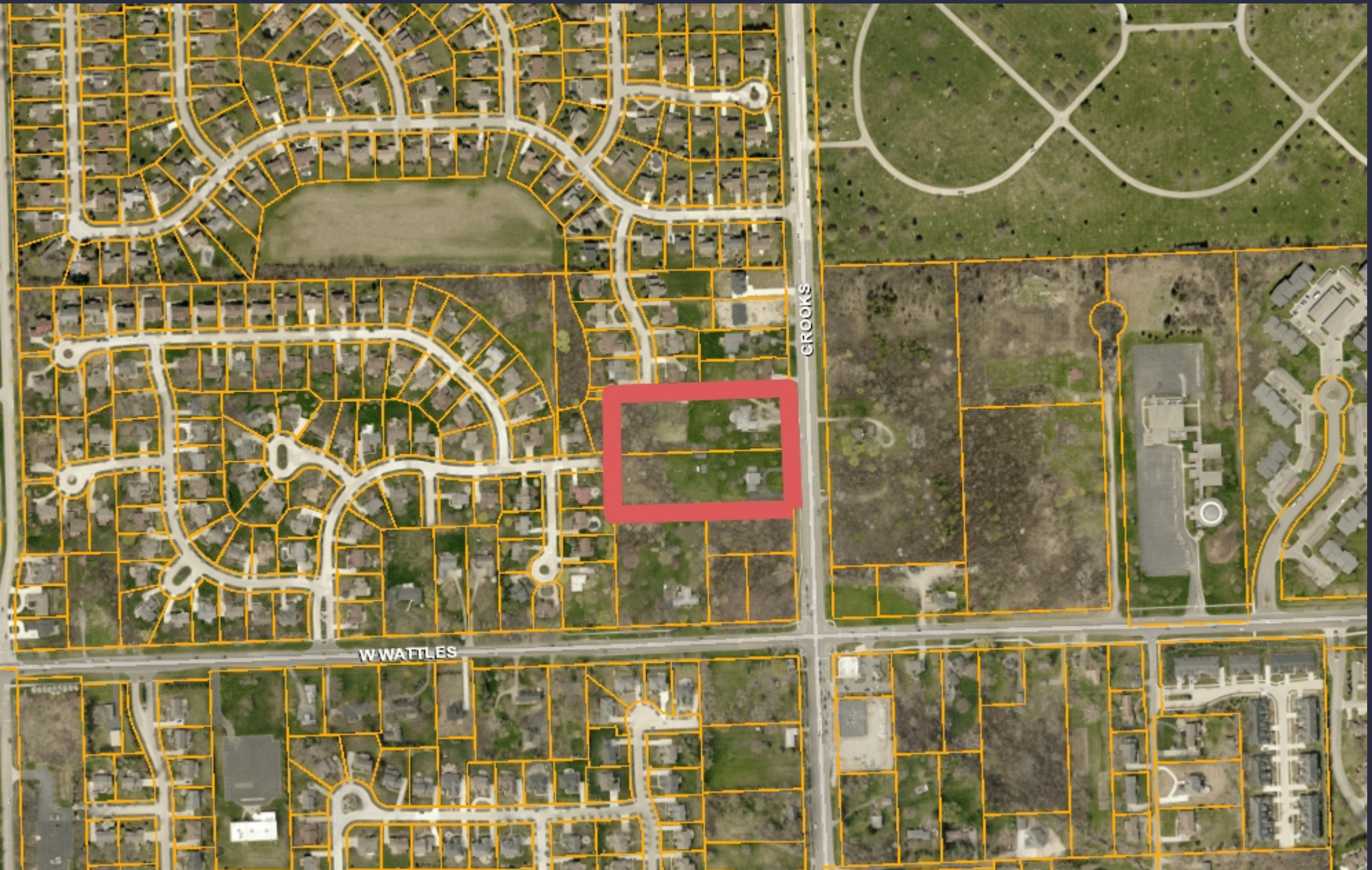
(postponed, for the following reasons: \_\_\_\_\_ )

1. Confirm access to the stormwater facility.
2. Conform removal of existing tree cover and screening as a result of installation of stormwater facility.
3. Update tree removal and mitigation based upon impact as a result of access to stormwater facility.
4. Provide EVA with direct connection to Crooks Road.
5. Show direct sidewalk connection from each front door/step to the internal sidewalk network.
6. Comply with traffic findings as necessary.
7. Planning Commission to consider the use of a vinyl fence in addition to required screening. Alternative material to vinyl should be considered.
8. Add additional screening along western property line.
9. Verify use of pole lighting.
10. Replace proposed fixture.
11. Clarify siding material.
12. Provide material board.
13. Provide 3-D model of site in context to surrounding area.

Yes:

No:

**MOTION CARRIED/FAILED**



1,189 0 595 1,189 Feet



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.





1,189 0 595 1,189 Feet



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.

**PRELIMINARY SITE PLAN REVIEW**

5. **PRELIMINARY SITE PLAN REVIEW (File Number SP2019-0022)** – Proposed Crooks Road Townhomes, West side of Crooks, North of Wattles, Section 17, Currently Zoned NN (Neighborhood Node “I”) District

Mr. Apahidean disclosed that as a candidate for City Council, campaign signs have been placed on the subject property and he accepted a contribution from the developer. He said his decisions have always been based on merit and facts alone but asked the Board’s determination if he should recuse himself from consideration and action on the application.

Ms. Dufrane explained a conflict of interest relates more to a pecuniary interest in a proposed development and acceptance of a political contribution is not a conflict of interest. Ms. Dufrane said it would be appropriate for the Board to ask any questions of Mr. Apahidean such as the dollar amount of the contribution and to take a roll call vote whether he should be recused.

Mr. Apahidean said he received \$500 from the developer and confirmed acceptance of the contribution is not part of a quid pro quo.

Chair Faison asked for a roll call vote on whether Mr. Apahidean should recuse himself based on his disclosure.

**Roll Call**

|          |   |
|----------|---|
| No:      | Faison, Fowler, Hutson, Krent, Lambert, Rahman, Tagle |
| Abstain: | Apahidean   |
| Absent:  | Crusse  |

Mr. Carlisle reviewed the Preliminary Site Plan application for Crooks Road Townhomes and said multiple family residential is a permitted use in the Neighborhood Node zoning district. Mr. Carlisle said there was discussion with the applicant on improvements to the proposed layout that would focus on reducing impacts upon adjacent properties and prove a better and safer layout for future residents. He outlined the opportunities that were discussed and indicated the applicant has not addressed them. As well, Mr. Carlisle reported comments from the Engineering Department review.

Mr. Carlisle said that based on site plan comments identified in his report dated September 17, 2019, he finds the Neighborhood Node Design Standards and Site Plan Review Standards have not been met. It is his recommendation to postpone action on the item to allow the applicant to address the site plan items noted in his report and to specifically address compatibility and transition.

Mr. Savidant provided a description of an emergency vehicle access (EVA).

Greg Bono of Professional Engineering Associates (PEA) addressed several different concepts considered with respect to site and building layouts, traffic and safety concerns, guest parking, relocation of the detention, shifting the buildings to the south, the internal road and tandem garages. Mr. Bono said the Planning Consultant written comments were not received in a timely manner to take into consideration prior to this evening's meeting. He indicated they would be open to review and consider the suggestions in the Planning Consultant report.

There was discussion on:

- Elevations; building material, height, setbacks.
- Density; no cap on number of units per acres.
- Guest parking; number of spaces, off-street parking.
- Internal road; traffic calming devices.
- Transition to adjacent residential; required landscaping, proposed fence.
- Compatibility with neighboring residential.
- Parcels for sale to the north and south of subject property.
- Meeting and/or discussion with neighbors.
- Rendering, accurate representation visually in relation to site plan.
- Trash collection; residential curbside.
- Discretion of Planning Commission with respect to site plan improvements.
- Neighborhood Node zoning district as relates to compatibility and transition to residential.

Chair Faison opened the floor for public comment. He announced that the Board received a significant number of written comments on the application.

The following residents voiced opposition expressing concerns with density, transition, compatibility, traffic impact, parking, safety of children, over-development, impact on existing utilities, emergency access, school capacity, impact on environment, emergency access, home values and snow removal.

- Paul Balas, 4087 Parkstone Court
- Yi Maggie Guo, 1192 Provencial
- Doug Gerard, 4197 Carson
- Laura Lipinski, 4233 Carson
- Andrea Noble, 1330 Bradbury, represented Woodlands of Troy HOA
- Carol Fichter, 4180 Carson
- Susan Turpin, 4216 Carson

- John Bridge, 4089 Penrose
- Bob Laudicina, 1286 Fountain
- Brian Conolly, 4234 Carson
- David Bertelsen, 4356 Cahill
- Mike Lipinski, 4233 Carson
- Ken Schack, 4459 Lehigh
- Daryl Dickhudt, 4143 Glencastle
- Shan Jiang, 3936 Boulder
- Angela He, 1347 Fountain
- Weilong Hao, 4589 Tipton
- Joyce Fasanga, 3709 Old Creek
- Angelina Lin, 1567 Devonshire
- Scott Leman, 1075 Fountain
- Leon Zheng, 1126 Redding
- Thomas Mikulski, 4408 Cahill
- Zachary Reed, 1395 Fountain
- Om Shah, 3874 Gatwick
- Jingshu Chen, 1386 Bradbury
- Linas Stonys, 1251 Fountain
- Gerald Rauch, 4187 Penrose
- Ardis Fletcher, 1120 Jefferson
- Ben Chen, 4382 Devonshire
- Avis Landmesser, 568 Ottawa

Chair Faison closed the floor for public comment.

**Resolution # PC-2019-09-066**

Moved by: Krent

Support by: Hutson

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Crooks Road Townhomes, located on the West side of Crooks, North of Wattles (Parcel 88-20-17-476-013), Section 17, Zoned NN (Neighborhood Node “I”) District, be postponed to provide the applicant with an opportunity to address site plan items noted in the Planning Consultant report and brought up by this Commission and the people in the audience and on the written submissions to the Planning Commission, and specifically the items noted in the report should be addressed to meet the Site Plan Review Standards and Neighborhood Node Design Standards related to compatibility and transition and many other items.

Yes: All present (8)

Absent: Crusse

**MOTION CARRIED**





**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: September 17, 2019  
January 7, 2020

## **Preliminary Site Plan Review For City of Troy, Michigan**

|                          |  |
|--------------------------|--|
| <b>Applicant:</b>        | Tollbrook North LLC  |
| <b>Project Name:</b>     | Crooks Road Townhomes  |
| <b>Plan Date:</b>        | November 13, 2019  |
| <b>Location:</b>         | Between Wattles Road and Long Lake Road, on the West side of Crooks Road |
| <b>Zoning:</b>           | Neighborhood Node (NN) – I   |
| <b>Action Requested:</b> | Preliminary Site Plan Approval   |

### **SITE DESCRIPTION**

The subject site is located on the east side of Crooks Road, between Wattles Road and Long Lake Road. The approximate 5.73-acre site is improved with two single-family homes. The two houses will be removed if the proposed development is approved.

The applicant has made significant modifications since the previous application, including purchasing the 3.0-acre parcel to the south and removing the Emergency Vehicle Access to Carson Drive. A list of full changes is included on Page 4 of this report. All housing development will be on the east side of the drain, and the site's detention pond will be on the west side of the drain.

The applicant proposes to develop the site as a 74-unit townhome project, grouped into a total of thirteen (13) buildings. Access to the site is via Crooks Road.

Buildings A, H, and R front on Crooks Road, and all other buildings front on interior drives. The number of units in each building vary from 5 to 6. All units are three (3) stories in height and accompanied by a 2-car tandem garage.



Size of Subject Property:

The parcel is 5.72 net acres

Proposed Uses of Subject Parcel:

Seventy-four (74) townhome units

Current Use of Subject Property:

The subject property is currently improved with a single-family home

Current Zoning:

The property is currently zoned NN, Neighborhood Node District

Surrounding Property Details:

| Direction | Zoning                | Use                              |
|-----------|-----------------------|----------------------------------|
| North     | R1-B, Single Family   | Single Family Residential        |
| South     | NN, Neighborhood Node | Vacant/Single Family Residential |
| East      | R1-B, Single Family   | Single Family Residential        |
| West      | R1-B, Single Family   | Single Family Residential        |

## NATURAL FEATURES

**Topography:** A topographic survey has been provided on sheet C-1.0 and shows that the site has a slightly higher elevation in the northwest portion of the property. Elevations decrease heading toward its south and southwest boundaries. Grading will occur on the west side of the drain to accommodate the stormwater facility.

**Wetlands:** The applicant has noted no wetlands on site. The applicant will be required to confirm that there are no wetlands onsite and if so, obtain any necessary permits for floodplain impact as part of the final engineering review.

**Floodplain:** The Lane Drain, and associated floodplain is located at the southwest corner of the site. No development is intended within the floodplain, however, the proposed stormwater facility is located on the west side of the drain, which may be in floodplain.

The applicant will be required to confirm the floodplain and obtain any necessary permits for floodplain impact as part of the final engineering review.

**Woodlands:** A tree inventory has been provided on sheet T-1.1. The applicant has identified a total of 69 woodland trees and 6 landmark trees on site. Of the 69 woodland trees, the applicant is removing 49 and preserving 20. Of the 6 landmark trees, the applicant is removing 5 and preserving 1.

| Replacement Details     |                  |                      |
|-------------------------|------------------|----------------------|
| Protected Tree          | Inches Removed   | Replacement Required |
| Landmark                | 108 inches       | 108 inches           |
| Woodland                | 489 inches       | 245 inches           |
|                         |                  |                      |
| Preservation/Mitigation | Inches Preserved | Credit               |
| Landmark                | 13 inches        | 26 inches            |
| Woodland                | 183 inches       | 366 inches           |
|                         |                  |                      |

|                                |   |
|--------------------------------|---|
| Protected Replacement Required | 353 Inches  |
| Preservation Credit            | 392 Inches  |
| <b>Total</b>                   | <b>+ 39-inch credit</b>   |
|                                |   |
| <b>Total Tree Mitigation</b>   | Zero. The number of inches preserved and credited exceed the mitigation required. |

The tree removal and mitigation may need to be updated based on proposed means of access to the stormwater detention facility. See stormwater section below.

***Items to be addressed:*** *Update tree removal and mitigation based upon impact as a result of access to stormwater facility.*

#### PREVIOUS PLANNING COMMISSION REVIEW

The application was last considered in September 2019. Action on the site plan was postponed. Staff and Planning Commission discussion included:

- Elevations, building material, height, and setbacks
- Density
- Guest parking, number of spaces, off-street parking
- Internal road, traffic calming devices
- Transition to adjacent residential, required landscaping, proposed fence
- Compatibility with neighborhood residential
- Parcels for sale to the north and south of subject property
- Meeting and/or discussion with neighbors
- Rendering, accurate representation visually in relation to site plan
- Trash collection
- Discretion for Planning Commission with regards to site plan improvements
- Neighborhood node zoning district as it relates to compatibility and transition to neighborhood

There were a number of residents who spoke in opposition to the project. These comments include:

- Density
- Transition
- Compatibility
- Traffic impacts
- Parking
- Safety of children
- Over-development
- Impact on existing utilities
- Emergency access
- School capacity
- Impact on environment

- Emergency access
- Home values
- Snow removal

## SITE PLAN CHANGES

Based on the discussion from the Planning Commission, staff, and the public, the applicant has amended their site plan. Changes include:

- Purchased 3.0 acres to the south
- Increased number of units but decreased overall density:
  - Original density: 21.9 units per acre ( $60 / 2.73 = 21.9$ )
  - Revised density: 12.9 units per acre ( $74 / 5.73 = 12.9$ )
- Relocated stormwater detention to the west side of the drain
- Increased unit size square footage
- Removed proposed emergency access to Carson Drive
- Increased setback along northern property line from 24 to 40-feet
- Reduced lot coverage from 32% to 19.3%
- Increased open space from 43.2% to 55.0%
- Increased guest parking spaces from 17 to 31

## SITE ACCESS AND CIRCULATION

Vehicular access to the site is via Crooks Road. The applicant has removed the Emergency Vehicle Access (EVA) connection at Carson Drive. The Fire Department has reviewed access and circulation and supports the layout provided that the applicant adds an EVA at the extreme south end (direct connection to Crooks Road). The EVA would eliminate six (6) “guest” parking spaces.

When the property to the south is developed, the EVA could come out, parking could go back in (if needed) and cross access between the sites established.

The applicant is proposing a concrete, internal pedestrian sidewalk network. However, there are no direct connections from the front door/steps of each unit to the internal sidewalks. The applicant should clarify if there are direct sidewalk connections to the front door/step.

**Items to be addressed:** 1). Provide EVA with direct connection to Crooks Road; and 2). Show direct sidewalk connection from each front door/step to the internal sidewalk network.

### AREA, WIDTH, HEIGHT, SETBACKS

Table 5.03.B.3, Building Form C of Section 5.03, Standards Applicable to All Districts of the Zoning Ordinance establishes the dimensional requirements for the NN, Neighborhood Node District. The requirements and proposed dimensions are shown in the following table.

|                            | Required   | Provided   | Compliance  |
|----------------------------|--|--|---|
| Front (east property line) | 10-foot build-to-line                            | 15 feet  | Complies. Planning Commission can grant up to a 30-foot building placement. |
| Side (north)               | N/A, building may be placed up to property line  | 40-feet  | Complies  |
| Side (south)               | N/A, building may be placed up to property line  | 80 feet  | Complies  |
| Rear (west)                | 30-foot minimum setback                          | 139 feet   | Complies  |
| Building Height            | Maximum 4 stories, 55 feet,<br>Minimum 2 stories | 3 stories, 37.5 feet to peak of roof (as indicated on building elevations) | Complies  |
| Lot Coverage (Building)    | 30%  | 19.3%  | Complies  |
| Minimum Open Space         | 15%  | 55.0%  | Complies  |
| Parking Location           | Cannot be located in front yard                  | Within garages   | Complies  |

**Items to be addressed:** None

### TRAFFIC

The city's traffic engineering consultant OHM has been asked to review the plan from a traffic impact standpoint. At the time of writing this memo, the review has not been finalized. The traffic review will either be delivered to the Planning Commission and the applicant at the meeting or emailed out prior to the meeting.

**Items to be Addressed:** Comply with traffic findings as necessary.

**PARKING**

Section 13.06.G of the Zoning Ordinance requires:

|                                | <b>Required</b>       | <b>Provided</b>                                      |
|--------------------------------|-----------------------|--|
| Residential: 2 spaces per unit | 74 Units = 148 spaces | 148 garage spaces + 31 guest spaces = 179 spaces     |
| Barrier Free                   | 0                     | 0  |
| Bicycle Parking                | 0                     | Located within garages                               |
| Loading                        | 0                     | 0  |
| <b>Total</b>                   | <b>148 spaces</b>     | <b>148 spaces within garages and 31 guest spaces</b> |

*Items to be Addressed: None*

**LANDSCAPING**

A landscaping plan has been provided on sheet L-1.0 and are supplemented by tree protection and planting details on sheet L-1.1. The following table discusses the development's compliance with the landscape requirements set forth in Section 13.02.

|   | <b>Required:</b>   | <b>Provided:</b>                                      | <b>Compliance:</b>  |
|---|--|---|---|
| <b>North Property Line:</b>   |  |   |   |
| <u>Landscape buffering:</u><br>Required buffering between two differentiating land uses.<br>Alternative 1 or 2. | 1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet.<br><br>= 590 feet / 10 = 59 narrow evergreen<br><br>Or<br><br>Alternative screening method may be considered by the Planning Commission. | 59 narrow evergreen + 6-foot tall vinyl privacy fence | Planning Commission to consider the use of a vinyl fence in addition to required screening. Alternative material to vinyl should be considered. |
| <b>West Property Line:</b>  |  |   |   |
| <u>Landscape buffering:</u>   | 1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet.  | 5 trees   | Does not comply   |
| <b>East Property Line:</b>  |  |   |   |
| <u>(Crooks Road) Street Trees:</u>  | 200 feet = 7 trees   | 7 trees   | Complies  |

|   |     |     |          |
|---|-----|-----|----------|
| The Ordinance requires that the greenbelt shall be landscaped with a minimum of one (1) deciduous tree for every thirty (30) lineal feet, or fraction thereof, of frontage abutting a public road right-of-way.   |     |     |          |
| <b>Overall:</b>   |     |     |          |
| <b>Site landscaping:</b><br>A minimum of fifteen percent (15%) of the site area shall be comprised of landscape material. Up to twenty-five percent (25%) of the required landscape area may be brick, stone, pavers, or other public plaza elements, but shall not include any parking area or required sidewalks. | 15% | 55% | Complies |

The applicant has provided a colored site plan that indicates that the significant screening along the western propriety line will remain. However, with grading due to the stormwater facility it appears that much the existing trees in the area outline in red in the graphic below will be removed. The applicant should confirm removal of existing trees and indicate screening as a result of the installation of the stormwater facility.





Transformer / Trash Enclosure:

The applicant has not indicated a central trash enclosure. It is assumed that each unit will have trash bins in the garage to be rolled out for trash pickup.

***Items to be Addressed:*** 1). Planning Commission to consider the use of a vinyl fence in addition to required screening; 2). Add additional screening along western property line; and 3). Conform removal of existing tree cover and screening as a result of installation of stormwater facility.

**STORMWATER**

The proposed stormwater facility is located on the west side of the drain, which may be in the floodplain. Furthermore, it is not clear how the stormwater facility will be accessed. The applicant should clarify how access will be provided to the stormwater facility. If accessed from Penrose, significant additional tree removal will be required. The applicant will need to update tree removal and mitigation based upon impact as a result of access to stormwater facility.

***Items to be Addressed:*** Confirm access to the stormwater facility.

**PHOTOMETRICS**

A photometric plan has been provided on sheet SL-1.0, and additional details are provided on sheet SL-1.1. A total of 140 building light fixtures are proposed of two (2) varying types. Wall light fixtures placed at each unit's entrance and rear are described as having a height of six (6) feet. A note indicates that all area light fixtures are to be directed away from neighboring properties and roadways.

Notes on the plan indicate the use of poles, however no pole lights are proposed. The applicant shall verify.

The fixture submitted is not compliant with ordinance requirements as the light source is not fully shielded. Visible light source is particularly important along northern and western property line.

***Items to be Addressed:*** 1). Verify use of pole lighting; and 2). Replace fixture

**FLOOR PLAN AND ELEVATIONS**

Floor plans and elevations have been provided on sheets A-1 through A-7. The elevations provided show architectural details, variations in material and pattern (brick, siding, asphalt shingles and wood trim wrapped with aluminum), as well as general color scheme. The applicant should clarify the siding material and bring a material sample to the meeting.

The applicant should provide a 3-D model of the site in context of the surrounding area.

**Items to be Addressed:** 1). Clarify siding material; 2). Provide material board; and 3). Provide 3-D model of site in context to surrounding area.

## **DESIGN STANDARDS and SITE PLAN REVIEW STANDARDS**

The Neighborhood Node design standards as well as Site Plan review standards provide the Planning Commission with direction when reviewing the proposed site plan and design features of this development.

### Section 5.06.E. outlines Design Standards:

1. *Building Orientation and Entrance*
2. *Ground Story Activation*
3. *Transitional Features*
4. *Site Access, Parking, and Loading*

Please see Section 5.06.E for standard details

### Section 8.06 outlines Site Plan Review Design Standards.

1. *Development shall ensure compatibility to existing commercial districts and provide a transition between land uses.*
2. *Development shall incorporate the recognized best architectural building design practices.*
3. *Enhance the character, environment and safety for pedestrians and motorists.*

Please see Section 8.06 for standard details

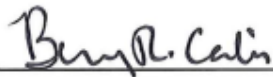
**CWA Response:** *Make site plan changes as noted, of particular importance is impact upon adjacent properties including proper screening/landscaping, stormwater detention access, confirmation of tree removal/screening, and and lighting.*

**RECOMMENDATION**

The applicant has made significant modifications since the previous application, including purchasing the 3.0-acre parcel to the south and removing the Emergency Vehicle Access to Carson Drive. Overall, we find the proposed use to be appropriate for the site. However, we find that there are some significant outstanding site plan items to be addressed. Of particular importance is proper screening/landscaping along adjacent residential property lines, tree removal loss due to stormwater facility, and lighting impact to adjacent properties. We recommend that the Planning Commission postpone action to allow the applicant to address site plan items noted in our report:

1. *Confirm access to the stormwater facility.*
2. *Conform removal of existing tree cover and screening as a result of installation of stormwater facility.*
3. *Update tree removal and mitigation based upon impact as a result of access to stormwater facility.*
4. *Provide EVA with direct connection to Crooks Road.*
5. *Show direct sidewalk connection from each front door/step to the internal sidewalk network.*
6. *Comply with traffic findings as necessary.*
7. *Planning Commission to consider the use of a vinyl fence in addition to required screening. Alternative material to vinyl should be considered.*
8. *Add additional screening along western property line.*
9. *Verify use of pole lighting.*
10. *Replace proposed fixture.*
11. *Clarify siding material.*
12. *Provide material board.*
13. *Provide 3-D model of site in context to surrounding area.*

Sincerely,



**CARLISLE/WORTMAN ASSOC., INC.**  
Benjamin R. Carlisle, LEED AP, AICP

Buildings A, H, and R front on Crooks Road, and all other buildings front on interior drives. The number of units in each building vary from 5 to 6. All units are three (3) stories in height and accompanied by a 2-car tandem garage.



Size of Subject Property:

The parcel is 5.72 net acres

Proposed Uses of Subject Parcel:

Seventy-four (74) townhome units

Current Use of Subject Property:

The subject property is currently improved with a single-family home

Current Zoning:

The property is currently zoned NN, Neighborhood Node District

Surrounding Property Details:

| Direction | Zoning                | Use                              |
|-----------|-----------------------|----------------------------------|
| North     | R1-B, Single Family   | Single Family Residential        |
| South     | NN, Neighborhood Node | Vacant/Single Family Residential |
| East      | R1-B, Single Family   | Single Family Residential        |
| West      | R1-B, Single Family   | Single Family Residential        |

## NATURAL FEATURES

**Topography:** A topographic survey has been provided on sheet C-1.0 and shows that the site has a slightly higher elevation in the northwest portion of the property. Elevations decrease heading toward its south and southwest boundaries. Grading will occur on the west side of the drain to accommodate the stormwater facility.

**Wetlands:** The applicant has noted no wetlands on site. The applicant will be required to confirm that there are no wetlands onsite and if so, obtain any necessary permits for floodplain impact as part of the final engineering review.

**Floodplain:** The Lane Drain, and associated floodplain is located at the southwest corner of the site. No development is intended within the floodplain, however, the proposed stormwater facility is located on the west side of the drain, which may be in floodplain.

The applicant will be required to confirm the floodplain and obtain any necessary permits for floodplain impact as part of the final engineering review.

**Woodlands:** A tree inventory has been provided on sheet T-1.1. The applicant has identified a total of 69 woodland trees and 6 landmark trees on site. Of the 69 woodland trees, the applicant is removing 49 and preserving 20. Of the 6 landmark trees, the applicant is removing 5 and preserving 1.

| Replacement Details     |                  |                      |
|-------------------------|------------------|----------------------|
| Protected Tree          | Inches Removed   | Replacement Required |
| Landmark                | 108 inches       | 108 inches           |
| Woodland                | 489 inches       | 245 inches           |
|                         |                  |                      |
| Preservation/Mitigation | Inches Preserved | Credit               |
| Landmark                | 13 inches        | 26 inches            |
| Woodland                | 183 inches       | 366 inches           |
|                         |                  |                      |



|                                |   |
|--------------------------------|---|
| Protected Replacement Required | 353 Inches  |
| Preservation Credit            | 392 Inches  |
| <b>Total</b>                   | <b>+ 39-inch credit</b>   |
|                                |   |
| <b>Total Tree Mitigation</b>   | Zero. The number of inches preserved and credited exceed the mitigation required. |

The tree removal and mitigation may need to be updated based on proposed means of access to the stormwater detention facility. See stormwater section below.

***Items to be addressed:*** Update tree removal and mitigation based upon impact as a result of access to stormwater facility.

#### PREVIOUS PLANNING COMMISSION REVIEW

The application was last considered in September 2019. Action on the site plan was postponed. Staff and Planning Commission discussion included:

- Elevations, building material, height, and setbacks
- Density
- Guest parking, number of spaces, off-street parking
- Internal road, traffic calming devices
- Transition to adjacent residential, required landscaping, proposed fence
- Compatibility with neighborhood residential
- Parcels for sale to the north and south of subject property
- Meeting and/or discussion with neighbors
- Rendering, accurate representation visually in relation to site plan
- Trash collection
- Discretion for Planning Commission with regards to site plan improvements
- Neighborhood node zoning district as it relates to compatibility and transition to neighborhood

There were a number of residents who spoke in opposition to the project. These comments include:

- Density
- Transition
- Compatibility
- Traffic impacts
- Parking
- Safety of children
- Over-development
- Impact on existing utilities
- Emergency access
- School capacity
- Impact on environment

- Emergency access
- Home values
- Snow removal

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| Rear (west)                | 30-foot minimum setback                          | 139 feet   | Complies  |
| Building Height            | Maximum 4 stories, 55 feet,<br>Minimum 2 stories | 3 stories, 37.5 feet to peak of roof (as indicated on building elevations) | Complies  |
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| Parking Location           | Cannot be located in front yard                  | Within garages   | Complies  |

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**Items to be Addressed:** Comply with traffic findings as necessary.

## PARKING

Section 13.06.G of the Zoning Ordinance requires:

|                                | Required              | Provided   |
|--------------------------------|-----------------------|--|
| Residential: 2 spaces per unit | 74 Units = 148 spaces | 148 garage spaces + 31 guest spaces = 179 spaces     |
| Barrier Free                   | 0                     | 0  |
| Bicycle Parking                | 0                     | Located within garages                               |
| Loading                        | 0                     | 0  |
| <b>Total</b>                   | <b>148 spaces</b>     | <b>148 spaces within garages and 31 guest spaces</b> |

*Items to be Addressed: None*

## LANDSCAPING

A landscaping plan has been provided on sheet L-1.0 and are supplemented by tree protection and planting details on sheet L-1.1. The following table discusses the development's compliance with the landscape requirements set forth in Section 13.02.

|   | Required:  | Provided:   | Compliance:   |
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| <u>Landscape buffering:</u><br>Required buffering between two differentiating land uses.<br>Alternative 1 or 2. | 1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet.<br><br>= 590 feet / 10 = 59 narrow evergreen<br><br>Or<br><br>Alternative screening method may be considered by the Planning Commission. | 59 narrow evergreen + 6-foot tall vinyl privacy fence | Planning Commission to consider the use of a vinyl fence in addition to required screening. Alternative material to vinyl should be considered. |
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**FLOOR PLAN AND ELEVATIONS**

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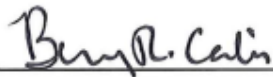
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Sincerely,



**CARLISLE/WORTMAN ASSOC., INC.**  
Benjamin R. Carlisle, LEED AP, AICP

PRELIMINARY SITE PLANS FOR

# CROOKS ROAD TOWNHOMES

PART OF THE SE 1/4 OF SECTION 17, T. 2N., R. 11E.,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

OWNER:

TOLLBROOK NORTH LLC  
1612 MUER DR.  
TROY, MI, 48084  
CONTACT: SAM STAFA  
PHONE: (248) 890-8621  
EMAIL: SSTAFA3@GMAIL.COM

ARCHITECT:

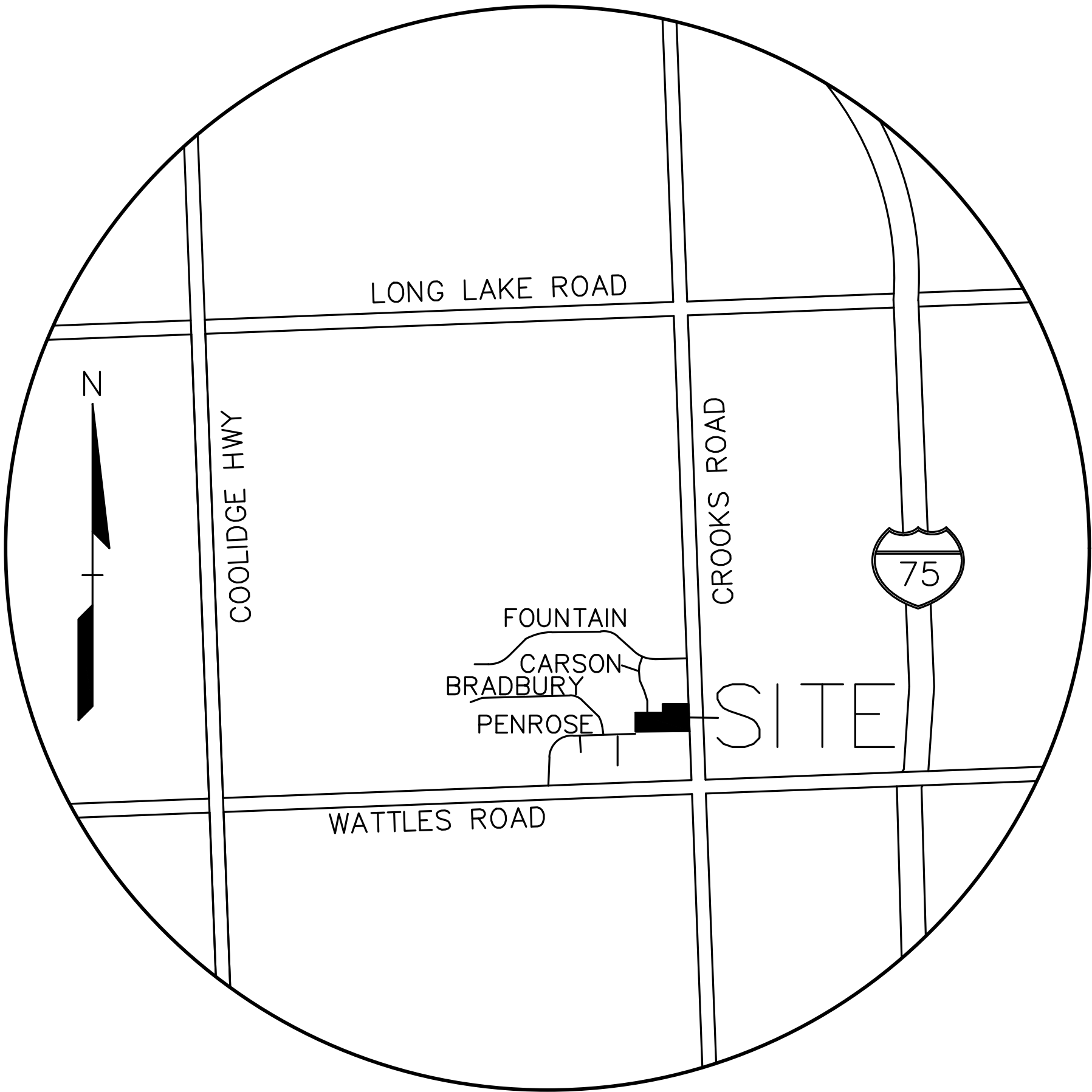
BRIAN NEEPER ARCHITECTURE P.C.  
630 N. OLD WOODWARD SUITE 203  
BIRMINGHAM, MI 48009  
CONTACT: BRIAN NEEPER  
PHONE: (248) 259-1784

CIVIL ENGINEER:

PEA, INC.  
2430 ROCHESTER CT, SUITE 100  
TROY, MI 48083  
CONTACT: GREGORY BONO, P.E.  
PHONE: (248) 689-9090 EXT. 1148  
FAX: (248) 689-1044  
EMAIL: GBONO@PEAINC.COM

LANDSCAPE ARCHITECT:

PEA, INC.  
7927 NEMCO WAY, SUITE 115  
BRIGHTON, MI 48116  
CONTACT: LYNN WHIPPLE, PLA  
PHONE: (517) 546-8583 EXT. 1203  
FAX: (517) 546-8973  
EMAIL: LWHIPPLE@PEAINC.COM



LOCATION MAP  
NO SCALE

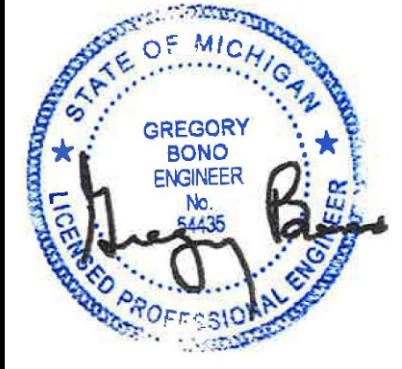
INDEX OF DRAWINGS:

- C-0.0 COVER SHEET
- C-1.0 TOPOGRAPHIC SURVEY
- C-2.0 PRELIMINARY SITE PLAN
- C-3.0 PRELIMINARY GRADING PLAN
- C-4.0 PRELIMINARY UTILITY SHEET
- C-5.0 NOTES AND DETAILS
- L-1.0 PRELIMINARY LANDSCAPE PLAN
- L-1.1 LANDSCAPE DETAILS
- T-1.0 TREE PRESERVATION PLAN
- T-1.1 TREE PRESERVATION LIST
- SL-1.0 PHOTOMETRIC PLAN
- SL-1.1 PHOTOMETRIC DETAILS

ARCHITECTURAL SHEETS:

- A-1 UNIT PLANS
- A-2 UNIT ELEVATIONS - FRONTS AND SIDE
- A-3 UNIT REAR ELEVATIONS
- A-4 5 UNIT BUILDING - BUILDING PLANS
- A-5 5 UNIT BUILDING - BUILDING ELEVATIONS
- A-6 6 UNIT BUILDING - BUILDING PLANS
- A-7 6 UNIT BUILDING - BUILDING ELEVATIONS

| NO. | BY  | CHK | DESCRIPTION                | DATE     |
|-----|-----|-----|----------------------------|----------|
| 1   | KRD | GMB | REVISED SITE PLAN APPROVAL | 11/13/19 |
| 2   | KRD | GMB | REVISED SITE PLAN APPROVAL | 05/20/20 |
| 3   | KRD | GMB | REVISED SITE PLAN APPROVAL | 11/13/19 |



CAUTION!!  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN FOR THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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Troy, MI 48083-1872  
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f: 248.689.1044  
www.peainc.com

|   |             |      |     |     |     |      |     |      |     |
|---|-------------|------|-----|-----|-----|------|-----|------|-----|
| TOLLBROOK NORTH LLC<br>1612 MUER DR.<br>TROY, MI 48084  | COVER SHEET | DES. | GMB | DN. | GMB | SUR. | KTR | P.M. | GMB |
| CROOKS RD. MULTI-FAMILY<br>PART OF THE SE 1/4 OF SECTION 17, T. 2N., R. 11E.,<br>CITY OF TROY, OAKLAND COUNTY, MICHIGAN |             |      |     |     |     |      |     |      |     |

ORIGINAL ISSUE DATE:  
JUNE 20, 2019

PEA JOB NO. 2018-238A

SCALE: N.T.S.

DRAWING NUMBER:

C-0.0

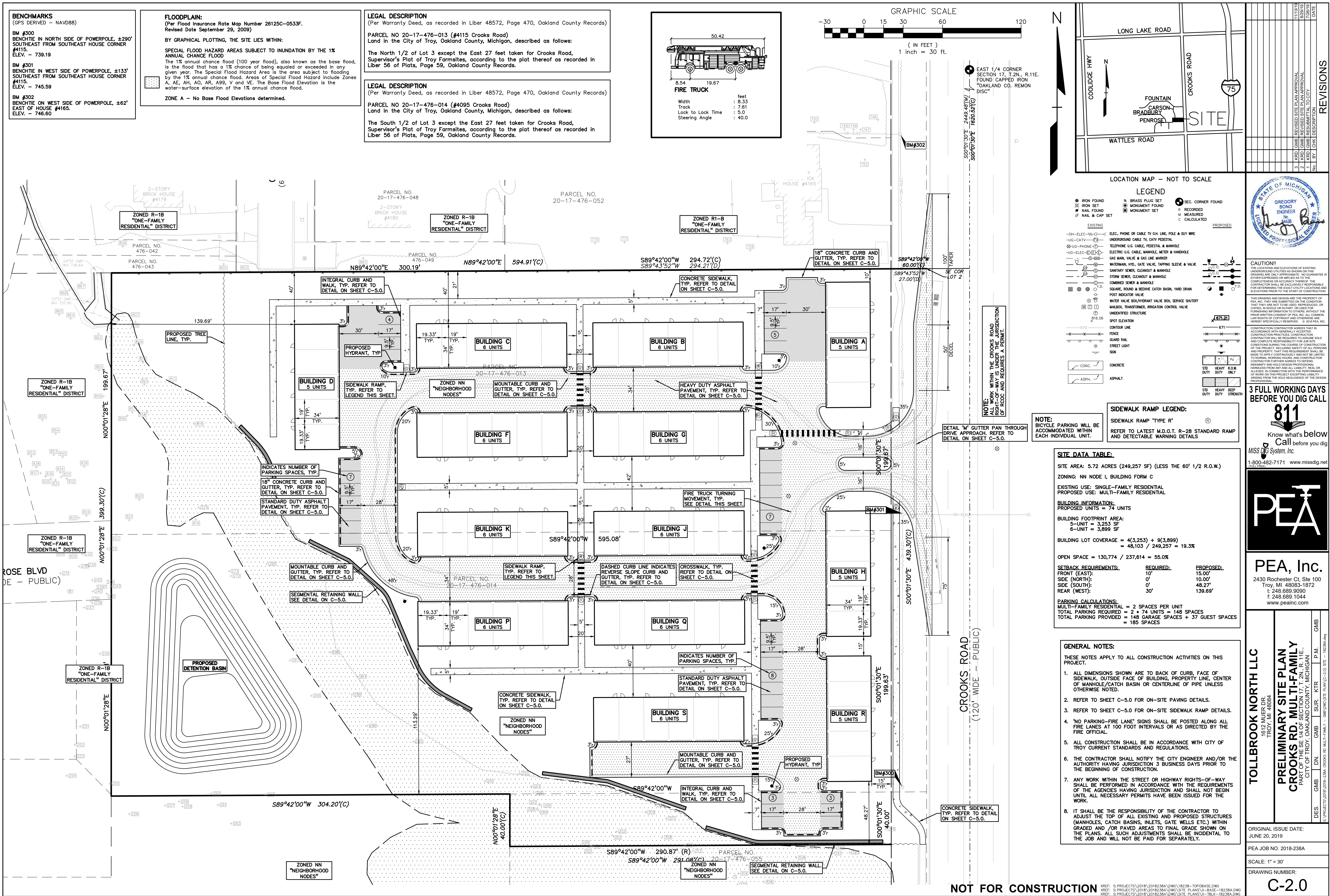
NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018238A\DWG\18238-01\TOPBASE.DWG  
XREF: S:\PROJECTS\2018\2018238A\DWG\18238-01\PLANS\1-BASE-18238A.DWG  
XREF: S:\PROJECTS\2018\2018238A\DWG\18238-01\PLANS\1-TBLK-18238A.DWG









**BENCHMARKS**  
(GPS DERIVED - NAVD88)

BM #300  
BENCHMITE IN NORTH SIDE OF POWERPOLE, ±290'  
SOUTHEAST FROM SOUTHEAST HOUSE CORNER  
#4115.  
ELEV. - 739.19

BM #301  
BENCHMITE IN WEST SIDE OF POWERPOLE, ±133'  
SOUTHEAST FROM SOUTHEAST HOUSE CORNER  
#4115.  
ELEV. - 745.59

BM #302  
BENCHMITE ON WEST SIDE OF POWERPOLE, ±62'  
EAST OF HOUSE #4165.  
ELEV. - 746.60

**FLOODPLAIN:**  
(Per Flood Insurance Rate Map Number 26125C-0533F.  
Revised Date September 29, 2009)

BY GRAPHICAL PLOTTING, THE SITE LIES WITHIN:  
SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

The 1% annual chance flood (100 year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

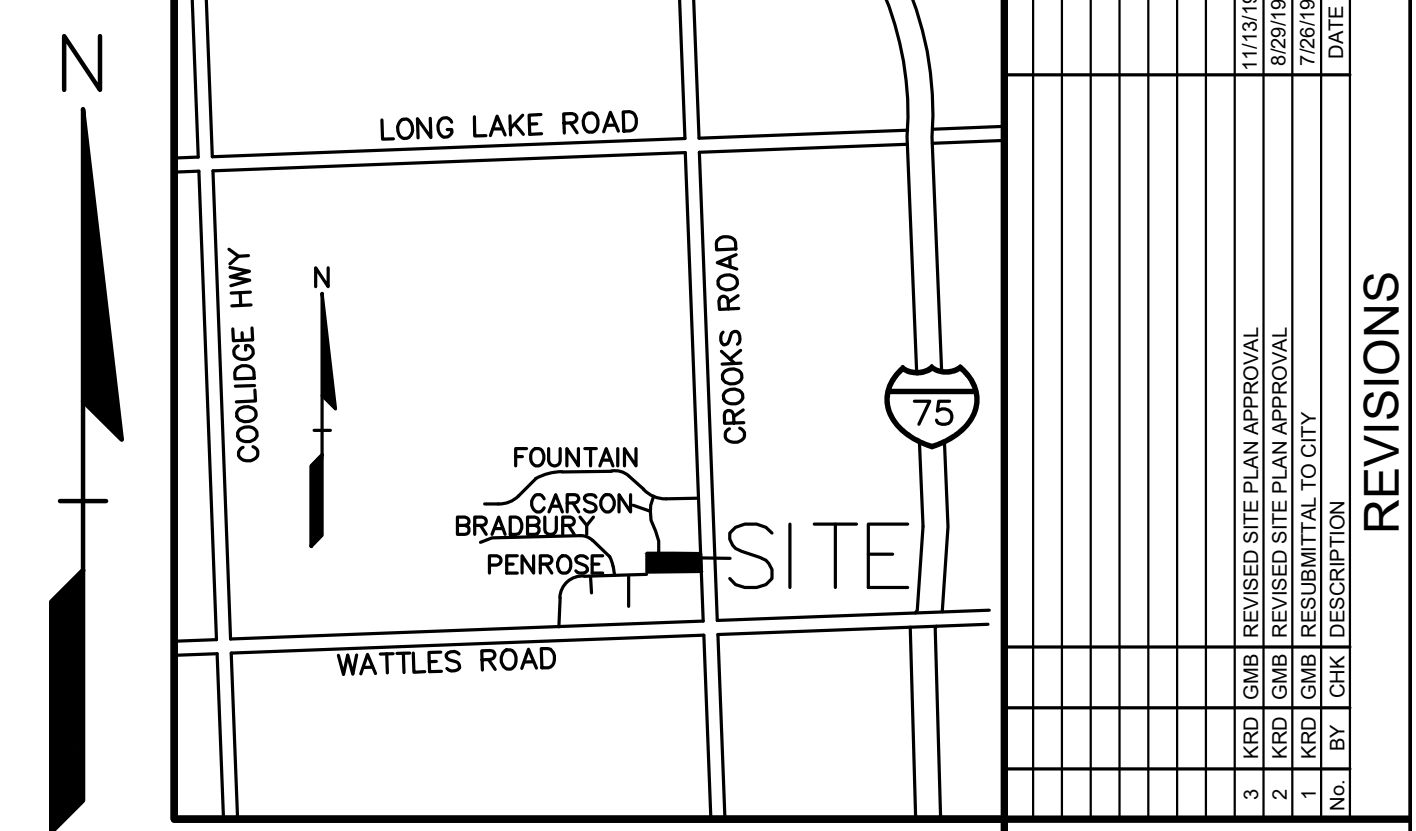
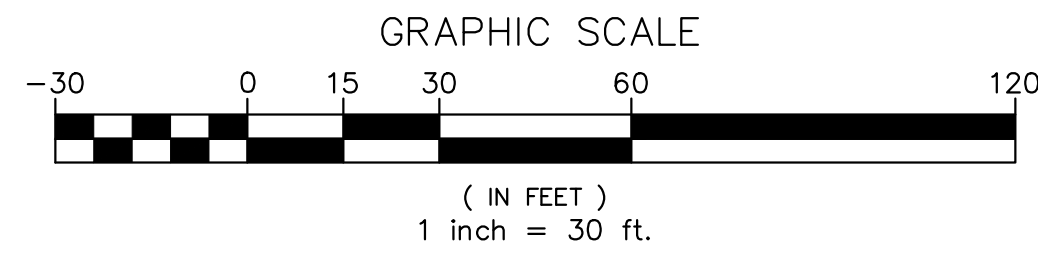
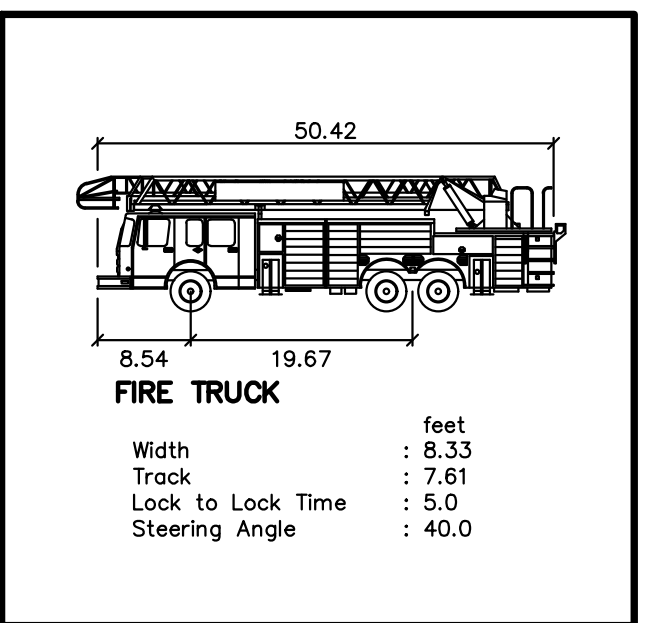
ZONE A - No Base Flood Elevations determined.

**LEGAL DESCRIPTION**  
(Per Warranty Deed, as recorded in Liber 48572, Page 470, Oakland County Records)

PARCEL NO 20-17-476-013 (#4115 Crooks Road)  
Land in the City of Troy, Oakland County, Michigan, described as follows:  
The North 1/2 of Lot 3 except the East 27 feet taken for Crooks Road, Supervisor's Plat of Troy Farmsites, according to the plat thereof as recorded in Liber 56 of Plats, Page 59, Oakland County Records.

**LEGAL DESCRIPTION**  
(Per Warranty Deed, as recorded in Liber 48572, Page 470, Oakland County Records)

PARCEL NO 20-17-476-014 (#4095 Crooks Road)  
Land in the City of Troy, Oakland County, Michigan, described as follows:  
The South 1/2 of Lot 3 except the East 27 feet taken for Crooks Road, Supervisor's Plat of Troy Farmsites, according to the plat thereof as recorded in Liber 56 of Plats, Page 59, Oakland County Records.



- LEGEND**
- IRON FOUND
  - IRON SET
  - MAIL FOUND
  - MAIL & CAP SET
  - BRASS PLUG SET
  - MONUMENT FOUND
  - MONUMENT SET
  - RECORDED
  - MEASURED
  - CALCULATED
  - SEC. CORNER FOUND
  - SEC. CORNER MEASURED
  - SEC. CORNER CALCULATED
- EXISTING**
- OH-ELEC-4V-0
  - UG-CATV-1V
  - UG-PHONE-0
  - UG-ELEC-0
  - WATERMAIN, WIR. GATE VALVE, TAPPING SLEEVE & VALVE
  - SANITARY SEWER, CLEANOUT & MANHOLE
  - STORM SEWER, CLEANOUT & MANHOLE
  - COMBINED SEWER & MANHOLE
  - SQUARE, ROUND & BEDDIE CATCH BASIN, YARD DRAIN
  - POST INDICATOR VALVE
  - WATER VALVE BOX/VALVE BOX, SERVICE SHUTOFF
  - WALKBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
  - UNIDENTIFIED STRUCTURE
  - SPOT ELEVATION
  - CONTOUR LINE
  - FENCE
  - GUARD RAIL
  - STREET LIGHT
  - SIGN
- PROPOSED**
- CONC.
  - ASPH.

NOTE: ALL WORK WITHIN THE CROOKS ROAD RIGHT-OF-WAY IS UNDER THE JURISDICTION OF ROCO AND REQUIRES A PERMIT.

NOTE: BICYCLE PARKING WILL BE ACCOMMODATED WITHIN EACH INDIVIDUAL UNIT.

**SIDEWALK RAMP LEGEND:**  
SIDEWALK RAMP 'TYPE R'  
REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

**SITE DATA TABLE:**

SITE AREA: 5.72 ACRES (249,257 SF) (LESS THE 60' 1/2 R.O.W.)

ZONING: NN NODE 1, BUILDING FORM C

EXISTING USE: SINGLE-FAMILY RESIDENTIAL  
PROPOSED USE: MULTI-FAMILY RESIDENTIAL

**BUILDING INFORMATION:**  
PROPOSED UNITS = 74 UNITS

**BUILDING FOOTPRINT AREA:**  
5-UNIT = 3,253 SF  
6-UNIT = 3,899 SF

**BUILDING LOT COVERAGE =**  $\frac{4(3,253) + 9(3,899)}{48,103 + 249,257} = 19.3\%$

**OPEN SPACE =**  $\frac{130,774}{237,614} = 55.0\%$

**SETBACK REQUIREMENTS:**

| REQUIRED:     | PROPOSED: |
|---------------|-----------|
| FRONT (EAST): | 10'       |
| SIDE (NORTH): | 10.00'    |
| SIDE (SOUTH): | 0'        |
| REAR (WEST):  | 30'       |

**PARKING CALCULATIONS:**  
MULTI-FAMILY RESIDENTIAL = 2 SPACES PER UNIT  
TOTAL PARKING REQUIRED = 2 \* 74 UNITS = 148 SPACES  
TOTAL PARKING PROVIDED = 148 GARAGE SPACES + 37 GUEST SPACES = 185 SPACES

- GENERAL NOTES:**  
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
  - REFER TO SHEET C-5.0 FOR ON-SITE PAVING DETAILS.
  - REFER TO SHEET C-5.0 FOR ON-SITE SIDEWALK RAMP DETAILS.
  - 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF TROY CURRENT STANDARDS AND REGULATIONS.
  - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
  - ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

**REVISIONS**

| NO. | DATE     | DESCRIPTION                |
|-----|----------|----------------------------|
| 1   | 11/13/18 | ISSUED FOR PERMIT          |
| 2   | 05/20/19 | REVISED SITE PLAN APPROVAL |
| 3   | 07/20/19 | REVISED SITE PLAN APPROVAL |
| 4   | 07/20/19 | REVISED SITE PLAN APPROVAL |
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f: 248.689.1044  
www.peainc.com

**TOLLBROOK NORTH LLC**  
1872 MUELLER DR.  
TROY, MI 48064

**PRELIMINARY SITE PLAN**  
**CROOKS RD. MULTI-FAMILY**  
PART OF THE SE 1/4 OF SECTION 17, T.2N, R.11E.,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES. GMB DN. GMB SUR. KTR P.M. GMB

ORIGINAL ISSUE DATE:  
JUNE 20, 2019

PEA JOB NO. 2018-238A

SCALE: 1" = 30'

DRAWING NUMBER:  
**C-2.0**

**NOT FOR CONSTRUCTION**

S:\PROJECTS\2018\2018238A\DWG\18238-TOPORBASE.DWG  
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XREF: S:\PROJECTS\2018\2018238A\DWG\18238-TOPORBASE.DWG  
XREF: S:\PROJECTS\2018\2018238A\DWG\18238-TOPORBASE.DWG

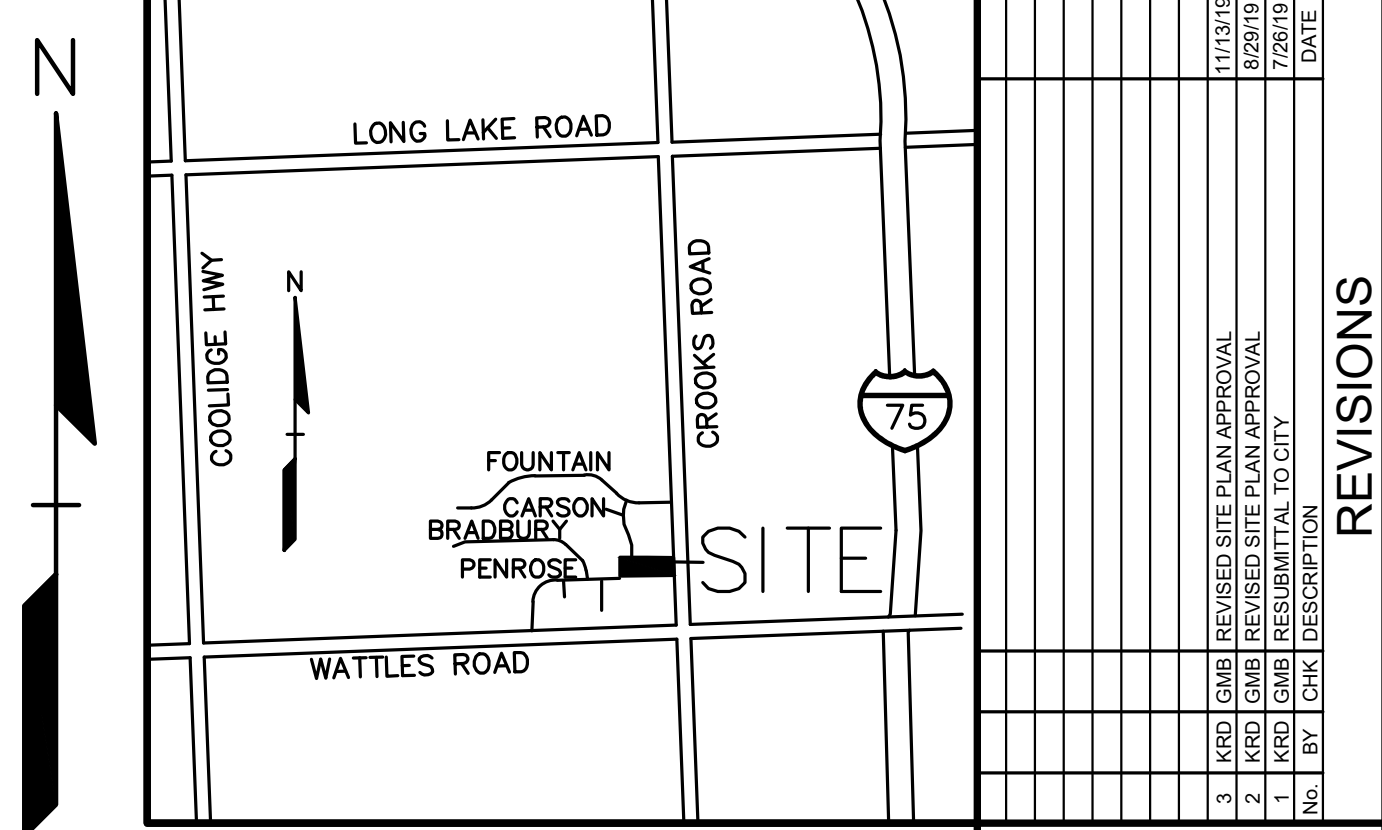


**FLOODPLAIN:**  
(Per Flood Insurance Rate Map Number 26125S-0533F.  
Revised Date September 29, 2009)

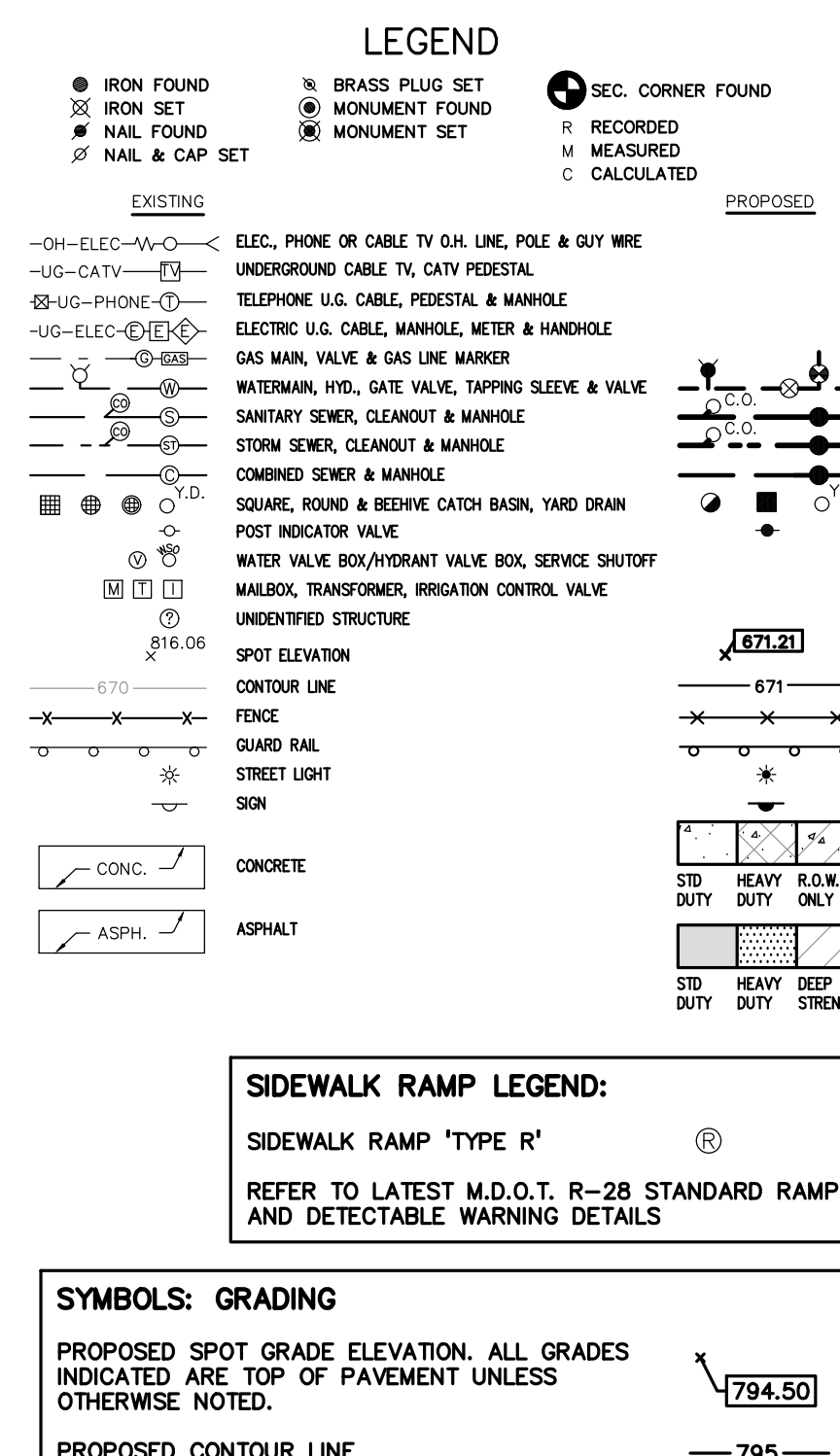
BY GRAPHICAL PLOTTING, THE SITE LIES WITHIN:

**SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD:**  
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**ZONE A - No Base Flood Elevations determined.**



| No. | BY  | CHK | DESCRIPTION                 | DATE     |
|-----|-----|-----|-----------------------------|----------|
| 3   | KRD | GMB | REQUIRED SITE PLAN APPROVAL | 11/19/19 |
| 2   | KRD | GMB | REVISED SITE PLAN APPROVAL  | 02/27/19 |
| 1   | KRD | GMB | RESUBMITTAL TO CITY         | 7/28/19  |



A circular professional engineer seal for the State of Michigan. The outer ring contains the text "STATE OF MICHIGAN" at the top and "LICENSED PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The center of the seal contains the text "GREGORY BONO ENGINEER" and "No. 54435". A handwritten signature, "Gregory Bono", is written across the center of the seal.

**CAUTION!!**  
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UNDERGROUND UTILITIES AS SHOWN ON THIS  
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EITHER EXPRESSED OR IMPLIED AS TO THE  
COMPLETENESS OR ACCURACY THEREOF. THE  
CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE  
FOR DETERMINING THE EXACT UTILITY LOCATIONS AND  
ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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EA JOB NO. 2018-238A

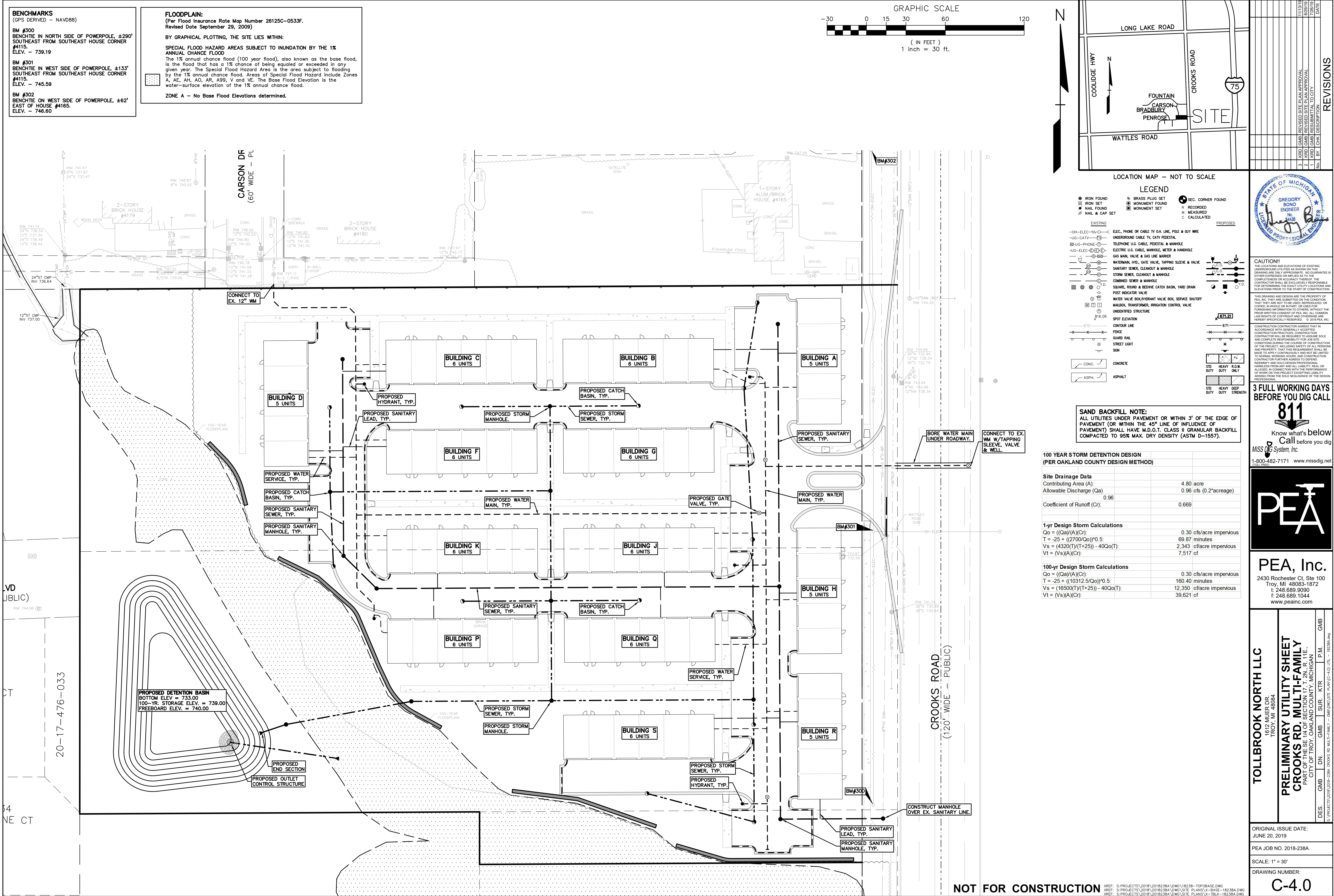
SCALE: 1" = 30'

**C-3.0**

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**NOT FOR CONSTRUCTION** XREF: S:\PROJECTS\2018\2018238A\DWG\18238-TOPOBASE.DWG  
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**REVISIONS**

| NO. | BY  | DATE     | DESCRIPTION                |
|-----|-----|----------|----------------------------|
| 1   | KED | 11/13/19 | REVISED SITE PLAN APPROVAL |
| 2   | KED | 6/20/19  | REVISED SITE PLAN APPROVAL |
| 3   | KED | 7/20/19  | REVISED SITE PLAN APPROVAL |
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**CAUTION!!**  
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN FOR THE ACCURACY OF THE INFORMATION. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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**3 FULL WORKING DAYS BEFORE YOU DIG CALL**

**811**

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**PRELIMINARY UTILITY SHEET**  
**CROOKS RD. MULTI-FAMILY**  
PART OF THE SE 1/4 OF SECTION 17, T. 2N, R. 11E.,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES. GMB DN. GMB SUR. KTR P.M. GMB

ORIGINAL ISSUE DATE:  
JUNE 20, 2019

PEA JOB NO. 2018-238A

SCALE: 1" = 30'

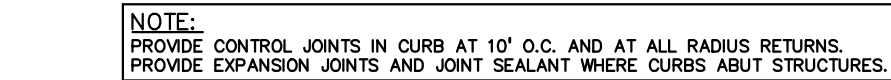
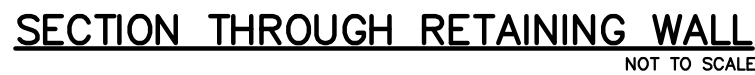
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ASPHALT MATERIAL NOTES:  
HOT-MIX ASPHALT MIXTURES UTILIZING RECYCLED ASPHALT PAVEMENT (RAP) MUST MEET MDOT SPECIAL PROVISION 12SP501(E). THE BINDER GRADE FOR THIS WORK IS PG58-22. IF ASPHALT MIXES CONTAINING RAP ARE TO BE SUPPLIED FOR THIS PROJECT, THE ASPHALT BINDER MUST BE REVISED PER MDOT 'TIER 1' OR 'TIER 2' REQUIREMENTS (RAP CONTENT UP TO 27% MAXIMUM). TIER 3 MIXES ARE NOT ACCEPTABLE ON THIS PROJECT. AN ASPHALT MIX DESIGN FOR ALL SPECIFIED MIXES SHOULD BE FORWARDED TO PEI INC. FOR REVIEW PRIOR TO CONSTRUCTION



**DRAWING NUMBER:**  
**C-5.0**

**NOT FOR CONSTRUCTION** XREF: S:\PROJECTS\2018\2018238A\DWG\18238-TOPOBASE.DWG  
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XREF: S:\PROJECTS\2018\2018238A\DWG\SITE PLANS\X-TRIK-18238A.DWG



DECIDUOUS TREE PLANT LIST:

| QUANTITY | KEY SYMBOL      | COMMON NAME                | SCIENTIFIC NAME                        | SIZE      | SPEC |
|----------|-----------------|----------------------------|--|-----------|------|
| 11       | AF2.5           | Armstrong Maple            | <i>Acer x freemanii</i> 'Armstrong'    | 2.5" Cal. | B&B  |
| 16       | CB2.5           | Columnar European Hornbeam | <i>Carpinus betulus</i> 'Fastigiata'   | 2.5" Cal. | B&B  |
| 8        | CC2.5           | American Hornbeam          | <i>Carpinus caroliniana</i>            | 2.5" Cal. | B&B  |
| 10       | GT2.5           | Skyline Honeylocust        | <i>Gleditsia triacanthos</i> 'Skyline' | 2.5" Cal. | B&B  |
| 11       | SR2.5           | Japanese Tree Lilac        | <i>Syringa reticulata</i>              | 2.5" Cal. | B&B  |
| 12       | TA2.5           | Boulevard Linden           | <i>Tilia americana</i> 'Boulevard'     | 2.5" Cal. | B&B  |
| 68       | TOTAL DECIDUOUS |                            |  |           |      |

EVERGREEN TREE PLANT LIST:

| QUANTITY | KEY SYMBOL      | COMMON NAME        | SCIENTIFIC NAME               | SIZE   | SPEC |
|----------|-----------------|--------------------|-------------------------------|--------|------|
| 20       | AC8             | Concolor Fir       | <i>Abies concolor</i>         | 8' Ht. | B&B  |
| 22       | PG8             | Black Hills Spruce | <i>Picea glauca</i> 'Densata' | 8' Ht. | B&B  |
| 22       | PM8             | Douglas Fir        | <i>Pseudotsuga menziesii</i>  | 8' Ht. | B&B  |
| 9        | PS8             | Eastern White pine | <i>Pinus strobus</i>          | 8' Ht. | B&B  |
| 73       | TOTAL EVERGREEN |                    |                               |        |      |

LANDSCAPE CALCULATIONS:

PER CITY OF TROY ZONING ORDINANCE; R1-B, NN: I NODE, BUILDING FORM C:

GREENBELT

REQUIRED: 1 TREE / 30 LF OF FRONTAGE  
CROOKS ROAD: 400 LF FRONTAGE / 30 = 13 TREES  
PROVIDED: 13 TREES

INTERNAL PUBLIC OR PRIVATE ROAD STREET TREES:

REQUIRED: 1 TREE / 50 LF (BOTH SIDES RD.)  
2,750 LF / 50 LF = 55 TREES  
PROVIDED: 55 DECIDUOUS TREES

RESIDENTIAL BUFFER

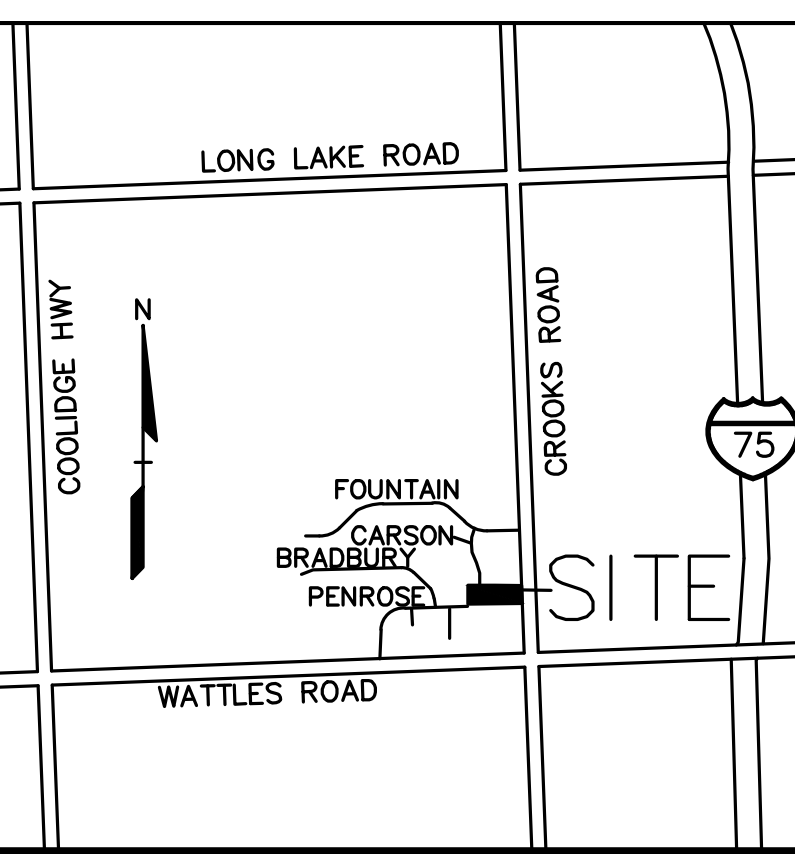
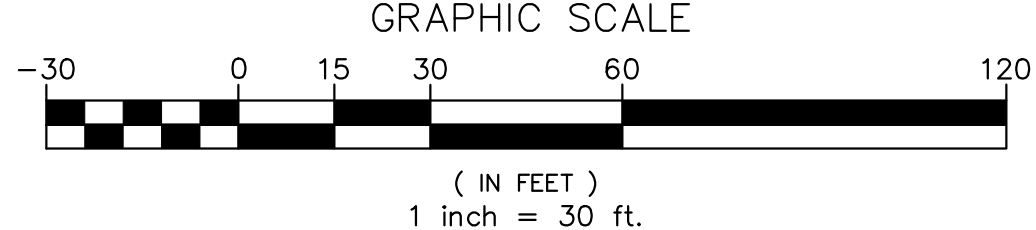
REQUIRED: 1 EVERGREEN / 10 FT OR 1 NARROW EVERGREEN/3 FT OR SOLID OPAQUE FENCE  
594 LF / 10 = 59 EVERGREEN TREES  
PROVIDED: SOLID OPAQUE FENCE AND 59 EVERGREEN TREES ALONG NORTH SIDE OF PROPERTY

WOODLAND TREES

WOODLAND TREES REMOVED: 49 (REPLACE AT 50% OF REMOVED DBH)  
489" DBH x 0.5 = 245" REPLACEMENT  
WOODLAND TREES SAVED: 20 (CREDIT OF 2X DBH)  
183 DBH x 2 = 366" CREDIT  
244.5 - 366 = -121.5  
0 " DBH REQUIRED FOR WOODLAND REPLACEMENT

LANDMARK TREES

LANDMARK TREES REMOVED: 5 (REPLACE AT 100% OF REMOVED DBH)  
108" DBH x 1 = 108" REPLACEMENT  
LANDMARK TREES SAVED: 1 (CREDIT OF 2X DBH)  
13" DBH x 2 = 26" CREDIT  
108 - 26 = 82  
0 " TOTAL DBH REQUIRED FOR REPLACEMENT



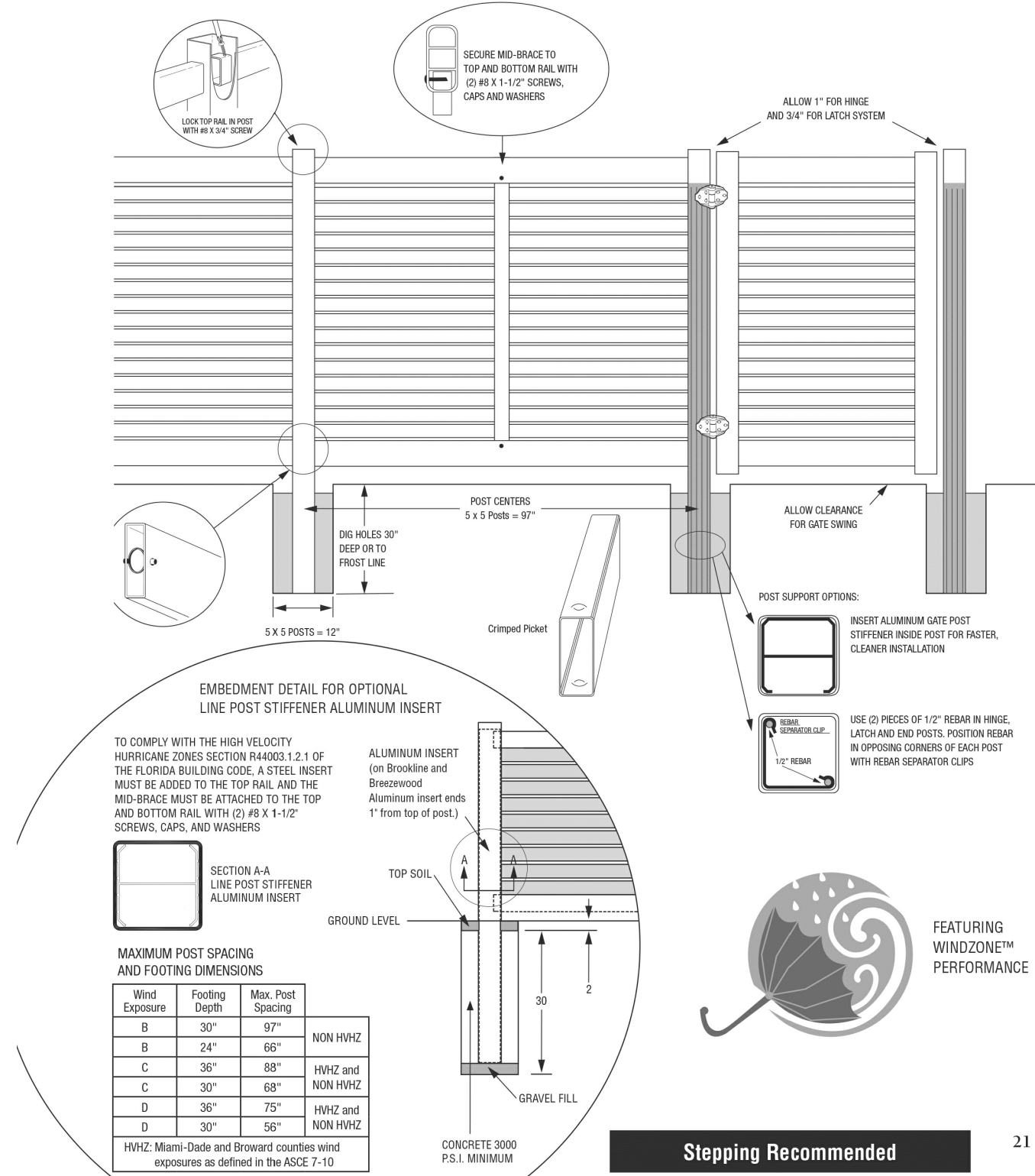
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| 2   | KRD | GMB | REVISED SITE PLAN APPROVAL | 8/29/19  |
| 1   | KRD | GMB | RESUBMITAL TO CITY         | 7/26/19  |

REVISIONS



Semi-Private Fence

Includes: Breezewood with Select Cedar Texture



Semi-Private Fence – Millbrook

1. Getting Started

- Be sure to call underground (811) prior to digging
- Assemble gates (if necessary) and decide where they will be located
- Stake out the fence line
- Space and mark post hole locations for gate and sections (spacer bar/template may be useful)
- Start at gate end post and work outward to determine proper fence height relative to ground

2. Dig Holes

- Dig holes 30" deep or to frost line
- Hole size for 5 x 5 posts = approximately 12"
- Clean holes and check for straight walls

3. Install First Post

- Insert post in hole
- Determine rough height
- Fill hole around post with concrete mix (sand, gravel and cement) approximately 2" or 4" below grade
- Tamp concrete in hole to eliminate air pockets
- Level and square post

4. Install Bottom Rail

- Tape the ends of any rail being inserted into a post that is to be filled with concrete to prevent concrete seepage
- Insert lock ring in each end of rail
- Depress lock ring tabs and insert rail in post
- Tab will recoil to hold rail in post

5. Install Second Post

- Insert second post in hole
- Insert bottom rail in post
- Insert block under bottom rail to position at correct fence height
- Fill hole around second post with concrete mix
- Tamp, level and square fence
- Fence assembly may be continued by installing all bottom rails first, or one section at a time

6. Support and Secure

- Level and square fence
- To lower a post, place a wood block from corner to corner on the post and carefully tap with a mallet
- Never strike the PVC post without a wood support

7. Install Pickets and Rails

- Insert mid-rail in post with large holes facing down
- Insert pickets through holes in mid-rail
- Insert pickets in bottom rail. Temporarily remove middle rail ends from post. Insert top rail over pickets
- Insert mid-rail and top rail in post

8. Secure Rails

- Square pickets and rails
- Check for even picket spacing on each end of rail
- Secure rail inside post with a #8 x 3/4" screw (do this on both ends)
- Level mid-rail, secure rail to pickets with (2) #8 x 1-1/2" screws, snap caps and washers evenly spaced along rail

9. Hang Gate/Install Hardware

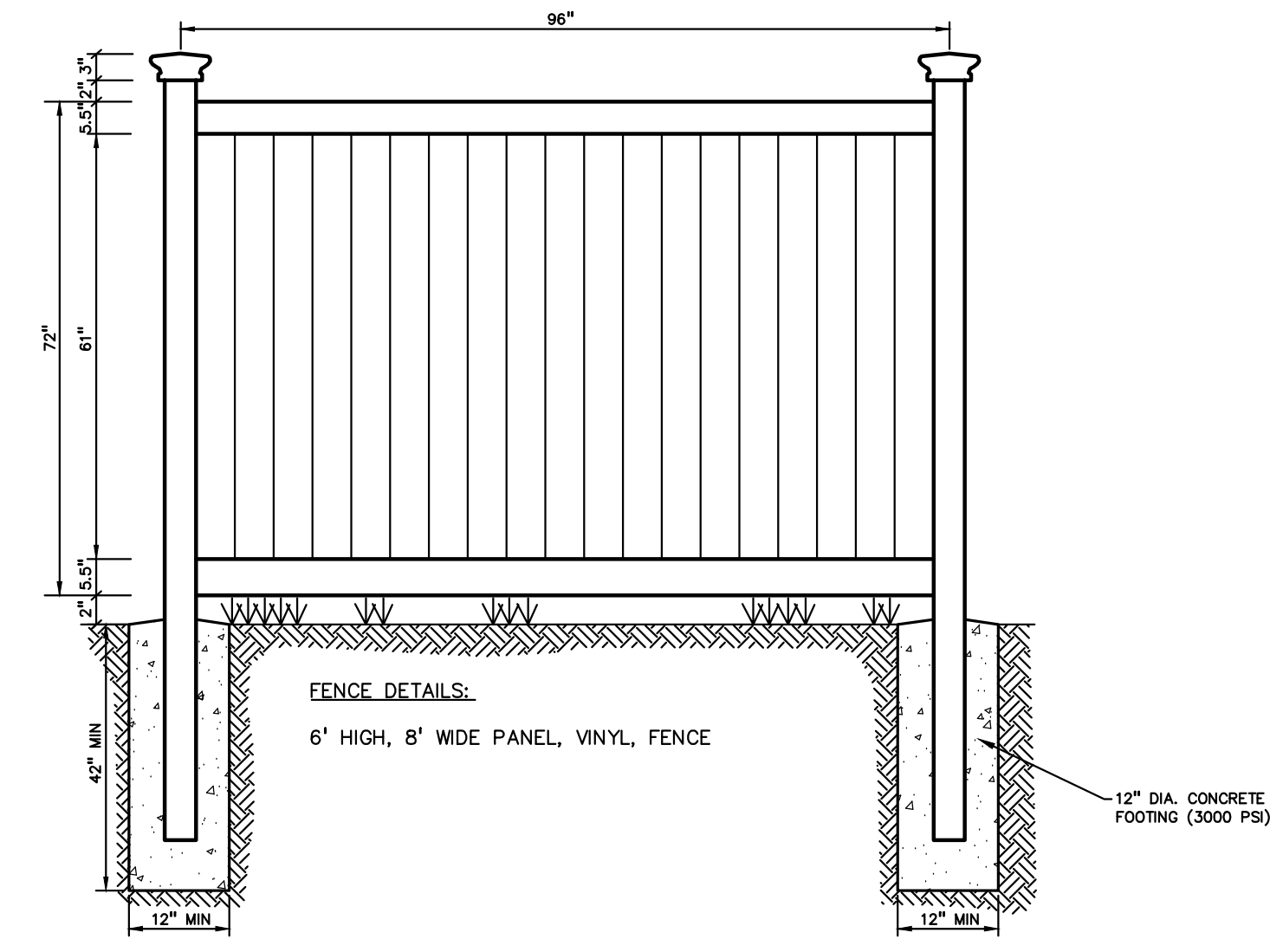
- For complete details, see gate installation instructions in hardware box
- Position gate between posts
- Allow 1" gap for hinge and 3/4" for latch and gate swing
- Block up gate to square with fence; rails should be level
- Gate hardware must be secured to two sides of the post

10. Solidify Gate Posts

- It is critical that gate hinge and latch posts are solid to ensure proper gate functionality. Two methods are available:
  - A. Aluminum gate post stiffener**
    - Slide aluminum gate stiffener inside hinge, latch or end posts
    - Drive a screw through the vinyl into the aluminum stiffener at the bottom of the post
    - Insert post into the ground
    - Fill hole with concrete around outside of post
  - B. Concrete and rebar**
    - Use two pieces of 1/2" rebar in each hinge, latch and end post
    - Rebar should extend from the bottom of the hole to approximately 12" from the top of the post
    - Hold rebar in opposite corners of post with rebar separator clips
    - Fill post with concrete mix to cover rebar and hardware fasteners
    - Tamp post with a rubber mallet to eliminate air pockets
    - Leave gate on blocks for 72 hours to allow concrete to set

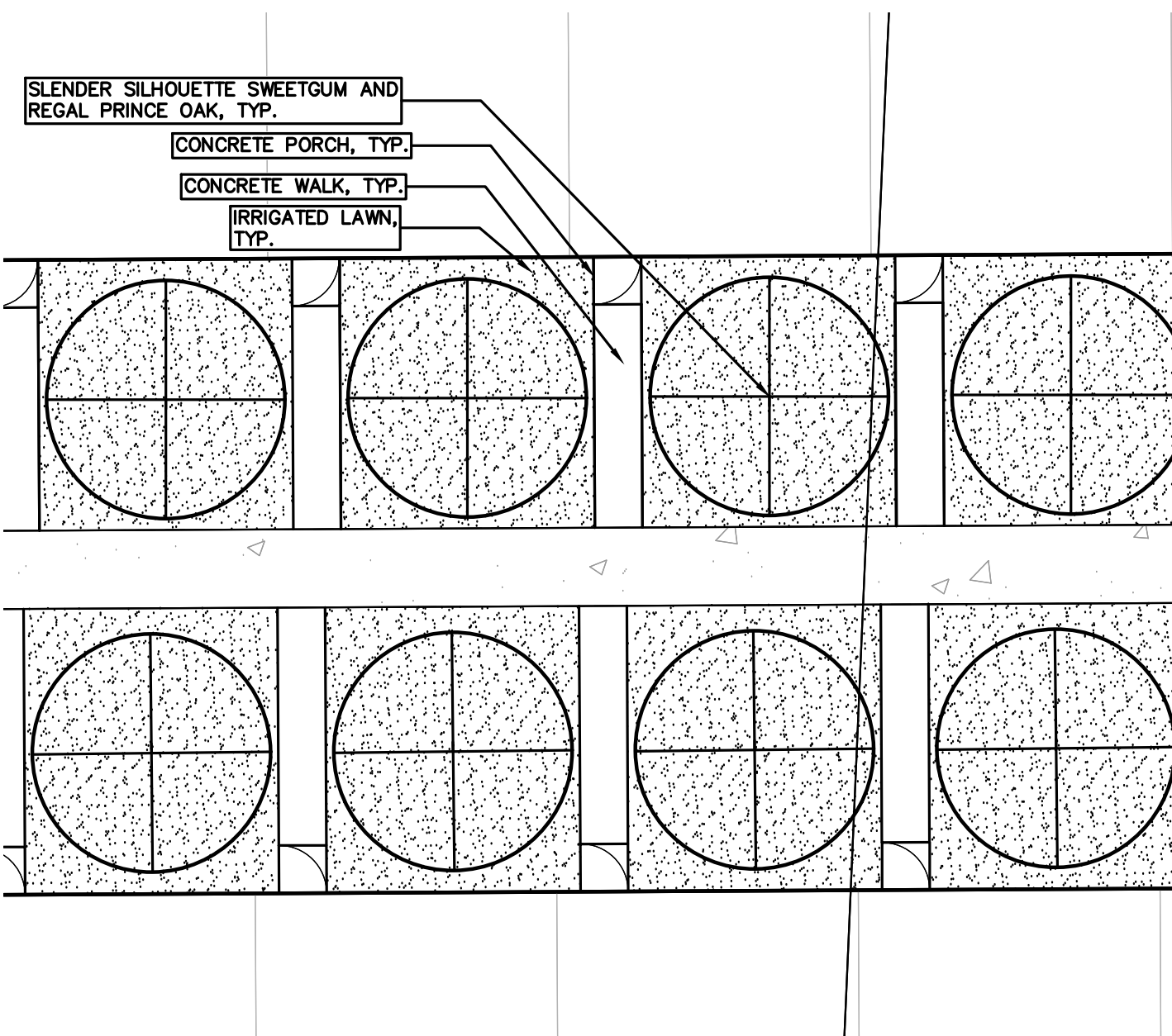
11. Install Caps

- Install post caps
- Caps may be secured with glue, silicone adhesive or #8 x 3/4" screws, caps and washers



6 VINYL FENCE DETAIL

NOT TO SCALE

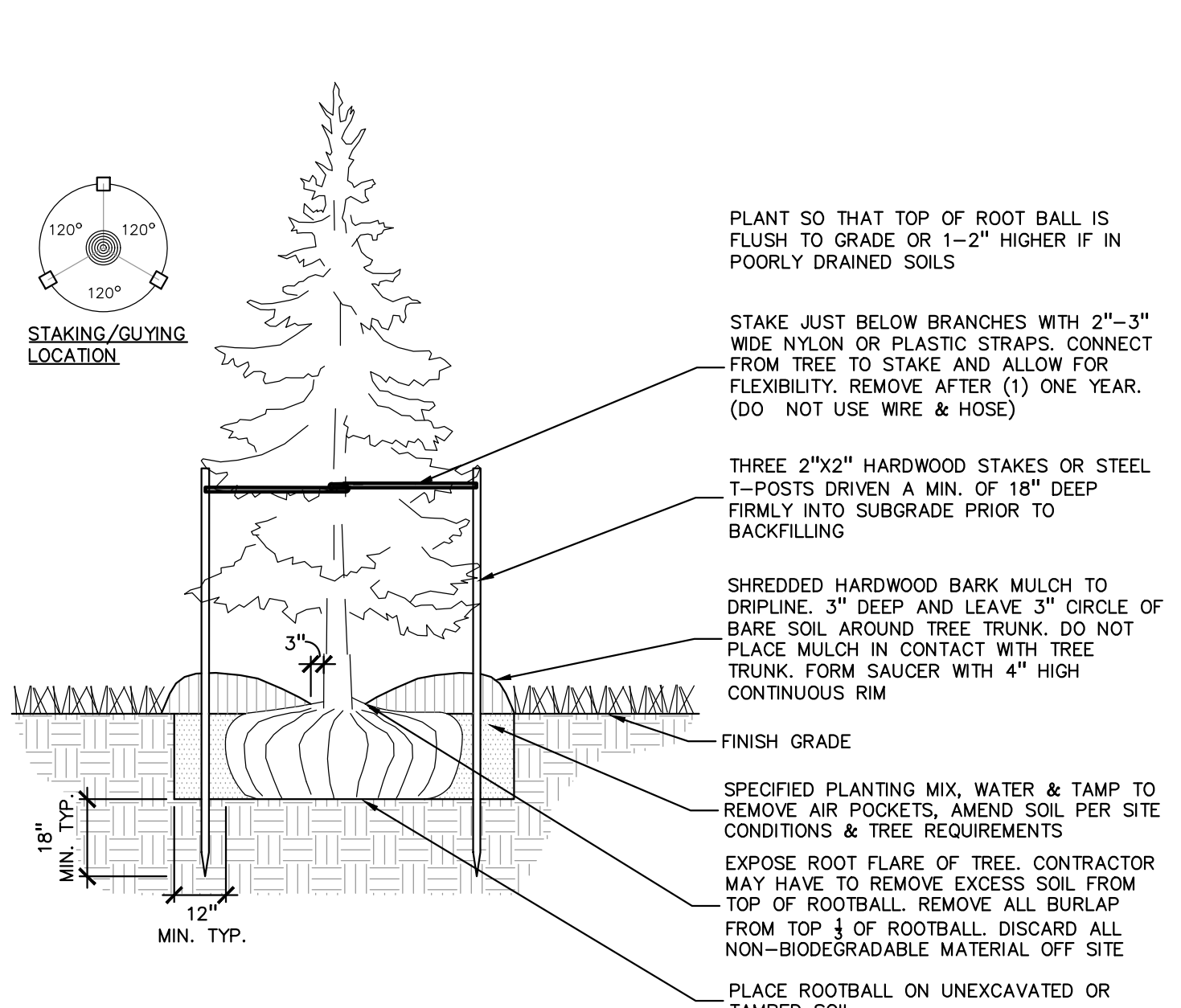


5 TYPICAL PATIO DETAIL

SCALE: 1" = 10'-0"

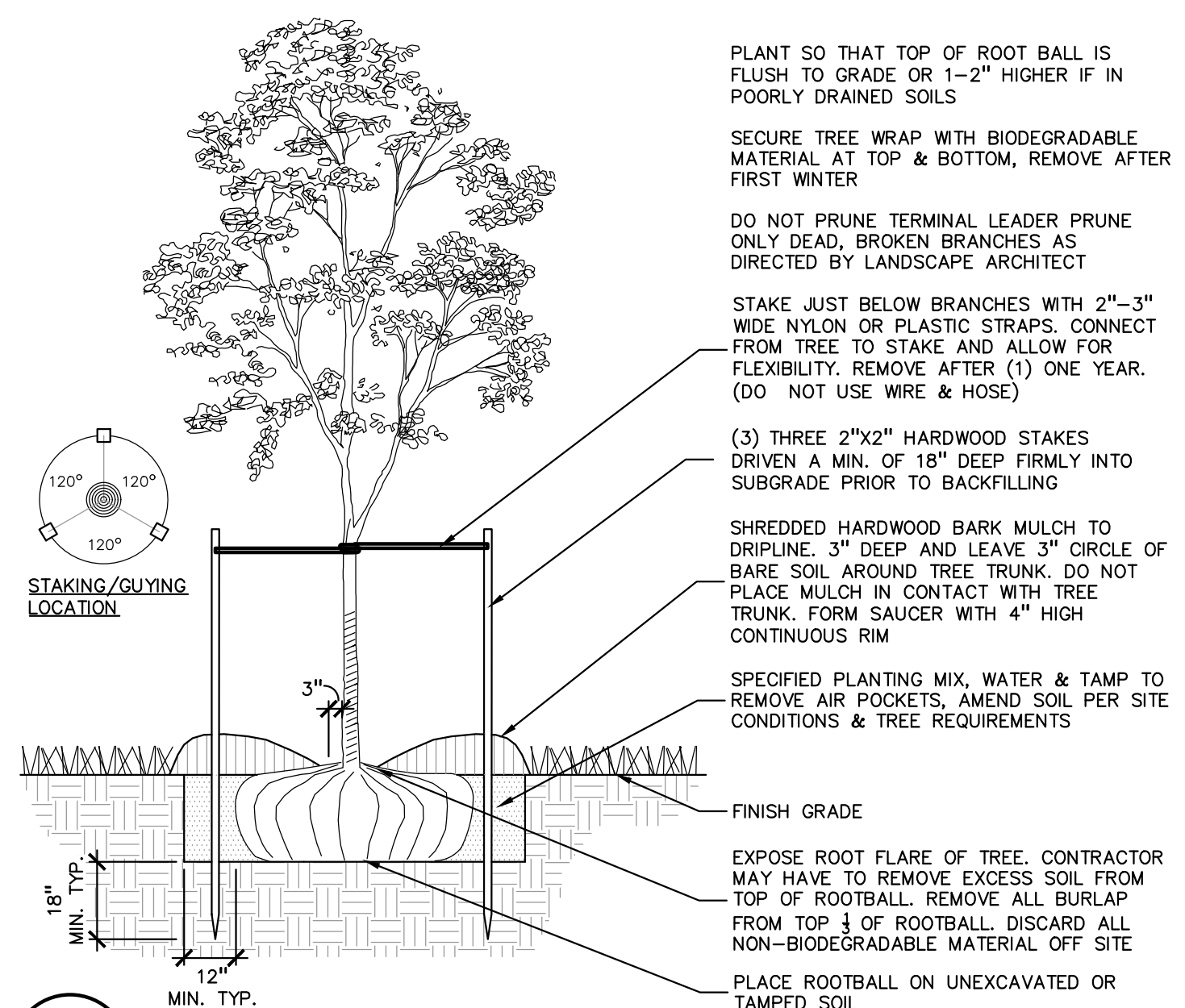
3 TREE PROTECTION DETAIL

SCALE: 1" = 3'-0"



2 EVERGREEN TREE PLANTING DETAIL

SCALE: 1" = 3'-0"



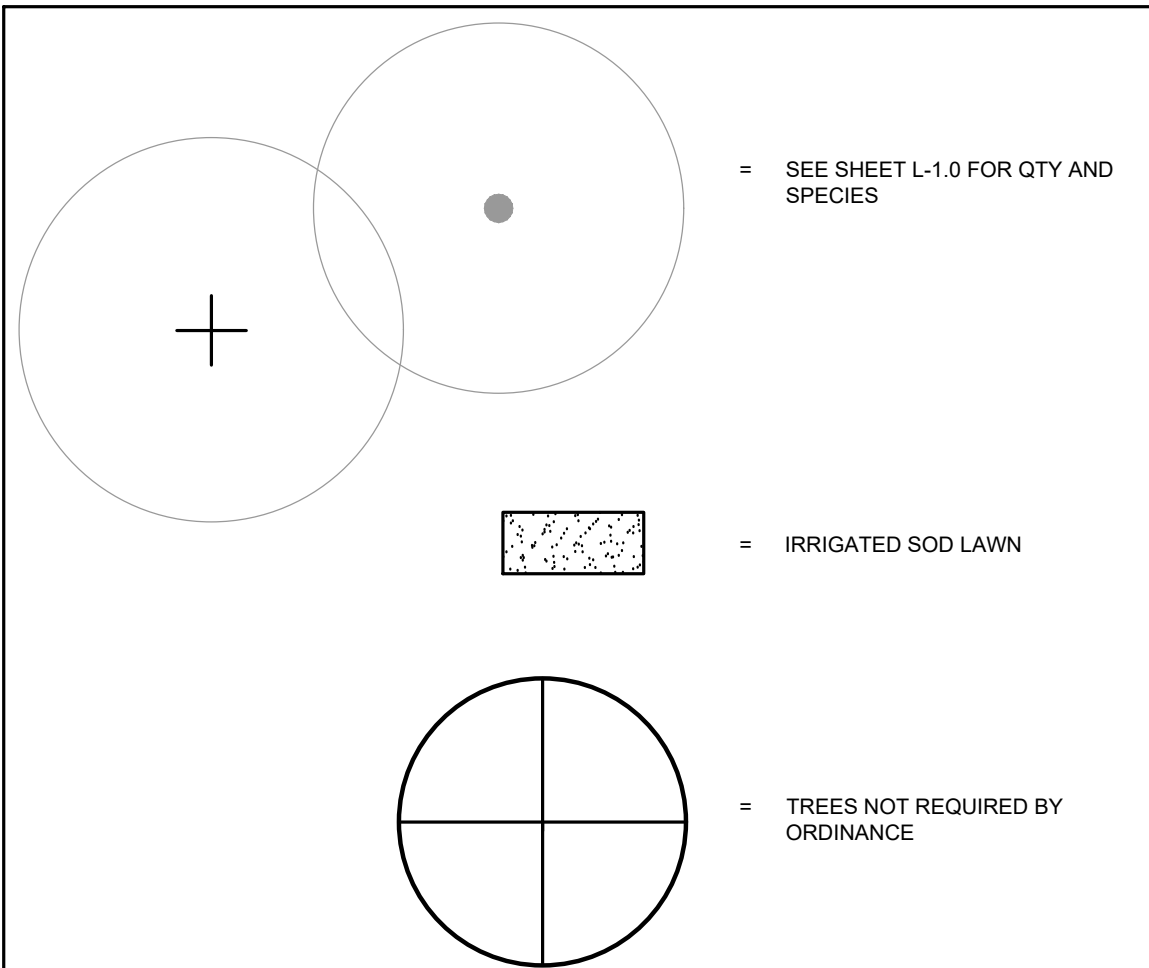
1 DECIDUOUS TREE PLANTING DETAIL

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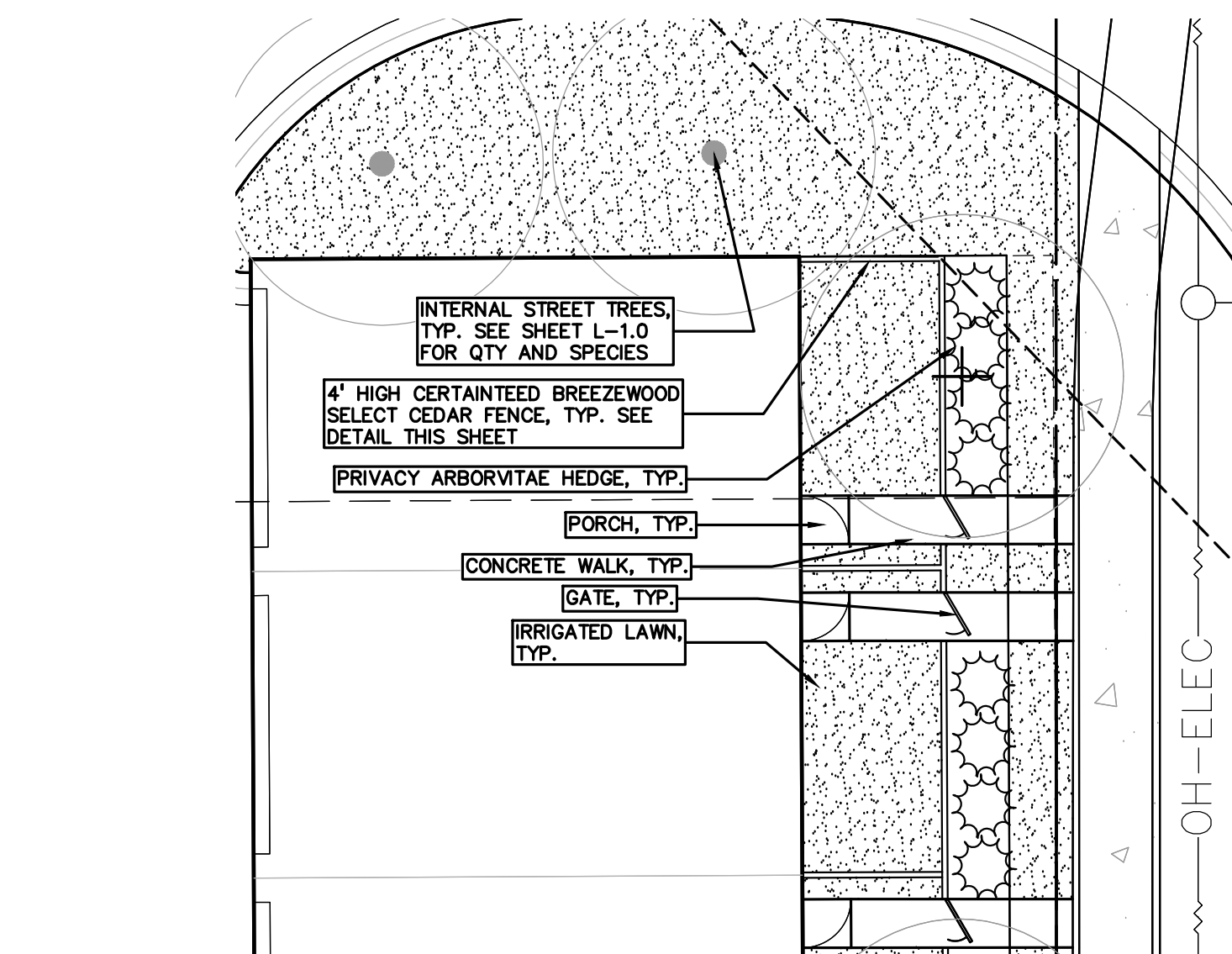
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NOTE: TREES SHALL BE PLACED AT A MINIMUM OF 5' AWAY FROM UTILITY LEADS.

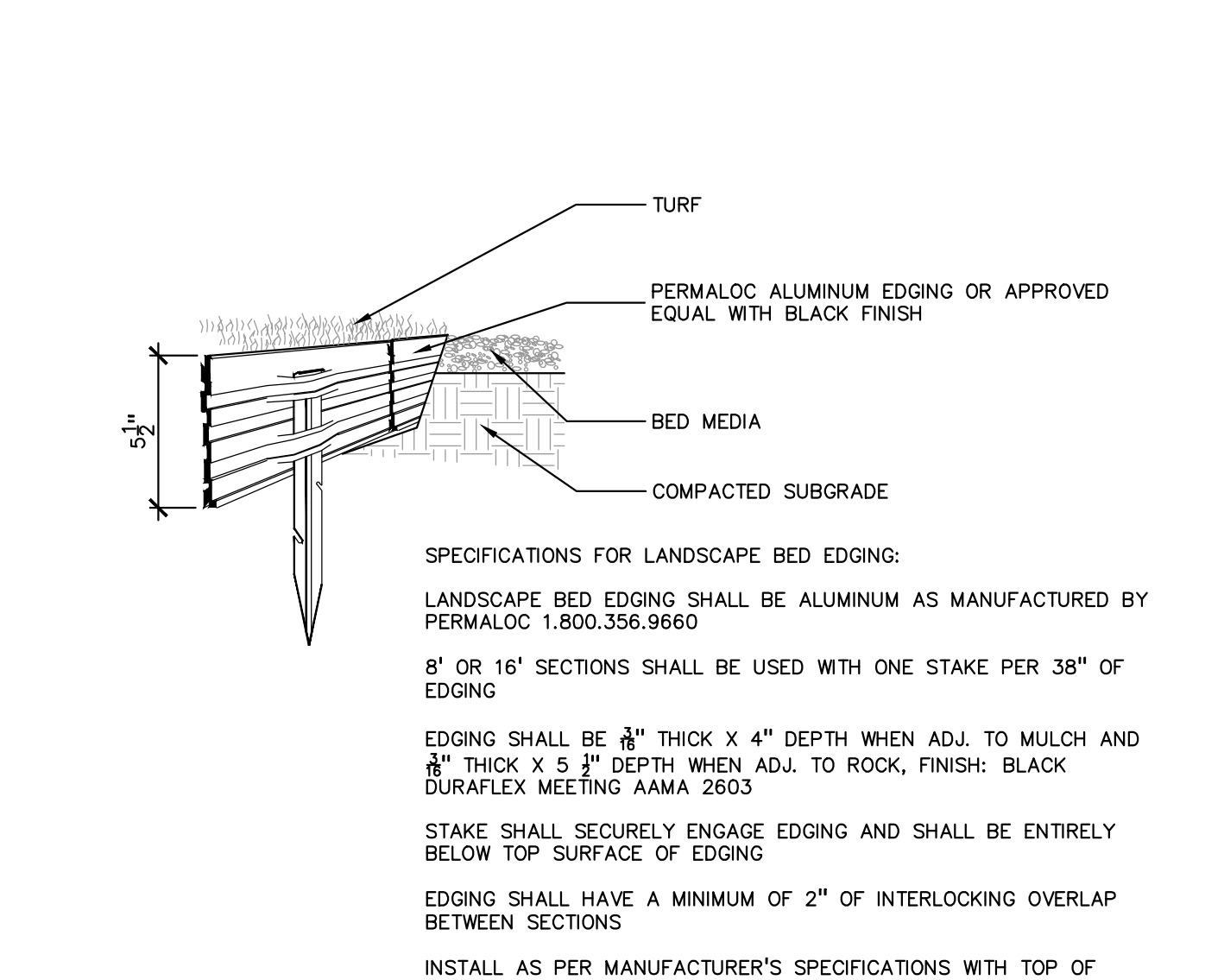
7 TYPICAL CROOKS ROAD PATIO DETAIL

SCALE: 1" = 10'-0"

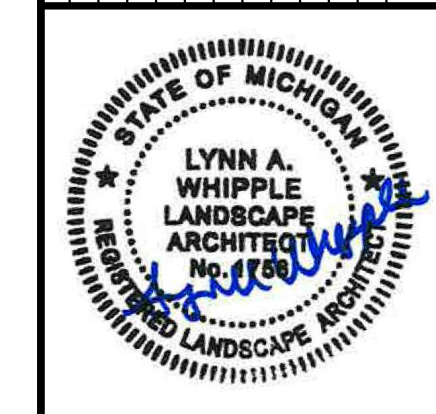


4 ALUMINUM EDGE DETAIL

SCALE: 1/2" = 1'-0"



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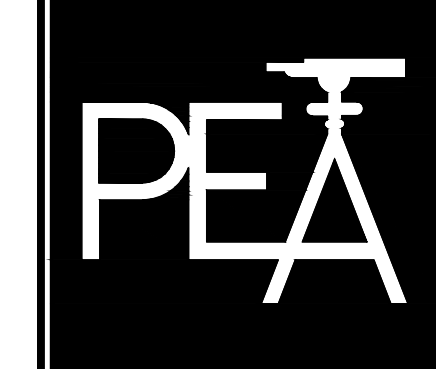
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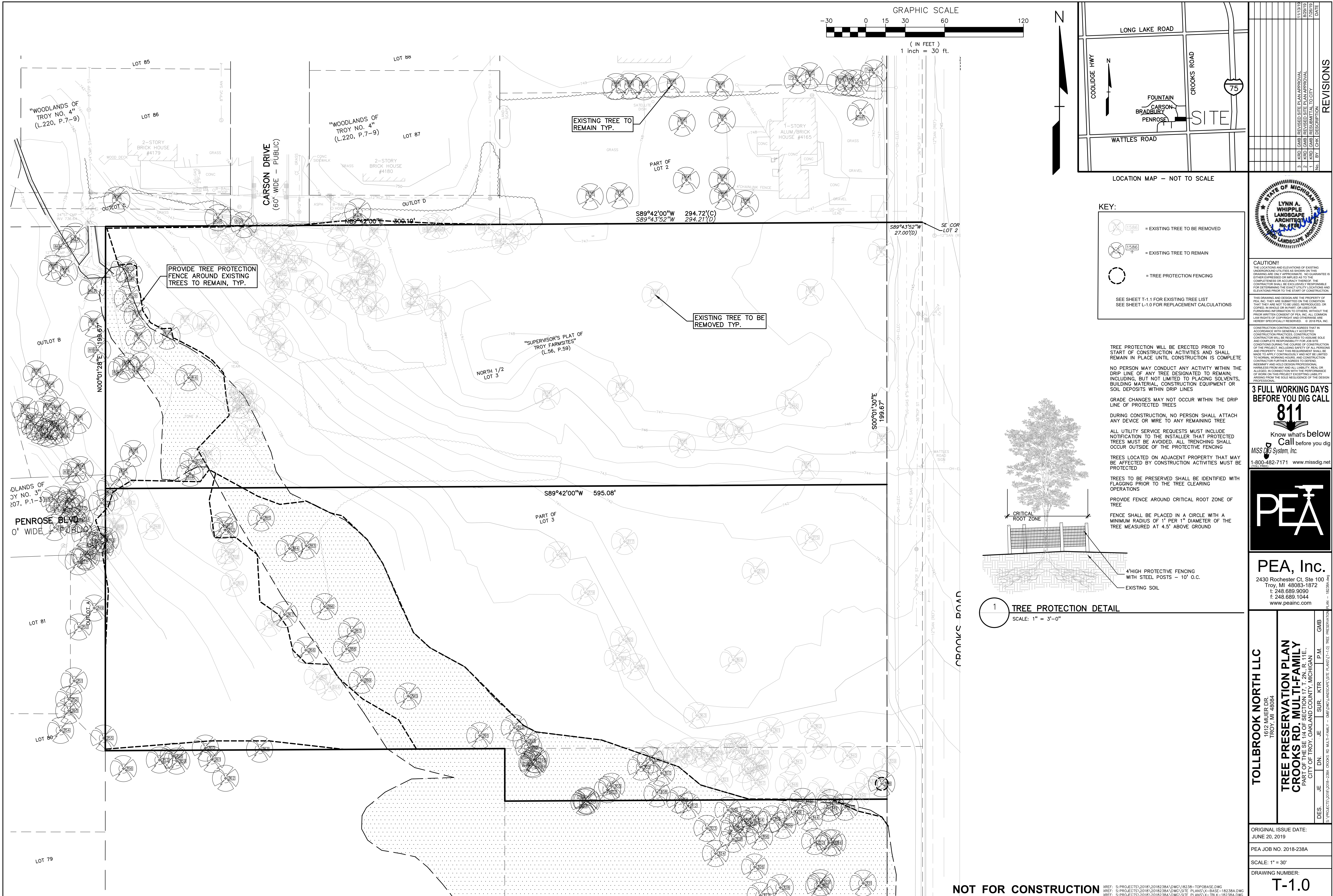


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| DES.  | JLE | DN | LAW | SUR | KTR | P.M. | GMB |
|---|-----|----|-----|-----|-----|------|-----|
| TOLLBROOK NORTH LLC<br>1612 MUEF DR.<br>TROY, MI 48064  |     |    |     |     |     |      |     |
| LANDSCAPE DETAILS<br>CROOKS RD. MULTI-FAMILY<br>PART OF THE SE 1/4 OF SECTION 17, T. 2N., R. 11E.,<br>CITY OF TROY, OKLAHOMA COUNTY, MICHIGAN |     |    |     |     |     |      |     |
| ORIGINAL ISSUE DATE:<br>JUNE 20, 2019   |     |    |     |     |     |      |     |
| PEA JOB NO. 2018-238A   |     |    |     |     |     |      |     |
| SCALE: N/A  |     |    |     |     |     |      |     |
| DRAWING NUMBER:<br>L-1.1  |     |    |     |     |     |      |     |

NOT FOR CONSTRUCTION





NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018238A\DWG\18238-TOPBASE.DWG  
XREF: S:\PROJECTS\2018\2018238A\DWG\18238-BASE.DWG  
XREF: S:\PROJECTS\2018\2018238A\DWG\18238-PLAN.DWG

GRAPHIC SCALE  
( IN FEET )  
1 inch = 30 ft.

LOCATION MAP - NOT TO SCALE

KEY:  
= EXISTING TREE TO BE REMOVED  
= EXISTING TREE TO REMAIN  
= TREE PROTECTION FENCING  
SEE SHEET T-1.1 FOR EXISTING TREE LIST  
SEE SHEET L-1.0 FOR REPLACEMENT CALCULATIONS

1 TREE PROTECTION DETAIL  
SCALE: 1" = 3'-0"

REVISIONS

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TOLLBROOK NORTH LLC  
1872 MUEER DR.  
TROY, MI 48064  
TREE PRESERVATION PLAN  
CROOKS RD. MULTI-FAMILY  
PART OF THE SE 1/4 OF SECTION 17, T. 2N, R. 11E.,  
CITY OF TROY, OKLAHOMA COUNTY, MICHIGAN  
DES. JE DN. JE SUR. KTR. P.M. GMB  
S:\PROJECTS\2018\2018238A\CROOKS RD. MULTI-FAMILY - TREE PRESERVATION PLAN - 18238A.DWG

ORIGINAL ISSUE DATE:  
JUNE 20, 2019  
PEA JOB NO. 2018-238A  
SCALE: 1" = 30'  
DRAWING NUMBER:  
T-1.0



| TAG NO. | CODE | DBH | COMMON NAME          | LATIN NAME             | COND      | COMMENT                    | CLASS    | SAVE / REMOVE | ON-SITE | REPLACE |
|---------|------|-----|----------------------|------------------------|-----------|----------------------------|----------|---------------|---------|---------|
| 230     | WW   | 8   | Weeping Willow       | Salix babylonica       | Very Poor |                            | INVASIVE | S             | N       | -       |
| 231     | CT   | 23  | Cottonwood           | Populus deltoides      | Fair      |                            | INVASIVE | S             | N       | -       |
| 232     | CT   | 13  | Cottonwood           | Populus deltoides      | Fair      |                            | INVASIVE | S             | N       | -       |
| 233     | BW   | 8   | Black Walnut         | Juglans nigra          | Fair      |                            | WOODLAND | S             | N       | -       |
| 234     | WW   | 10  | Weeping Willow       | Salix babylonica       | Fair      |                            | INVASIVE | S             | N       | -       |
| 235     | CT   | 8   | Cottonwood           | Populus deltoides      | Fair      | x1                         | INVASIVE | S             | N       | -       |
| 236     | CT   | 7   | Cottonwood           | Populus deltoides      | Fair      |                            | INVASIVE | S             | N       | -       |
| 237     | EE   | 8   | Siberian Elm         | Ulmus pumila           | Fair      |                            | INVASIVE | S             | N       | -       |
| 238     | CT   | 15  | Cottonwood           | Populus deltoides      | Fair      |                            | INVASIVE | S             | N       | -       |
| 239     | CT   | 9   | Cottonwood           | Populus deltoides      | Fair      |                            | INVASIVE | R             | Y       | -       |
| 240     | CT   | 9   | Cottonwood           | Populus deltoides      | Fair      |                            | INVASIVE | S             | N       | -       |
| 241     | CT   | 7   | Cottonwood           | Populus deltoides      | Fair      |                            | INVASIVE | R             | Y       | -       |
| 242     | CT   | 6   | Cottonwood           | Populus deltoides      | Fair      |                            | INVASIVE | S             | N       | -       |
| 243     | CT   | 7   | Cottonwood           | Populus deltoides      | Fair      |                            | INVASIVE | S             | Y       | -       |
| 244     | CT   | 17  | Cottonwood           | Populus deltoides      | Fair      |                            | INVASIVE | S             | N       | -       |
| 245     | CT   | 8   | Cottonwood           | Populus deltoides      | Fair      |                            | INVASIVE | R             | Y       | -       |
| 246     | CT   | 12  | Cottonwood           | Populus deltoides      | Fair      |                            | INVASIVE | R             | Y       | -       |
| 247     | BW   | 12  | Black Walnut         | Juglans nigra          | Fair      |                            | WOODLAND | R             | Y       | REPLACE |
| 248     | EE   | 7   | Siberian Elm         | Ulmus pumila           | Poor      |                            | INVASIVE | R             | Y       | -       |
| 249     | BW   | 8   | Black Walnut         | Juglans nigra          | Fair      |                            | WOODLAND | S             | N       | -       |
| 250     | WW   | 14  | Weeping Willow       | Salix babylonica       | Good      |                            | INVASIVE | S             | N       | -       |
| 251     | WW   | 14  | Weeping Willow       | Salix babylonica       | Good      |                            | INVASIVE | S             | N       | -       |
| 252     | BW   | 10  | Black Walnut         | Juglans nigra          | Fair      |                            | WOODLAND | S             | N       | -       |
| 253     | E    | 8   | American Elm         | Ulmus americana        | Fair      |                            | INVASIVE | S             | N       | -       |
| 254     | MW   | 15  | White Mulberry       | Morus alba             | Fair      |                            | INVASIVE | S             | N       | -       |
| 255     | AP   | 6   | Domestic Apple       | Malus sylvestris       | Poor      |                            | WOODLAND | S             | Y       | -       |
| 256     | CT   | 12  | Cottonwood           | Populus deltoides      | Fair      |                            | INVASIVE | S             | N       | -       |
| 257     | BW   | 13  | Black Walnut         | Juglans nigra          | Good      |                            | WOODLAND | S             | N       | -       |
| 258     | WS   | 8   | White Spruce         | Picea glauca           | Very Poor |                            | WOODLAND | S             | N       | -       |
| 259     | WS   | 11  | White Spruce         | Picea glauca           | Poor      |                            | WOODLAND | S             | N       | -       |
| 260     | E    | 9   | American Elm         | Ulmus americana        | Poor      |                            | INVASIVE | S             | Y       | -       |
| 261     | WS   | 13  | White Spruce         | Picea glauca           | Fair      |                            | WOODLAND | S             | N       | -       |
| 262     | CT   | 20  | Cottonwood           | Populus deltoides      | Fair      | x1                         | INVASIVE | S             | N       | -       |
| 263     | CH   | 8   | Domestic Cherry      | Prunus avium           | Fair      |                            | WOODLAND | S             | Y       | -       |
| 264     | TH   | 8   | Thornapple/Hawthorne | Crataegus spp.         | Poor      | x1                         | WOODLAND | R             | Y       | -       |
| 265     | E    | 6   | American Elm         | Ulmus americana        | Poor      |                            | INVASIVE | R             | Y       | -       |
| 266     | BW   | 13  | Black Walnut         | Juglans nigra          | Fair      |                            | WOODLAND | S             | Y       | -       |
| 267     | BW   | 10  | Black Walnut         | Juglans nigra          | Fair      |                            | WOODLAND | R             | Y       | -       |
| 268     | BW   | 8   | Black Walnut         | Juglans nigra          | Fair      |                            | WOODLAND | R             | Y       | REPLACE |
| 269     | BW   | 11  | Black Walnut         | Juglans nigra          | Fair      |                            | WOODLAND | R             | Y       | REPLACE |
| 270     | CH   | 11  | Domestic Cherry      | Prunus avium           | Fair      |                            | WOODLAND | R             | Y       | REPLACE |
| 271     | BW   | 8   | Black Walnut         | Juglans nigra          | Fair      |                            | WOODLAND | R             | Y       | REPLACE |
| 272     | E    | 12  | American Elm         | Ulmus americana        | Poor      |                            | INVASIVE | S             | Y       | -       |
| 273     | E    | 10  | American Elm         | Ulmus americana        | Poor      |                            | INVASIVE | S             | Y       | -       |
| 274     | CT   | 30  | Cottonwood           | Populus deltoides      | Fair      |                            | INVASIVE | S             | Y       | -       |
| 275     | NS   | 13  | Norway Spruce        | Picea Abies            | Good      |                            | WOODLAND | R             | Y       | REPLACE |
| 276     | NS   | 16  | Norway Spruce        | Picea Abies            | Fair      |                            | WOODLAND | R             | Y       | REPLACE |
| 277     | SC   | 16  | Scotch Pine          | Pinus sylvestris       | Fair      | x1                         | WOODLAND | R             | Y       | REPLACE |
| 278     | SC   | 16  | Scotch Pine          | Pinus sylvestris       | Fair      |                            | WOODLAND | R             | Y       | REPLACE |
| 279     | SC   | 16  | Scotch Pine          | Pinus sylvestris       | Fair      |                            | WOODLAND | R             | Y       | REPLACE |
| 280     | TH   | 8   | Thornapple/Hawthorne | Crataegus spp.         | Poor      |                            | WOODLAND | R             | Y       | -       |
| 281     | CH   | 8   | Domestic Cherry      | Prunus avium           | Fair      |                            | WOODLAND | R             | Y       | REPLACE |
| 282     | WP   | 14  | (Eastern) White Pine | Pinus strobus          | Good      |                            | WOODLAND | R             | Y       | REPLACE |
| 283     | E    | 24  | American Elm         | Ulmus americana        | Fair      |                            | INVASIVE | S             | Y       | -       |
| 284     | TH   | 7   | Thornapple/Hawthorne | Crataegus spp.         | Poor      | x2                         | WOODLAND | S             | Y       | -       |
| 285     | BW   | 20  | Black Walnut         | Juglans nigra          | Very Poor |                            | LANDMARK | S             | Y       | -       |
| 286     | CH   | 8   | Domestic Cherry      | Prunus avium           | Fair      |                            | WOODLAND | S             | Y       | -       |
| 287     | CH   | 7   | Domestic Cherry      | Prunus avium           | Poor      | x1                         | WOODLAND | S             | Y       | -       |
| 288     | CH   | 13  | Domestic Cherry      | Prunus avium           | Fair      |                            | WOODLAND | S             | Y       | -       |
| 289     | GA   | 13  | Green Ash            | Fraxinus pennsylvanica | Very Poor |                            | INVASIVE | S             | Y       | -       |
| 290     | E    | 15  | American Elm         | Ulmus americana        | Poor      |                            | INVASIVE | S             | Y       | -       |
| 291     | E    | 12  | American Elm         | Ulmus americana        | Poor      |                            | INVASIVE | S             | Y       | -       |
| 292     | BW   | 12  | Black Walnut         | Juglans nigra          | Fair      |                            | WOODLAND | S             | Y       | -       |
| 293     | CT   | 15  | Cottonwood           | Populus deltoides      | Fair      |                            | INVASIVE | S             | Y       | -       |
| 294     | CT   | 23  | Cottonwood           | Populus deltoides      | Fair      |                            | INVASIVE | S             | Y       | -       |
| 295     | BWW  | 25  | Black Willow         | Salix nigra            | Poor      |                            | INVASIVE | S             | Y       | -       |
| 296     | CT   | 18  | Cottonwood           | Populus deltoides      | Fair      |                            | INVASIVE | S             | Y       | -       |
| 297     | BX   | 7   | Box elder            | Acer negundo           | Poor      |                            | INVASIVE | S             | Y       | -       |
| 298     | E    | 10  | American Elm         | Ulmus americana        | Poor      | no tag                     | INVASIVE | S             | Y       | -       |
| 299     | BX   | 7   | Box elder            | Acer negundo           | Very Poor |                            | INVASIVE | S             | Y       | -       |
| 300     | BX   | 6   | Box elder            | Acer negundo           | Poor      |                            | INVASIVE | S             | N       | -       |
| 301     | BX   | 6   | Box elder            | Acer negundo           | Poor      |                            | INVASIVE | S             | N       | -       |
| 302     | BX   | 6   | Box elder            | Acer negundo           | Poor      |                            | INVASIVE | S             | Y       | -       |
| 303     | BX   | 6   | Box elder            | Acer negundo           | Poor      |                            | INVASIVE | S             | Y       | -       |
| 304     | E    | 9   | American Elm         | Ulmus americana        | Poor      |                            | INVASIVE | S             | Y       | -       |
| 305     | BW   | 6   | Black Walnut         | Juglans nigra          | Fair      |                            | WOODLAND | S             | Y       | -       |
| 306     | E    | 19  | American Elm         | Ulmus americana        | Poor      |                            | INVASIVE | S             | Y       | -       |
| 307     | E    | 9   | American Elm         | Ulmus americana        | Poor      |                            | INVASIVE | S             | Y       | -       |
| 308     | SM   | 16  | Silver Maple         | Acer saccharinum       | Fair      | move 5 feet south / no tag | INVASIVE | S             | Y       | -       |
| 309     | BX   | 10  | Box elder            | Acer negundo           | Very Poor |                            | INVASIVE | R             | Y       | -       |
| 310     | CH   | 16  | Domestic Cherry      | Prunus avium           | Poor      |                            | LANDMARK | R             | Y       | -       |
| 311     | E    | 9   | American Elm         | Ulmus americana        | Fair      | move south 7 ft / no tag   | INVASIVE | R             | Y       | -       |
| 312     | CH   | 12  | Domestic Cherry      | Prunus avium           | Poor      | move south 8 ft / no tag   | LANDMARK | S             | N       | -       |
| 313     | CH   | 8   | Domestic Cherry      | Prunus avium           | Poor      |                            | WOODLAND | R             | Y       | -       |
| 314     | CT   | 25  | Cottonwood           | Populus deltoides      | Fair      |                            | INVASIVE | R             | Y       | -       |
| 315     | CH   | 9   | Domestic Cherry      | Prunus avium           | Fair      |                            | WOODLAND | R             | Y       | REPLACE |
| 316     | BX   | 8   | Box elder            | Acer negundo           | Poor      |                            | INVASIVE | R             | Y       | -       |
| 317     | CH   | 7   | Domestic Cherry      | Prunus avium           | Fair      |                            | WOODLAND | R             | Y       | REPLACE |
| 318     | CH   | 8   | Domestic Cherry      | Prunus avium           | Fair      |                            | WOODLAND | R             | Y       | REPLACE |
| 319     | CH   | 7   | Domestic Cherry      | Prunus avium           | Fair      |                            | WOODLAND | R             | Y       | REPLACE |
| 320     | CH   | 6   | Domestic Cherry      | Prunus avium           | Fair      |                            | WOODLAND | R             | Y       | REPLACE |
| 321     | BX   | 8   | Box elder            | Acer negundo           | Fair      |                            | INVASIVE | R             | Y       | -       |
| 322     | MW   | 14  | White Mulberry       | Morus alba             | Fair      |                            | INVASIVE | S             | N       | -       |
| 323     | BX   | 6   | Box elder            | Acer negundo           | Poor      |                            | INVASIVE | S             | N       | -       |
| 324     | E    | 7   | American Elm         | Ulmus americana        | Fair      |                            | INVASIVE | S             | N       | -       |
| 325     | E    | 8   | American Elm         | Ulmus americana        | Poor      |                            | INVASIVE | S             | N       | -       |
| 326     | BW   | 10  | Black Walnut         | Juglans nigra          | Poor      |                            | WOODLAND | S             | N       | -       |
| 327     | E    | 13  | American Elm         | Ulmus americana        | Poor      |                            | INVASIVE | S             | N       | -       |
| 328     | CH   | 9   | Domestic Cherry      | Prunus avium           | Fair      |                            | WOODLAND | S             | N       | -       |
| 329     | E    | 10  | American Elm         | Ulmus americana        | Fair      |                            | INVASIVE | S             | N       | -       |
| 330     | CH   | 9   | Domestic Cherry      | Prunus avium           | Fair      |                            | WOODLAND | S             | N       | -       |
| 331     | CH   | 9   | Domestic Cherry      | Prunus avium           | Fair      |                            | WOODLAND | S             | N       | -       |
| 332     | BW   | 6   | Black Walnut         | Juglans nigra          | Fair      |                            | WOODLAND | S             | N       | -       |
| 333     | BW   | 10  | Black Walnut         | Juglans nigra          | Fair      |                            | WOODLAND | S             | N       | -       |
| 334     | BW   | 7   | Black Walnut         | Juglans nigra          | Fair      |                            | WOODLAND | S             | N       | -       |
| 335     | E    | 9   | American Elm         | Ulmus americana        | Poor      | x3                         | INVASIVE | S             | N       | -       |
| 336     | BW   | 7   | Black Walnut         | Juglans nigra          | Fair      |                            | WOODLAND | R             | Y       | REPLACE |
| 337     | BW   | 9   | Black Walnut         | Juglans nigra          | Fair      |                            | WOODLAND | R             | Y       | REPLACE |
| 338     | BW   | 7   | Black Walnut         | Juglans nigra          | Poor      |                            | WOODLAND | S             | Y       | -       |
| 339     | MW   | 7   | White Mulberry       | Morus alba             | Fair      |                            | INVASIVE | R             | Y       | -       |
| 340     | CH   | 7   | Domestic Cherry      | Prunus avium           | Fair      |                            | WOODLAND | R             | Y       | REPLACE |
| 341     | GA   | 6   | Green Ash            | Fraxinus pennsylvanica | Very Poor |                            | INVASIVE | S             | N       | -       |
| 342     | E    | 6   | American Elm         | Ulmus americana        | Very Poor |                            | INVASIVE | S             | N       | -       |
| 343     | E    | 7   | American Elm         | Ulmus americana        | Fair      | x3                         | INVASIVE | R             | Y       | -       |
| 344     | E    | 7   | American Elm         | Ulmus americana        | Fair      | x1                         | INVASIVE | S             | N       | -       |
| 345     | E    | 6   | American Elm         | Ulmus americana        | Fair      |                            | INVASIVE | S             | N       | -       |
| 346     | GA   | 8   | Green Ash            | Fraxinus pennsylvanica | Fair      |                            | INVASIVE | R             | Y       | -       |
| 347     | CH   | 6   | Domestic Cherry      | Prunus avium           | Fair      |                            | WOODLAND | R             | Y       | REPLACE |
| 348     | E    | 6   | American Elm         | Ulmus americana        | Fair      |                            | INVASIVE | R             | Y       | -       |
| 349     | E    | 6   | American Elm         | Ulmus americana        | Fair      | x1                         | INVASIVE | S             | N       | -       |
| 350     | E    | 6   | American Elm         | Ulmus americana        | Fair      |                            | INVASIVE | S             | N       | -       |
| 351     | E    | 7   | American Elm         | Ulmus americana        | Fair      | x5                         | INVASIVE | S             | N       | -       |
| 352     | E    | 8   | American Elm         | Ulmus americana        | Fair      |                            | INVASIVE | S             | N       | -       |
| 353     | CH   | 9   | Domestic Cherry      | Prunus avium           | Fair      | change YBs to cherry       | WOODLAND | S             | N       | -       |
| 354     | CH   | 6   | Domestic Cherry      | Prunus avium           | Fair      |                            | WOODLAND | S             | N       | -       |
| 355     | CH   | 6   | Domestic Cherry      | Prunus avium           | Fair      |                            | WOODLAND | S             | N       | -       |
| 356     | E    | 10  | American Elm         | Ulmus americana        | Poor      |                            | INVASIVE | S             | N       | -       |
| 357     | BX   | 7   | Box elder            | Acer negundo           | Fair      |                            | INVASIVE | R             | Y       | -       |
| 358     | CH   | 8   | Domestic Cherry      | Prunus avium           | Poor      |                            | WOODLAND | R             | Y       | -       |
| 359     | CH   | 11  | Domestic Cherry      | Prunus avium           | Fair      |                            | WOODLAND | R             | Y       | REPLACE |
| 360     | CH   | 11  | Domestic Cherry      | Prunus avium           | Fair      | x1                         | WOODLAND | R             | Y       | REPLACE |
| 361     | CH   | 16  | Domestic Cherry      | Prunus avium           | Fair      |                            | WOODLAND | R             | Y       | REPLACE |
| 362     | SC   | 14  | Scotch Pine          | Pinus sylvestris       | Fair      |                            | WOODLAND | R             | Y       | REPLACE |
| 363     | CH   | 10  | Domestic Cherry      | Prunus avium           | Fair      |                            | WOODLAND | R             | Y       | REPLACE |
| 364     | BS   | 19  | Blue Spruce          | Picea pungens          | Fair      |                            | LANDMARK | R             | Y       | REPLACE |
| 744     | NS   | 19  | Norway Spruce        | Picea Abies            | POOR      |                            | LANDMARK | R             | Y       | -       |
| 745     | NS   | 24  | Norway Spruce        | Picea Abies            | FAIR      |                            | LANDMARK | R             | Y       | -       |
| 746     | BS   | 8   | Blue Spruce          | Picea pungens          | FAIR      |                            | WOODLAND | S             | N       | -       |
| 747     | NS   | 8   | Norway Spruce        | Picea Abies            | GOOD      |                            | WOODLAND | S             | N       | -       |
| 748     | NS   | 8   | Norway Spruce        | Picea Abies            | GOOD      |                            | WOODLAND | S             | N       | -       |
| 749     | NS   | 6   | Norway Spruce        | Picea Abies            | GOOD      |                            | WOODLAND | S             | N       | -       |
| 750     | BS   | 6   | Blue Spruce          | Picea pungens          | GOOD      | x2                         | WOODLAND | S             | N       | -       |

| TAG NO. | CODE | DBH | COMMON NAME          | LATIN NAME              | COND | COMMENT | CLASS    | SAVE / REMOVE | ON-SITE | REPLACE |
|---------|------|-----|----------------------|-------------------------|------|---------|----------|---------------|---------|---------|
| 751     | WP   | 7   | (Eastern) White Pine | Pinus strobus           | FAIR |         | WOODLAND | S             | N       | -       |
| 752     | NM   | 17  | Norway Maple         | Acer platanoides        | GOOD | X2      | INVASIVE | S             | N       | -       |
| 753     | PR   | 14  | Pear                 | Pyrus communis          | POOR |         | WOODLAND | R             | Y       | -       |
| 754     | MR   | 24  | Red Mulberry         | Morus rubra             | POOR |         | INVASIVE | R             | Y       | -       |
| 755     | MR   | 7   | Red Mulberry         | Morus rubra             | GOOD |         | INVASIVE | R             | Y       | -       |
| 756     | B    | 7   | Basewood             | Tilia americana         | GOOD |         | WOODLAND | R             | Y       | REPLACE |
| 757     | B    | 6   | Basewood             | Tilia americana         | GOOD | X4      | WOODLAND | R             | Y       | REPLACE |
| 758     | BS   | 15  | Blue Spruce          | Picea pungens           | POOR |         | WOODLAND | R             | Y       | -       |
| 759     | RC   | 12  | Red Cedar            | Juniperus virginiana    | POOR | X3      | INVASIVE | S             | N       | -       |
| 760     | SM   | 13  | Silver Maple         | Acer saccharinum        | GOOD | X5      | INVASIVE | S             | N       | -       |
| 761     | GA   | 11  | Green Ash            | Fraxinus pennsylvanica  | POOR |         | INVASIVE | S             | N       | -       |
| 762     | SM   | 29  | Silver Maple         | Acer saccharinum        | POOR |         | INVASIVE | S             | N       | -       |
| 763     | BW   | 13  | Black Walnut         | Juglans nigra           | GOOD |         | WOODLAND | S             | N       | -       |
| 764     | SM   | 27  | Silver Maple         | Acer saccharinum        | POOR |         | INVASIVE | S             | N       | -       |
| 765     | SM   | 18  | Silver Maple         | Acer saccharinum        | GOOD | X2      | INVASIVE | S             | N       | -       |
| 766     | WP   | 8   | (Eastern) White Pine | Pinus strobus           | GOOD |         | WOODLAND | S             | N       | -       |
| 767     | BP   | 10  | Bradford Pear        | Pyrus calleryana        | GOOD |         | WOODLAND | S             | N       | -       |
| 768     | WP   | 8   | (Eastern) White Pine | Pinus strobus           | GOOD |         | WOODLAND | S             | N       | -       |
| 769     | WP   | 8   | (Eastern) White Pine | Pinus strobus           | GOOD |         | WOODLAND | S             | N       | -       |
| 770     | E    | 16  | American Elm         | Ulmus americana         | GOOD |         | WOODLAND | S             | N       | -       |
| 771     | CT   | 20  | Cottonwood           | Populus deltoides       | GOOD |         | INVASIVE | S             | N       | -       |
| 772     | BW   | 25  | Black Walnut         | Juglans nigra           | POOR | X2      | LANDMARK | R             | Y       | -       |
| 773     | SG   | 15  | Sweetgum             | Liquidambar styraciflua | GOOD |         | LANDMARK | R             | Y       | REPLACE |
| 774     | MA   | 29  | Magnolia             | Magnolia grandiflora    | GOOD |         | LANDMARK | R             | Y       | REPLACE |
| 775     | RM   | 10  | Red Maple            | Acer rubrum             | GOOD |         | WOODLAND | S             | Y       | -       |
| 776     | RM   | 10  | Red Maple            | Acer rubrum             | GOOD | X2      | WOODLAND | S             | Y       | -       |
| 777     | BW   | 19  | Black Walnut         | Juglans nigra           | POOR | X2      | LANDMARK | S             | Y       | -       |
| 778     | CT   | 8   | Black Walnut         | Juglans nigra           | POOR |         | WOODLAND | S             | Y       | -       |
| 779     | BW   | 10  | Black Walnut         | Juglans nigra           | POOR |         | WOODLAND | S             | Y       | -       |
| 780     | CA   | 8   | Crab Apple           | Malus coronaria         | POOR |         | WOODLAND | S             | Y       | -       |
| 781     | CH   | 12  | Domestic Cherry      | Prunus avium            | FAIR |         | LANDMARK | S             | Y       | -       |
| 782     | CH   | 12  | Domestic Cherry      | Prunus avium            | FAIR |         | LANDMARK | S             | Y       | -       |
| 783     | BW   | 11  | Black Walnut         | Juglans nigra           | FAIR |         | WOODLAND | R             | Y       | REPLACE |
| 784     | BW   | 8   | Black Walnut         | Juglans nigra           | GOOD |         | WOODLAND | R             | Y       | REPLACE |
| 785     | BW   | 33  | Black Walnut         | Juglans nigra           | GOOD |         | WOODLAND | R             | Y       | REPLACE |
| 786     | CT   | 8   | Black Walnut         | Juglans nigra           | GOOD |         | WOODLAND | R             | Y       | REPLACE |
| 787     | BW   | 10  | Black Walnut         | Juglans nigra           | GOOD |         | WOODLAND | R             | Y       | REPLACE |
| 788     | BW   | 12  | Black Walnut         | Juglans nigra           | GOOD |         | WOODLAND | R             | Y       | REPLACE |
| 789     | EX   | 11  | Box elder            | Acer negundo            | FAIR | X2      | INVASIVE | S             | Y       | -       |
| 790     | E    | 12  | American Elm         | Ulmus americana         | FAIR |         | INVASIVE | S             | Y       | -       |
| 791     | E    | 33  | American Elm         | Ulmus americana         | GOOD |         | INVASIVE | R             | Y       | -       |
| 792     | TH   | 9   | Thornapple/Hawthorne | Crataegus spp.          | POOR |         | WOODLAND | R             | Y       | -       |
| 793     | E    | 11  | American Elm         | Ulmus americana         | POOR |         | INVASIVE | R             | Y       | -       |
| 794     | CT   | 21  | Black Walnut         | Juglans nigra           | FAIR |         | LANDMARK | R             | Y       | REPLACE |
| 795     | BW   | 8   | Black Walnut         | Juglans nigra           | POOR |         | WOODLAND | R             | Y       | -       |
| 796     | BW   | 33  | Black Walnut         | Juglans nigra           | GOOD |         | WOODLAND | R             | Y       | REPLACE |
| 797     | E    | 9   | American Elm         | Ulmus americana         | FAIR |         | INVASIVE | R             | Y       | -       |
| 798     | E    | 10  | American Elm         | Ulmus americana         | POOR |         | INVASIVE | R             | Y       | -       |
| 799     | E    | 10  | American Elm         | Ulmus americana         | POOR |         | INVASIVE | R             | Y       | -       |
| 800     | WW   | 13  | Weeping Willow       | Salix babylonica        | GOOD |         | INVASIVE | R             | Y       | -       |
| 801     | CH   | 30  | Domestic Cherry      | Prunus avium            | GOOD |         | WOODLAND | R             | Y       | REPLACE |
| 802     | CT   | 9   | Domestic Cherry      | Prunus avium            | GOOD | X3      | INVASIVE | S             | N       | -       |
| 803     | E    | 10  | American Elm         | Ulmus americana         | POOR |         | INVASIVE | R             | Y       | -       |
| 804     | GA   | 10  | Domestic Cherry      | Prunus avium            | POOR | X2      | WOODLAND | R             | Y       | -       |
| 805     | GA   | 7   | Green Ash            | Fraxinus pennsylvanica  | POOR |         | INVASIVE | S             | N       | -       |
| 806     | E    | 31  | Weeping Willow       | Salix babylonica        | GOOD |         | INVASIVE | S             | N       | -       |
| 807     | E    | 13  | American Elm         | Ulmus americana         | POOR |         | INVASIVE | S             | N       | -       |
| 808     | E    | 7   | American Elm         | Ulmus americana         | GOOD |         | INVASIVE | S             | Y       | -       |
| 809     | CT   | 22  | Cottonwood           | Populus deltoides       | POOR | X2      | INVASIVE | S             | Y       | -       |
| 810     | CT   | 7   | Cottonwood           | Populus deltoides       | GOOD | X2      | INVASIVE | S             | Y       | -       |
| 811     | CT   | 32  | Cottonwood           | Populus deltoides       | GOOD |         | INVASIVE | S             | Y       | -       |
| 812     | E    | 10  | American Elm         | Ulmus americana         | FAIR |         | INVASIVE | S             | Y       | -       |
| 813     | BC   | 14  | Wild Black Cherry    | Prunus serotina         | POOR |         | WOODLAND | R             | Y       | -       |
| 814     | E    | 7   | American Elm         | Ulmus americana         | POOR |         | INVASIVE | R             | Y       | -       |
| 815     | CH   | 12  | Domestic Cherry      | Prunus avium            | POOR | X2      | LANDMARK | S             | Y       | -       |
| 816     | E    | 9   | American Elm         | Ulmus americana         | FAIR |         | INVASIVE | S             | Y       | -       |
| 817     | BW   | 7   | Black Walnut         | Juglans nigra           | GOOD |         | WOODLAND | S             | Y       | -       |
| 818     | CT   | 28  | Cottonwood           | Populus deltoides       | GOOD |         | INVASIVE | S             | Y       | -       |
| 819     | E    | 10  | American Elm         | Ulmus americana         | POOR |         | INVASIVE | S             | Y       | -       |
| 820     | BW   | 9   | Black Walnut         | Juglans nigra           | FAIR |         | WOODLAND | S             | Y       | -       |
| 821     | BW   | 10  | Black Walnut         | Juglans nigra           | GOOD |         | WOODLAND | S             | Y       | -       |
| 822     | BW   | 10  | Black Walnut         | Juglans nigra           | GOOD |         | WOODLAND | S             | Y       | -       |
| 823     | BW   | 8   | Black Walnut         | Juglans nigra           | GOOD |         | WOODLAND | S             | Y       | -       |
| 824     | CT   | 7   | Cottonwood           | Populus deltoides       | FAIR |         | INVASIVE | S             | N       | -       |
| 825     | CT   | 7   | Cottonwood           | Populus deltoides       | FAIR |         | INVASIVE | S             | N       | -       |
| 826     | WW   | 14  | Weeping Willow       | Salix babylonica        | POOR |         | INVASIVE | S             | N       | -       |
| 827     | WW   | 7   | Weeping Willow       | Salix babylonica        | FAIR |         | INVASIVE | S             | N       | -       |
| 828     | WW   | 14  | Weeping Willow       | Salix babylonica        | FAIR |         | INVASIVE | S             | N       | -       |
| 829     | B    | 7   | Basewood             | Tilia americana         | GOOD |         | WOODLAND | S             | N       | -       |
| 830     | E    | 10  | American Elm         | Ulmus americana         | GOOD |         | INVASIVE | S             | N       | -       |
| 831     | CH   | 10  | Domestic Cherry      | Prunus avium            | GOOD |         | WOODLAND | S             | N       | -       |
| 832     | CH   | 10  | Domestic Cherry      | Prunus avium            | FAIR |         | WOODLAND | S             | N       | -       |
| 833     | CH   | 6   | Domestic Cherry      | Prunus avium            | GOOD | X2      | WOODLAND | S             | N       | -       |
| 834     | CH   | 10  | Domestic Cherry      | Prunus avium            | POOR |         | WOODLAND | S             | N       | -       |
| 835     | CH   | 10  | Domestic Cherry      | Prunus avium            | GOOD |         | WOODLAND | S             | N       | -       |
| 836     | CH   | 12  | Domestic Cherry      | Prunus avium            | GOOD |         | LANDMARK | S             | N       | -       |
| 837     | CH   | 10  | Domestic Cherry      | Prunus avium            | GOOD |         | WOODLAND | S             | N       | -       |
| 838     | E    | 24  | American Elm         | Ulmus americana         | GOOD |         | INVASIVE | S             | N       | -       |
| 839     | NM   | 12  | Norway Maple         | Acer platanoides        | GOOD |         | INVASIVE | S             | N       | -       |
| 840     | CH   | 8   | Domestic Cherry      | Prunus avium            | GOOD |         | WOODLAND | S             | N       | -       |
| 843     | CH   | 12  | Domestic Cherry      | Prunus avium            | POOR | X2      | LANDMARK | S             | N       | -       |
| 854     | E    | 8   | American Elm         | Ulmus americana         | GOOD |         | INVASIVE | S             | N       | -       |
| 855     | CH   | 8   | Domestic Cherry      | Prunus avium            | POOR | X2      | WOODLAND | S             | N       | -       |
| 856     | BW   | 9   | Black Walnut         | Juglans nigra           | POOR |         | WOODLAND | S             | Y       | -       |
| 857     | BW   | 9   | Black Walnut         | Juglans nigra           | GOOD |         | WOODLAND | S             | Y       | -       |
| 858     | BW   | 10  | Black Walnut         | Juglans nigra           | POOR |         | WOODLAND | S             | Y       | -       |
| 859     | E    | 10  | American Elm         | Ulmus americana         | GOOD |         | INVASIVE | S             | Y       | -       |
| 860     | BW   | 13  | Black Walnut         | Juglans nigra           | FAIR |         | WOODLAND | S             | N       | -       |
| 861     | TH   | 10  | Thornapple/Hawthorne | Crataegus spp.          | FAIR | X2      | WOODLAND | S             | Y       | -       |
| 862     | E    | 13  | American Elm         | Ulmus americana         | FAIR |         | INVASIVE | S             | N       | -       |
| 863     | E    | 8   | American Elm         | Ulmus americana         | GOOD |         | INVASIVE | S             | N       | -       |
| 864     | GA   | 14  | Green Ash            | Fraxinus pennsylvanica  | POOR |         | INVASIVE | S             | N       | -       |
| 865     | E    | 7   | American Elm         | Ulmus americana         | GOOD |         | INVASIVE | S             | N       | -       |
| 866     | WW   | 15  | Weeping Willow       | Salix babylonica        | GOOD |         | INVASIVE | S             | N       | -       |
| 867     | WW   | 18  | Weeping Willow       | Salix babylonica        | FAIR | X2      | INVASIVE | S             | N       | -       |
| 868     | BW   | 43  | Black Walnut         | Juglans nigra           | GOOD |         | WOODLAND | R             | Y       | REPLACE |
| 869     | BW   | 7   | Black Walnut         | Juglans nigra           | GOOD |         | WOODLAND | R             | Y       | REPLACE |
| 870     | BW   | 34  | Black Walnut         | Juglans nigra           | FAIR |         | WOODLAND | R             | Y       | REPLACE |
| 871     | CT   | 7   | Hickory              | Quercus occidentalis    | GOOD |         | WOODLAND | R             | Y       | REPLACE |
| 872     | WO   | 7   | White Oak            | Quercus alba            | FAIR |         | WOODLAND | R             | Y       | REPLACE |
| 873     | BW   | 13  | Black Walnut         | Juglans nigra           | GOOD |         | WOODLAND | R             | Y       | REPLACE |
| 874     | BW   | 6   | Black Walnut         | Juglans nigra           | GOOD |         | WOODLAND | R             | Y       | REPLACE |
| 875     | BW   | 10  | Black Walnut         | Juglans nigra           | GOOD |         | WOODLAND | R             | Y       | REPLACE |
| 876     | BW   | 9   | Black Walnut         | Juglans nigra           | GOOD |         | WOODLAND | R             | Y       | REPLACE |
| 877     | BW   | 10  | Black Walnut         | Juglans nigra           | FAIR |         | WOODLAND | R             | Y       | REPLACE |
| 878     | E    | 10  | American Elm         | Ulmus americana         | POOR |         | INVASIVE | R             | Y       | -       |
| 879     | CT   | 7   | Domestic Cherry      | Prunus avium            | POOR |         | WOODLAND | R             | Y       | -       |
| 880     | BW   | 9   | Black Walnut         | Juglans nigra           | POOR |         | WOODLAND | R             | Y       | REPLACE |
| 881     | BW   | 11  | Black Walnut         | Juglans nigra           | POOR |         | WOODLAND | R             | Y       | -       |
| 882     | BW   | 9   | Black Walnut         | Juglans nigra           | GOOD |         | WOODLAND | R             | Y       | REPLACE |
| 883     | E    | 3   | American Elm         | Ulmus americana         | FAIR |         | INVASIVE | S             | Y       | -       |
| 884     | BW   | 9   | Black Walnut         | Juglans nigra           | FAIR |         | WOODLAND | S             | Y       | -       |
| 885     | E    | 8   | American Elm         | Ulmus americana         | FAIR |         | INVASIVE | R             | Y       | -       |
| 886     | BW   | 10  | Black Walnut         | Juglans nigra           | GOOD |         | WOODLAND | R             | Y       | REPLACE |
| 887     | PN   | 7   | Pin Cherry           | Prunus pennsylvanica    | POOR |         | WOODLAND | R             | Y       | -       |
| 889     | E    | 10  | American Elm         | Ulmus americana         | POOR |         | INVASIVE | S             | Y       | -       |
| 890     | MR   | 10  | Red Mulberry         | Morus rubra             | GOOD |         | INVASIVE | R             | Y       | -       |
| 891     | GA   | 7   | Green Ash            | Fraxinus pennsylvanica  | POOR |         | INVASIVE | R             | Y       | -       |
| 892     | GA   | 8   | Green Ash            | Fraxinus pennsylvanica  | POOR |         | INVASIVE | S             | Y       | -       |
| 893     | E    | 9   | American Elm         | Ulmus americana         | POOR |         | INVASIVE | S             | Y       | -       |
| 894     | BW   | 10  | Black Walnut         | Juglans nigra           | FAIR |         | WOODLAND | R             | Y       | REPLACE |
| 895     | MR   | 8   | Red Mulberry         | Morus rubra             | POOR |         | WOODLAND | R             | Y       | -       |
| 896     | BW   | 41  | Black Walnut         | Juglans nigra           | POOR |         | WOODLAND | R             | Y       | -       |







MADISON COLLECTION

Madison™ 14.75" 1 Light Wall Light Black  
9650BK (Black)



Kichler  
7711 East Pleasant Valley Road Cleveland, Ohio 44131-8010 Toll  
free: 866.558.5706 or kichler.com

Notes:  
1) Information provided is subject to change without notice.  
All values are design or typical values when measured under  
laboratory conditions.  
2) Incandescent Equivalent: The incandescent equivalent as  
presented is an approximate number and is for reference only.

KICHLER

LUMEN P1, P2 & P3

Project Name: \_\_\_\_\_  
Location: \_\_\_\_\_  
Type: \_\_\_\_\_  
Qty: \_\_\_\_\_  
Comments: \_\_\_\_\_

Certifications/Qualifications

|                 |     |
|-----------------|-----|
| Location Rating | Wet |
|-----------------|-----|

Dimensions

|  |             |
|--|-------------|
| Base Backplate                                     | 4.50 X 5.75 |
| Chain/Stem Length                                  | 0.00"       |
| Weight   | 4.00 LBS    |
| Extension  | 8.50"       |
| Height from center of Wall<br>opening (Spec Sheet) | 4.25"       |
| Height   | 14.75"      |
| Width  | 8.00"       |

Mounting/Installation

|                   |            |
|-------------------|------------|
| Interior/Exterior | Exterior   |
| Mounting Style    | Wall Mount |

Primary Lamping

|                        |              |
|------------------------|--------------|
| Lamp Included          | Not Included |
| Lamp Type              | A19          |
| Light Source           | Incandescent |
| Max or Nominal Watt    | 100W         |
| # of Bulbs/LED Modules | 1            |
| Socket Type            | Medium       |

Product/Ordering Information

|        |                 |
|--------|-----------------|
| Finish | Black           |
| UPC    | 783927161329.00 |

Specifications

|                      |               |
|----------------------|---------------|
| Diffuser Description | Clear Beveled |
|----------------------|---------------|



CAUTION!!  
THE LOCATIONS AND ELEVATIONS OF EXISTING  
UNDERGROUND UTILITIES AS SHOWN ON THIS  
DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS  
OTHER EXPRESSED OR IMPLIED AS TO THE  
COMPLETENESS OR ACCURACY THEREOF. THE  
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ACCORDANCE WITH GENERALLY ACCEPTED  
CONSTRUCTION PRACTICES, CONSTRUCTION  
CONTRACTOR SHALL BE RESPONSIBLE FOR THE SOLE  
AND COMPLETE RESPONSIBILITY FOR JOB SITE  
CONDITIONS DURING THE COURSE OF CONSTRUCTION  
OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS  
AND PROPERTY, THAT THIS REQUIREMENT SHALL BE  
MADE TO APPLY CONTRACTUALLY AND NOT BE LIMITED  
TO NORMAL WORKING HOURS, AND CONSTRUCTION  
CONTRACTOR FURTHER AGREES TO DEFEND,  
INDemnIFY AND HOLD DESIGN PROFESSIONAL  
HARMLESS FROM ANY AND ALL PROCEEDINGS, REAL OR  
ALLEGED, IN CONNECTION WITH THE PERFORMANCE  
OF WORK ON THIS PROJECT EXCEPT LIABILITY  
ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN  
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TOLLBROOK NORTH LLC

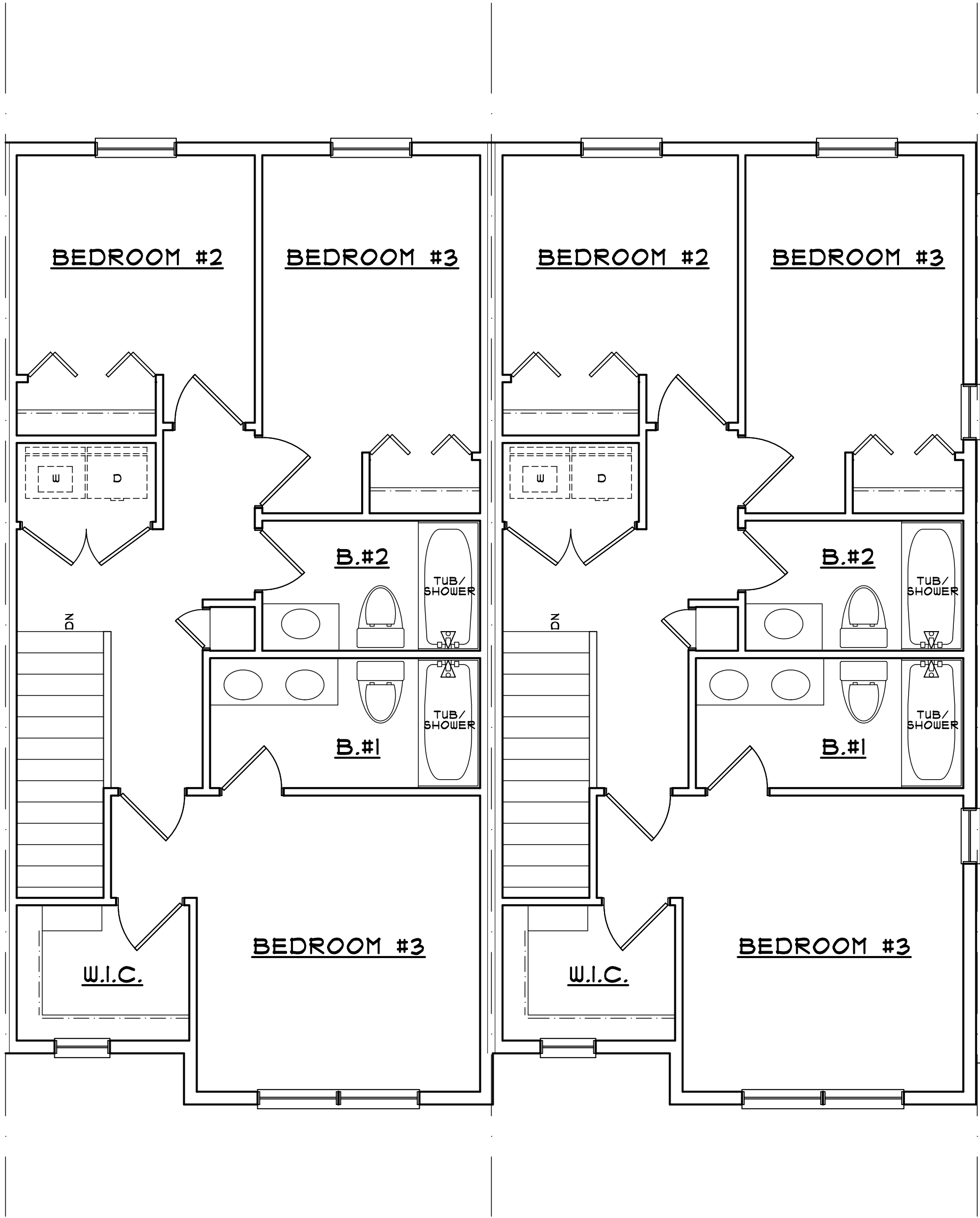
1872 WUER DR.  
TROY, MI 48064  
PHOTOMETRIC DETAILS  
CROOKS RD. MULTI-FAMILY  
PART OF THE SE 1/4 OF SECTION 17, T. 2N, R. 11E.,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

|      |     |     |     |      |     |      |     |
|------|-----|-----|-----|------|-----|------|-----|
| DES. | GMB | DN. | GMB | SUR. | KTR | P.M. | GMB |
|------|-----|-----|-----|------|-----|------|-----|

ORIGINAL ISSUE DATE:  
JUNE 20, 2019  
PEA JOB NO. 2018-238A  
SCALE: NTS  
DRAWING NUMBER:  
SL-1.1

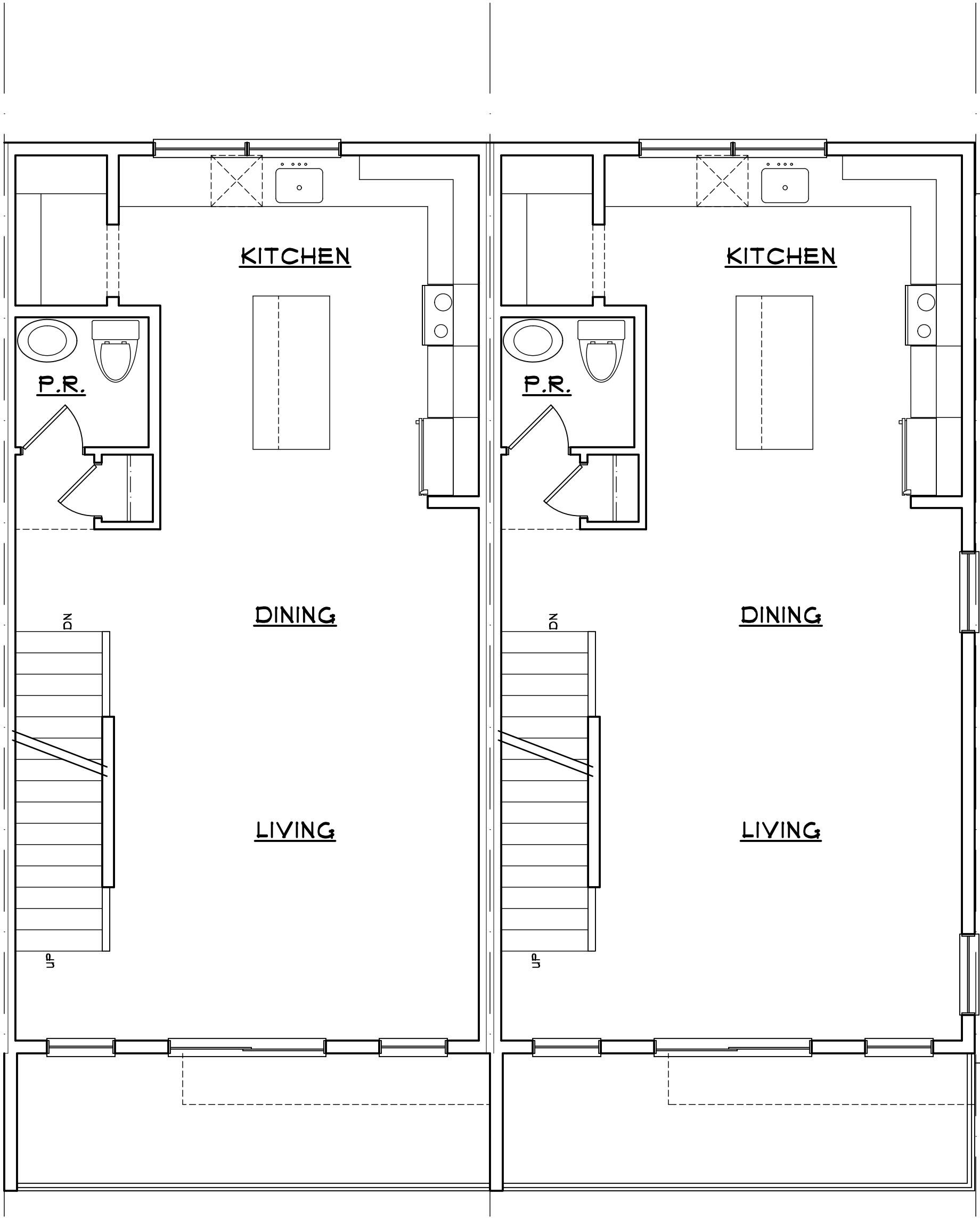
NOT FOR CONSTRUCTION

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'B' / 'C'  
SECOND FLOOR PLAN

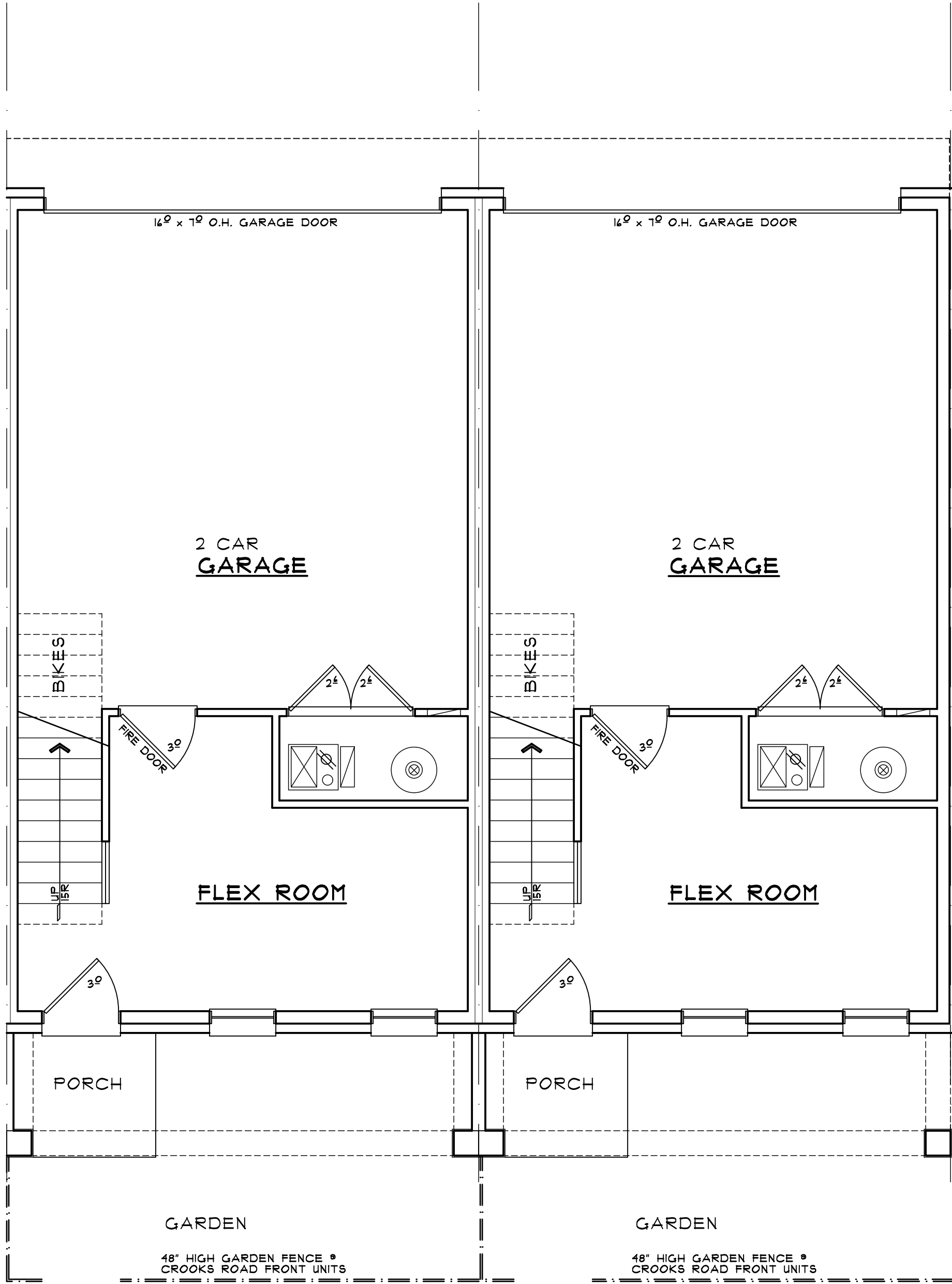
SCALE: 1/4" = 1'-0"



'B' / 'C'  
FIRST FLOOR PLAN

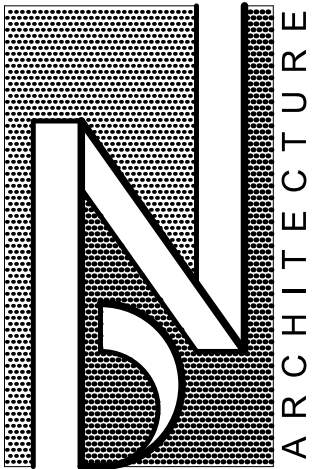
SCALE: 1/4" = 1'-0"

| SQUARE FOOTAGE |               |
|----------------|---------------|
| LOWER LEVEL    | 186 SQ. FT.   |
| 1ST FLOOR      | 671 SQ. FT.   |
| 2ND FLOOR      | 701 SQ. FT.   |
| TOTAL          | 1,564 SQ. FT. |



'B' / 'C'  
LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0"



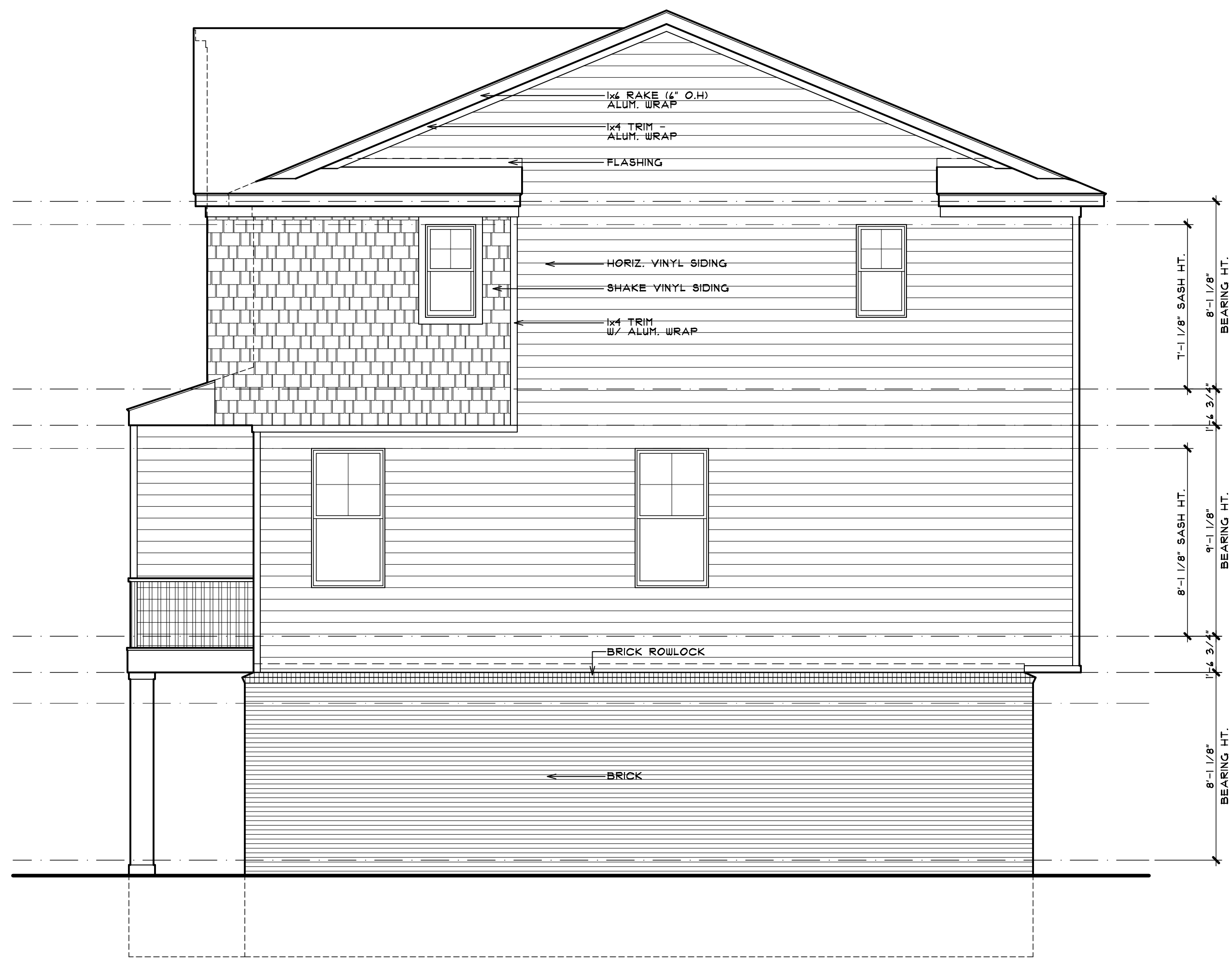
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248.259.1784

SHEET TITLE  
UNIT PLANS  
S.P.A.

CLIENT / PROJECT  
TOLLBROOK NORTH LLC  
CROOKS ROAD TOWNHOMES  
TROY, MICHIGAN

|   |          |
|---|----------|
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| FINAL   |          |
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NOTE: ALL WOOD TRIM IS TO BE WRAPPED  
IN ALUMINUM.

**RIGHT SIDE ELEVATION**

LEFT SIDE ELEVATION - OPPOSITE - SIMILAR

SCALE: 1/4" = 1'-0"



NOTE: ALL WOOD TRIM IS TO BE WRAPPED  
IN ALUMINUM.

**ELEVATION 'A'**

SCALE: 1/4" = 1'-0"

NOTE: ALL WOOD TRIM IS TO BE WRAPPED  
IN ALUMINUM.

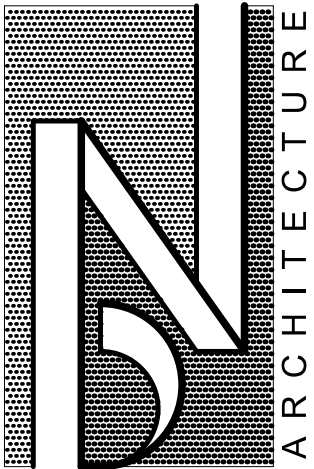
**ELEVATION 'B'**

SCALE: 1/4" = 1'-0"

NOTE: ALL WOOD TRIM IS TO BE WRAPPED  
IN ALUMINUM.

**ELEVATION 'C'**

SCALE: 1/4" = 1'-0"

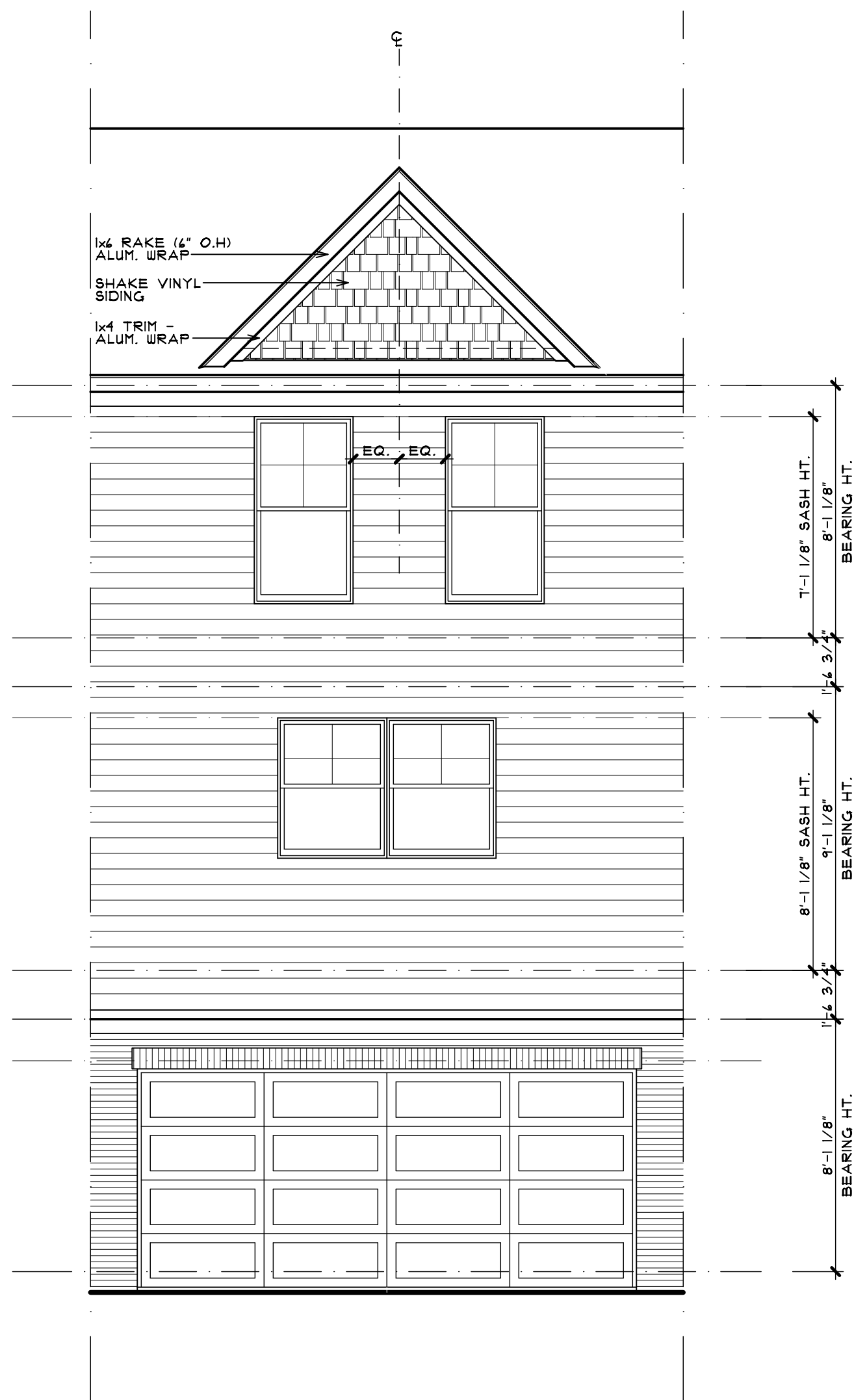


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SHEET TITLE  
**UNIT ELEVATIONS  
FRONTS AND SIDE**  
S.P.A.

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CROOKS ROAD TOWNHOMES  
TROY, MICHIGAN

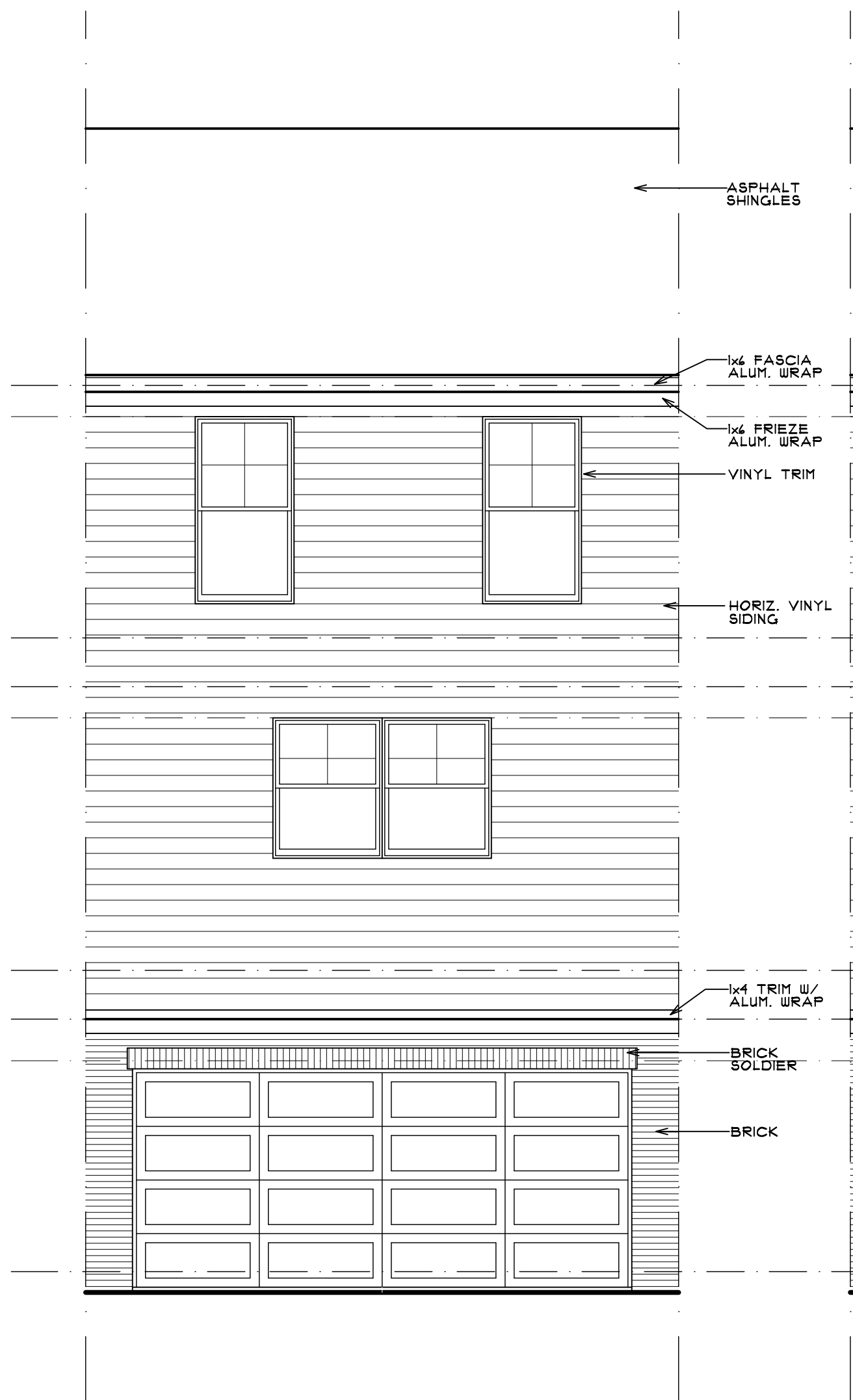
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NOTE: ALL WOOD TRIM IS TO BE WRAPPED IN ALUMINUM.

### REAR ELEVATION 'B/C' - ALT

SCALE: 1/4" = 1'-0"



NOTE: ALL WOOD TRIM IS TO BE WRAPPED IN ALUMINUM.

### REAR ELEVATION 'C'

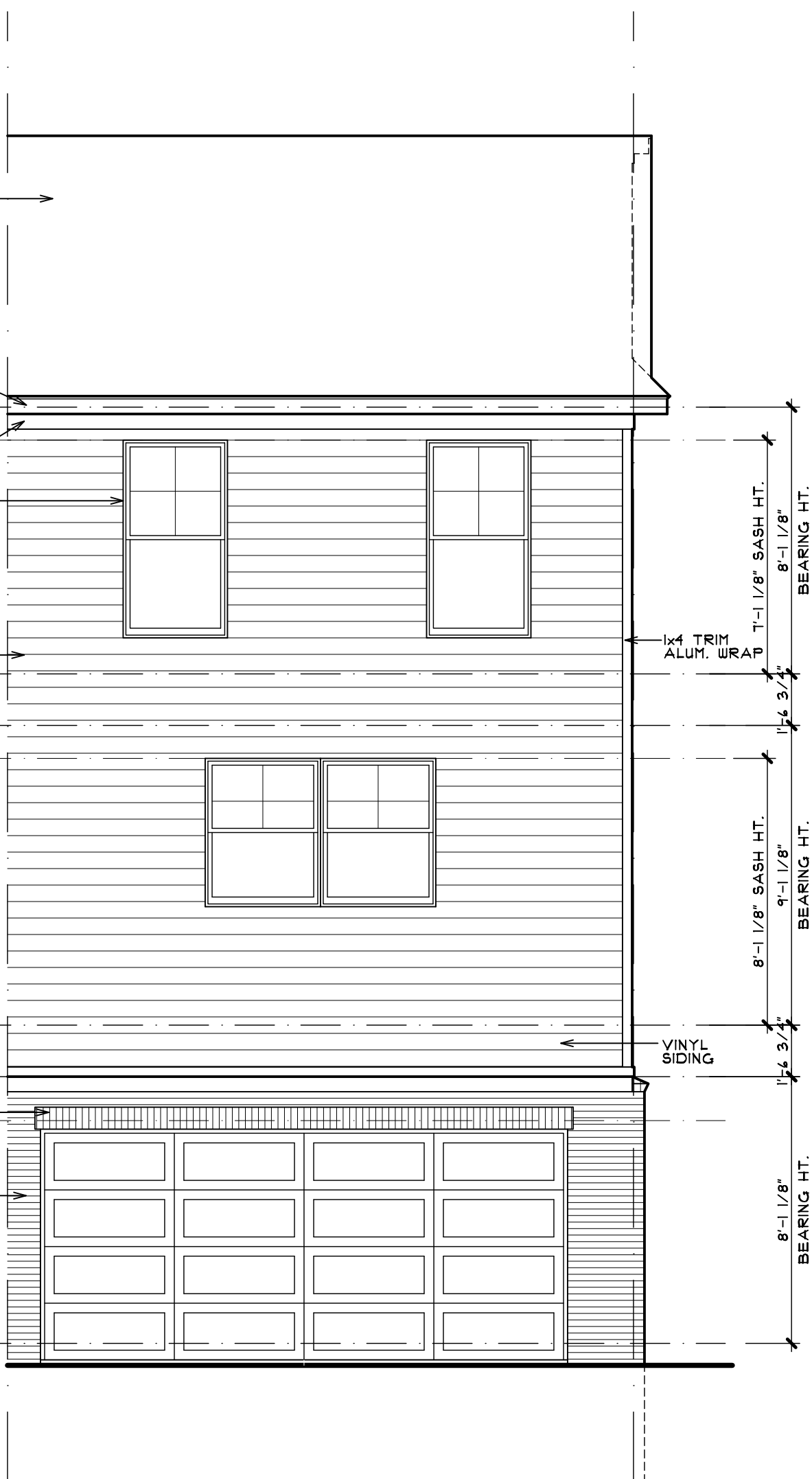
SCALE: 1/4" = 1'-0"



NOTE: ALL WOOD TRIM IS TO BE WRAPPED IN ALUMINUM.

### REAR ELEVATION 'B'

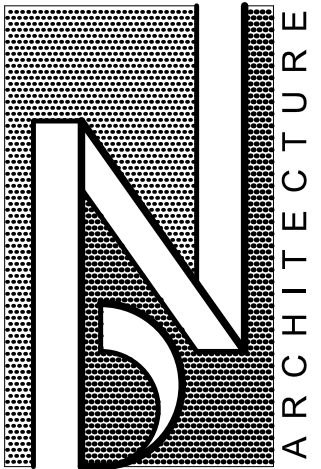
SCALE: 1/4" = 1'-0"



NOTE: ALL WOOD TRIM IS TO BE WRAPPED IN ALUMINUM.

### REAR ELEVATION 'A'

END UNIT SCALE: 1/4" = 1'-0"



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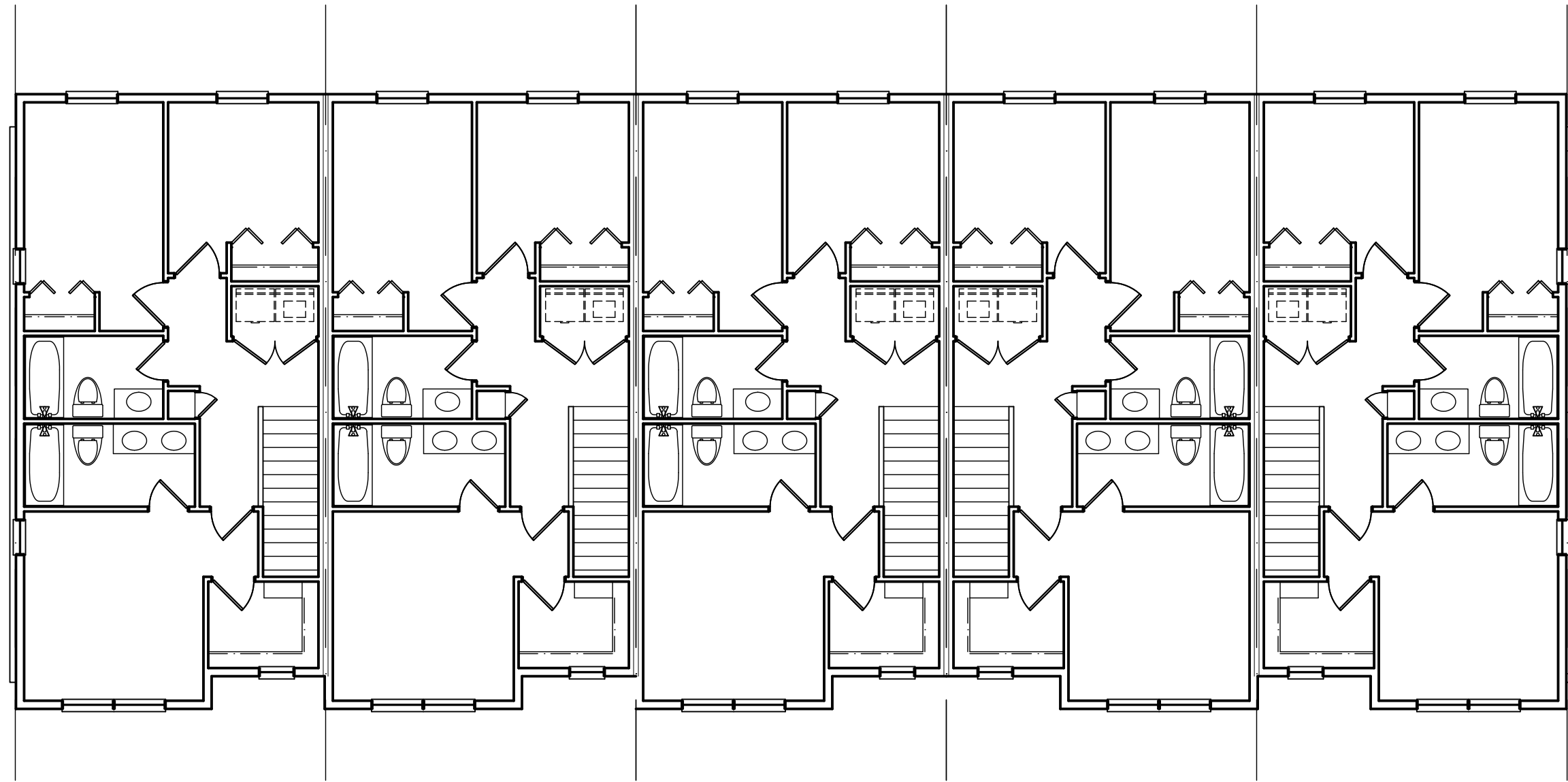
SHEET TITLE  
**UNIT REAR ELEVATIONS**  
S.P.A.

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**CROOKS ROAD TOWNHOMES**  
TROY, MICHIGAN

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A-3

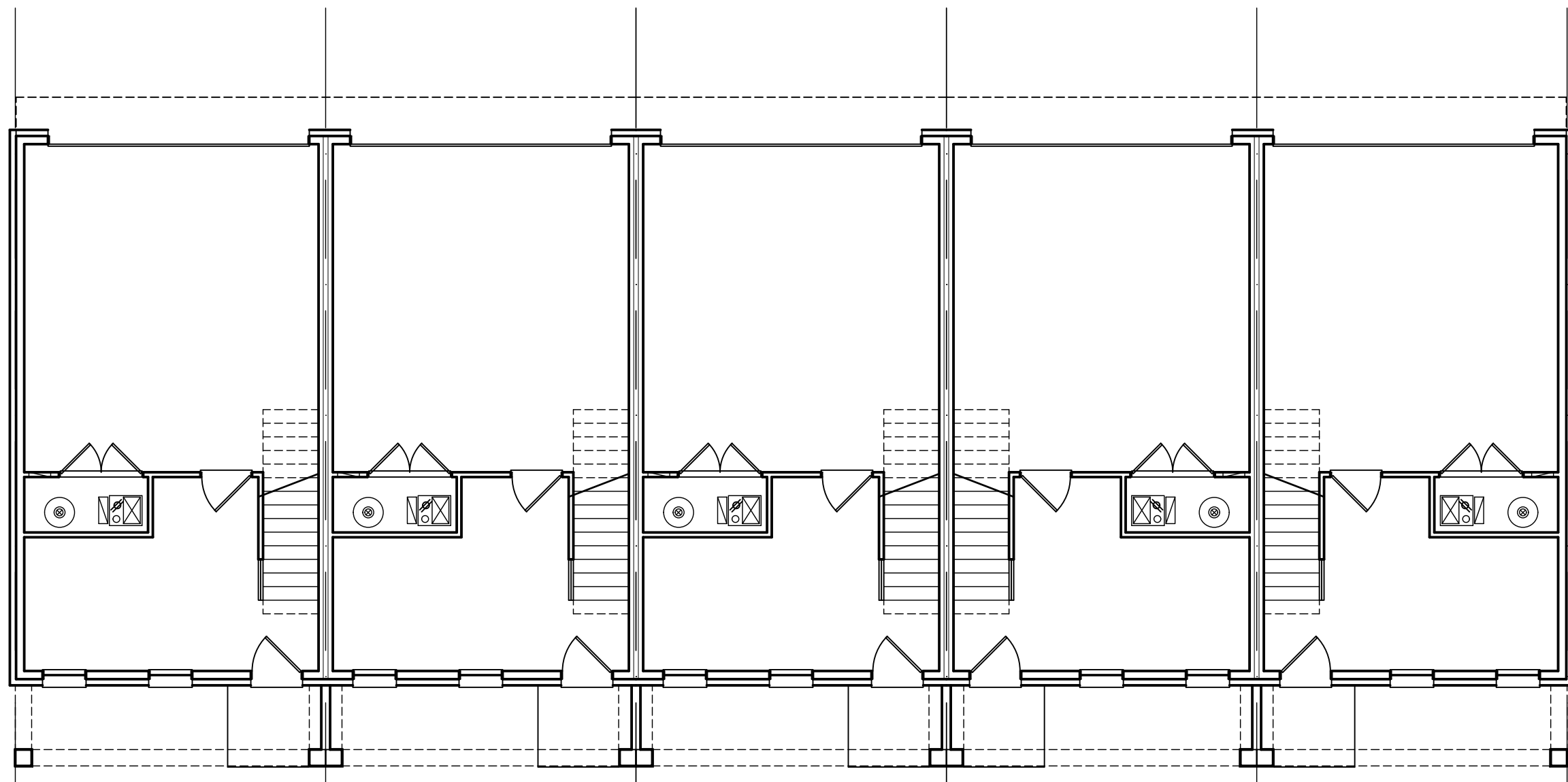




\*\* COORDINATE SECOND FLOOR UNIT LAYOUT OPTIONS WITH DEVELOPER

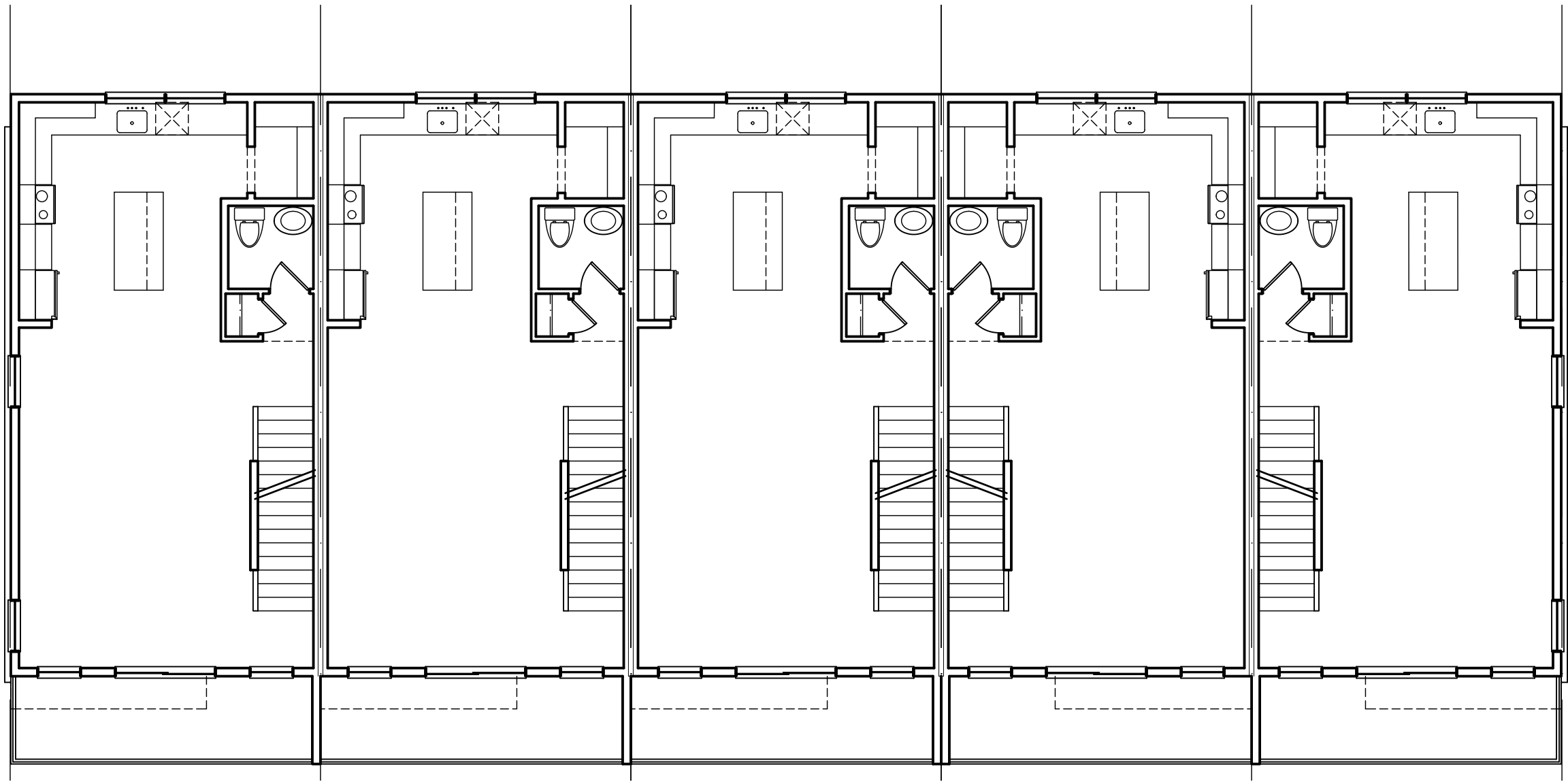
**SECOND FLOOR PLAN**  
**5 UNIT BUILDING**

SCALE: 1/8" = 1'-0"



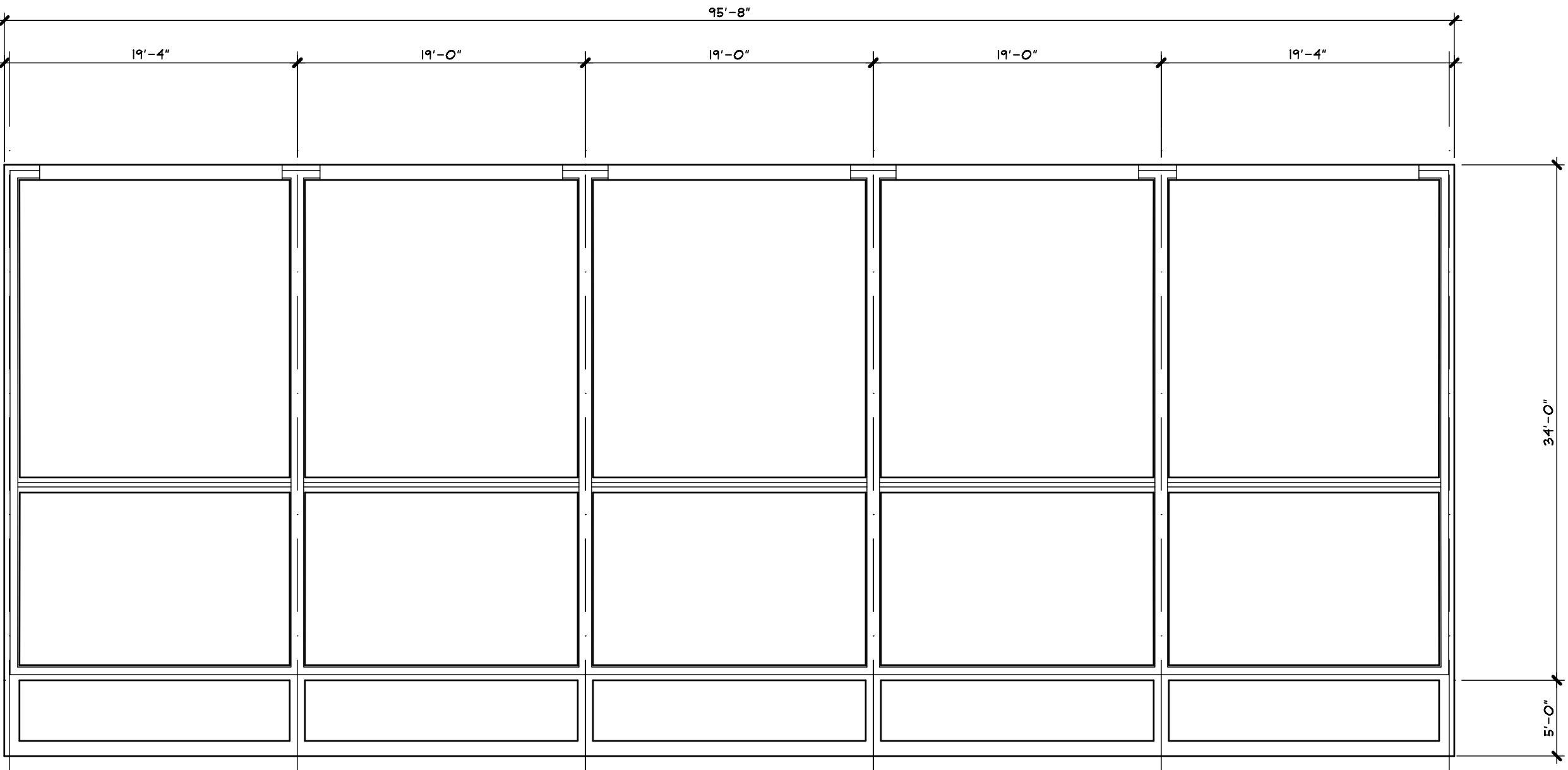
**LOWER LEVEL PLAN**  
**5 UNIT BUILDING**

SCALE: 1/8" = 1'-0"



**FIRST FLOOR PLAN**  
**5 UNIT BUILDING**

SCALE: 1/8" = 1'-0"



**FOUNDATION PLAN**  
**5 UNIT BUILDING**

SCALE: 1/8" = 1'-0"



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**5 UNIT BUILDING**  
**BUILDING PLANS**  
S.P.A.

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**CROOKS ROAD TOWNHOMES**  
TROY, MICHIGAN

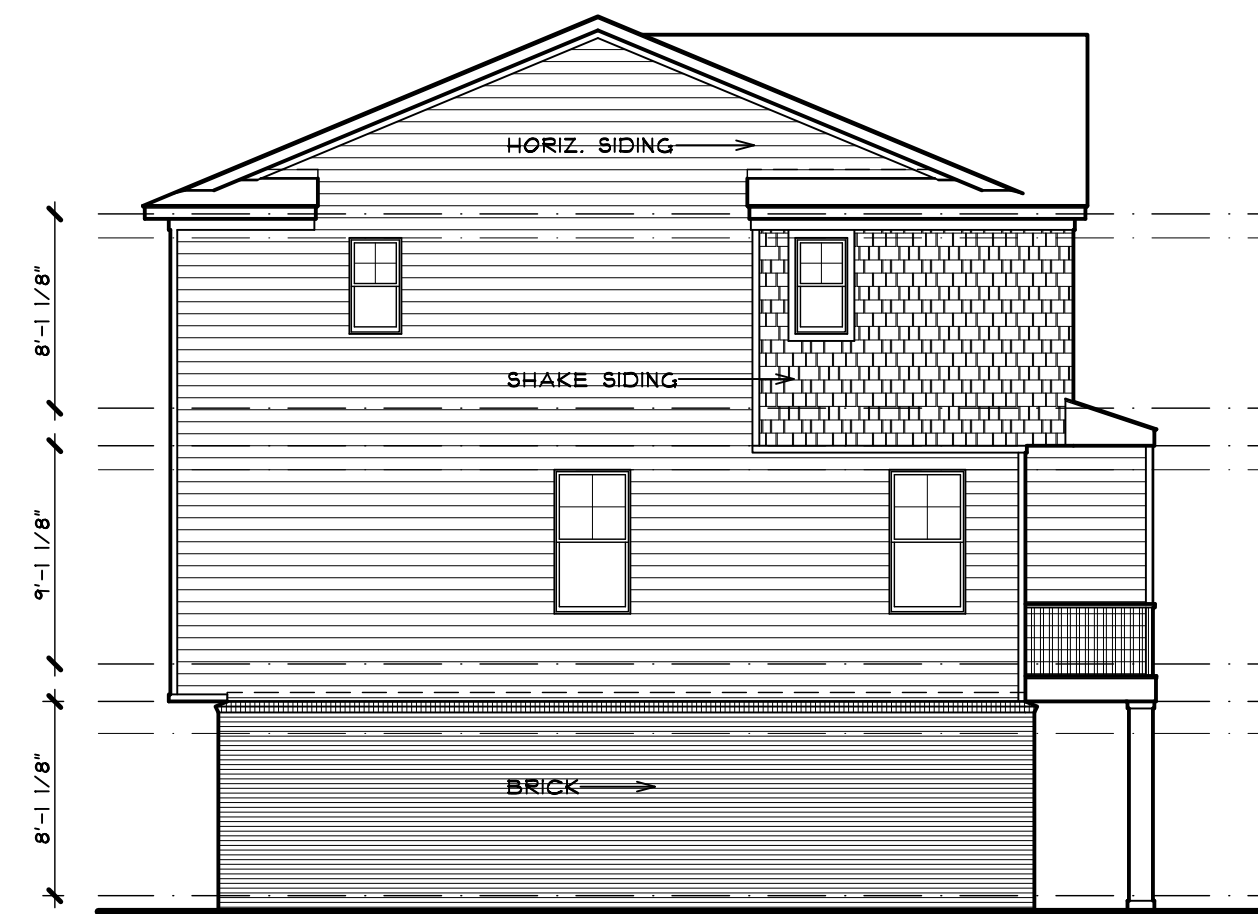
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| SHEET NUMBER<br><b>A-4</b>  |          |





**REAR ELEVATION**  
**5 UNIT BUILDING**

SCALE: 1/8" = 1'-0"



**LEFT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"



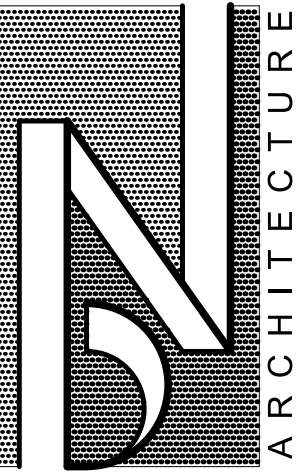
**RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"



**FRONT ELEVATION**  
**5 UNIT BUILDING**

SCALE: 1/8" = 1'-0"

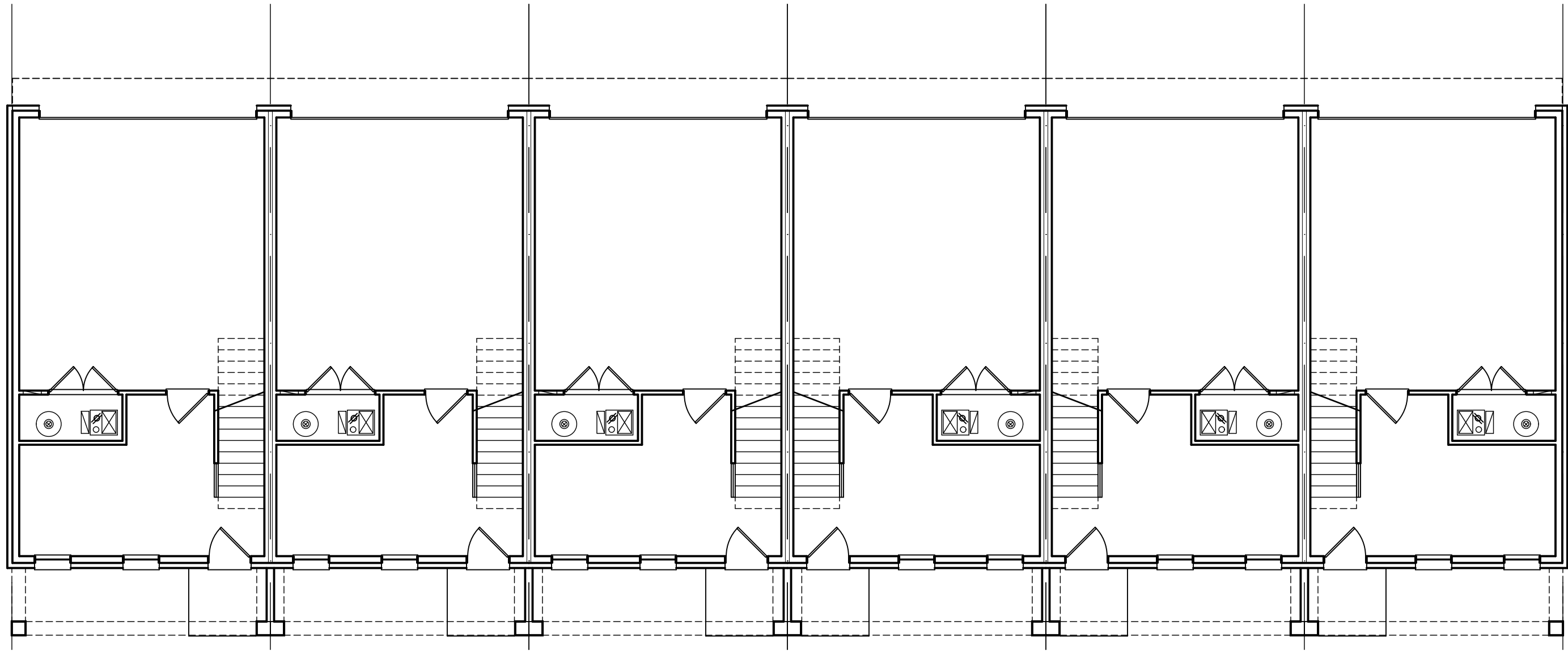


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SHEET TITLE  
**5 UNIT BUILDING**  
**BUILDING ELEVATIONS**  
S.P.A.

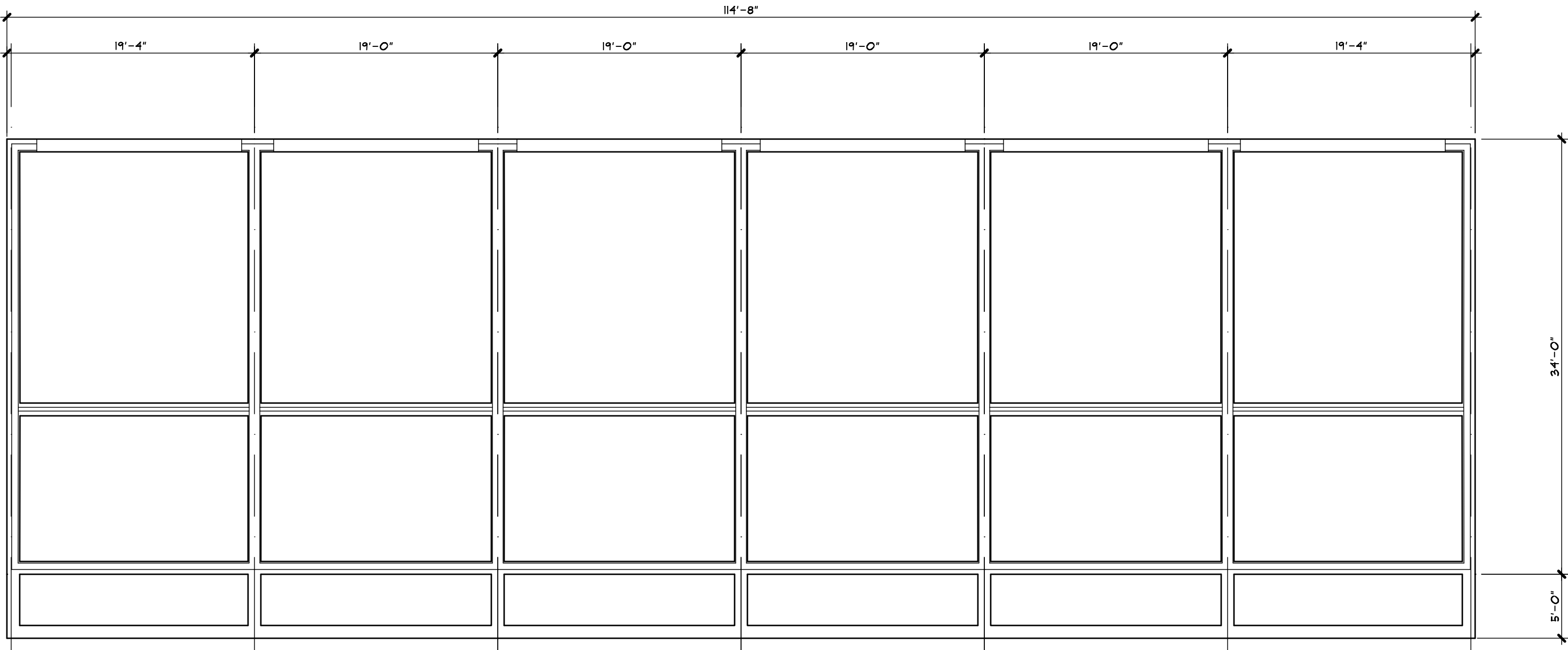
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**CROOKS ROAD TOWNHOMES**  
TROY, MICHIGAN

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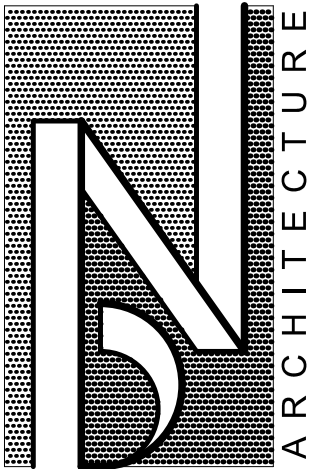
LOWER LEVEL PLAN  
6 UNIT BUILDING

SCALE: 1/8" = 1'-0"



FOUNDATION PLAN  
6 UNIT BUILDING

SCALE: 1/8" = 1'-0"



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SHEET TITLE  
6 UNIT BUILDING  
BUILDING PLANS  
S.P.A.

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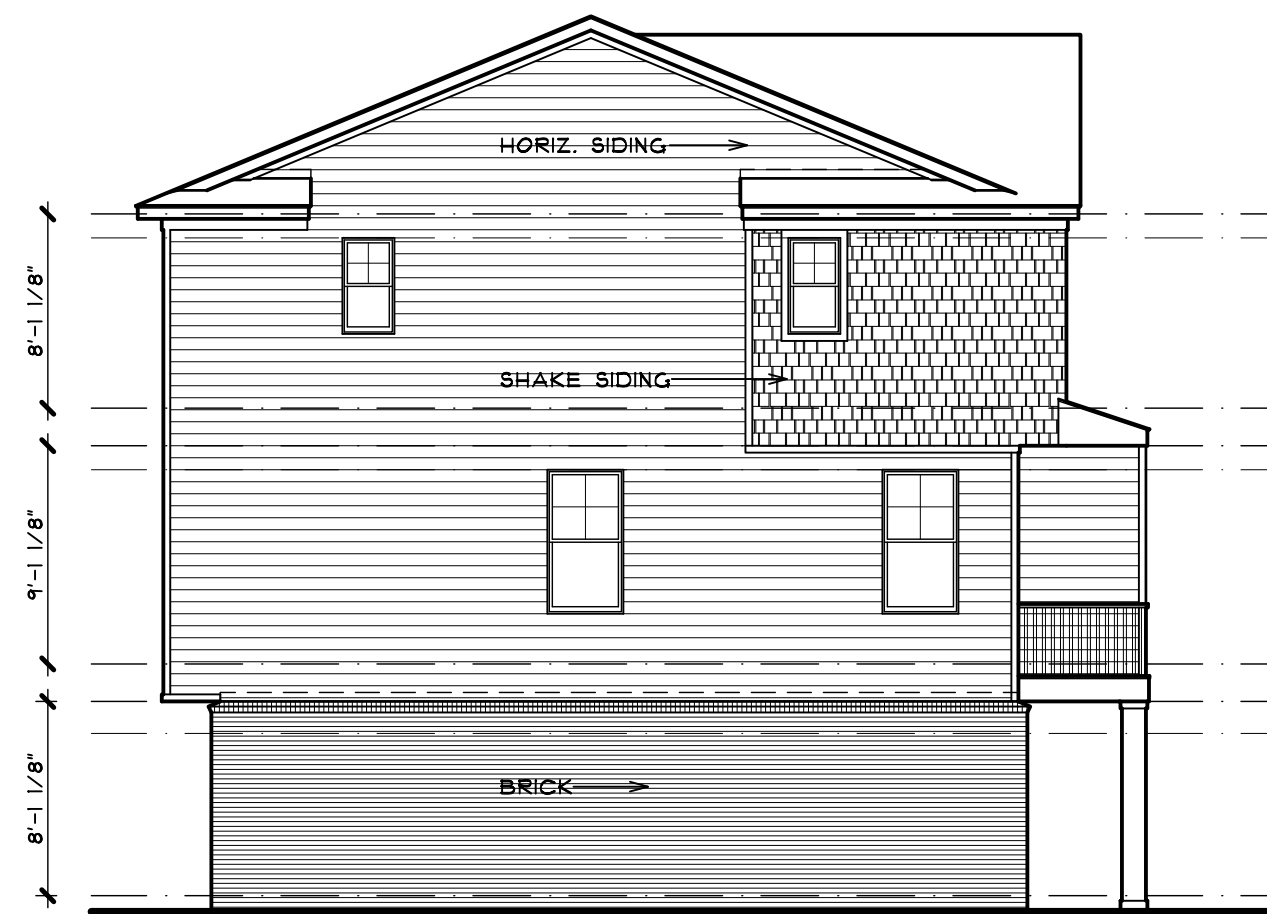






**REAR ELEVATION**  
**6 UNIT BUILDING**

SCALE: 1/8" = 1'-0"



**LEFT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"



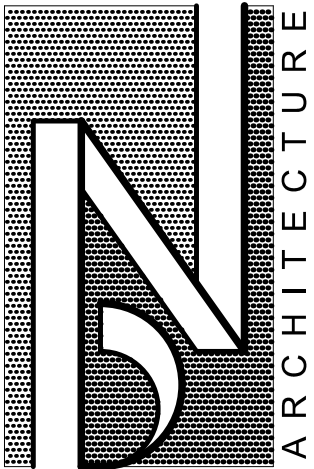
**RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"



**FRONT ELEVATION**  
**6 UNIT BUILDING**

SCALE: 1/8" = 1'-0"



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**6 UNIT BUILDING**  
**BUILDING ELEVATIONS**  
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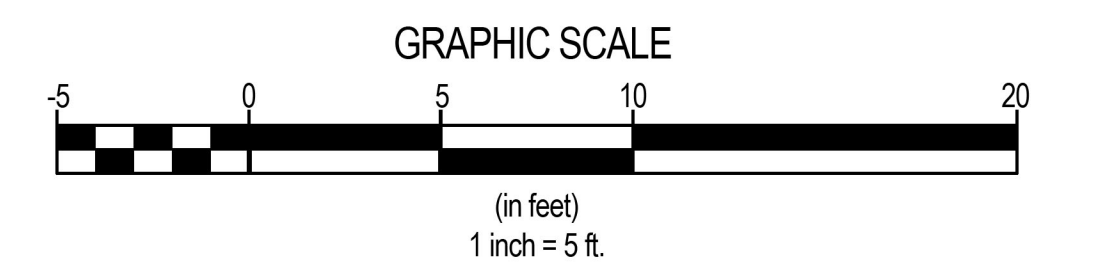
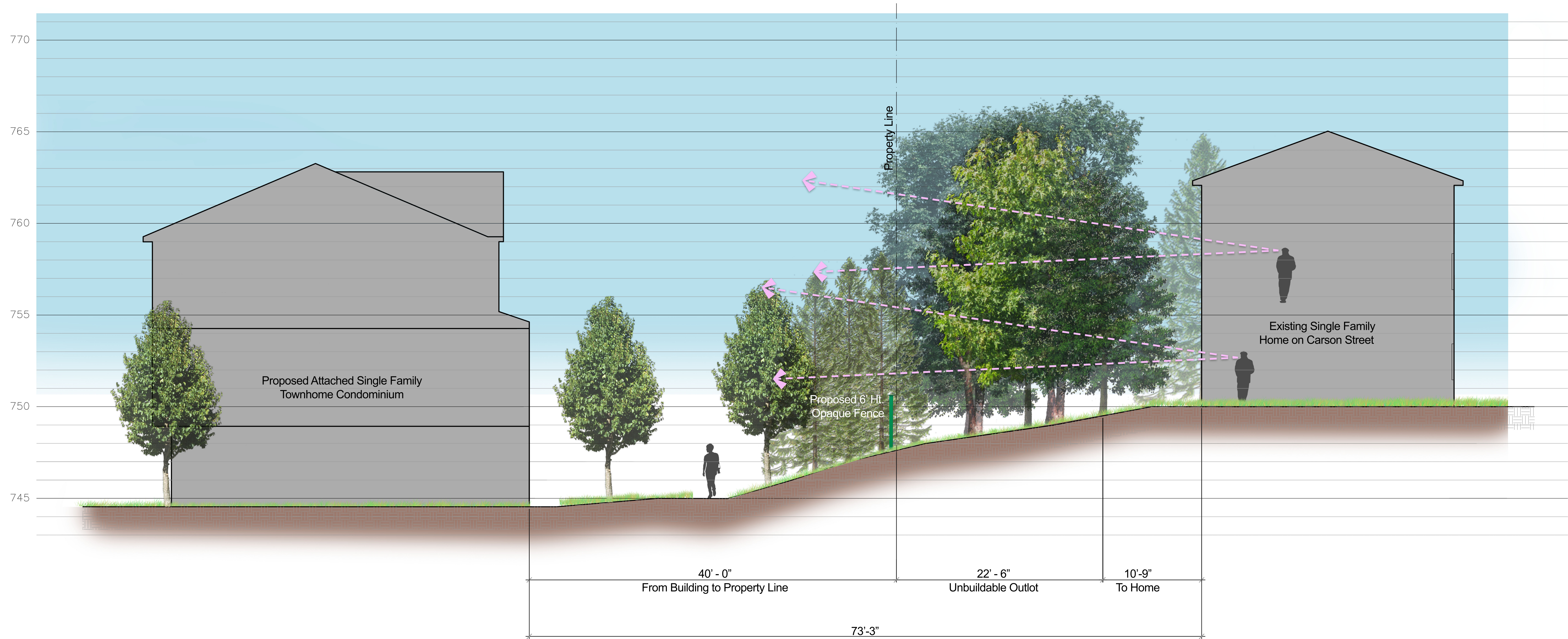
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**TROY, MICHIGAN**

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# Crooks Rd Townhomes

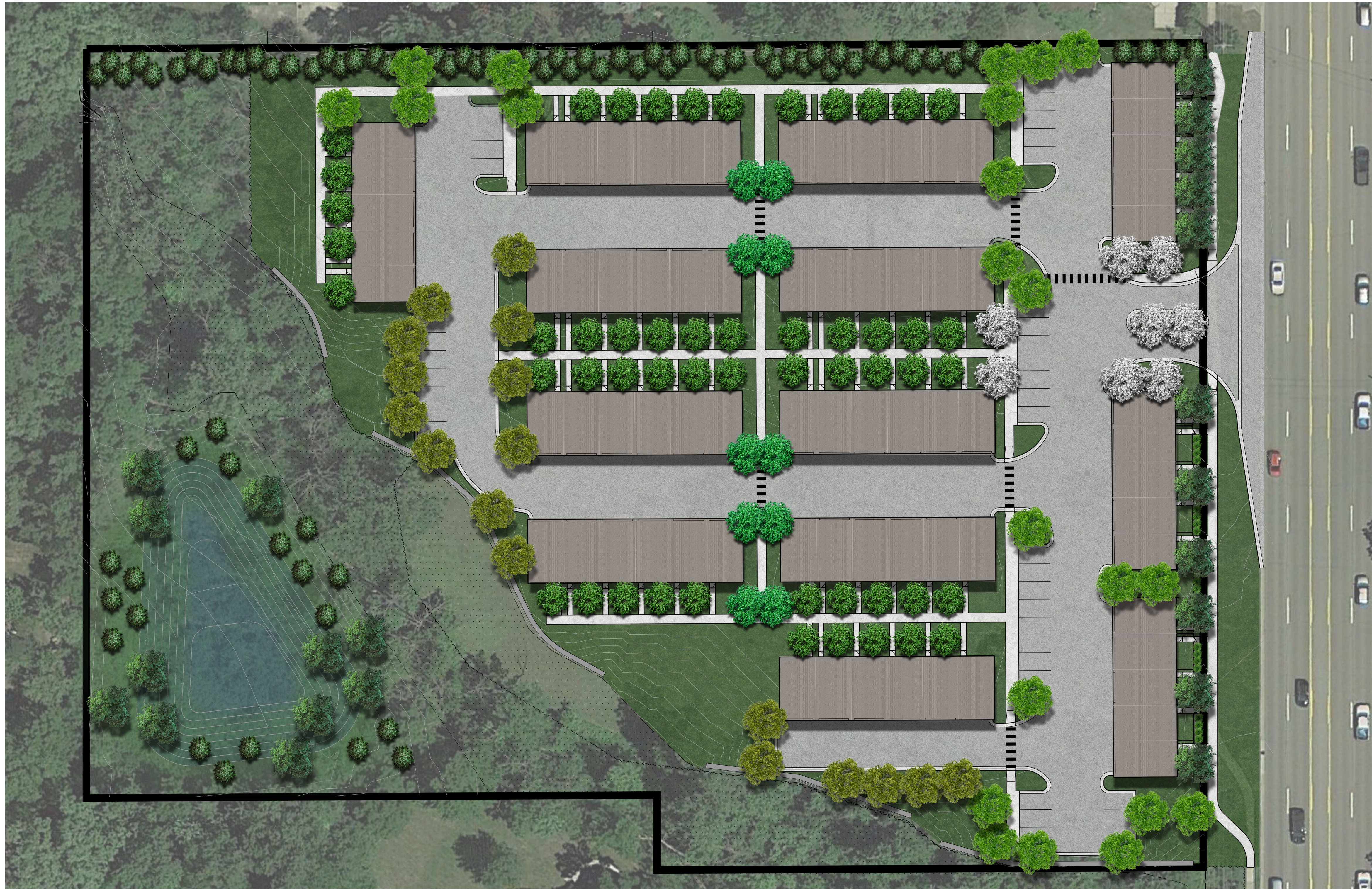
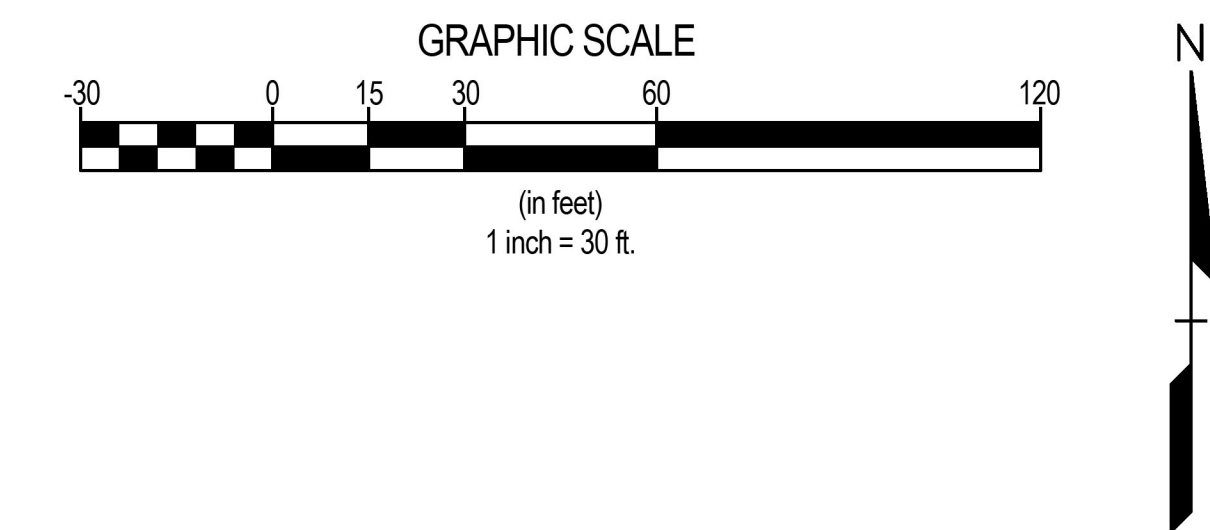
Troy, Michigan

November, 2019

PEA, Inc.  
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Brighton, MI 48116  
t: 517.546-8583  
f: 517.546.8973  
www.peainc.com







# Crooks Rd Townhomes

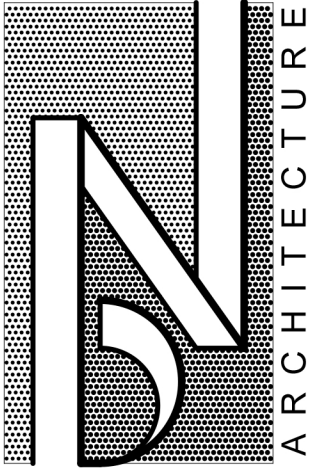
Troy, Michigan

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SHEET TITLE  
5 UNIT BUILDING  
BUILDING ELEVATIONS  
S.P.A.

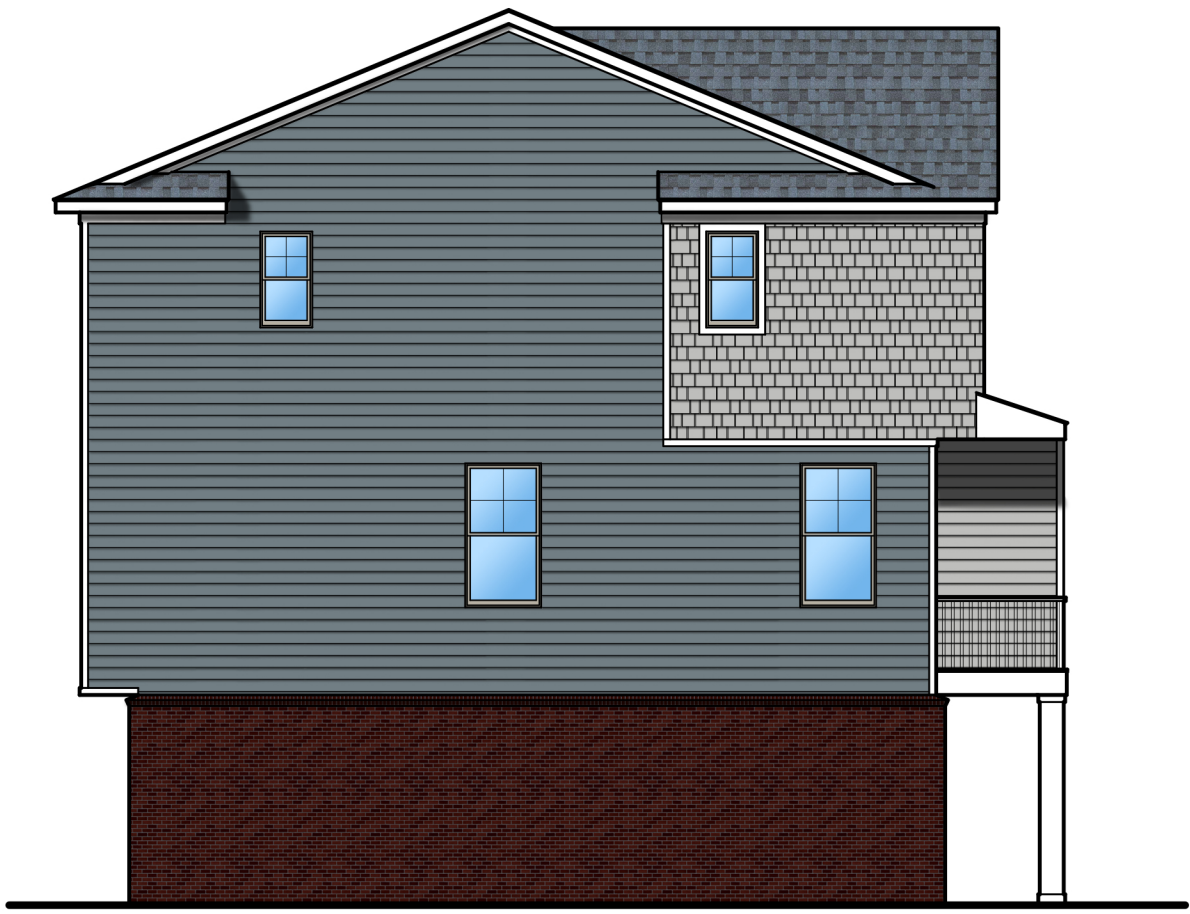
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CROOKS ROAD TOWNHOMES  
TROY, MICHIGAN

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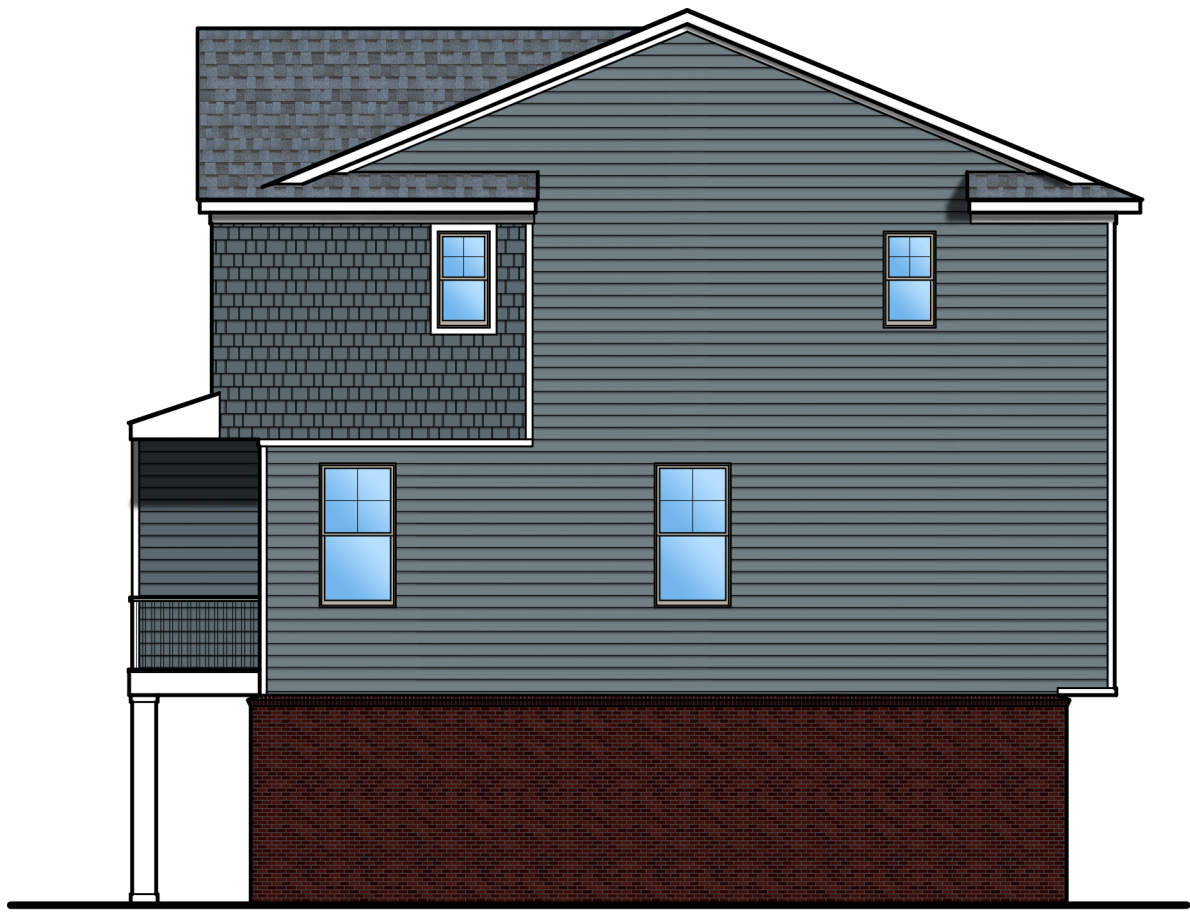
REAR ELEVATION  
5 UNIT BUILDING

SCALE: 1/8" = 1'-0"



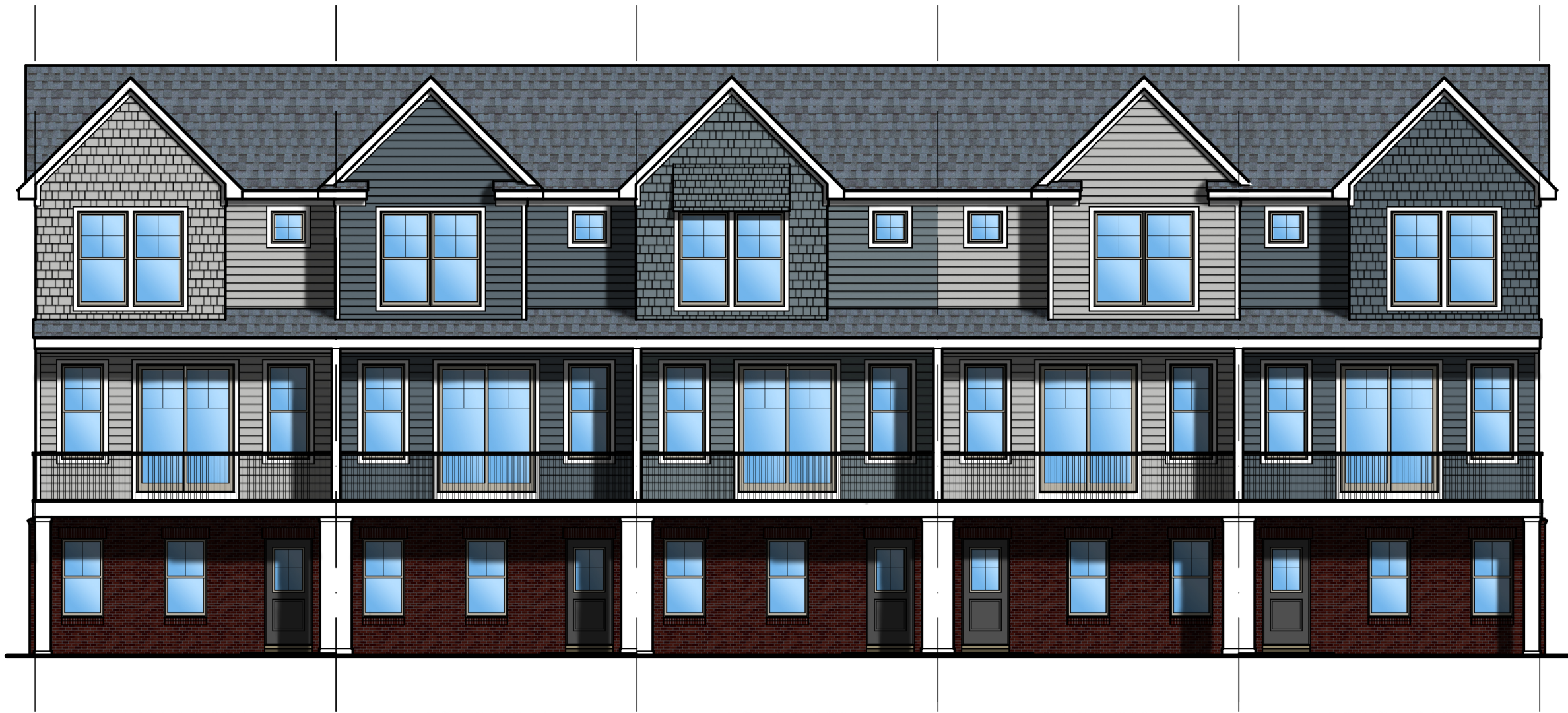
LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



ELEV. 'A' ELEV. 'B' ELEV. 'C' ELEV. 'B' ELEV. 'A'  
FRONT ELEVATION  
5 UNIT BUILDING

SCALE: 1/8" = 1'-0"



## Woodlands of Troy Homeowners Association

4087 Penrose Court

Troy, MI 48098

January 2, 2020

City of Troy Planning Commission  
500 W. Big Beaver Rd.  
Troy, MI 48084

***Re: SP-1922 Crooks Road Townhomes Multi-Family Development***

Dear Commissioners,

This is the third iteration of the site plan. In each attempt the developer has utilized the one application for three different sites, requiring multiple reviews and meetings by the Planning Director, the Planning Consultant and surrounding homeowners. In each of these attempts, the Developer has not made the modifications recommended by the Planning Director, nor complied with the basic tenets of the zoning ordinance as pointed out by the planning staff or the residents, like required buffering adjacent to R-1 zoned land. Without consequences for non-compliance, developers are encouraged to ignore the zoning ordinances, staff requests and consideration of the neighbors, hoping that repeated meetings will wear down the adjacent homeowners and the planning commission will approve the plan without the recommended changes. For these reasons and the reasons stated herein, we respectfully request the Planning Commission deny this application and require the developer to file a new application consistent with the zoning ordinance.

### **Review**

The first submission, without a request for rezoning, included an R-1 zoned lot as part of the site plan for a multi-family development. After my challenging this issue the Planning Dept. concluded that the entrance and storm water retention pond on the R-1 zoned lot did require a zoning change.

As a result of the original site not being zoned for multi-family, the developer reduced the site by .68 acres to the Neighborhood Node ("NN") zoned lot which has a single-family dwelling, and increased the number of units from 54 to 60 with a density going from 16.6 units per acre to 22.2 units per acre. The second iteration of the site plan, like the first, did not incorporate any of the changes requested by the Planning Dept. and was not in conformance with the zoning ordinance for the many reasons mentioned in our letter to the Planning Commission dated September 19, 2019.

Without filing a new application, the legal description of the plan now has changed again, expanding to include an adjacent site occupied by another single-family home (4095 Crooks) and is splitting an additional lot to the south of 4095 Crooks, which is not included in the legal description. This third proposal includes filling in an area that already floods, which eliminates a habitat for deer and other wildlife and still disregards most of the issues raised by the planning dept. and our September letter, and is not in the best interest of the health, safety and welfare of the community.



### **Lack of Good Faith Effort**

I believe it is appropriate to point out that the developer has not made a reasonable effort to comply with the zoning ordinance, instead it has:

- Made no effort to comply with the intent of the ordinance as supplemented with the Troy Master Plan including:
  - providing “low-impact and provide a high benefit to the neighborhood using the least amount of land”
  - building structures consistent with the missing middle transitional to R1-B
- The development’s tree calculations still include the home at 4165 Crooks, property owned by Woodlands of Troy to the north and the west, and land owned by a third party to the south. We raised this issue with the last set of plans and the developer has continued to stretch the truth.
- Section 13.20 B. 2. States a landscape buffer shall be constructed to create a visual screen at least six (6) feet in height along all adjoining boundaries when a proposed use is more intense. The latest plan does not have screening along the western boundary.
- As the PEA engineer pointed out in the September 24<sup>th</sup> presentation, it has not provided the trees every 50’ along its private street as it “is inconvenient.”
- The proposed development **doesn’t provide any** “spaces that attract and welcome neighborhood residents,” “outdoor “gathering spaces,” or “sense of community through shared community.” Further, given the average household has 1.9 children per household this development could have 140 or more children under the age of 18 without any provision for a place for them to play outdoors, other than in the street, which will be a safety hazard.
- In addition to leaving out the landscape buffer, we don’t see any effort to provide transitional features between the R1 zoned lands to the west and the development.

### **NEIGHBORHOOD NODES**

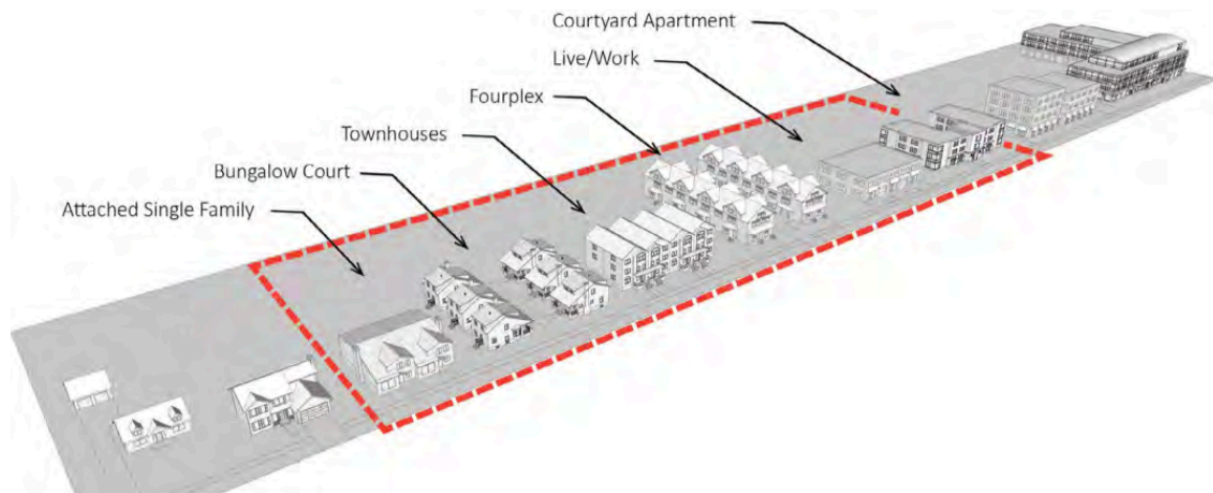
Neighborhood Nodes Building Form C Standards provides for a **minimum of 2 stories and a maximum of 4 stories**. The introductory statement for this form better defines this ranges stating: “Building Form C: This category is primarily designed for attached residential or live/work residential units.” <sup>1</sup> This statement clearly describes the broad range of minimum to maximum density. Further, the dimensional limits show a minimum of two stories and a maximum of four stories. The above description and dimensions fit perfectly with the below associated diagram. It also matches the transitional features described in the master plan.

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<sup>1</sup> Table 5.03B.3 – Building Form C



## *The Missing Middle*



The Troy Master Plan states Transitional features are required “to provide a transition between higher intensity [uses](#) and low-or moderate-density residential areas... Transitional features are intended to be used in combination with landscape buffers or large [setbacks](#).”<sup>2</sup>

The Master Plan also calls for transitional density stating: “Transitional density - The Missing Middle Market offers an opportunity to create **housing at densities which fall between traditional single family and multiple family**.”<sup>3</sup> Attached residential falls in the middle.

The above visual representation from the Master Plan shows one family residential similar to ours next to Attached Single Family Residential, followed in intensity with Bungalow Courts with Townhouses next, adjacent to a higher intensive use of Fourplexes. These statements and diagrams provide appropriate direction for the Planning Commission to require a site plan adjacent to a residential development such as Woodlands to be of two-story height and of Attached Single Family Residential density.

A review of the Master Plan for Neighborhood Node “I” describes the primary uses and Character as:

“Development at this location should be **low-impact** and provide a high benefit to the neighborhood using the least amount of land.”<sup>4</sup>

With the forgoing in mind, two story Attached Single Family Residential is clearly the most compatible development for the site.

The Master Plan describes the intended density for this area as the Missing Middle. And explains it as “densities which fall between traditional single family and multiple family”<sup>5</sup> which in the Master Plan, and our zoning ordinance would be comparable to Attached Residential.

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<sup>2</sup> Zoning Ord. 5.06 E. 3 a

<sup>3</sup> Missing Middle Housing – pg. 67 Master Plan

<sup>4</sup> Troy Master Plan Page 79

<sup>5</sup> Troy Master Plan Page 67



Using density limitations for Multi-Family and Attached Residential as guidance for appropriate density for this site, below is a comparison of the height and density limitations.

#### ATTACHED RESIDENTIAL DIMENSIONAL REQUIREMENTS

| Minimum Lot Size Per Dwelling Unit |                   |                 | Maximum Height  |              | Minimum Yard Setback |                |                |      | Minimum Floor Area Per Unit (Square Feet) | Maximum % of Lot Area Covered by Buildings |
|------------------------------------|-------------------|-----------------|-----------------|--------------|----------------------|----------------|----------------|------|---|--|
| Area in Sq. Ft.<br>①               | Width in Ft.<br>① | Frontage in Ft. | In Stories<br>② | In Feet<br>② | Front                | Sides          |                | Rear |   |  |
|                                    |                   |                 |                 |              | ③                    | Least One<br>④ | Total Two<br>④ | ⑤    |   |  |
| 15,000 without sewers              | 75                | N/A             | 2 1/2           | 30           | 25                   | 5              | 15             | 35   | 1,000                                     | 30%  |
| 5,000 with sewers                  | 40                | 40              |                 |              |                      |                |                |      |   |  |

Attached Residential dwelling units lot size without roadway considerations would permit 8.7 units per acre using 5,000 sf lots, with a maximum of two and one-half stories.

#### MULTI-FAMILY RESIDENTIAL DIMENSIONAL REQUIREMENTS

| Maximum Density                             |    | Maximum Height  |              | Minimum Yard Setback |           |            | Distance Between Buildings | Minimum Floor Area Per Unit (Square Feet)                              | Maximum % of Lot Area Covered by Buildings |
|---|----|-----------------|--------------|----------------------|-----------|------------|----------------------------|--|--|
| Units Per Acre                              |    | In Stories<br>② | In Feet<br>③ | Front<br>④           | Rear<br>⑤ | Sides<br>⑥ |                            |  |  |
| When not abutting single-family residential | 24 | 8               | 100          | 30                   | 30        | 30         | 30                         | Efficiency or 1 BR - 600<br>2 BR - 800<br>3 BR - 1,000<br>4 BR - 1,200 | 35%  |
| When abutting single-family residential     | 10 | 2               | 25           |                      |           |            |                            |  |  |

Multi-Family Lot size abutting a single family residential would permit 10 units per acre with a maximum of two stories and 24 units per acre when not abutting single family residential.

The above Attached Residential and Multi-family dimensional requirements shows the range of density taken into consideration in NN Form C Requirements to satisfy the needs of low density NN "I" as well as the high density Big Beaver district, specifically from 8.7 dwelling units per acre to 24 units per acre. When the multi-family is adjacent to single family residential it reduces to 10 units per acre, which is more comparable to Attached Residential, especially when the NN minimum height of 2 story is taken into consideration as a height used adjacent to one family residential.

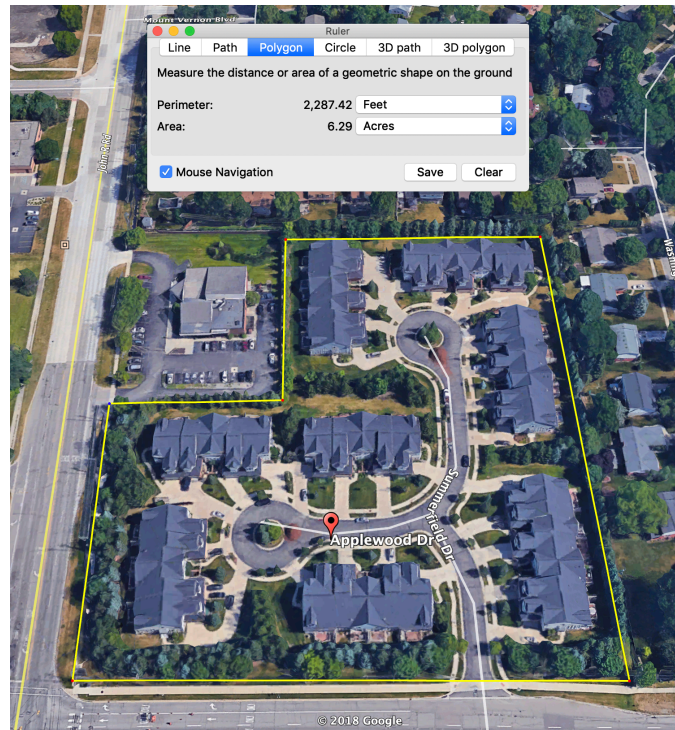
Using these guidelines one can see that the Crooks Road Townhomes should be no larger than 2 stories and not greater than 10 units per acre, which closer reflects Attached Residential standards. In further support, that the proposed development does not fall in the middle and is not transitional. Below is a comparison to our neighborhood the proposed site plan:

- Our homes are only two stories the proposal is three.
- The proposals two 2.7 acre lots (currently with one residence each) vs. 74 residences
- The single family homes on Crooks to the north are on .7 acre lots, Woodland sub. homes are on .35 acre lots vs. the subject will have 74 homes on 5.4 acres or .07 acres per unit.
- The planned townhomes have a footprint of about 642 sq. ft. compared to a Woodlands home of 2,500 sq. ft.

Our family spent 3 years looking for our "ideal" home in the Bloomfield/Troy area and chose our house in Troy. When we bought our house adjacent to the NN district, the only residential development in a NN district that wasn't 20 years old was the Neighborhood Node "F"



development at Wattles and John R. on Applewood and Summerfield Streets (the “Applewood Development”). Based on that, an Applewood style development is what I would reasonably expect to potentially see being built next to our home in the future.



**Applewood Development Wattles @ John R**

The Applewood Development is zoned NN “F” with same Site Type B, where 40 attached-residential homes were built on 6.29 acres or about 6.4 units per acre including roadways. This density represents one home for every .15 acres which is 1.4 times the density of the adjacent subdivision. This transition is a compatible transition. If this development was adjacent to our subdivision it would represent 2.3 times the density of Woodlands. By comparison the existing proposal will have a density of one for every .07 acres which is 5 times the number of homes on a Woodlands lot, which is not compatible nor transitional. Following the example of Applewood would be transitional and much more reasonable than the current plan of 5 times density of Woodland’s, without considering the unbuildable wetland and low lying area.

### **SAFETY, HEALTH & WELFARE**

Aside from compliance with the zoning ordinance, the following issues exist impacting the safety, health and welfare of the community.

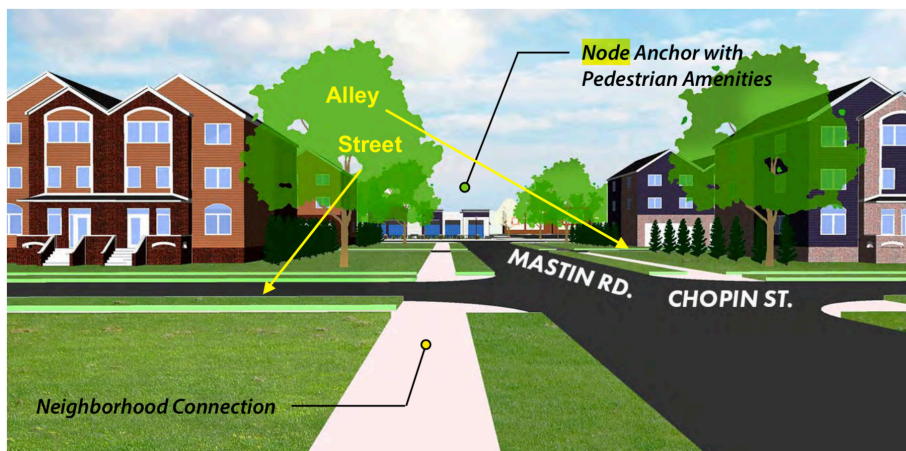
#### **Safety**

- With the average household having 1.9 children per household, this development could have 140 or more children under the age of 18. The only access for a bicycle from the garage is to a street, which has no sidewalks and upwards of 24 adjacent residents in a 250’ long block. This would anticipate up to 48 cars accessing the street, all within the equivalent



of two and one half lots in the neighboring subdivision. This very intensive street use as an alley with no sidewalks creates a huge safety hazard for the kids.

- We question the sufficiency of the deacceleration lane given that traffic at rush hour backs up to Fountain as evidenced in the photos attached.
- Primary Entrance. “The primary building entrance shall be clearly identifiable and useable and located in the front façade parallel to the street”.<sup>6</sup> Under the current plan there is no street in the “front façade parallel to the street” and as a result, no provision for a delivery person or visitor to access the dwelling without going to the end of the development to get around the buildings. See Master Plan illustrations below showing street & alley access<sup>7</sup>
- NN Building Form C Lot Access & Circulation Standards states driveways must be “integrated into buildings from the rear, in an alley configuration.”<sup>8</sup> The current driveway access is supposed to be an alley, not a street.
- To be consistent with the ordinance, the plan should be changed to provide a street between the fronts of each building and an alley between the rear of the buildings in a configuration similar to the original plan with a street between the fronts added. With a street fronting each building, there would be a means for delivery access, visitor parking. Further, it would also comply with the driveway access requirement via an alley instead of the planned street. This would also bring the density closer to the intent of Form C minimums and transitional development.



Master Plan examples showing townhomes with required streets and alleys

<sup>6</sup> Troy Zoning Ord. 5.06 E 1.) a.)

<sup>7</sup> Master Plan pg. 84 & 155 Nodes

<sup>8</sup> Building Form C Lot Access & Circulation



### **Health**

- The 100 year flood level for Zone A as noted on PEA's drawing number C-3.0 of the plans states there is no base elevation provided, so this is an assumed level. On the site plan, the assumed level doesn't follow the topography in the area of the drain, instead, defying logic, it is shown at various elevations including 738'. There is a natural dam of the creek at the northwest corner of the development. Several of our homeowners adjacent to this area, including myself, have observed heavy rains and spring snow melts cause flooding of a greater area than shown on the drawing ie. without a 100-year flood. I've attached a photo and video evidencing the flood. Since this Zone A is an estimate, we believe further study is required, including a wetlands study or soils analysis done to show the development won't be filling in a wetland, be in the area that has previously flooded and/or negatively impact the area, nor adjoining and downstream properties.
- The proposed retaining wall at its southern corner is below the 738' contour which would be within the 100-year flood plain.
- The proposed Detention basin, combined with the proposed retaining wall will result in filling an area that has flooded in the past creating a dam that will increase the flood level onto my adjacent property (Site Plan with previous flooded area noted attached).
- There is insufficient off-street parking. Without considering parking for visitors, there is only ½ space per unit.

### **Welfare**

- We don't believe the materials proposed in the development, with mostly vinyl siding and fencing is compatible with the neighborhood, including the two new homes built just a few houses north of the site.
- We have consulted with experts and believe this proposed development would decrease the value of the homes in our subdivision by 5% to 10% or better put \$2.5M to \$5M for the subdivision.
- The developer proposes to fill in the low areas east of the creek raising the grade at the rear of the townhomes 6± feet, using a retaining wall. This low area has mostly deciduous trees that have been overrun by an invasive vine and experienced flooding. The vine has killed many of the trees, some of which still stand, many of which have fallen. We believe any screening used should be greater in height than 6' as with seasonal leaf loss, and the trees being eliminated by the invasive vines, there likely will result in no screening at some point. In addition, due to the development's second floor balconies, 6' trees are not high enough to provide screening from neighboring bedroom windows.
- The detention basin will require quite a bit of fill material to bring the height to the levels depicted in the plan. It is unreasonable for the construction equipment, dump trucks etc. to access the site thorough the Woodlands subdivision via Penrose Drive. It is enough for us to endure the construction activities that will occur, it would be unreasonably burdensome for our subdivision to endure the noise, safety and damaging equipment in our neighborhood.

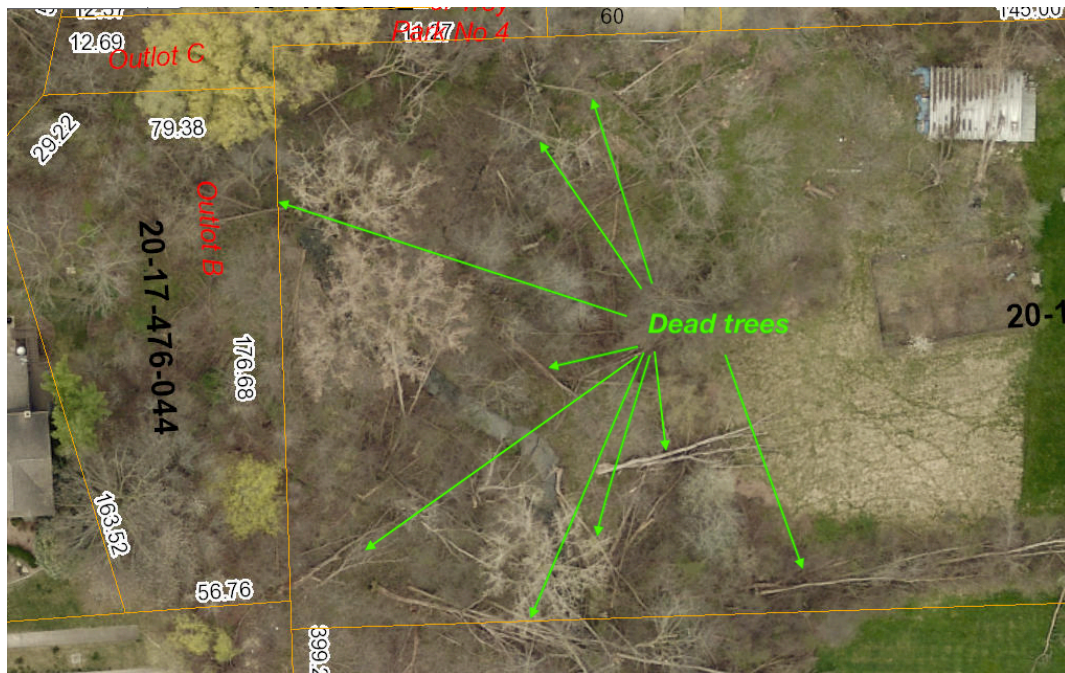




Some of the vines



Vine covered trees



Dead Trees on West Side of Development

- The developer has not provided the required "... landscape maintenance program including a statement that all diseased, damaged, or dead materials shall be replaced in accordance with the standards of this Ordinance"<sup>9</sup> which would address existing invasive vines and dead trees and more importantly, the future landscape maintenance for common areas.
- Have all necessary easements to connect to utilities, including the water line north of the property in our Woodlands subdivision been obtained?

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<sup>9</sup> Zoning Ord. Section 13.02 h.



- Part of an additional lot to the south of 4095 Crooks is included as part of the parking in the site plan, but not included in the legal description. Has a lot split been approved?
- The detention basin has an inlet that is four feet higher than the creek between the development and the basin. Is the pipe going to be 4' in the air, or are they going to fill this area as well and put in a culvert for construction access and maintenance of the detention pond?
- There is no provision in the plan for the developments snow removal, which will have to be addressed by private contractors. Where will the 250' long 34' wide street/driveways snow go? Will it be dumped into the wetlands potentially backing up the creek.

According to the Troy Assessment Role, the collective homeowners of Woodland Subdivision's State Equalized Values evidence that at minimum, we have invested \$50 Million in our homes and improvements. Tollbrook North, LLC doesn't own the land, and at most has spent money on engineering fees. The developer is given the opportunity to prepare its plans at its pleasure and spend as much time as he wants presenting them in front of the Planning Commission. On the other hand, years ago, we made a \$50M commitment purchasing our homes. We are at risk of losing money with this proposal yet are relegated to three minutes to explain all of our concerns.

### Conclusion

The intent of the ordinance as it relates to minimum vs. maximum building height and transitional impact seems pretty clear to us, yet others may imply differently. We think any other interpretation would be unreasonable as we have relied on the language of the master plan, its diagrams and depictions as referenced above. **To infer some different intent would be reading something into the zoning ordinance that isn't there, contradicts the master planning documents and isn't compatible with the Single Family Residential, Attached Residential and Multi-family sections of the zoning ordinance.**

For the last five months we have woken up at night agonizing over this potential development and its impact on our lives and home values. We recognize that all property owners have rights. The owners of the NN zoned properties had their property values raised when the lands were zoned NN, with the opportunity to redevelop with a greater density. Just because there may be a need for the proposed style units, doesn't mean they should be developed everywhere. Restricting the development to the minimums, consistent with Form C and Attached Residential development standards or Multi-family adjacent to single family residential is not taking away any rights. Allowing for the proposed development would be unduly enriching the developer at the expense of the neighboring property owners.

The zoning ordinance shows its intent for Neighborhood Nodes with the focus not being high intensity residential, rather stating:

"Neighborhood Nodes are meant to serve as the core of the "economic neighborhoods" of Troy identified in the [Master Plan](#). Economic neighborhoods are destinations created as "go to" **places that take on a social role**, serving both as a place to meet basic needs



of the community and as 21st century village centers, ***which can include integrated residential development***

“Development at this location should be **low-impact** and provide a high benefit to the neighborhood using the least amount of land.”<sup>10</sup> ....”<sup>11</sup>  
(emphasis added to show the main purpose is not residential, nor high density residential such as what is proposed)

“The success of the Neighborhood Nodes will play a critical role in the protection and cultivation of a high quality of life in Troy.”<sup>12</sup>

For the foregoing reasons we respectfully request the Planning Commission deny this third iteration of the original application and require a new application be filed in compliance with all of the above issues and, consistent with your authority under section 8.06, direct the new application to address the health, safety and welfare issues raised, emphasizing reduced density comparable to Single Family Attached Residential either through reduction to two story structures with street and alleys, or as Single Family Attached Residential.

Respectfully Submitted,  
Woodlands of Troy HOA

Jerry Rauch - Member

cc: Bret Savident, Community Dev. Director

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<sup>10</sup> Troy Master Plan Page 79

<sup>11</sup> Zoning Ord. Sec 5.06 A

<sup>12</sup> Zoning Ord. Sec 5.06 A



**Crooks Road at Fountain 8:30 a.m.**



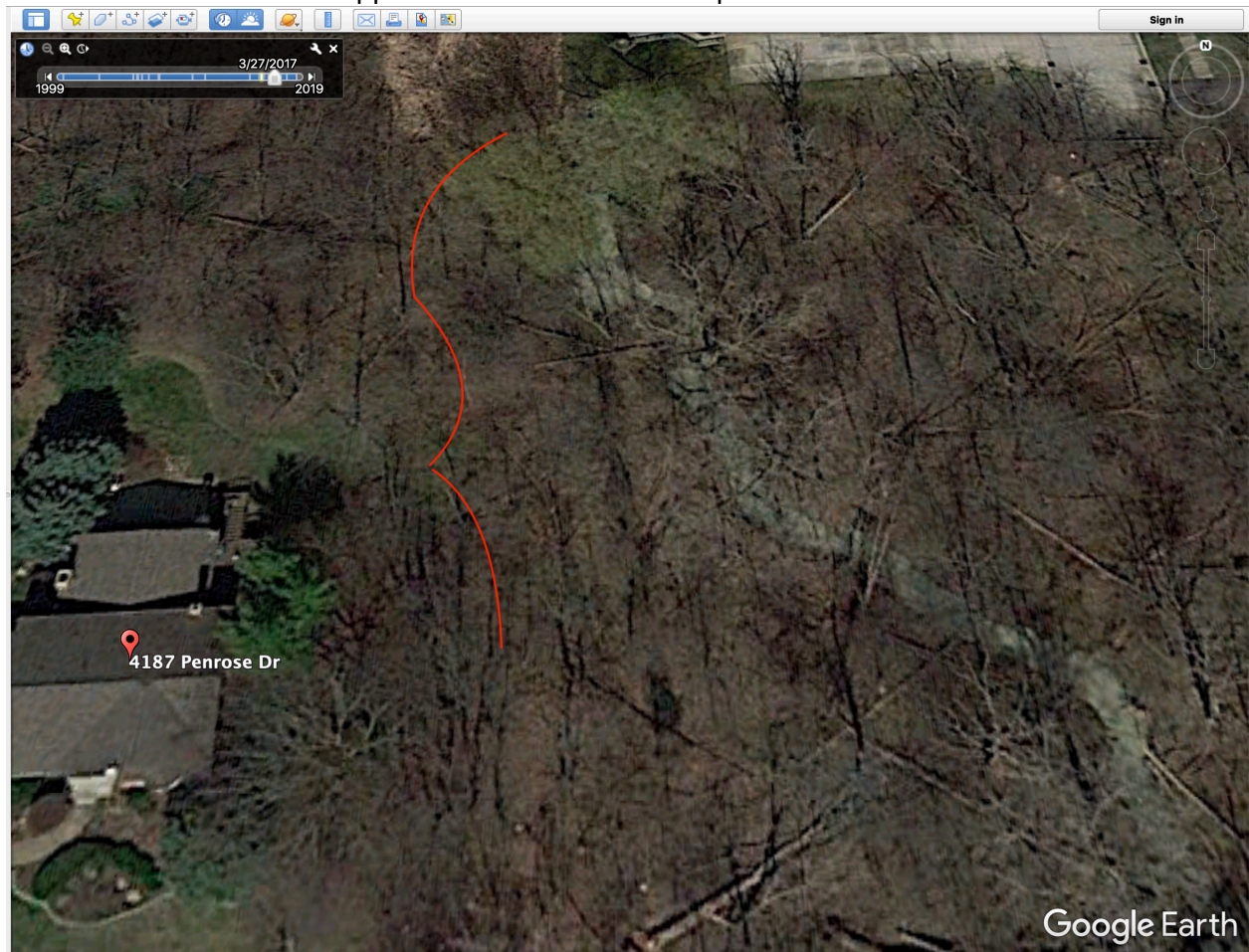


**Lane Drain Flooding**





Approximate flooded area depicted on aerial





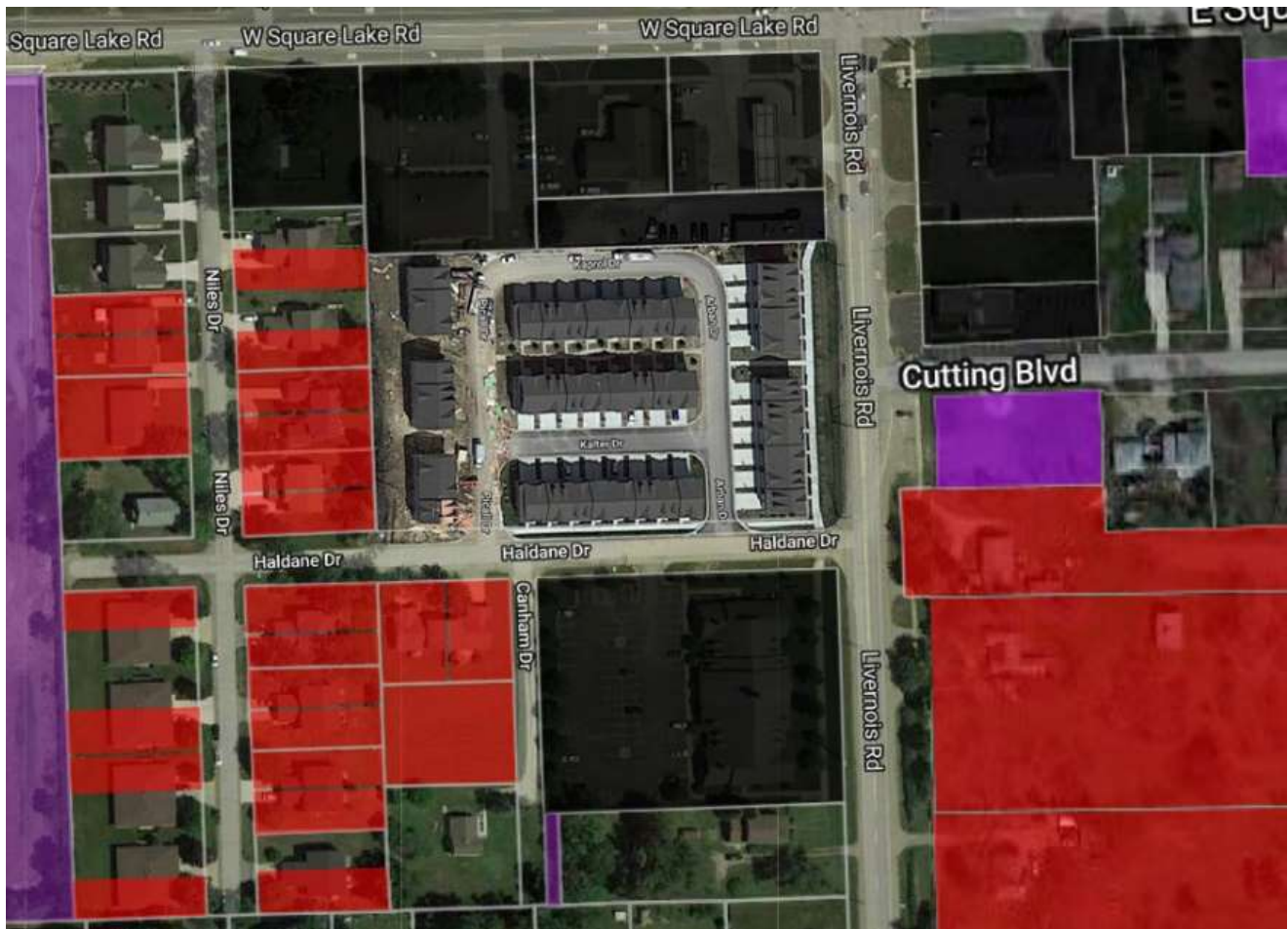
Dear City of Troy Planning Commission,

We are writing to make you aware of our continuing objection with the proposed Crooks Road Townhomes Development. We have many concerns with the proposed development, which include the fact that the proposed development is not compatible and/or transitional to our existing Single-Family homes. Our other concerns include the quality of materials used, since the Woodlands of Troy has a rule against using vinyl siding, and the proposed development is going to be mostly vinyl sided and have a vinyl fence. We believe any thing built next to our existing homes should have the same quality of materials, and that the vinyl fence should be a brick wall. We still have concerns with the Traffic, Parking, & Safety, Density, the 3-Story Height, & the 2<sup>nd</sup> Story Balconies. We also have many other concerns, though I'm not going to write a long letter about them, because I'm referring you to read Jerry Rauch's 13 page letter. We echo the concerns in Jerry Rauch's letter.

I DO want to point out that the proposed Crooks Road Townhomes Development will look very similar to the 3-Story Townhome Development at Square Lake & Livernois. Except, in the proposed Crooks Road Townhomes Development, each Unit's Square footage will be a little smaller, have 2<sup>nd</sup> Story balconies, & don't have a driveway leading into the 2 car garage. As I already said, we do not feel that a 3-Story Townhome development is compatible or transitional to our existing single-family homes.

It has been pointed out by Troy's planning department, that there weren't any complaints by the surrounding residents when the 3-Story Development at Square Lake & Livernois was up for review by the Planning Commission. In the image on page 2, I wanted make the Planning Commission aware of the probable reason for the fact that there wasn't any complaints by the surrounding residents, which is that there are not many Owner-Occupants that live in the neighborhood directly surrounding the Townhome Development at Square Lake & Livernois (see page 2). Most of the homes in the surrounding neighborhood are Duplexes and Rented out. In the following image (on page 2), the properties with red overlaid are Non-Owner Occupied/Rentals, the ones with Gray overlays are Commercial/Businesses, the ones with purple overlays are Government Owned, & the ones with no colored overlaid are owned by Owner-Occupants. You can see that the majority of the surrounding properties are businesses and Rental Homes. Not counting the Non-Owner Occupied homes & Businesses, East of Livernois, **71% of the surrounding properties are Non-Owner Occupied**. And there is only one (1) Owner-Occupied home on Niles Dr that backs to the 3-Story Townhomes.





Our Woodlands of Troy Neighborhood that surrounds the proposed Crooks Road Townhomes Development is 97% Owner-Occupied. Because Owner-Occupants live in the homes surrounding the proposed Crooks Road Townhomes Development, we are more willing to voice our concerns about the proposed development, since it directly affects us in the present & in the future.

Thank you for your Time & Service,

Laura Lipinski    &    Michael Lipinski  
248-7037749        248-563-0115



Troy Planning Commission  
500 West Big Beaver Road  
Troy MI 48084

**Re: SP-1922 Crooks Road Townhomes Multi-Family Development**

Dear Commissioners:

I am writing to express my concerns regarding the proposed Crooks Road development referenced above.

Along with a large number of my neighbors and others possibly impacted by the development noted above, we attended a Planning Commission Meeting on September 24, 2019 to convey our views regarding the proposed development. I understand the plans have been resubmitted with several changes.

I would like to reiterate a couple of the many negative aspects of the revised plans as follows:

**1. THE PROPOSED DEVELOPMENT IS NOT CONSISTENT WITH THE INTENT OR SPIRIT OF THE "NEIGHBORHOOD NODES" CONCEPT**

Based on the documentation in the Troy Master Plan,

*"The success of the Neighborhood Nodes will play a critical role in the protection and cultivation of a high quality of life in Troy" "....."Development at this location should be low-impact and provide a high benefit to the neighborhood using the least amount of land."*

As I look at the expected Neighborhood Node attributes in the Master Plan, this proposed townhouse development as currently configured does not address any of these concepts:

- It is not a "go to" ***place that takes on a social role***
- It does not serve as a village center
- It is not "low-impact" and does not provide a "high benefit to the neighborhood"
- It does not attract and welcome neighborhood residents
- And, it certainly does not ***"Create a Sense of community through shared community space"***

**2. THE PROPOSED DEVELOPMENT WOULD CAUSE ADDITIONAL DETERIORATION IN TRAFFIC CONDITIONS IN THE CROOKS/WATTLES ROAD AREA**

Currently, from approximately 7 to 9 in the morning and 3 to 6 in the evening, my ability to make a left turn out of our subdivision is entirely dependent on the mercy of one of the folks in the long line of drivers waiting to get through the light at Crooks and Wattles.

Coming south on Crooks from I-75 to turn west on Wattles Road, at peak times it may take three or more lights to get through the intersection.



Based on discussions with my neighbors north of the proposed development, conditions are even worse for turning onto either north or south-bound Crooks Road and for turning from Crooks Road into their subdivisions in the evening.

Prior to the September meeting, Troy's City Engineer shared a memo outlining the "Anticipated Traffic Impacts" of the proposed townhouse development, which concluded that this development is not expected to "significantly worsen" traffic conditions on Crooks Road. I'm not sure exactly what the term "significantly worsen" means, but it doesn't seem like a particularly robust standard to apply before adding 74 households to an already difficult traffic situation.

**In addition, this is only the second Neighborhood Node development for the Crooks/Wattles corner- I believe there must be a process in place to consider the cumulative traffic and pedestrian impact of many developments over time.**

### **REQUEST**

We respectfully request that the Planning Commission utilize its authority to reject this proposal and consider alternate uses or developments for this property. The new proposal should:

1. Ensure compatibility with existing housing and commercial districts and provide a transition between land uses.
2. Incorporate the recognized best architectural building design practices.
3. Enhance the character, environment and safety for pedestrians and motorists.

With apologies to Joni Mitchell.....

"They paved paradise, and put up a parking lot  
With a pink hotel, a boutique and a swinging hot spot.

Don't it always seem to go that you don't know what you've got till it's gone  
They paved paradise and put up a parking lot."

....or, in this instance.....a 74 unit townhouse development with inadequate parking, no space for recreation or social interaction....surrounded by a concrete wall and a plastic fence....

Thank you for your consideration.

Paul M. Balas  
4087 Parkstone Ct.  
Troy MI 48098  
(248)705-0057



**From:** [John Bridge](#)  
**To:** [Planning](#); [Joan Bridge](#)  
**Subject:** Crooks Road Townhomes  
**Date:** Tuesday, January 7, 2020 11:15:35 AM

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I live in Woodlands neighborhood and have been a tax-paying resident of Troy for nearly 50 years. I strongly object to this third proposal. It still disregards most of the issues raised by in the previous hearing and makes no effort to comply with the intent of the ordinance.

Unfortunately, I will be out of town and cannot attend the hearing on January 14th, but I strongly urge rejection of this entire plan as it is not in the best interest of the health, safety and welfare of our community.

I know that many of my neighbors will be there to respectfully and vigorously voice this same position. Please listen to them carefully and vote to reject this proposal in its entirety. A vote for further modification (to be brought to another future hearing) is an age-old delay tactic and is simply unacceptable. Please do the right thing for long-term benefit of our wonderful city!

Respectfully,  
John W. Bridge  
4089 Penrose Court  
Troy, MI 48098



City of Troy Planning Commission

01-08-20

My name is Linda Gerard and I am a resident at 4197 Carson Drive, Troy MI 48098.

This letter is in regard to SP-1922 Crooks Road Townhomes Multi-Family Development. As I understand this proposal is coming up on the January 13<sup>th</sup> Planning Commission Agenda.

I want to state my total dissatisfaction with the 3<sup>rd</sup> proposal of the Tollbrook developer to build high density townhomes as described in the proposal.

Health, Safety & Welfare:

The amount of greenspace in Troy due to overbuilding has become a grave concern for current and future residents. The City of Troy via the Planning Commission needs to strive to have protected areas of undeveloped landscape to ensure a healthy living environment for everyone. Cutting down existing trees and clearing the land to put up cheap-looking jammed-in townhomes does not fit with the overall masterplan: Protecting the health safety and welfare of our Troy community.

The wildlife will be severely impacted by such a development. The deer, birds, squirrels all add to the beauty of living in the Troy area. This proposed development with no greenspace for residents or wildlife clearly does not consider the health, safety and welfare of our community.

It sickens me as I drive around Troy to see almost every piece of vacant land with high-density townhomes recently built. Mistakes have been made in the past by allowing these types of townhomes to be approved. It is time to stop the madness of overbuilding on every piece of vacant land. I cannot tell you how many people have commented on the unattractive townhomes at Livernois & Square Lake.

The proposed cheaply-built townhomes on Crooks Road would back to our Woodlands Subdivision – where homes range from \$450,000 to \$600,000. This development would have a very negative impact on our current home values. I don't believe any of you would want to look out your window and see 3-story cheaply built townhomes with a proposed "white vinyl fence" boarding your property. What an eyesore!

The traffic on Crooks Road north of Wattles is already very congested and this is not the result of I75 construction. I have lived here for over 25 years and Crooks Road is always heavily travelled. Can you imagine with this proposed development to have an additional 120 plus cars trying to exit or enter onto Crooks road during morning and evening rush hour? This is an accident waiting to happen! A total safety hazard.

I, therefore, ask that the Planning Commission to consider these points and decline the approval to build these townhomes on Crooks Road.

Thank you - Linda Gerard



**From:** [Victor Nowak](#)  
**To:** [Planning](#)  
**Subject:** Crooks Road Townhomes proposed development  
**Date:** Wednesday, January 8, 2020 3:35:04 PM

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At the September 21 meeting, all (the citizens and the planning commission) agreed that the developer's proposal was flawed and did not make sense for this location. The latest proposal increasing the number of units to 74 makes the makes the health and safety concerns even greater. It is obvious that MERRIHILL ACRES is not the right area for high density townhome development. The city council and mayor were voted in and the planning commission should use common sense in representing the citizens and taxpayers of Troy, not the "pave-over-every-green-space-for-profit" developers. Please cancel the CROOKS ROAD TOWNHOME project now.

Sincerely,

Victor Nowak

1132 Fountain Drive Troy 48098



**From:** [Daphne W. Ntiri](#)  
**To:** [Planning](#)  
**Cc:** [dwntiri@gmail.com](mailto:dwntiri@gmail.com); [quenumjc@comcast.net](mailto:quenumjc@comcast.net)  
**Subject:** Crooks Road Townhomes Development  
**Date:** Thursday, January 9, 2020 6:52:36 AM  
**Attachments:** [Crooks Road Townhomes Talking Points Plan 3.pdf](#)  
[ATT00001.htm](#)

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Dear Commissioners of Troy:

We write to express our continued objection to the proposed Crooks Road Townhomes Development Project. As was clearly articulated by statements and remarks of residents of the neighborhood at the last Planning Commission meeting on September 24, 2019, the revised proposed 3 story structure will pose a multitude of monumental challenges to this vibrant community in many ways including traffic congestion, parking space insufficiency, motorist dangers, property value devaluation, and loss of habitat to our wildlife in the area.

We strongly believe that the revised plan the developers have proposed is definitely not in conformity with the neighborhood character and economic valuation of the property of the neighborhood and must therefore be reconfigured in all seriousness. Please see the attached document for more detailed reflections and recommendations for an improved plan that will make the new structure more in congruence with the existing neighborhood of single-family homes that have been in this vicinity for over the last 27 years. The 75-unit proposal by the builders will significantly lower the property values of the neighborhood, multiply the vehicle traffic as well as foot traffic, offer little by way of parking for residents and their visitors and impact the habitat for wild life such as deer and other furry animals. Why should the Planning Commission allow such unwarranted community deterioration and damage at this time?

We therefore solicit the attention of each of you on the Planning Commission to reject the revised proposal of the developers of the Crooks Road Townhomes Development Project and review the recommendations attached for a reconfiguration of more suitable structures that are in character with the single-family home properties that currently exist.



Sincerely,

Jean-Claude and Daphne (Ntiri) Quenum

4198 Carson Drive

Troy, Michigan 48098



**From:** [Brent Savidant](#)  
**To:** [Jackie Ferencz](#)  
**Subject:** FW: Crooks Road Townhomes  
**Date:** Wednesday, January 8, 2020 11:57:00 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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**R. Brent Savidant, AICP**  
**Community Development Director**  
**City of Troy**  
O: 248.524.3366



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**From:** Ralph Schick [mailto:rhschick@comcast.net]  
**Sent:** Wednesday, January 8, 2020 11:50 AM  
**To:** Brent Savidant <SavidantB@troy.mi.gov>  
**Subject:** Crooks Road Townhomes

Good morning Mr. Savidant.

My name is Ralph Schick. My wife and I live at 4117 Penrose Dr. in the Woodlands.

Should the Crooks Road Townhomes project move forward, we are very concerned that the dead end at Penrose Dr. be opened to allow access to earth moving equipment and other large construction vehicles access at the end of Penrose Dr.

Woodlands has common area on either side of the end of Penrose Dr. Currently at the end of Penrose Dr. is a physical metal barrier followed by woodland with mature tall trees. These trees would provide natural screening for the proposed three story townhomes. In addition there is a steep dropoff after the trees. See attachments.

Large trucks entering and leaving the construction site would present a significant health and welfare concern for children playing in the area and homeowners in general.

Significant grading needs to be done to the properties involved and is best done from within the properties without access from Penrose Dr.

It would be a shame to remove mature trees for a few month of construction.

Could you address this issue in advance of the January 14th Planning meeting?



Thank you.

Ralph Schick



**From:** [Aashit Shah](#)  
**To:** [Planning](#)  
**Subject:** Crooks Road Townhomes- OBJECTION  
**Date:** Monday, January 6, 2020 9:27:06 PM

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Dear Troy Planning Commission Members

I am a longstanding resident of Troy and reside at the western edge of the proposed new development. I have enjoyed all that Troy has to offer for over 25 years and have never considered to move to another city in the area. A green oasis, a serene environment and abundant of wildlife always have provided a slice of paradise in our corner of the world. After careful review of the site plan submitted, I could not avoid feeling of despair and to some degree betrayal by the city officials! A neighborhood node concept was never communicated to the residents in detail. It seems that even the concept is just a concept and its objectives of developing harmonious gathering places for communities is relegated to back stage in favor of maximizing profits for the developer and perhaps tax revenue for the city, while short changing the long time residents who call the area their home for decades.

I have many objections to the proposed development. To start with the most obvious one, it is packed with insane number of dwellings and about 300 residents are expected to be living in this area, of which ~150 are likely to be children. This will pose several challenges and hazards to the safety and wellbeing of the future residents and surrounding communities.

- A kid biking in the area will be at risk of getting hit by a car as there is no dedicated bike lane/sidewalk. One can anticipate high number of cars parked on the street restricting visibility of kids playing or oncoming car again raising risk of pedestrian/biker MVA accidents. As a neurologist who sees and understands consequences of traumatic brain injuries on every individual and his/her family, I truly believe this plan is a disaster.
- Traffic which is already a snarl during rush hours, will get worse. This is not a recent problem, but a longstanding one that is worsening over the last decade. With new developments at intersections of Big Beaver - Crooks, Crooks - Long Lake and along Crooks road in general, this will continue to worsen.
- At other times vehicles on Crooks are moving at good pace at times in excess of 45 mph, hence, turning into the new development from north bound lanes of Crooks or turning on to Crooks going north bound will be fraught with hazards and chances of collisions leading to injuries will be high
- Lack of playground or even open space for 150 kids near their home is not a quality of life Troy residents deserve! This is clearly not keeping up with the wellbeing of the families and will also impact surrounding communities
- How can a planning commission approve a plan with 34 parking spaces for a 74 unit development? On an average each household has 2 cars. One has to assume that some space in garage will be needed to store household items along with a large trash bin and a recycling bin. This will not allow 2 vehicles (in many instances minivans/SUVs) to be parked in the garage. It will undoubtedly lead to street parking even for the residents. If one anticipates few



households inviting guests on a weekend where would the guest park their vehicles? There is no nearby parking area or strip mall that can help mitigate this problem. Even a delivery truck parked for a short while will cause chaos.

There are many other concerns, but I will refrain from a very long email to respect your time. I strongly urge you to reject this plan outright and ask the developer to submit a new plan that has much lower density and is in line with surrounding homes. A design that is aesthetically compatible and appropriate to the surrounding should be demanded to avoid an eyesore in middle of our beautiful neighborhoods. I appreciate your time and consideration,

Respectfully,

-----  
Aashit Shah, MD  
4088 Parkstone Ct, Troy 48098



**From:** [Jigna Shah](#)  
**To:** [Planning](#)  
**Subject:** Crooks and Wattles Proposed Plan for Townhome development.  
**Date:** Wednesday, January 8, 2020 7:38:19 AM

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Dear Planning commission members

I am writing this email to urge you to reject the proposed plan for "Crooks Road Townhomes" at intersection of Crooks and Wattles. I have lived in Troy for over 25 years, last 23 of those years on the property adjacent to the proposed development. I understand and respect rights of other property owners, but I expect others to respect mine also. We bought this house 23 years ago because of the renowned Troy schools and Quality of life. I immigrated from India and had a dream of living in a house in a serene environment surrounded by green spaces, where I can enjoy nature while living and working in a vibrant city. The house we found in the "Woodlands of Troy" was ideal precisely for these reasons. Over the years, we have poured our hearts into making it our home and have spent hundreds of thousands of dollars and incredible amount of work while doing so.

The proposed development of cheap townhouses packed to the maximum allowable on small parcels of land is an antithesis of what I imagine a home should be. The quality of construction material such as vinyl sidings as well as its design of three story structure with balconies peeping into neighbors' backyards and gazing through their windows is incompatible with the character of the surrounding neighborhood. It will be like placing cheap plastic chairs next to the expensive and elegant furniture from "Restoration Hardware"!

This development will destroy our environment and negatively impact wellbeing of the neighborhood and its residents. We have enjoyed abundant wildlife flourishing in this green space with families of deer, coyotes, rabbits, woodchucks, raccoons, squirrels and chipmunks as well as variety of bird species from blue jays, cardinals, woodpeckers, hummingbirds, starlings, goldfinches, house finches, sparrows, chickadees, juncos, falcons, owls and even occasional blue heron perching on our roof. The impact on wildlife of this high density residential property can only be imagined. This will not just affect us emotionally but will also impact our property value negatively. We do not have problem with someone else making profits, but it should not be at our expense.

With the density of proposed residences and number of children expected to be living in such cramped quarters and neighborhood, I cannot imagine impact on psychological wellbeing of the children. Being a Child and Adolescent Psychiatrist, I am acutely aware of the importance of home environment on child's development not just in short run, but for rest of his/her life.

I urge planning commission to reject this plan and request one with lesser degree of impact on the surrounding. It should be less dense and lower height, building materials on the exterior should be of good quality and compatible with surrounding neighborhood houses, some green space and play area for the residents of the new development to enjoy, provide adequate visual barrier and some acoustic barrier by planting evergreen trees of sufficient height on the entire perimeter of the development neighboring surrounding residential properties.

I request again from bottom of my heart to do the right thing.

Sincerely,

Jigna Shah, MD  
4088 Parkstone Ct, Troy MI 48098



**From:** [Brian Conolly](#)  
**To:** [Planning](#)  
**Subject:** "Crooks Road Townhomes" Project  
**Date:** Sunday, January 5, 2020 9:54:24 AM

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Hello City of Troy,

I live on Carson Drive in Troy. I am married and have three young children. We have lived on Carson Drive for five years. We love living and working in Troy, and plan to stay to raise our family here. However, we have major concerns regarding the proposed "Crooks Road Townhomes" Project, which is in it's second proposal to build a significant number of units in 3-story multi-family townhomes, resulting in a densely populated development located on Crooks Road, north of Wattles Road. The proposed development, at this location, will detrimentally change the character of our neighborhood. My concerns include increased traffic / congestion, inadequate parking, decreases in market value of existing homes, and safety (both vehicle and pedestrian), in the already congested area of Crooks and Wattles Roads. I attended the Troy planning meeting in September 2019 to voice my concerns against this project. I intend to be present again at the meeting this month, to continue to support maintaining the existing landscape of our neighborhood, by denying this proposal.

I, along with other citizens of Troy, respectfully request the City of Troy deny this project and maintain the integrity of this neighborhood. Thank you for your service to the citizens of Troy. Please feel free to contact me with any questions or concerns.

Brian Conolly



January 8, 2020

Members of the Troy Planning Commission:

Subject: Serious concerns regarding Proposed Crooks Rd. and Wattles Townhouse Development

My wife and I have lived at 4197 Carson Drive since October 1992. We have enjoyed the quiet neighborhood and dead end street with very little traffic.

We are very concerned about the proposed 74 unit townhouse development for the following reasons:

1. **Density** – This plan is extremely dense and is not compatible with our homes that are only two stories when the proposed development is three stories. The single- family homes on Crooks to the North are on .70 acre lots, Woodlands subdivision homes are on .35 acre lots vs. the townhomes will have 74 homes on 5.4 acres or .07 acres per unit. The planned townhomes have a footprint of around 642 square feet compared to a Woodlands home of 2500 square feet. This plan does not provide low impact and high benefit to the neighborhood. The Master Plan states we are supposed to have “densities which fall between traditional single family and multiple family”.
2. **3 Story Buildings** – Too tall for the existing neighborhood. The zoning allows for a minimum of two stories and a maximum of four stories for a reason. To be compatible with the surrounding homes and large lots this area is only suitable for two stories. Three story structures belong next to big commercial buildings like on Big Beaver.
3. **Limited Guest Parking** – The current site plan has very few spaces for guest parking. There is insufficient off-street parking. Without considering parking for visitors, there is only one/half space per unit. This will result in blocked street passages, with deliveries being interrupted and/or delayed along with no access for emergency vehicles. This is a significant safety hazard.
4. **Property Devaluation** – The proposed development would devalue our homes. Just last month, a home next to mine on Carson Drive was sold. This home had a market value of \$547,920.00. With the potential of a 74 unit townhome development being built, the home was sold for \$440,000.00. This financial negative impact in excess of \$100,000.00 has also devalued our surrounding homes in the subdivision. The taxable revenue to the city of Troy would have a negative impact on future sales.
5. **Safety** – The average household has 1.9 children per household, and with 74 units the development could have 140 or more children under the age of 18 without any provision for a place to play outdoors, other than in the street, which will be a serious safety hazard. The only access for a bicycle from the garage is to a street, which has no sidewalks and upwards of 24 adjacent residents in a 250’ long block. This would anticipate up to 48 cars accessing the street, all within the equivalent of two and one half lots in the neighboring subdivision. This very intensive street use as an alley with no sidewalks creates a huge safety hazard for the kids.



6. **Traffic & Road Noise** – We question the sufficiency of the de-acceleration lane given that traffic at rush hour backs up to Fountain. With the entrance being so close to Wattles it will be impossible to get in and out, thereby blocking traffic on Crooks road.  
With the demolition of homes on Crooks Road, and cutting down of all the trees and vegetation the traffic noise would be increased several times over.
  
7. **Sewer Issues & Flooding:** - We have had 2 major incidents of raw sewage backup in our basement due to the limits of the sewer system. I know some of my other neighbors have experienced the same sewer backups. The sewer drain manhole cover adjacent to my neighbors house is always gushing with water when we have a heavy rain. I'm afraid it's at an overcapacity stage. A 74 unit proposed townhouse development would put additional overcapacity pressure on the sewer system. The area floods with heavy rains storms. This development will make it even worse. With the proposed development being elevated we will experience additional water runoff resulting in a higher potential of basement flooding in our homes.

I would strongly encourage the planning commission to deny the approval of this development for the above concerns listed.

Thank you,

Douglas Gerard

4197 Carson Drive

Troy, MI 48098



**From:** [Ramesh Madhavan](#)  
**To:** [Planning](#)  
**Subject:** Crooks Road/ Wattles Townhomes  
**Date:** Monday, January 6, 2020 10:44:16 PM

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Dear Planning Commission Members:

The charm of Troy is its neighborhood with parks, green spaces, family homes and excellent schools. The Big Beaver Corridor has brought a different character with restaurant chains and offices. This may be the part of Troy that can have multistory housing complexes if needed. As residents of this town for many years, we would love for our Planning Commission to keep the integrity of 'the green neighborhoods' of this wonderful city. As a family, we kindly request you to not allow building of an ugly apartment complex in this above mentioned Troy property.

Regards,

Ramesh

Ramesh Madhavan MD DM FAAN

4599 Hycliffe Dr, Troy, MI-48098

[www.tiatech.net](http://www.tiatech.net)



**From:** [Cynthia Nowak](#)  
**To:** [Planning](#)  
**Subject:** Crooks Road Townhomes  
**Date:** Monday, January 6, 2020 11:23:53 AM

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Dear Planning Commission,

Certainly it can't be denied the proposed Crooks Road Townhome development would create additional traffic congestion. Currently the traffic on Crooks Road and the nearby Wattles intersection is already an excessive amount. Going forward with this unwanted plan would exacerbate an already voluminous amount of vehicles, which are often times speeding. I am very concerned about the physical safety of children, pets, motorists, and cyclists who will feel the brunt of this project. I cannot imagine being able to make a left hand turn safely into this development coming from northbound Crooks Road given the nearby heavily congested intersection. I remain very uneasy thinking about the negative impact on traffic safety that would be imposed on me while trying to enter or exit Crooks Road from Fountain Drive.

Finally, the Townhomes are a very poor fit for my neighborhood as they are completely out of character with the surrounding established neighborhood of single family homes.

Best Regards,

Cynthia Nowak  
1132 Fountain Dr  
Troy

Sent via the Samsung Galaxy S6 edge+, an AT&T 4G LTE smartphone



**From:** [Rhea Sautter](#)  
**To:** [Planning](#)  
**Subject:** Crooks Road Townhomes  
**Date:** Friday, September 27, 2019 12:30:56 PM

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I recently became aware of the proposed development on the northwest side of Crooks and Wattles. I have lived at [4363 Lehigh Drive in Merihill Acres](#) since 1995. I am very disappointed in this proposal for that area of land.

The proposed aesthetic is appalling and not in keeping with the immediate area's appeal. Sixty units is an insane number to squeeze into that area. Recently [at 5:30 pm](#) I traveled to LaSaj, a restaurant on Crooks, south of Big Beaver. It took me 25 minutes to go two miles, due to the back ups at Wattles and Big Beaver during this time. Traffic and safety are already compromised! Additionally, The proposed three story units are higher than the housing in that immediate area, which may impede views and additionally, only 14 feet wide! I also understand the units will be mostly rental. I am not happy about that either. I would be much happier to see a development of condos whose values are more in keeping with the area, such that current property values do not decline.

I sincerely hope the Crooks Road Townhome project will be abandoned. I feel very strongly that it should be.

Sincerely,

Rhea E. Sautter  
[4363 Lehigh Drive](#)  
[Troy, 48098](#)  
[248-709-5803](#)

Sent from my iPhone



7. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2019-0040) – Proposed Square Lake Court Townhomes, South side of Square Lake Road, west of Dequindre, Section 12, (88-20-12-200-025), Currently Zoned NN (Neighborhood Node “N”) District



DATE: January 8, 2020

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2019-0040) – Proposed Square Lake Court Townhomes, South side of Square Lake Road, west of Dequindre, Section 12, (88-20-12-200-025), Currently Zoned NN (Neighborhood Node “N”) District.

The petitioner Eureka Building Company submitted the above referenced Preliminary Site Plan application for a 14-unit residential project on the 0.87 acre parcel.

The property is currently zoned NN (Neighborhood Node “J”) District. The Planning Commission is responsible for granting Preliminary Site Plan approval for this item.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City’s Planning Consultant, summarizes the project. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and the recommendations included therein.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.

G:\SITE PLANS\SP JPLN2019-0040 SQUARE LAKE COURT\PC Memo 2020 01 14.docx



## **PROPOSED RESOLUTION**

PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2019-0040) – Proposed Square Lake Court Townhomes, South side of Square Lake Road, west of Dequindre, Section 12, (88-20-12-200-025), Currently Zoned NN (Neighborhood Node “N”) District.

### **Resolution # PC-2020-01-**

Moved by:

Seconded by:

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Square Lake Court Townhomes, 14 units, located on the South side of Square Lake, West of Dequindre (PIN 88-20-12-200-025), Section 12, Zoned NN (Neighborhood Node “N”), be granted, subject to applicant the following:

\_\_\_\_\_ ) or

(denied, for the following reasons: \_\_\_\_\_) or

(postponed, for the following reasons: \_\_\_\_\_)

1. Add dedicated guest parking.
2. Provide cross-access easement along southern property line.
3. Add additional trees along east property line.
4. Replace light fixture with shielded one.
5. Identify all materials.
6. Add additional architectural details to the side elevations.
7. Make any additional architecture changes based on Planning Commission input

Yes:

No:

### **MOTION CARRIED/FAILED**



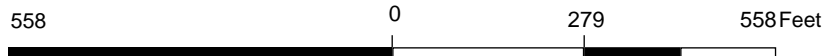


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Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information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





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.





**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: January 7, 2020

## **Preliminary Site Plan Review For City of Troy, Michigan**

|                          |   |
|--------------------------|---|
| <b>Applicant:</b>        | Eureka Builders                                 |
| <b>Project Name:</b>     | Square Lake Court                               |
| <b>Plan Date:</b>        | November 6, 2019                                |
| <b>Location:</b>         | South side of E. Square Lake, west of Dequindre |
| <b>Zoning:</b>           | NN, Neighborhood Node                           |
| <b>Action Requested:</b> | Preliminary Site Plan Approval                  |

### **SITE DESCRIPTION**

The subject site is located on the south side of E. Square Lake, west of Dequindre. The site is 0.87 acres and is vacant, undeveloped property. The applicant is requesting approval to construct a fourteen (14) unit site condominium development. The property is zoned NN, Neighborhood Node residential and the proposed site condominium use is permitted by-right. The site will be accessed by two points on E. Square Lake; one for a full access for residents, and a second one for emergency vehicles only. All fourteen (14) units front on E. Square Lake Road with parking in rear-accessed garages. The applicant is adding an 8-foot wide sidewalk on E. Square Lake.





Size of Subject Property:

The parcel is 0.87 net acres

Proposed Uses of Subject Parcel:

Fourteen (14) attached townhomes

Current Use of Subject Property:

The subject property is currently unimproved and vacant.

Current Zoning:

The property is currently zoned NN, Neighborhood Node District

Surrounding Property Details:



| Direction | Zoning                   | Use                                |
|-----------|--------------------------|------------------------------------|
| North     | R1-D, Single Family / NN | Single Family Residential / Vacant |
| South     | NN, Neighborhood Node    | Vacant                             |
| East      | NN, Neighborhood Node    | Neighborhood Commercial            |
| West      | R1-C, Single Family      | Single Family Residential          |

## NATURAL FEATURES

**Topography:** A topographic survey has been provided on sheet C-1.0 and shows that the site has a generally flat landscape.

**Wetlands:** There are no wetlands on site.

**Floodplain:** There are no floodplains onsite.

**Woodlands:** The applicant has identified a total of 3 woodland trees on the site. The applicant is preserving 1 of the 3 woodland trees.

| Replacement Details            |   |                      |
|--------------------------------|---|----------------------|
| Protected Tree                 | Inches Removed  | Replacement Required |
| Landmark                       | 0 inches  | 0 inches             |
| Woodland                       | 24 inches   | 12 inches            |
|                                |   |                      |
| Preservation/Mitigation        | Inches Preserved  | Credit               |
| Landmark                       | 0 inches  | 0 inches             |
| Woodland                       | 14 inches   | 28 inches            |
|                                |   |                      |
| Protected Replacement Required | 12 Inches   |                      |
| Preservation Credit            | 28 Inches   |                      |
| <b>Total</b>                   | <b>+ 16-inch credit</b>   |                      |
|                                |   |                      |
| <b>Total Tree Mitigation</b>   | Zero. The number of inches preserved and credited exceed the mitigation required. |                      |

**Items to be addressed:** None.

## BUILDING ARRANGEMENT

The site configuration consists of fourteen (14) townhomes in three building clusters. All townhomes front on E. Square Lake, with parking in rear-accessed garages. We find the proposed configuration suitable for the type and size of the development proposed.

**Items to be addressed:** None.



## AREA, WIDTH, HEIGHT, SETBACKS

Table 5.03.B.3, Building Form C of Section 5.03, Standards Applicable to All Districts of the Zoning Ordinance establishes the dimensional requirements for the NN, Neighborhood Node District. The requirements and proposed dimensions are shown in the following table.

|                             | Required   | Provided          | Compliance                                 |
|-----------------------------|--|-------------------|--|
| Front (north property line) | 10-foot build-to-line                            | 15 feet           | Complies with Planning Commission approval |
| Side (east)                 | N/A, building may be placed up to property line  | 34.54 feet        | Complies                                   |
| Side (west)                 | N/A, building may be placed up to property line  | 7.98 feet         | Complies                                   |
| Rear (south)                | 30-foot minimum setback                          | 52.69 feet        | Complies                                   |
| Building Height             | Maximum 4 stories, 55 feet,<br>Minimum 2 stories | 3 stories, 34'-4" | Complies                                   |
| Lot Coverage (Building)     | 30%  | >30%              | Complies                                   |
| Minimum Open Space          | 20%  | 30%               | Complies                                   |
| Parking Location            | Cannot be located in front yard                  | Within garages    | Complies                                   |

**Items to be addressed:** None.

## PARKING

Section 13.06.G of the Zoning Ordinance requires:

|                                | Required             | Provided  |
|--------------------------------|----------------------|---|
| Residential: 2 spaces per unit | 14 Units = 28 spaces | 28 garage spaces + 28 driveway spaces = 56 spaces   |
| Barrier Free                   | 0                    | 0   |
| Bicycle Parking                | 0                    | 0   |
| Loading                        | 0                    | 0   |
| <b>Total</b>                   | <b>28 spaces</b>     | <b>28 spaces within garages and 28 in driveways</b> |

The applicant is providing 2-car garages for a total of 28 spaces and 28 in driveways. Other than parking within driveways, there is no dedicated guest parking.

**Items to be Addressed:** Add dedicated guest parking.



## SITE ACCESS AND CIRCULATION

The site will be accessed by two points on E. Square Lake; one for a full access for residents, and a second one for emergency vehicles only. All fourteen (14) units front on E. Square Lake Road with parking in rear-accessed garages.

The Planning Department has had a conversation with the owner of the parcel to the south regarding development of the site. Due to the potential for the parcel to the south to be developed, a cross-access easement should be provided along the southern property line. The Engineering Department has noted that if cross-access is provided to the south, the need for the EAV on E. Square Lake may not be necessary. The cross-access easement and need for an EAV could be reviewed as part of final engineering.

The fire department has reviewed the application and finds access and circulation sufficient.

**Items to be addressed:** *Provide cross-access easement along southern property line.*

## LANDSCAPING

A landscaping plan has been provided on sheet L-1.0 and are supplemented by tree protection and planting details on sheet L-1.1. The applicant should verify that the plant list provided on sheet L-1.0 corresponds to drawings provided. The following table discusses the development's compliance with the landscape requirements set forth in Section 13.02.

|  | Required:   | Provided:                    | Compliance:           |
|--|---|------------------------------|-----------------------|
| <u>Street Trees:</u><br>The Ordinance requires that the greenbelt shall be landscaped with a minimum of one (1) deciduous tree for every thirty (30) lineal feet, or fraction thereof, of frontage abutting a public road right-of-way.                            | Approx. $370' / 30 = 13$ trees  | 13 trees                     | Complies              |
| <u>Landscape buffering (east property line)</u>  | 1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet.<br>$101 / 3 = 34$ trees | 20 evergreen screening trees | Deficient by 14 trees |
| <u>Site landscaping:</u><br>A minimum of twenty percent (20%) of the site area shall be comprised of landscape material. Up to twenty-five percent (25%) of the required landscape area may be brick, stone, pavers, or other public plaza elements, but shall not | 20%   | 30%                          | Complies              |



|   |   |  |  |
|---|---|--|--|
| include any parking area or required sidewalks. |   |  |  |
| <u>Mitigation:</u>                              | The tree inventory and calculations are in compliance with the requirements of the ordinance. |  |  |

**Transformer / Trash Enclosure:**

The applicant has not indicated a central trash enclosure. It is assumed that each unit will have trash bins in the garage to be rolled out for trash pickup.

***Items to be Addressed:*** Add additional trees along east property line

**PHOTOMETRICS**

A photometric plan has been provided. All photometrics meet ordinance requirements; however proposed fixture is not shielded.

***Items to be Addressed:*** Replace fixture with shielded one.

**FLOOR PLAN AND ELEVATIONS**

Floor plans and elevations have been provided. The primary material for the front elevations is hardi board siding and a brick material. The rear elevation materials are not indicated. The application should indicate all materials.

The side elevations lack any architectural detailing such as relief, or fenestration. Additional architectural details should be added to the side elevations.

The applicant should bring a material samples to the meeting.

***Items to be Addressed:*** 1). Identify all materials; 2). Add additional architectural details to the side elevations; and 3). Bring physical material samples to the meeting.

**DESIGN STANDARDS and SITE PLAN REVIEW STANDARDS**

The Neighborhood Node design standards as well as Site Plan review standards provide the Planning Commission with direction when reviewing the proposed site plan and design features of this development.

Section 5.06.E. outlines Design Standards:

1. Building Orientation and Entrance
2. Ground Story Activation
3. Transitional Features
4. Site Access, Parking, and Loading

Please see Section 5.06.E for standard details.



We find that the design standards have not been met particularly the applicant identify all materials, and add architectural detail to the side elevations.

Section 8.06 outlines Site Plan Review Design Standards.

1. *Development shall ensure compatibility to existing commercial districts and provide a transition between land uses.*
2. *Development shall incorporate the recognized best architectural building design practices.*
3. *Enhance the character, environment and safety for pedestrians and motorists.*

Please see Section 8.06 for standard details

The applicant is providing a medium density multiple family residential project. As far as site layout, access, and circulation the site plan meets the site plan review standards. However, the application lacks best architectural building design practices.

**RECOMMENDATION**

Overall we find that most of the site plan standards have been met, however guest parking and additional architectural detailing needs to be provided. We recommend that the Planning Commission postpone preliminary site plan approval for the applicant to resubmit the following:

1. *Add dedicated guest parking.*
2. *Provide cross-access easement along southern property line.*
3. *Add additional trees along east property line.*
4. *Replace light fixture with shielded one.*
5. *Identify all materials.*
6. *Add additional architectural details to the side elevations.*
7. *Make any additional architecture changes based on Planning Commission input*

Sincerely,

  
\_\_\_\_\_  
**CARLISLE/WORTMAN ASSOC., INC.**  
**Benjamin R. Carlisle, LEED AP, AICP**



PRELIMINARY SITE PLANS FOR

# EUREKA RESIDENTIAL

SOUTHWEST CORNER OF DEQUINDRE ROAD & SQUARE LAKE ROAD  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

OWNER/APPLICANT:

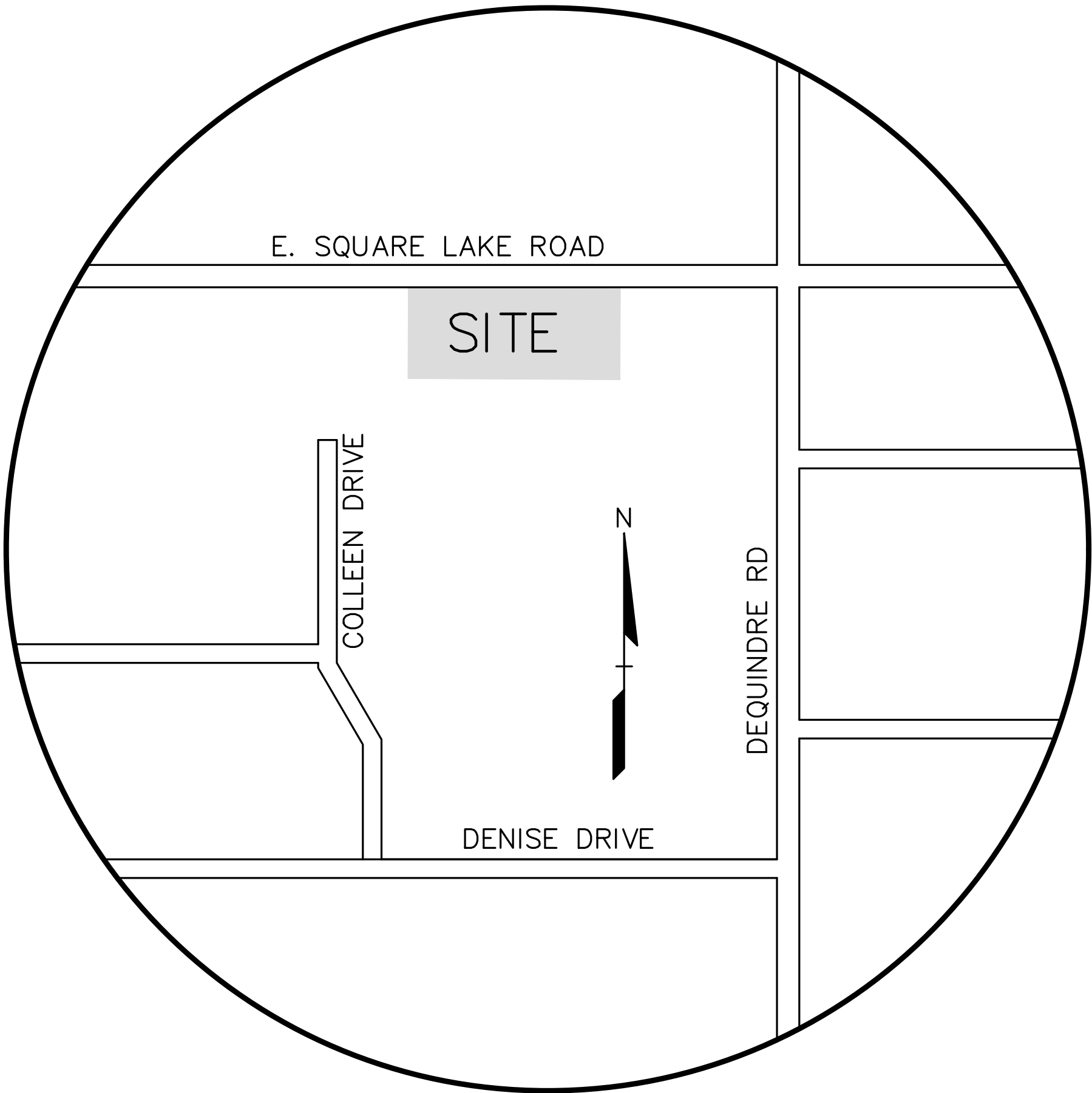
EUREKA BUILDING COMPANY  
53976 DESANO  
SHELBY TOWNSHIP, MICHIGAN, 48315  
CONTACT: ERION NIKOLLA

CIVIL ENGINEER/LANDSCAPE ARCHITECT:

P.E.A. INC.  
2430 ROCHESTER CT., SUITE 100  
TROY, MICHIGAN, 48083  
PHONE: (248) 689-9090  
CONTACT: JAMES P. BUTLER, P.E./JEFFREY SMITH, R.L.A.

ARCHITECT

ARKO DESIGN ASSOCIATES  
2298 YASMIN DRIVE  
COMMERCE TOWNSHIP, MI 48382  
PHONE: (248) 802-8409



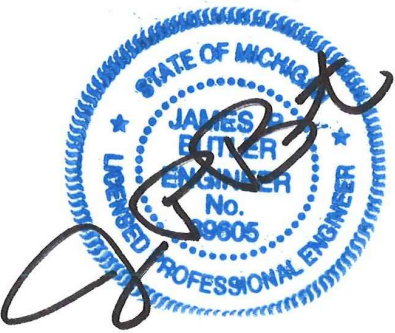
LOCATION MAP  
NO SCALE

**LEGAL DESCRIPTION**  
(Per Oakland County Tax Records)

PARCEL NO. 20-12-200-025  
T2N, R11E, SEC 12 SUPERVISOR'S PLAT OF WILBRETT ACRES W 377.6 FT  
OF LOT 5 EXC N 27 FT TAKEN FOR RD 04/29/86 FR 008

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| 8U-E   | EXTERIOR ELEVATIONS 8 UNIT BUILDING |



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|--|----|----|----|------|-----|------|-----|--|--|
| EUREKA BUILDING COMPANY<br>53976 DESANO<br>SHELBY TOWNSHIP, MICHIGAN 48315 |    |    |    |      |     |      |     |  |  |
| COVER SHEET  |    |    |    |      |     |      |     |  |  |
| EUREKA RESIDENTIAL   |    |    |    |      |     |      |     |  |  |
| SQUARE LAKE ROAD WEST OF DEQUINDRE ROAD                                    |    |    |    |      |     |      |     |  |  |
| PART OF SEC. 12, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN   |    |    |    |      |     |      |     |  |  |
| DES.   | RI | DN | RI | SUR. | TJS | P.M. | JPB |  |  |

ORIGINAL ISSUE DATE:  
NOVEMBER 6, 2019

PEA JOB NO. 2018-154

SCALE: NONE

DRAWING NUMBER:  
**C-0.0**

XREF: S:\PROJECTS\2018\2018154\DWG\18154-TOPORASE.DWG  
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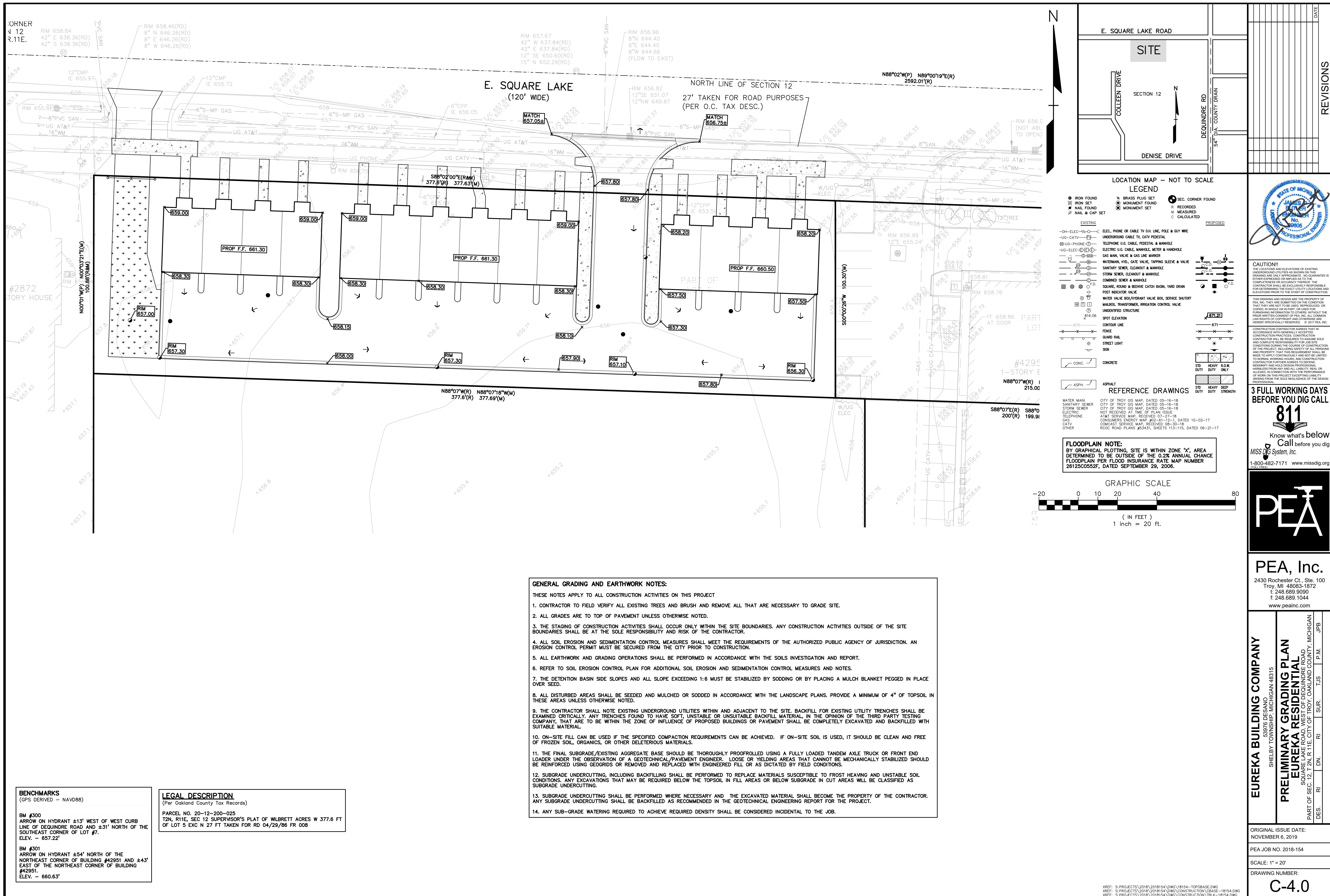




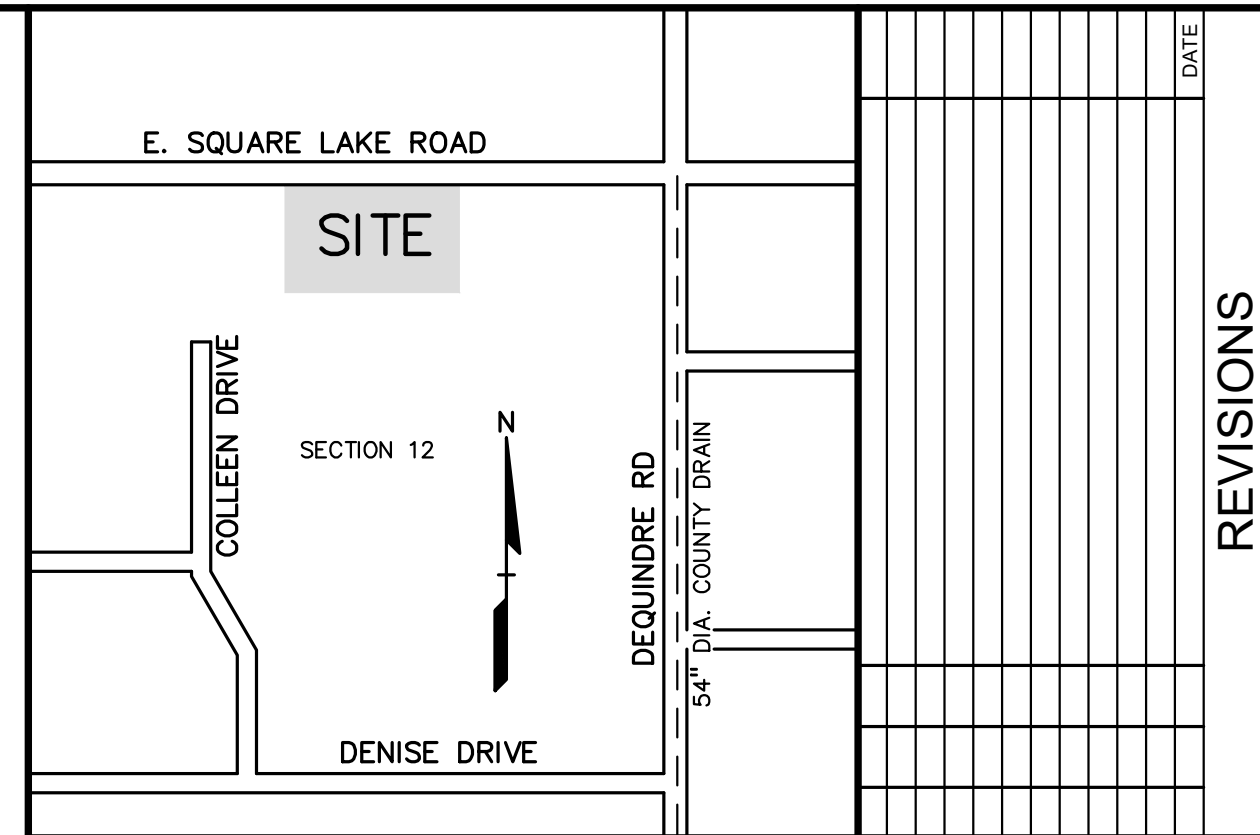
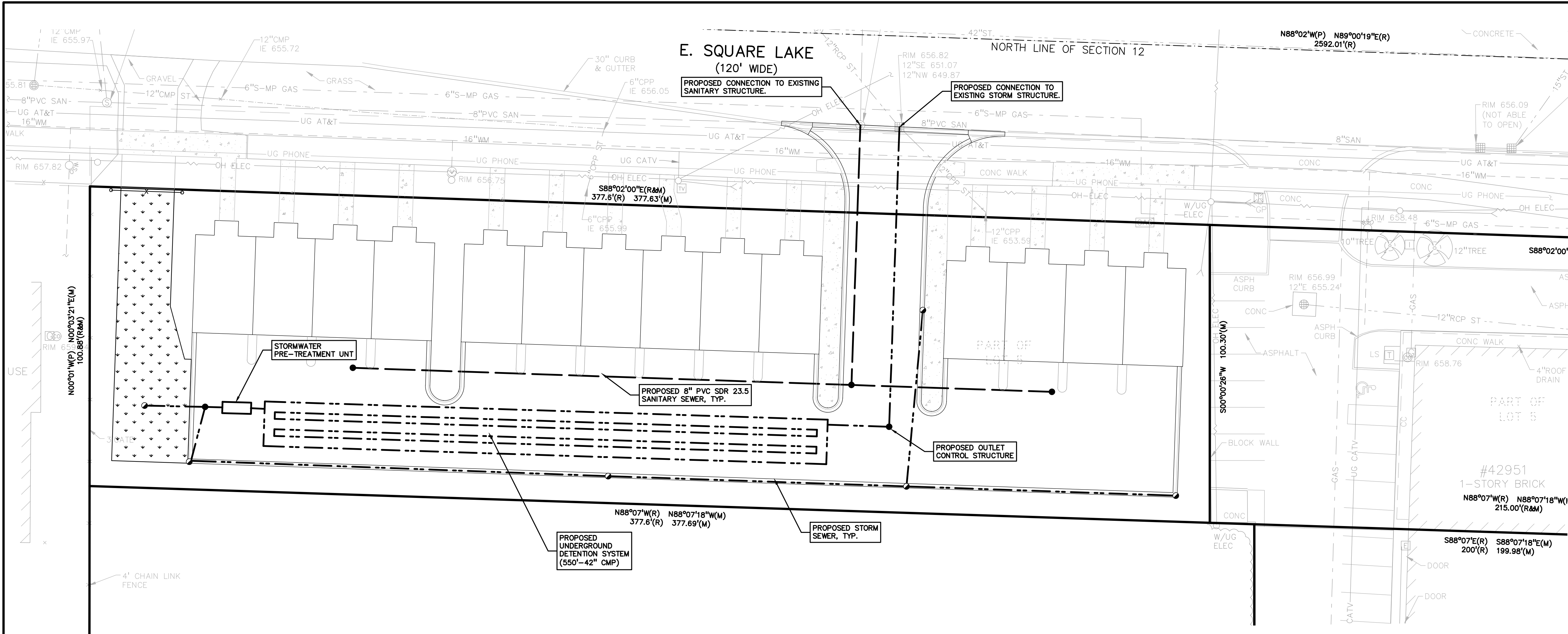




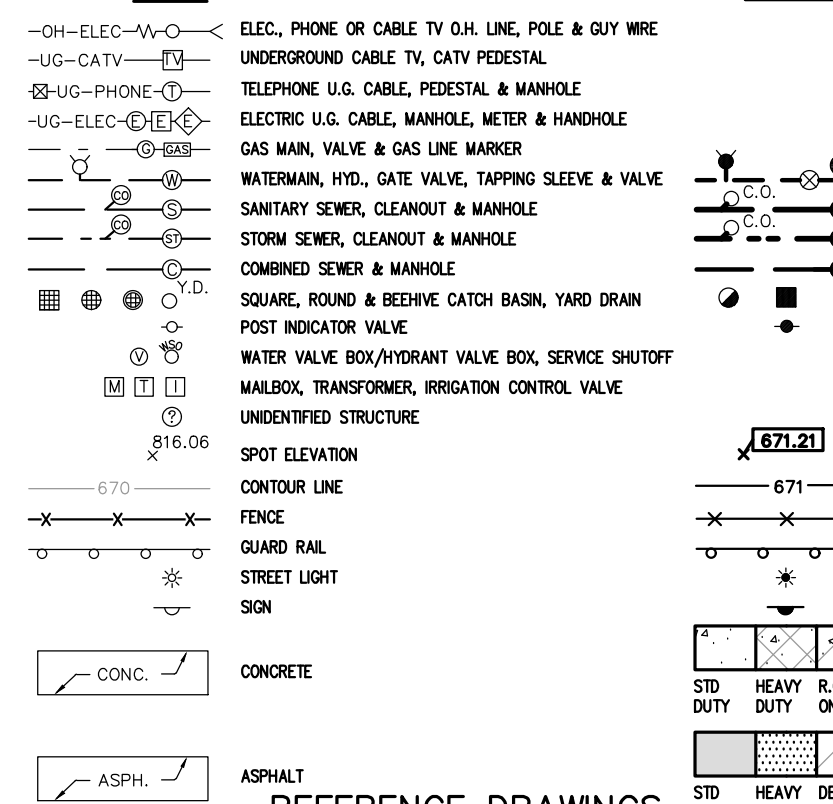




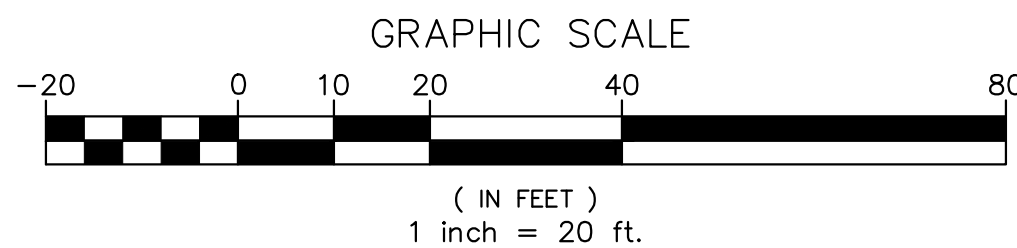




- LEGEND
- IRON FOUND  
✕ IRON SET  
⊗ NAIL FOUND  
⊗ NAIL & CAP SET
- ⊗ MONUMENT FOUND  
⊗ MONUMENT SET
- ⊗ SEC. CORNER FOUND  
R RECORDED  
M MEASURED  
C CALCULATED
- EXISTING  
OH-ELEC-W-O  
UG-CATV  
UG-UG-PHONE  
UG-ELEC-DB  
GAS  
WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE  
SANITARY SEWER, CLEANOUT & MANHOLE  
STORM SEWER, CLEANOUT & MANHOLE  
CORNERED SEWER MANHOLE  
SQUARE, ROUND & REEFIE CATCH BASIN, YARD DRAIN  
POST INDICATOR VALVE  
WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF  
MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE  
UNIDENTIFIED STRUCTURE  
SPOT ELEVATION  
CONTOUR LINE  
FENCE  
GUARD RAIL  
STREET LIGHT  
SIGN
- PROPOSED  
ELEC., PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE  
UNDERGROUND CABLE TV, CATV PEDESTAL  
TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE  
ELECTRIC U.G. CABLE, MANHOLE, METER & HANGHOLE  
GAS MAIN, VALVE & GAS LINE MARKER  
WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE  
SANITARY SEWER, CLEANOUT & MANHOLE  
STORM SEWER, CLEANOUT & MANHOLE  
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GUARD RAIL  
STREET LIGHT  
SIGN



FLOODPLAIN NOTE:  
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "X", AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0552F, DATED SEPTEMBER 29, 2006.



#### GENERAL UTILITY NOTES:

1. ALL UTILITY LINES, STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF TROY.
2. NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE CITY.
3. REFER TO DETAIL SHEETS C-9.0 FOR ADDITIONAL UTILITY DETAILS AND NOTES.
4. ALL WATER MAIN AND FITTINGS (3" DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 54.
5. WATER MAIN SERVICE LEADS SHALL BE TYPE "K" ANNEALED SEAMLESS COPPER WITH FLARED FITTINGS, UNLESS OTHERWISE NOTED.
6. ALL WATER MAIN SHALL BE PROVIDED WITH 6" OF COVER UNLESS OTHERWISE NOTED.
7. ALL FIRE HYDRANTS SHALL BE EJIW #5BR MODEL #250 PER CITY STANDARDS.
8. ALL HYDRANTS TO BE A MINIMUM OF 5' FROM BACK OF CURB, TYP.
9. ALL NECESSARY FITTINGS, THRUST BLOCKS, RESTRAINING GLANDS, BLOW OFFS, ETC. FOR WATER MAIN ARE CONSIDERED INCIDENTAL TO THIS PROJECT. THE CONTRACTOR SHALL INSTALL THESE ITEMS AS NECESSARY AND AS REQUIRED BY THE CITY OF TROY.
10. ALL SANITARY SEWER 8" OR LARGER SHALL BE P.V.C. TRUSS PIPE (ASTM D2680) AND FITTINGS, WITH ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
11. ALL SANITARY SEWER LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 23.5 PIPE AND FITTINGS, ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
12. SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 100 FEET AND AT EVERY BEND AS SHOWN. ALL CLEANOUTS TO BE PROVIDED WITH E.J.I.W. #1565 BOX OR EQUAL.
13. ALL STORM SEWER 12" DIAMETER OR LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP C-76) CLASS IV WITH MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C-443).
14. ALL STORM SEWER LEADS SHALL BE PVC SCHEDULE 40 WITH GLUED JOINTS UNLESS OTHERWISE NOTED.
15. PIPE LENGTHS ARE GIVEN FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.
16. THE CITY OF TROY STANDARD DETAIL SHEETS ARE INCORPORATED INTO AND MADE A PART OF THESE PLANS. CONTRACTOR TO REFER TO THE CITY OF TROY STANDARD DETAIL SHEETS FOR ALL STRUCTURE, PIPE MATERIALS, BEDDING, TESTING, ETC. NOTES AND DETAILS.

#### BENCHMARKS

(GPS DERIVED - NAVD88)

BM #300  
ARROW ON HYDRANT ±13' WEST OF WEST CURB  
LINE OF DEQUINDE ROAD AND ±31' NORTH OF THE  
SOUTHEAST CORNER OF LOT #7.  
ELEV. - 657.22'

BM #301  
ARROW ON HYDRANT ±54' NORTH OF THE  
NORTHEAST CORNER OF BUILDING #42951 AND ±43'  
EAST OF THE NORTHEAST CORNER OF BUILDING  
#42951.  
ELEV. - 660.63'

#### LEGAL DESCRIPTION

(Per Oakland County Tax Records)

PARCEL NO. 20-12-200-025  
T2N, R11E, SEC 12 SUPERVISOR'S PLAT OF WILBRETT ACRES W 377.6 FT  
OF LOT 5 EXC N 27 FT TAKEN FOR RD 04/29/86 FR 008

#### GENERAL UTILITY NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY.
2. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
3. WHENEVER EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL HOLES 4" CENTER TO CENTER, AROUND PERIPHERY OF OPENING TO CREATE A PLANE OF WEAKNESS JOINT BEFORE BREAKING SECTION OUT.
4. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE DESIGN ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. CONTRACTOR TO FIELD VERIFY UTILITIES.
5. THE CONTRACTOR MUST COORDINATE TO ENSURE ALL REQUIRED PIPES, CONDUITS, CABLES AND SLEEVES ARE PROPERLY PLACED FOR THE INSTALLATION OF GAS, ELECTRIC, PHONE, CABLE, IRRIGATION, ETC. IN SUCH A MANNER THAT WILL FACILITATE THEIR PROPER INSTALLATION PRIOR TO THE PLACEMENT OF THE PROPOSED PAVEMENT AND LANDSCAPING.
6. PIPE LENGTHS INDICATED ARE FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.

#### STORM SEWER NOTES:

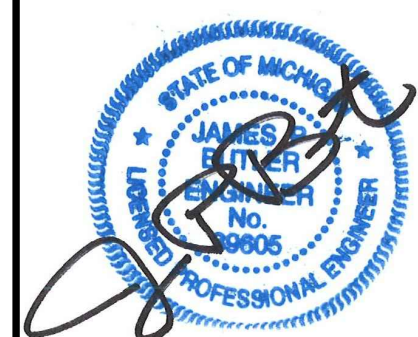
1. ALL STORM SEWER 12" DIAMETER OR LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP C-76) CLASS IV WITH MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C-443).
2. ALL STORM SEWER LEADS SHALL BE CONSTRUCTED AT 1.00% MINIMUM SLOPE.
3. ALL STORM SEWER 10" OR LESS AND/OR LEADS SHALL BE SDR 26.
4. JOINTS FOR P.V.C. PIPE SHALL BE ELASTOMERIC (RUBBER GASKET) AS SPECIFIED IN A.S.T.M. DESIGNATION D-3212.

#### WATER MAIN NOTES:

1. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF TROY WM DETAIL SHEET BELOW FINISH GRADE. WHEN WATER MAINS MUST DIP TO PASS UNDER A STORM SEWER OR SANITARY SEWER, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE KEPT TO A MINIMUM LENGTH BY THE USE OF VERTICAL TWENTY TWO AND A HALF (22.5") DEGREE BENDS, PROPERLY ANCHORED.
2. ALL TEE'S, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE JOB.
3. PHYSICAL CONNECTIONS SHALL NOT BE MADE BETWEEN EXISTING AND NEW WATER MAINS UNTIL REQUIRED TESTING IS SATISFACTORILY COMPLETED.
4. MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN OUTER EDGE OF WATERMAIN AND ANY SANITARY/STORM SEWER OR STRUCTURE.
5. NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE CITY.
6. ALL WATER MAIN AND FITTINGS (3" DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 54.
7. WATER MAIN SERVICE LEADS SHALL BE TYPE "K" ANNEALED SEAMLESS COPPER WITH FLARED FITTINGS, UNLESS OTHERWISE NOTED.
8. ALL FIRE HYDRANTS SHALL BE EJIW #5BR MODEL #250 PER CITY OF TROY STANDARDS.
9. ALL HYDRANTS TO BE A MINIMUM OF 5' FROM BACK OF CURB, TYP.
10. ALL NECESSARY FITTINGS, THRUST BLOCKS, RESTRAINING GLANDS, BLOW OFFS, ETC. FOR WATER MAIN ARE CONSIDERED INCIDENTAL TO THIS PROJECT. THE CONTRACTOR SHALL INSTALL THESE ITEMS AS NECESSARY AND AS REQUIRED BY THE CITY OF TROY.
11. THE WATER MAIN CONTRACTOR SHALL NOTIFY THE INSPECTION SECTION OF THE TROY PUBLIC WORKS DEPARTMENT AT (248) 524-3392 AT LEAST THREE WORKING DAYS IN ADVANCE OF STARTING CONSTRUCTION.

#### SANITARY SEWER NOTES:

1. DOWNSPOUTS, WEEP TILE, FOOTING DRAINS OR ANY CONDUIT THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO A SANITARY SEWER.
2. ALL SANITARY LEADS SHALL BE CONSTRUCTED AT 1.00% MINIMUM SLOPE.
3. ALL SANITARY SEWER 10" OR LARGER SHALL BE P.V.C. TRUSS PIPE (ASTM D2680) AND FITTINGS, WITH ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
4. ALL SANITARY SEWER LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 23.5 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
5. SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 100 FEET AND AT EVERY BEND AS SHOWN. ALL CLEANOUTS TO BE PROVIDED WITH E.J.I.W. #1565 BOX OR EQUAL.



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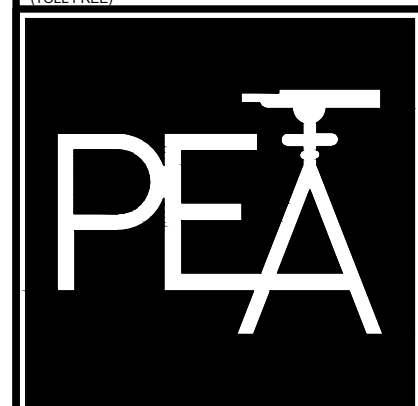
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EUREKA BUILDING COMPANY

53976 DESANO  
SHELBY TOWNSHIP, MICHIGAN 48315

PRELIMINARY UTILITY PLAN

EUREKA RESIDENTIAL

SQUARE LAKE ROAD WEST OF DEQUINDE ROAD  
PART OF SEC. 12 T. 2N. R. 11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES. RI DN RI SUR TJS P.M. JPB

ORIGINAL ISSUE DATE:  
NOVEMBER 6, 2019

PEA JOB NO. 2018-154

SCALE: 1" = 20'

DRAWING NUMBER:

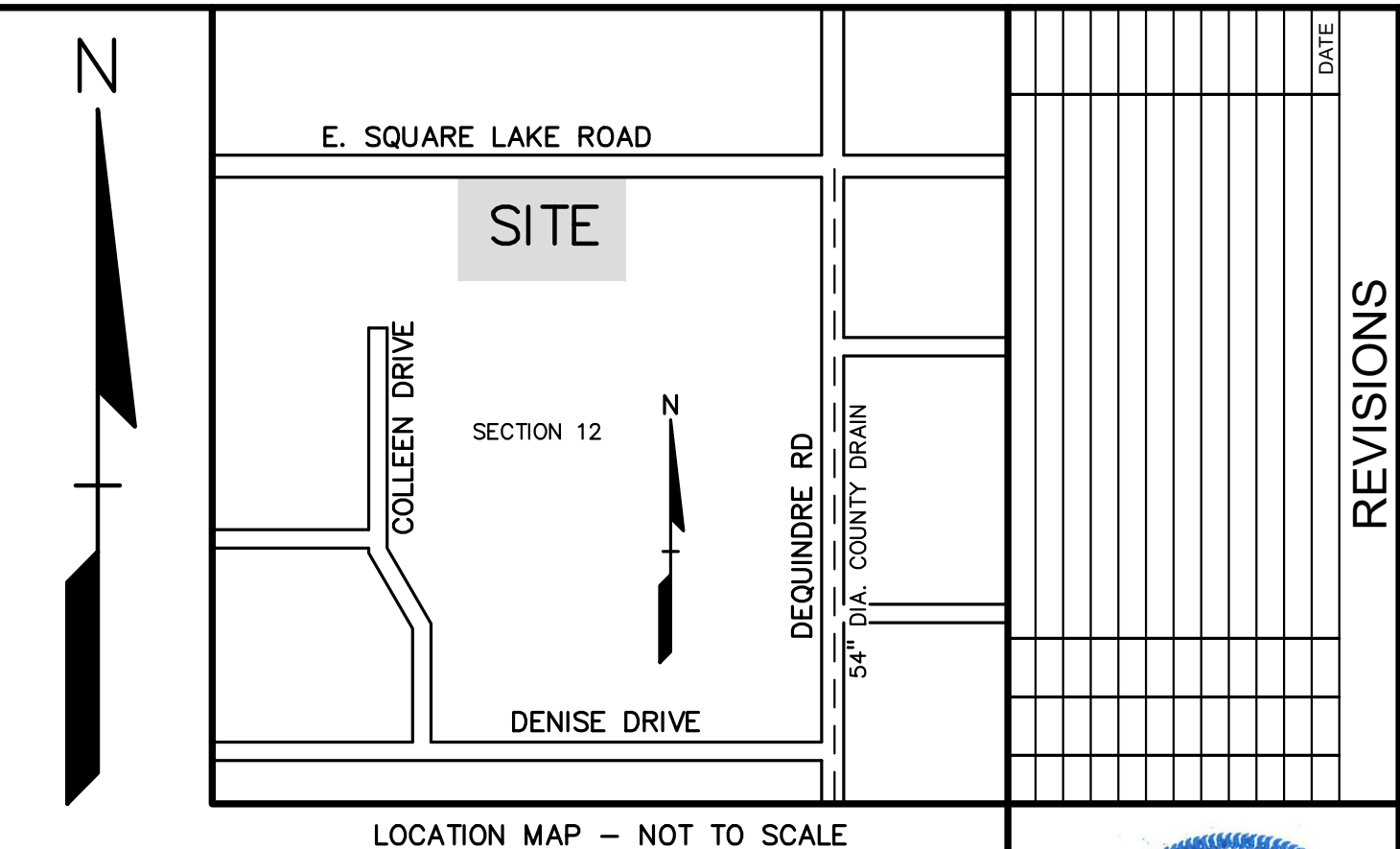
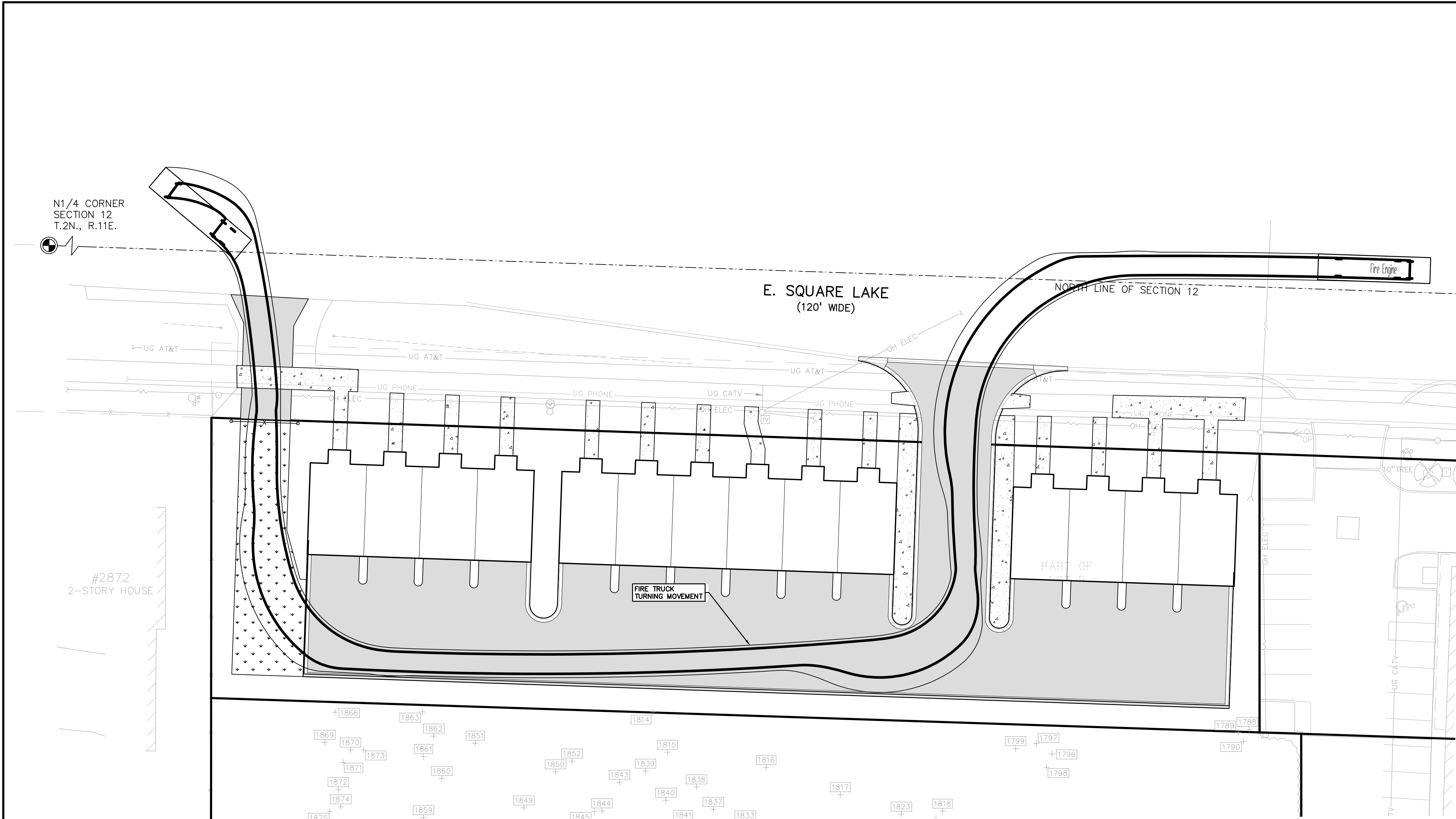
C-6.0

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|   |    |   |    |      |      |
|---|----|---|----|------|------|
| <b>EUREKA BUILDING COMPANY</b>  |    | 53976 DESANO<br>SHELBY TOWNSHIP, MICHIGAN 48315 |    |      |      |
| <b>FIRE TRUCK TURNING PLAN</b>  |    | <b>EUREKA RESIDENTIAL</b>                       |    |      |      |
| PART OF SEC. 12, T. 2N., R. 11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN |    |   |    |      |      |
| DES.  | RI | DN  | RI | SUR. | TJS  |
|   |    |   |    |      | P.M. |
|   |    |   |    |      | JPB  |

ORIGINAL ISSUE DATE:  
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PEA JOB NO. 2018-154

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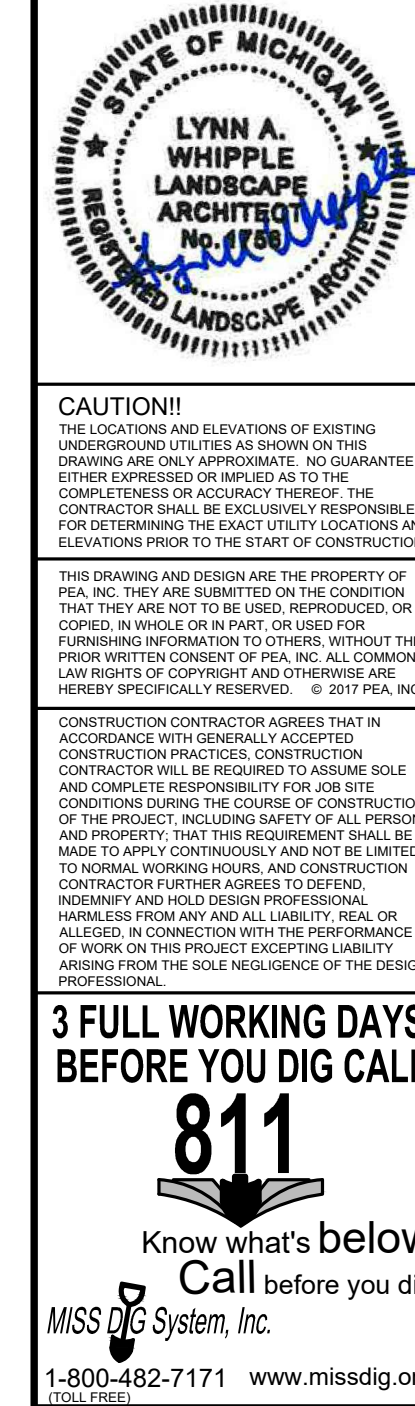
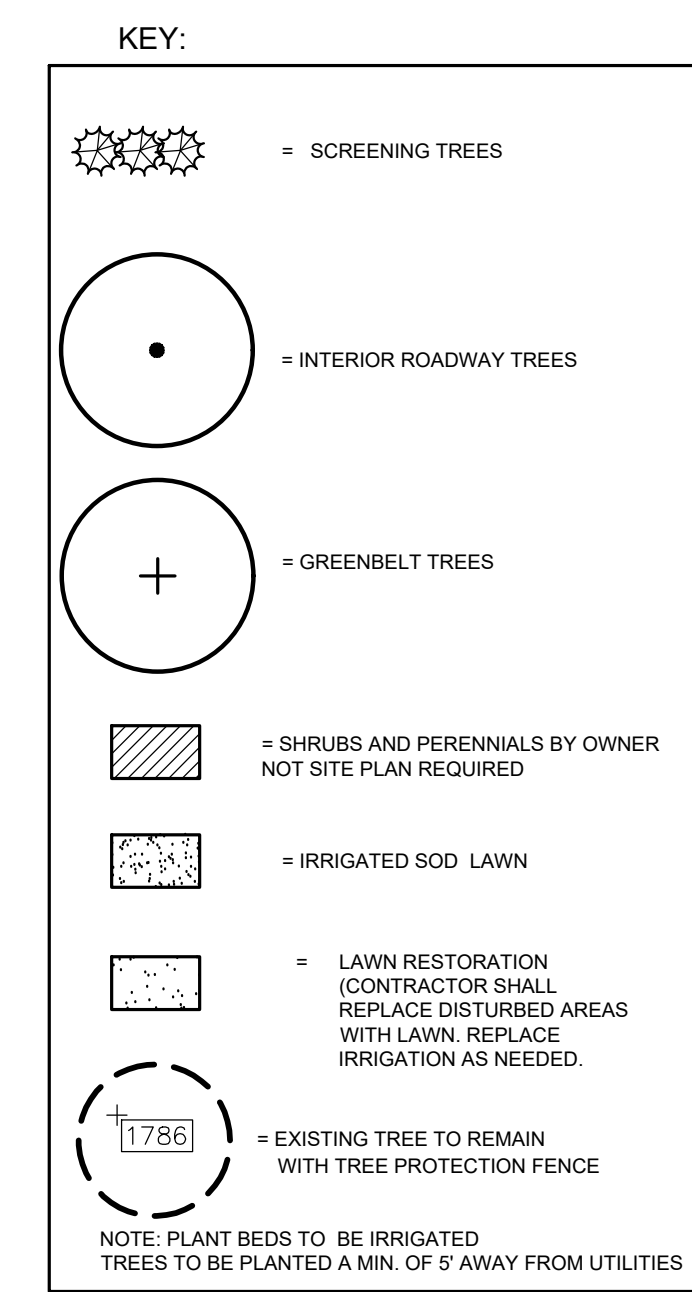
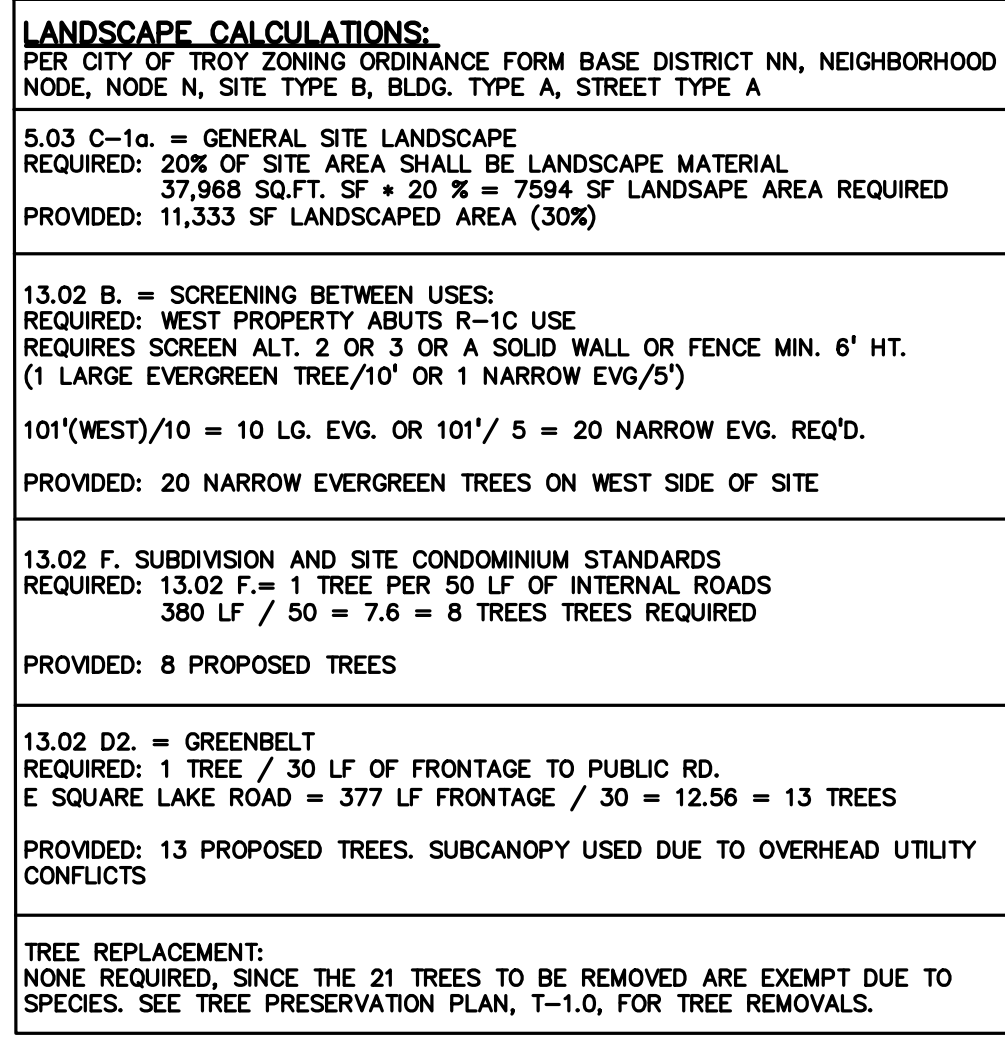
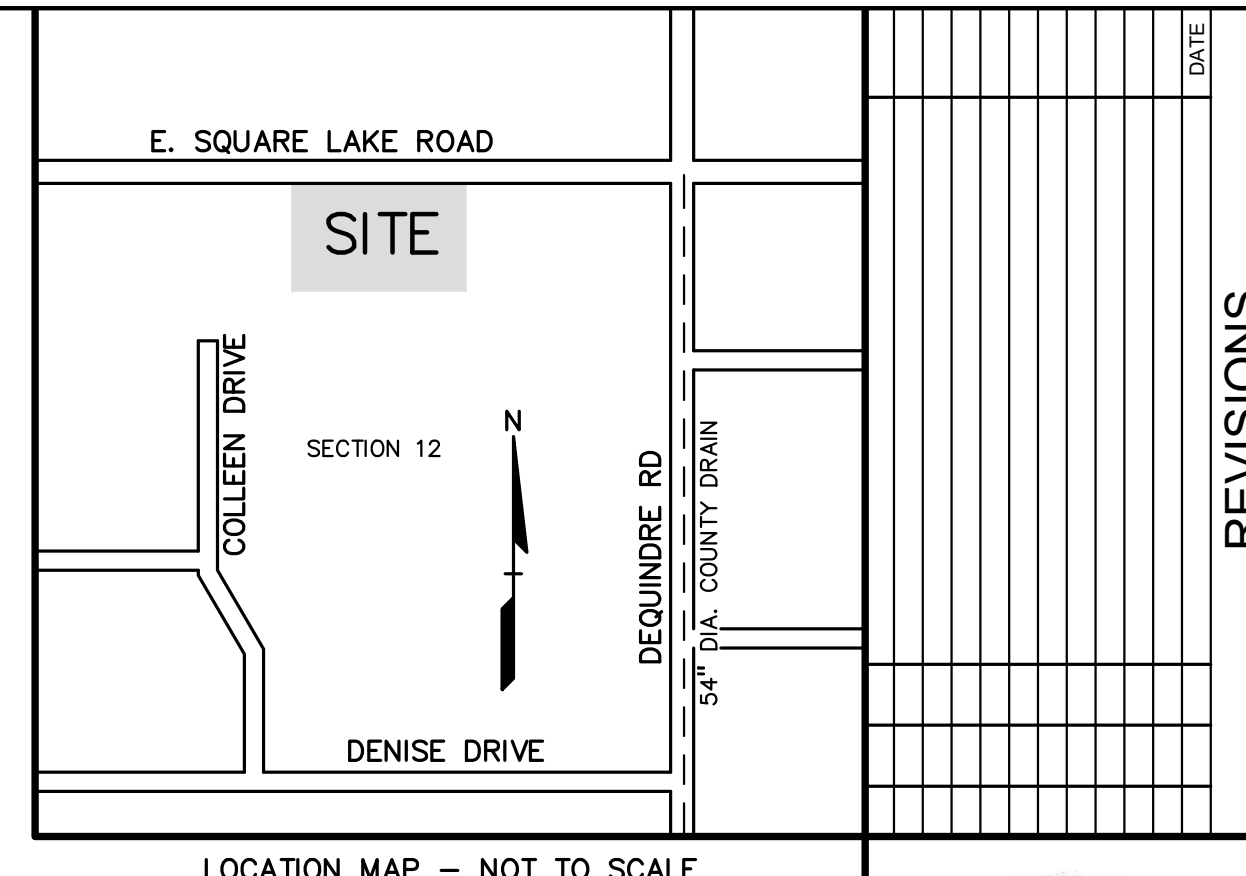
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GRAPHIC SCALE

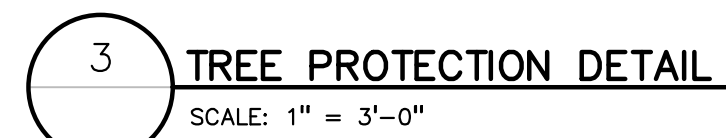
( IN FEET )  
1 inch = 20 ft.



1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK, IN CASE OF EMERGENCY BETWEEN PLANTING AND CONSTRUCTION, PLAN SHALL GOVERN QUANTITIES, CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE, OR TELEVISION MAY BE LOCATED BY CALLING MISS DIG - 1-800-486-7277. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERY STATES STANDARDS WITH OTHER TRADES ON THE JOB. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1 GRADE.



**PEA, Inc.**  
 2430 Rochester Ct., Ste. 100  
 Troy, MI 48063-1872  
 t: 248.689.9090  
 f: 248.689.1044  
[www.peainc.com](http://www.peainc.com)



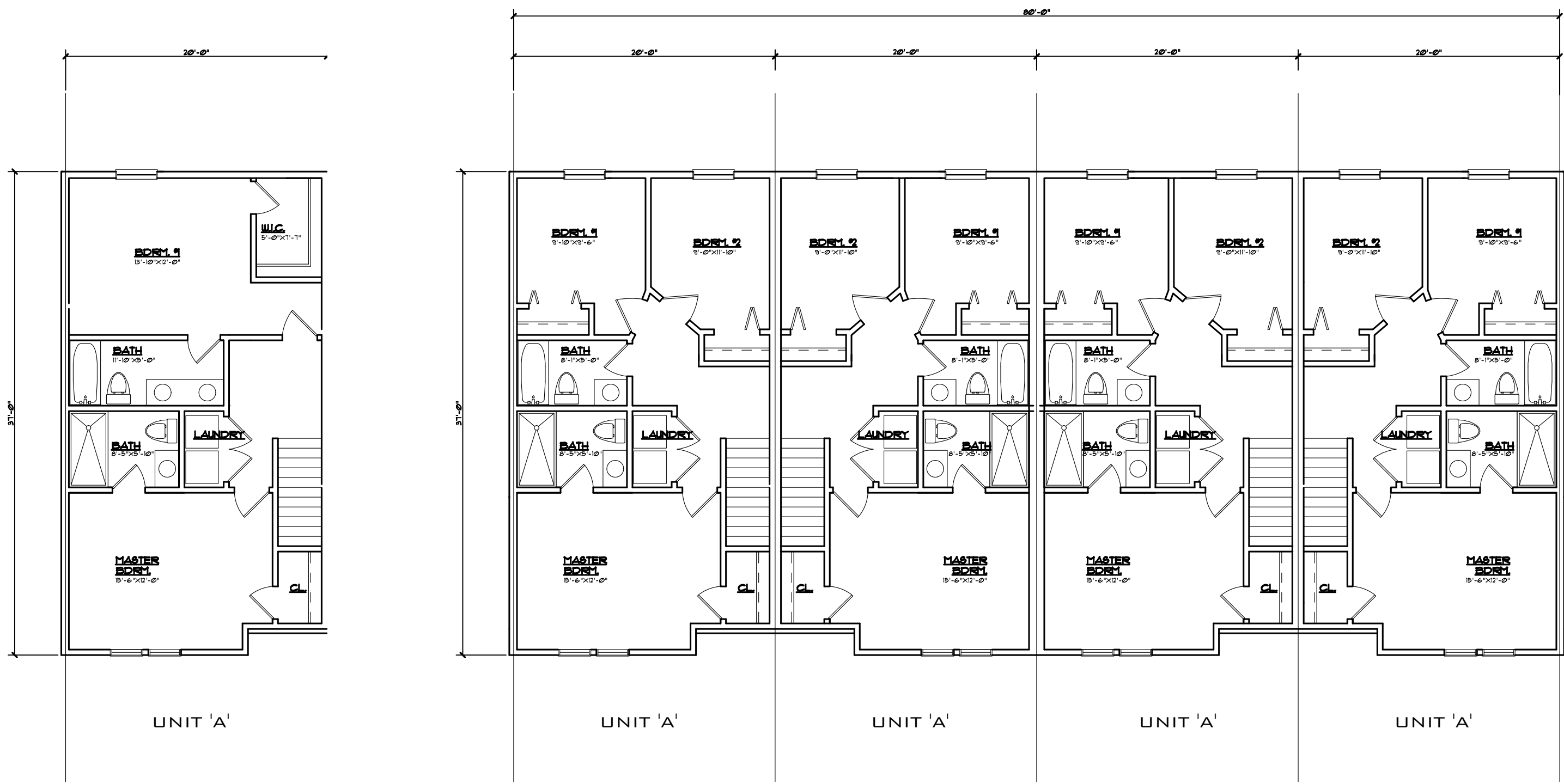
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| ORIGINAL ISSUE DATE:<br>NOVEMBER 6, 2019 |
| PEA JOB NO. 2018-154                     |
| SCALE: 1" = 20'                          |
| DRAWING NUMBER:<br><b>L-1.0</b>          |





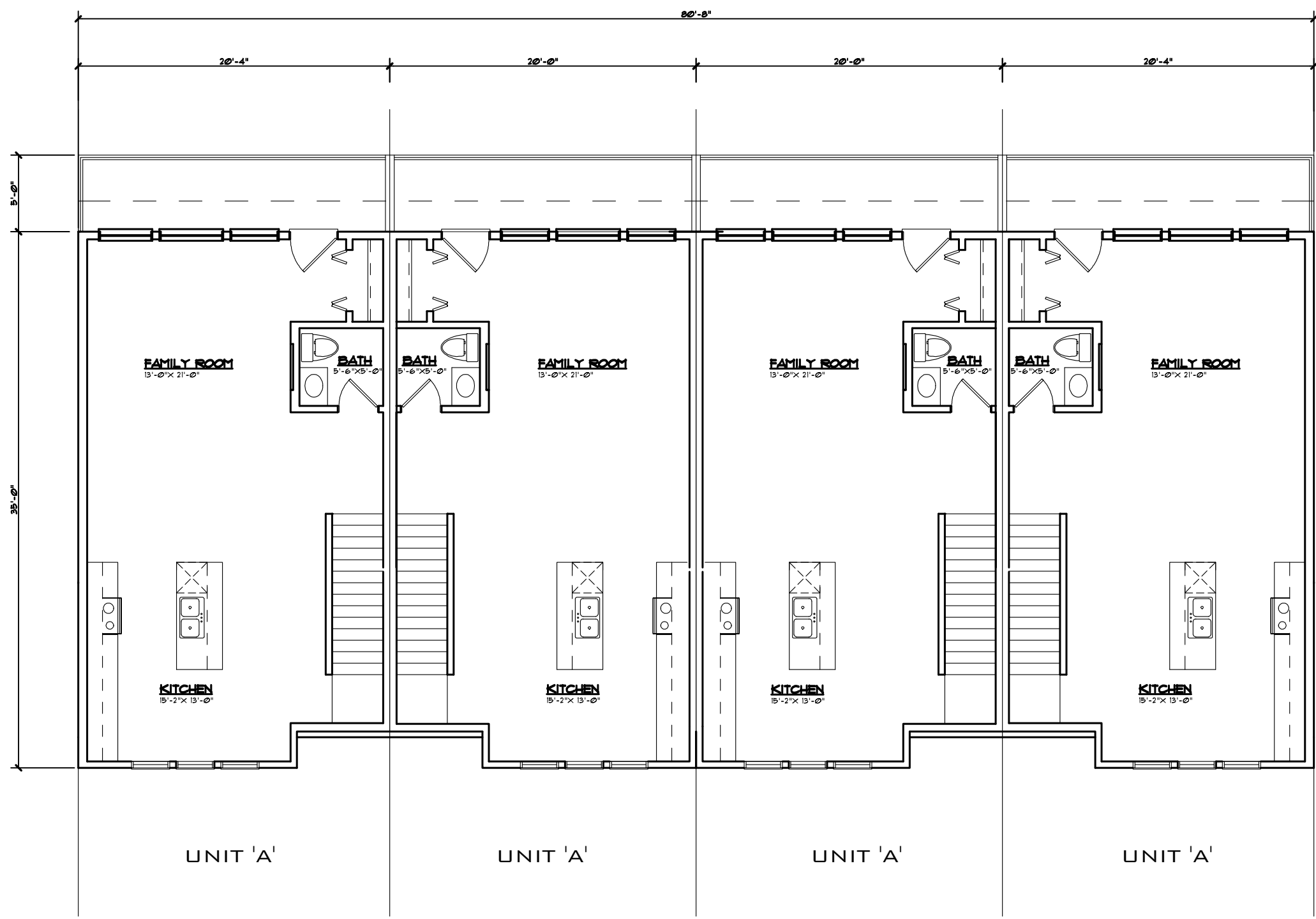




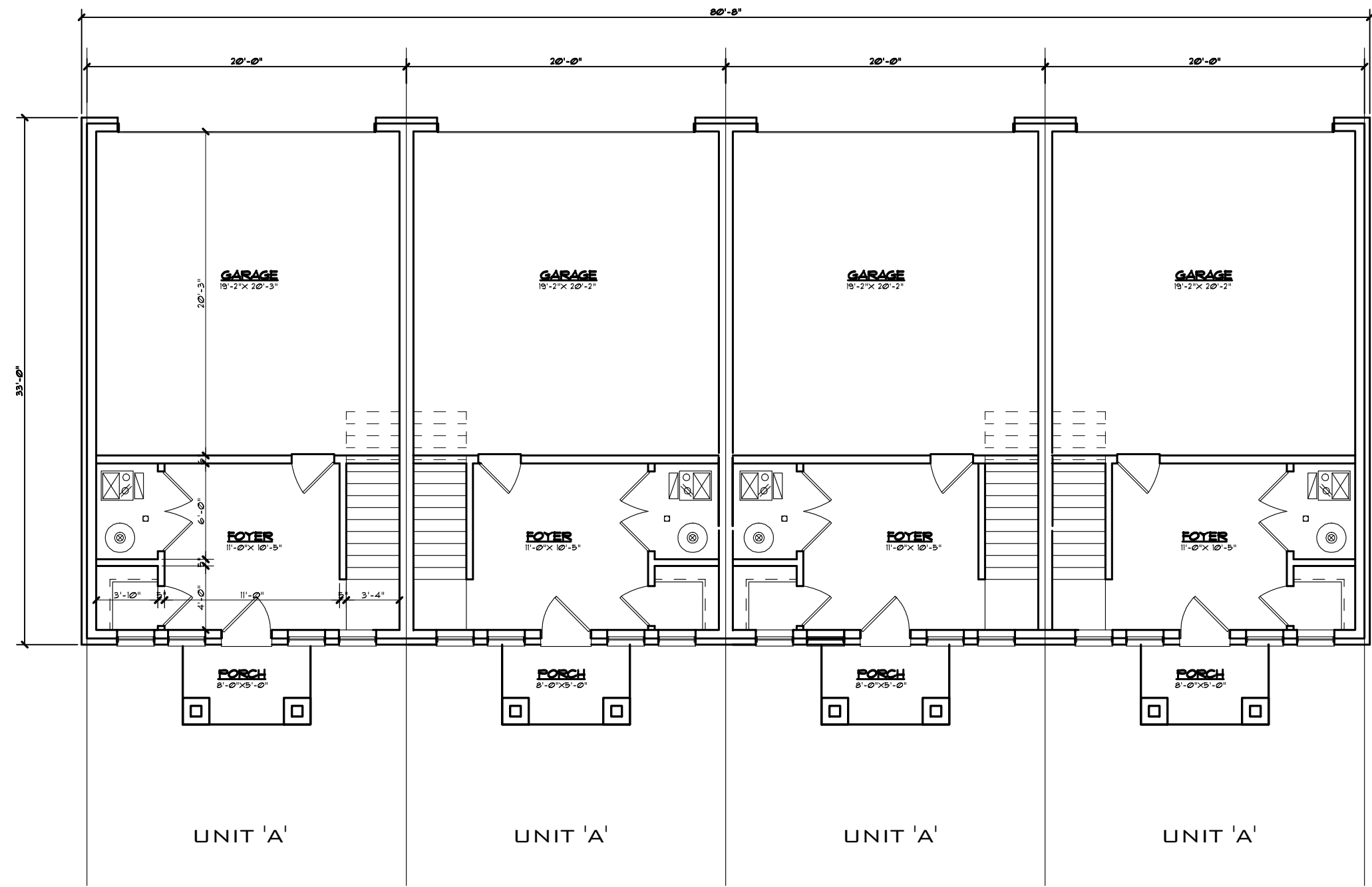
2 BEDROOM OPTION  
UPPER LEVEL PLAN  
712 SF

4-UNIT BUILDING  
UPPER FLOOR PLAN  
712 SF

| 'A' UNIT AREAS - 4 UNIT BUILDING |          |
|----------------------------------|----------|
|                                  | UNIT A   |
| LOWER LEVEL                      | 229 SF   |
| FIRST FLOOR                      | 685 SF   |
| SECOND FLOOR                     | 712 SF   |
| TOTAL                            | 1,626 SF |



4-UNIT BUILDING  
FIRST FLOOR PLAN  
685 SF



4-UNIT BUILDING  
LOWER LEVEL PLAN  
229 SF

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PROJECT  
CONDO DEVELOPMENT  
TROY, MI

SUBJECT  
FOUNDATION PLAN,  
FLOOR PLANS

ARKO DESIGN ASSOCIATES  
2288 YASMIN DRIVE, COMMERCE TOWNSHIP, MI 48382  
PH. (248) 802-8409

ISSUED:  
11/15/19  
11/15/19  
11/15/19  
11/15/19

DRAWN AK  
CHECKED AK  
APPROVED AK  
BIDS  
CONTR

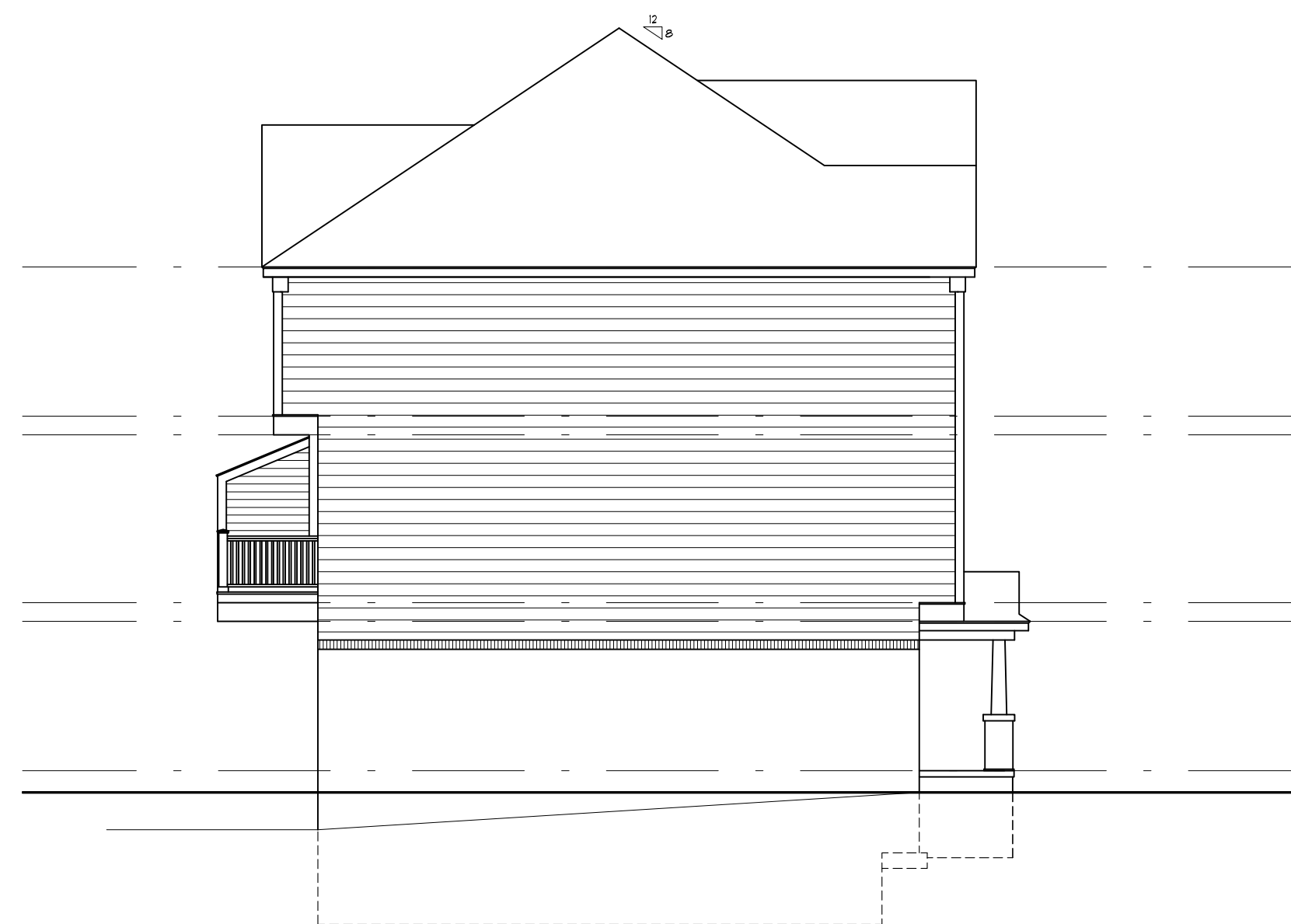
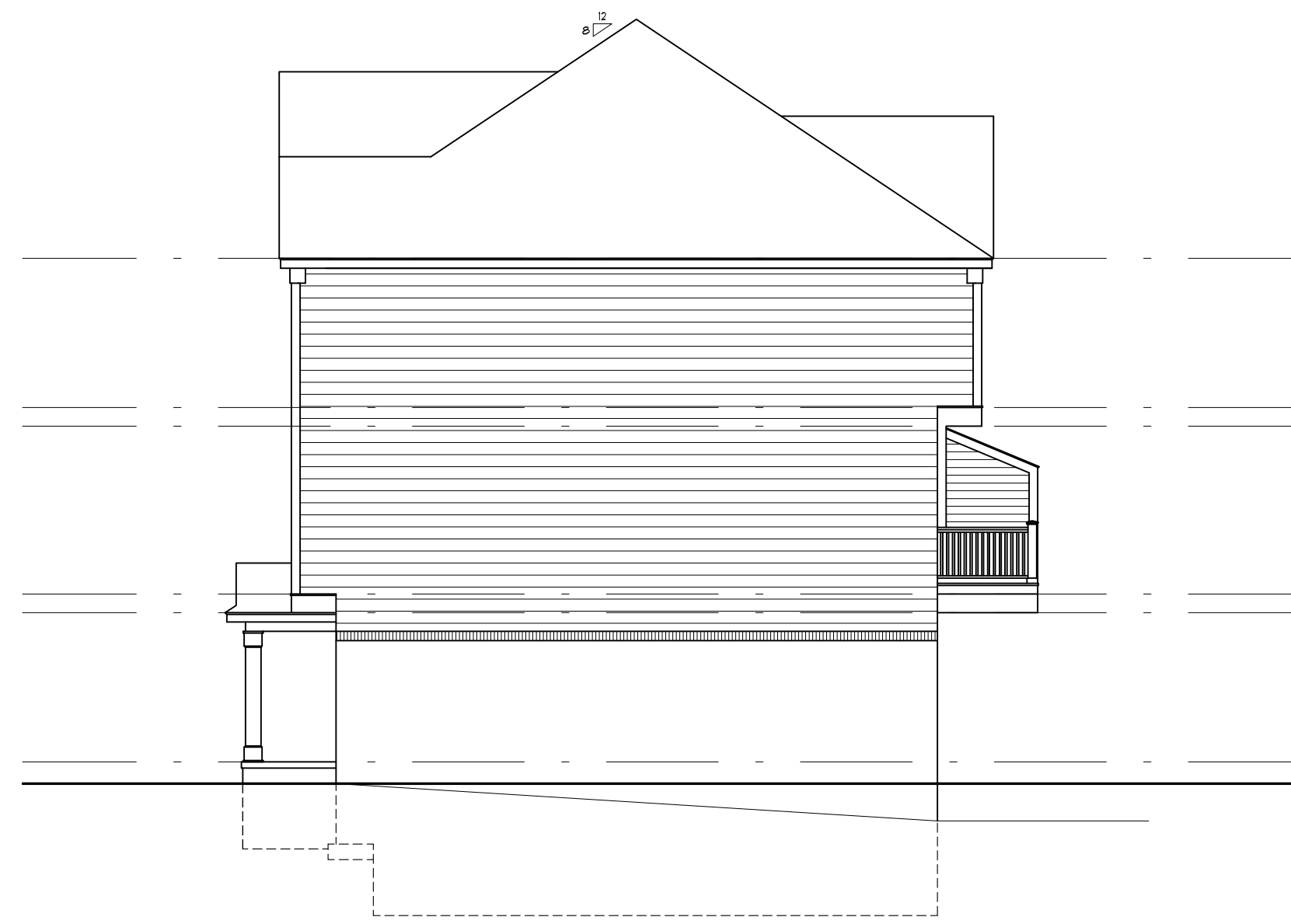
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FIGURED  
DIMENSIONS ONLY

JOB NO.  
2019-20

SHEET  
4U-F

CONDO  
DEVELOP.





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**PROJECT**  
**CONDO DEVELOPMENT**  
**TROY, MI**

**EXTERIOR ELEVATIONS  
4 UNIT BUILDING**

**ARKO DESIGN ASSOCIATES**  
2298 YASMIN DRIVE, COMMERCE TOWNSHIP, MI 48382  
PH. (248) 802-8409

**ISSUED:**

**REVIEW**  
**09-17-10**  
**10-21-10**  
**11-04-10**  
**11-05-10**

|          |    |
|----------|----|
| RAWN     | AK |
| CHECKED  | AK |
| APPROVED | AK |
| IDS      |    |
| ONSTR    |    |

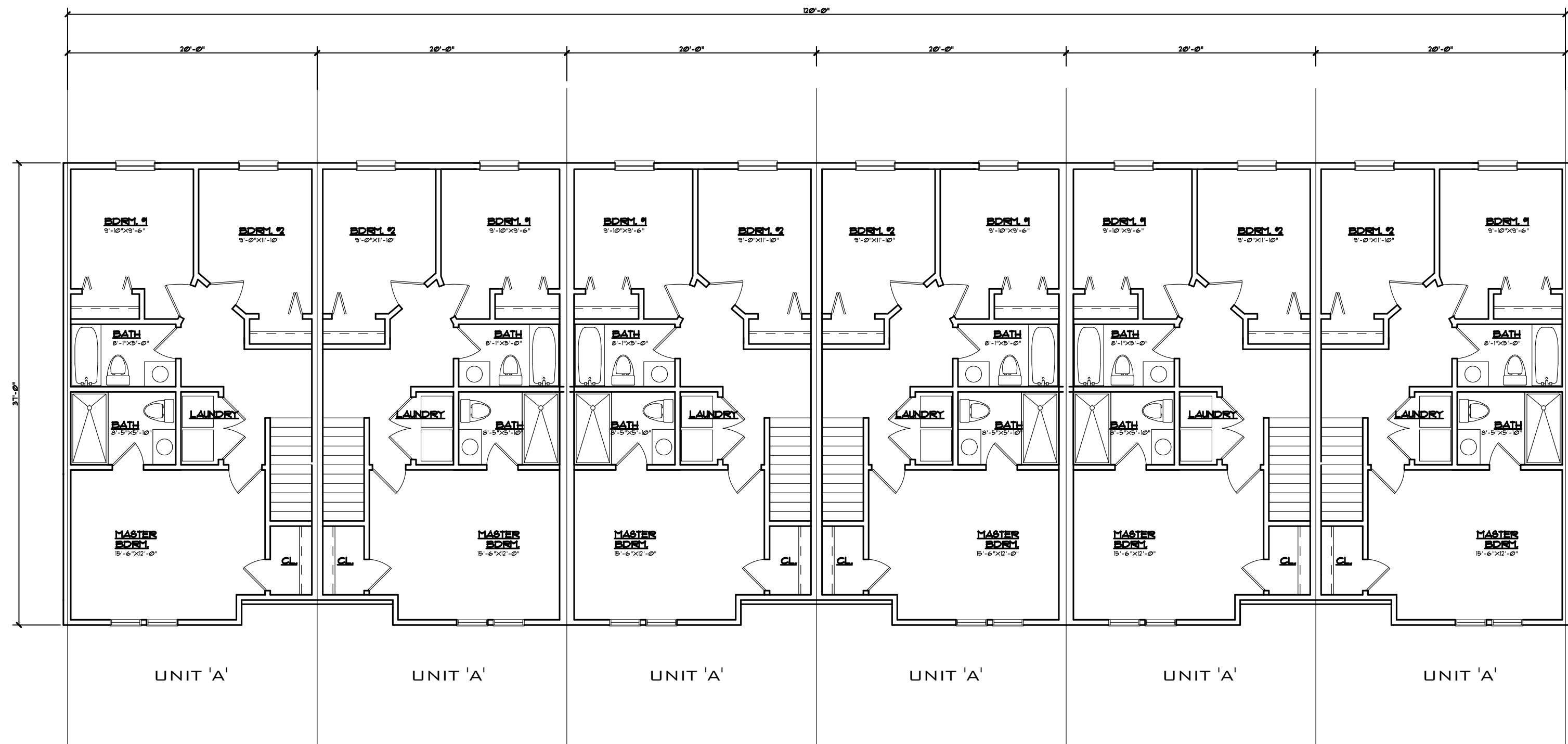
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PRINTS - USE  
FIGURED  
DIMENSIONS ONLY

2019-20

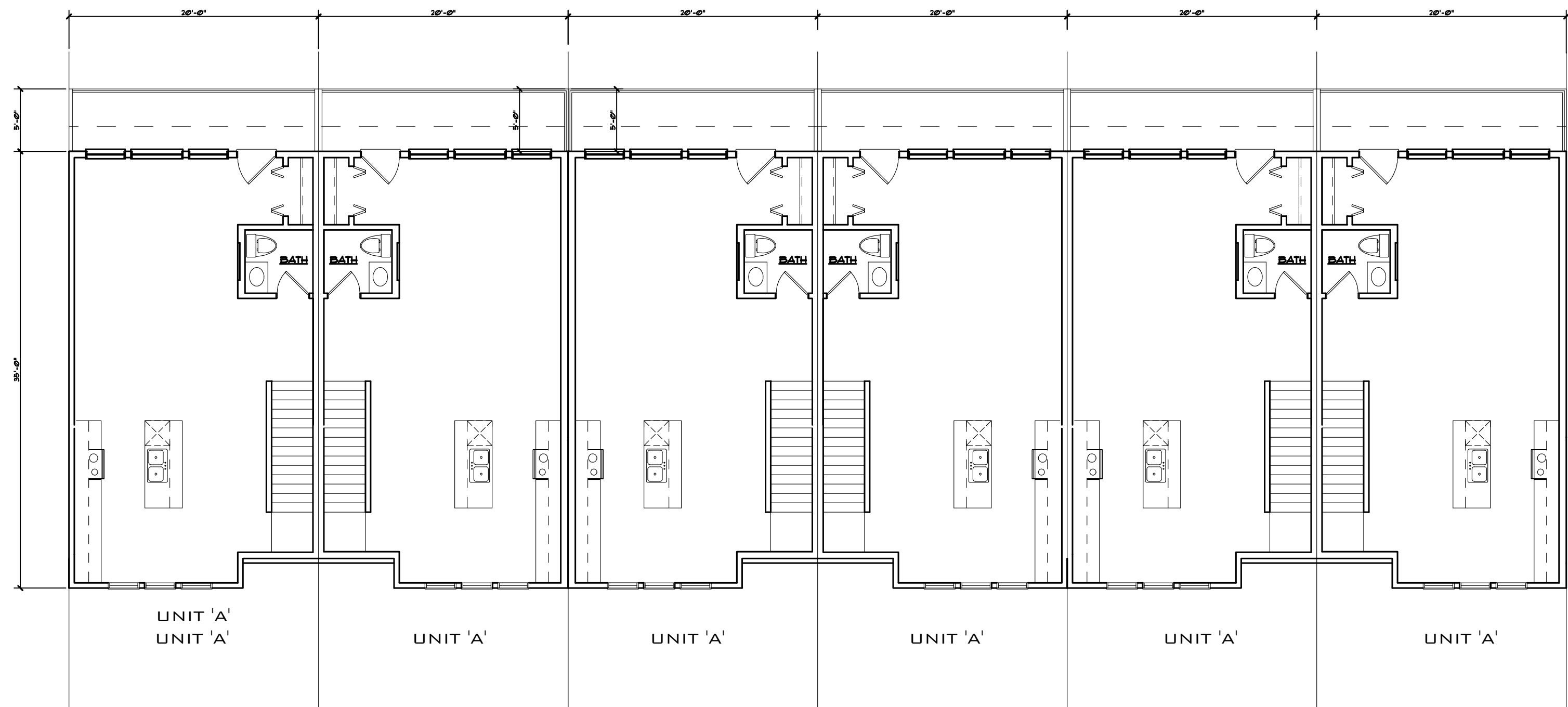
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4U-E

## CONDO DEVELOP.

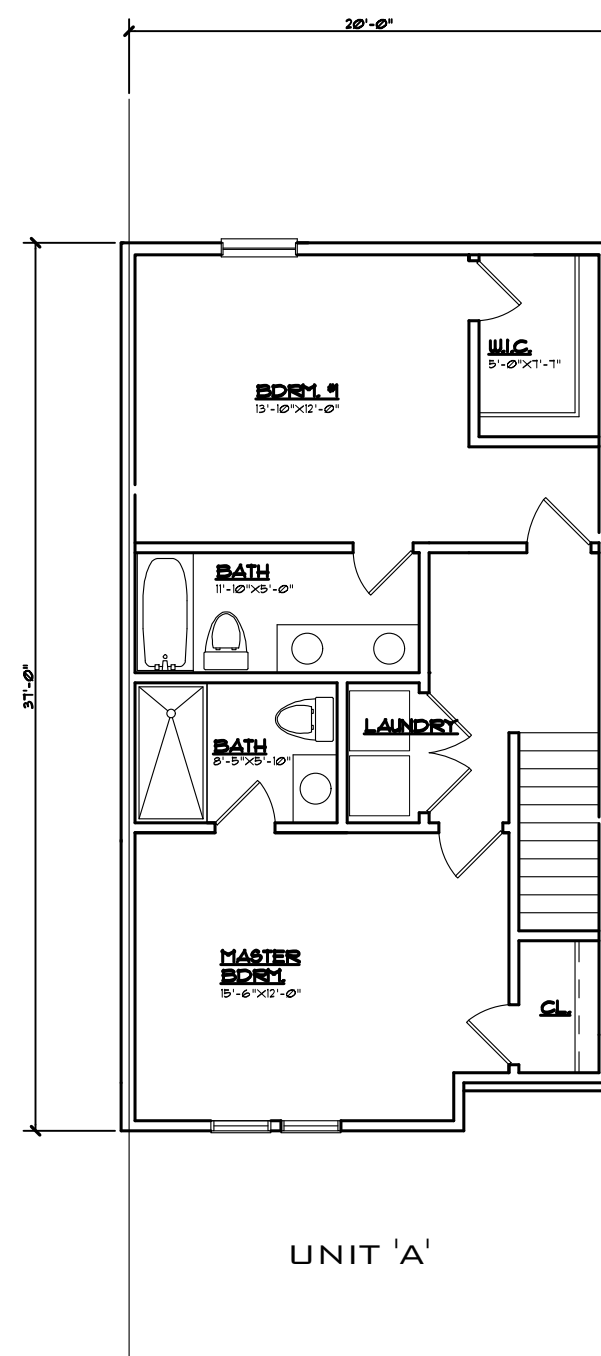




6-UNIT BUILDING  
UPPER FLOOR PLAN  
712 SF  
SCALE: 1/4" = 1'-0"

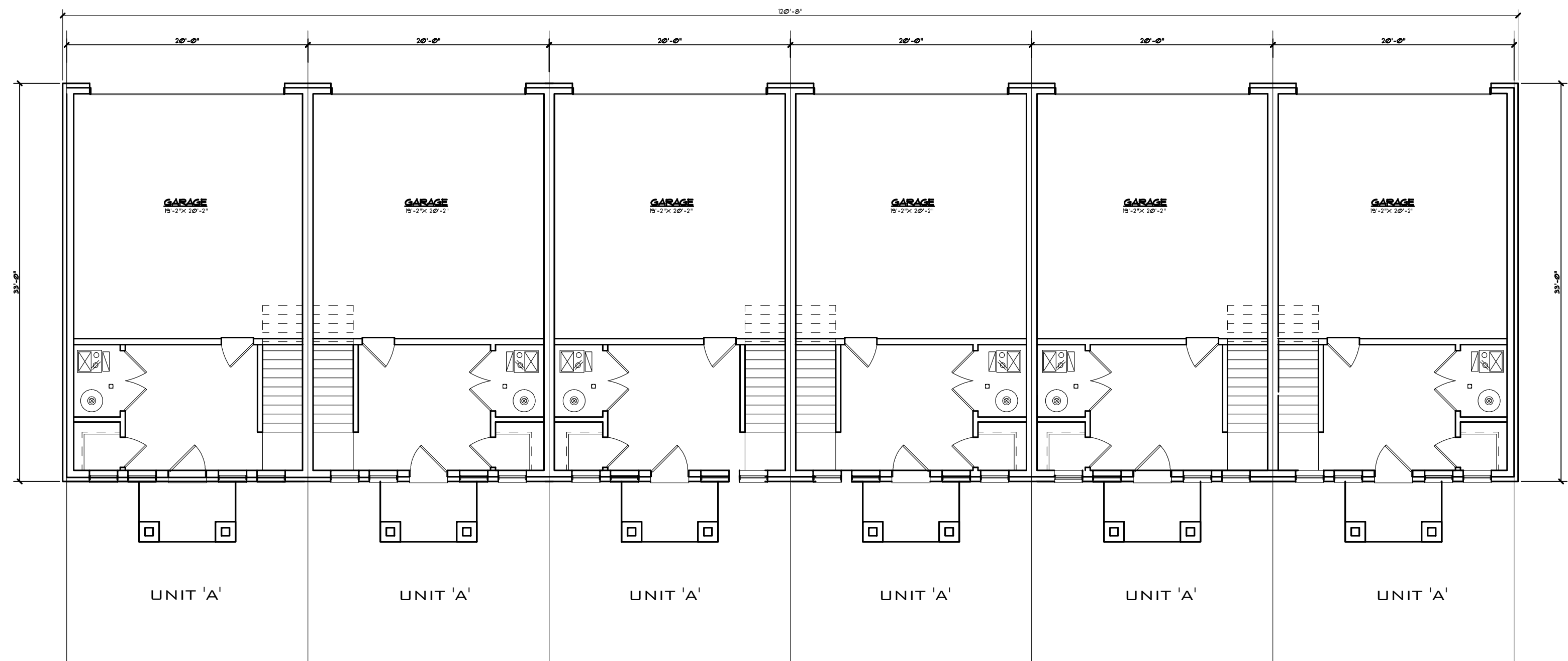


6-UNIT BUILDING  
FIRST FLOOR PLAN  
685 SF  
SCALE: 1/4" = 1'-0"



2 BEDROOM OPTION  
UPPER LEVEL PLAN  
712 SF

| 'A' UNIT AREAS - 6 UNIT BUILDING |          |
|----------------------------------|----------|
|                                  | UNIT A   |
| LOWER LEVEL                      | 229 SF   |
| FIRST FLOOR                      | 685 SF   |
| SECOND FLOOR                     | 712 SF   |
| TOTAL                            | 1,626 SF |



6-UNIT BUILDING  
LOWER LEVEL PLAN  
229 SF  
SCALE: 1/4" = 1'-0"

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PROJECT  
CONDO DEVELOPMENT  
TROY, MI

SUBJECT  
FOUNDATION PLAN,  
FLOOR PLANS

ARKO DESIGN ASSOCIATES  
2288 YASMIN DRIVE, COMMERCE TOWNSHIP, MI 48382  
PH. (248) 802-8409

ISSUED:  
11/15/2019  
11/15/2019  
11/15/2019  
11/15/2019

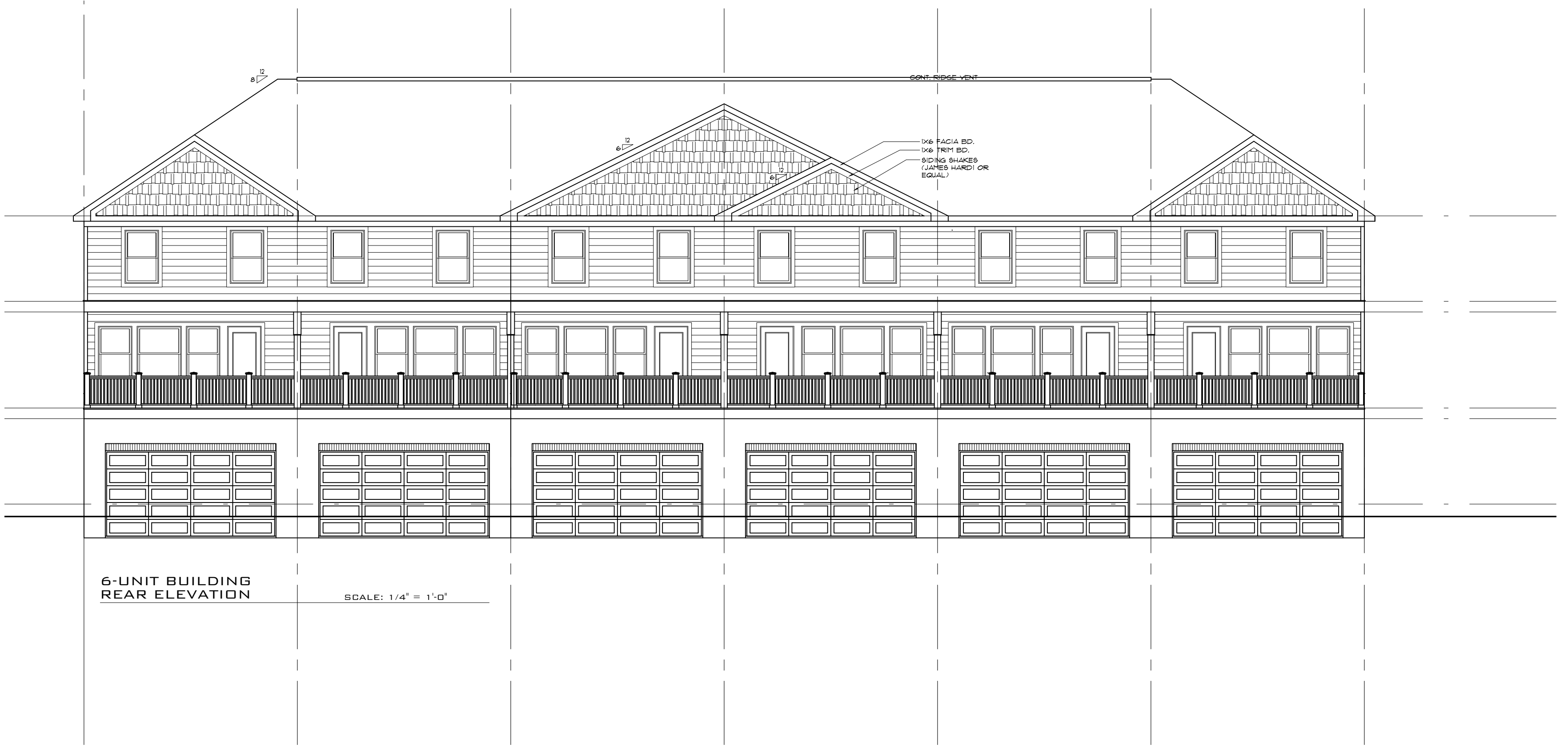
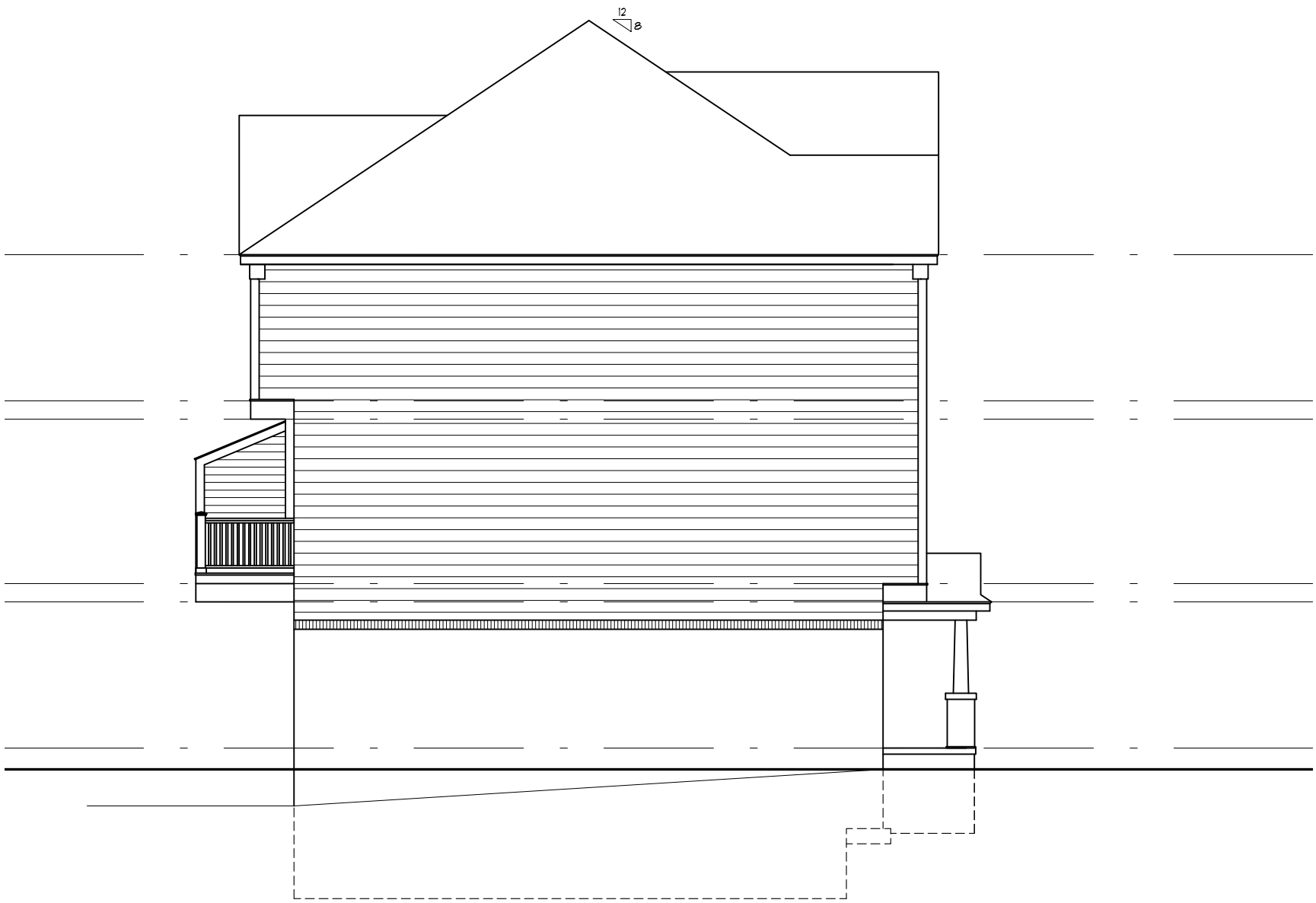
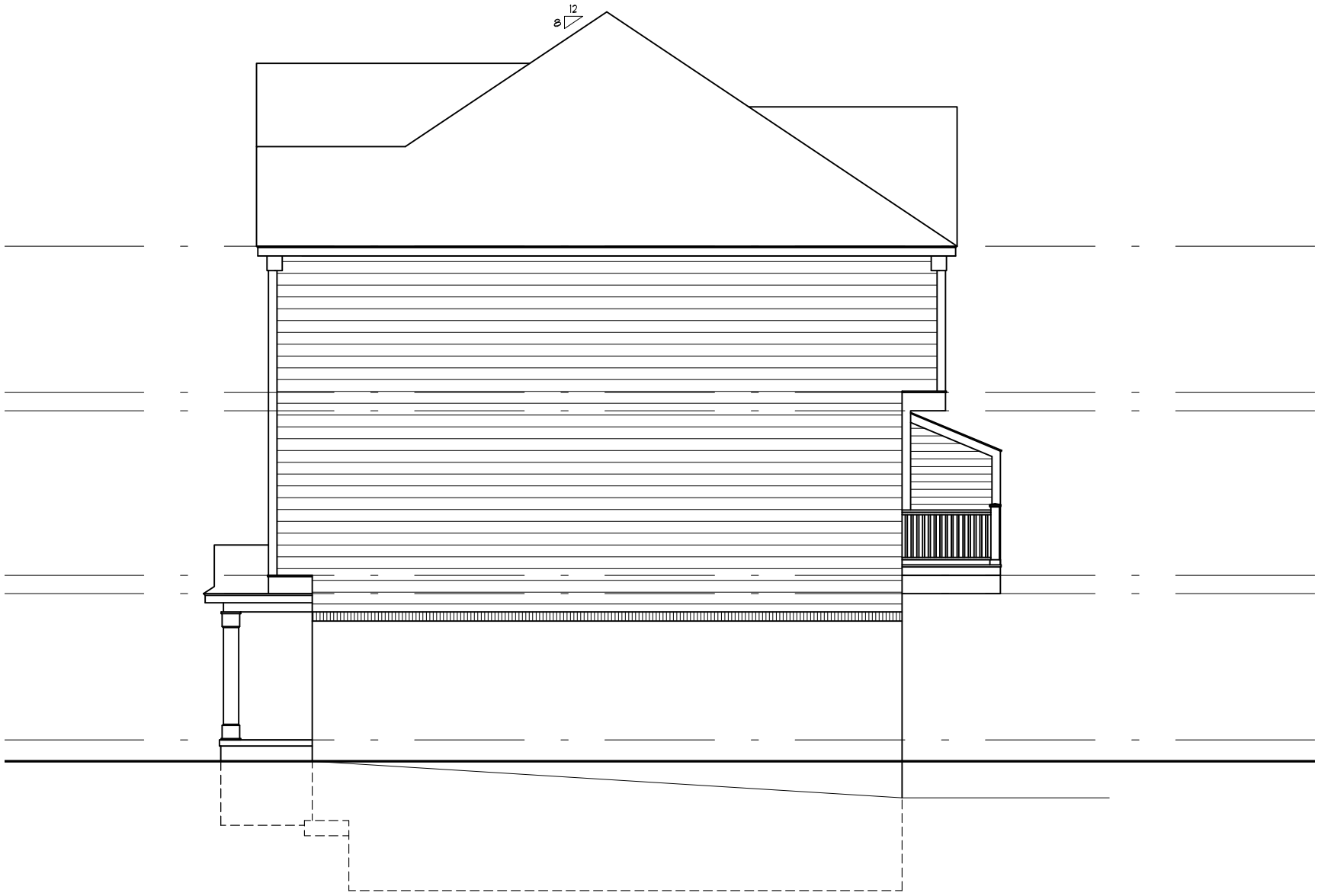
DRAWN AK  
CHECKED AK  
APPROVED AK  
BDS  
CONSTR

DO NOT SCALE  
PRINTS - USE  
FIGURED  
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JOB NO.  
2019-20

SHEET  
6U-F  
CONDO  
DEVELOP.





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PROJECT  
CONDO DEVELOPMENT  
TROY, MI

SUBJECT  
EXTERIOR ELEVATIONS  
6 UNIT BUILDING

ARKO DESIGN ASSOCIATES  
2298 YASMIN DRIVE, COMMERCE TOWNSHIP, MI 48382  
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11/15/2019  
11/15/2019

DRAWN AK  
CHECKED AK  
APPROVED AK  
BIDS  
CONSTR

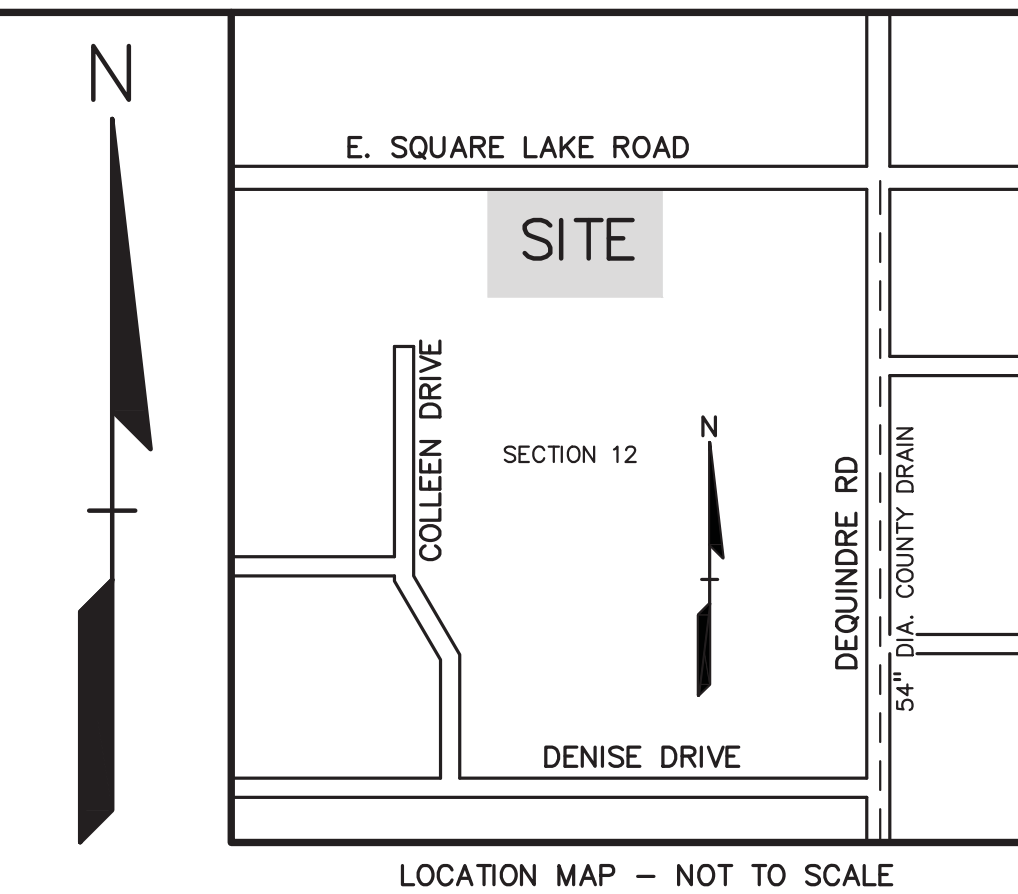
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PRINTS - USE  
FIGURED  
DIMENSIONS ONLY

JOB NO.  
2019-20


SHEET  
6U-E

CONDO  
DEVELOP.





GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

- | SITE PHOTOMETRIC DATA:            |          | ALLOWED  | PROPOSED |
|-----------------------------------|----------|----------|----------|
| 1. LIGHTING LEVELS:               |          |          |          |
| 1.1. MAX ON SITE                  | 20 F.c.  | 6.9 F.c. |          |
| 1.2. AT RESIDENTIAL BOUNDARY:     | 0.2 F.c. | 0.0 F.c. |          |
| 1.3. AT NON-RESIDENTIAL BOUNDARY: | 1.0 F.c. | 0.5      |          |
| 2. FIXTURE HEIGHT (MAX)           |          | 25 FT.   | 10 FT.   |

**LEGAL DESCRIPTION**  
(Per Oakland County Tax Records)

MADISON COLLECTION

**Madison 14.75" 1 Light Wall Light Black**  
9650BK (Black)



**Certifications/Qualifications**

|  |     |
|--|-----|
| Location Rating  | Wet |
| <a href="http://www.kichle.com/warranty">www.kichle.com/warranty</a> |     |

|                              |            |
|------------------------------|------------|
| <b>Mounting/Installation</b> |            |
| Interior/Exterior            | Exterior   |
| Mounting Style               | Wall Mount |



| Specifications       |               |
|----------------------|---------------|
| Diffuser Description | Clear Beveled |
| Material             | ALUMINUM      |

**Kichler**  
7711 East Pleasant Valley Road Cleveland, Ohio 44131-8010  
Toll free: 866.558.5706 or [kichler.com](http://kichler.com)

**Notes:**

- 1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
- 2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER®

| Schedule  |                             |          |                   |  |   |      |              |  |                 |                   |         |
|---|-----------------------------|----------|-------------------|--|---|------|--------------|--|-----------------|-------------------|---------|
| Symbol  | Label                       | Quantity | Manufacturer      | Catalog Number                               | Description   | Lamp | Number Lamps | Filename   | Lumens Per Lamp | Light Loss Factor | Wattage |
|  | <b>P1 *</b><br>(10' HEIGHT) | 14       | Lithonia Lighting | DSXW1 LED 20C<br>1000 AMBPC T7TM<br>MVOLT HS | DSXW1 LED WITH (1)<br>100 LED LIGHT<br>ENGINES, TYPE T4M<br>OPTIC, AMBER PC, @<br>1000mA WITH<br>HOUSE-SIDE<br>SHIELDS. | LED  | 1            | DSXW1_LED_20C_10<br>00_AMBPC_T7TM_MVO<br>LT_HS.ies | 3558            | 0.95              | 73.2    |
|  | <b>P2 *</b><br>(6' HEIGHT)  | 14       | Lithonia Lighting | DSXW1 LED 10C 350<br>AMBPC T2S MVOLT<br>HS   | DSXW1 LED WITH (1)<br>10 LED LIGHT<br>ENGINES, TYPE T4M<br>OPTIC, AMBPC, @<br>700ma WITH HOUSE-<br>SIDE SHIELDS.        | LED  | 1            | DSXW1_LED_10C_35<br>0_AMBPC_T2S_MVOL<br>T_HS.ies   | 788             | 0.95              | 13.3    |

\*BECAUSE AN IES FILE IS NOT AVAILABLE FOR THE FIXTURE TO BE INSTALLED, THE IES FILE FROM A COMPARABLE FIXTURE WAS USED

**CAUTION!!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE AN APPROXIMATE. NO GUARANTEE IS HEREBY EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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**3 FULL WORKING DAYS  
BEFORE YOU DIG CALL**

811

Know what's below

**MISS DIG System, Inc.**

1-800-482-7171 [www.missdig.org](http://www.missdig.org)  
(TOLL FREE)

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# PLA

PEA, Inc.

2430 Rochester Ct., Ste. 100  
Troy, MI 48063-1872  
t: 248.689.9090  
f: 248.689.1044  
[www.peainc.com](http://www.peainc.com)

EUREKA BUILDING COMPANY

43815 SHELBY TOWNSHIP, MICHIGAN 48315

PRELIMINARY PHOTOMETRIC PLAN

EUREKA RESIDENTIAL

SQUARE LAKE ROAD, WEST OF DEQUINDRE ROAD

PART OF SEC. 12, T. 2N, R. 11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

ORIGINAL ISSUE DATE:  
NOVEMBER 6, 2019

PEA JOB NO. 2018-154

SCALE: 1" = 20'

DRAWING NUMBER:

SL-1.0

XREF: S:PROJECTS\2018\2018154\DWG\18154-TOPOBASE.DWG  
XREF: S:PROJECTS\2018\2018154\DWG\CONSTRUCTION\CBASE-18154.DWG  
XREF: S:PROJECTS\2018\2018154\DWG\CONSTRUCTION\BLK-18154.DWG



## **Square Lake Court Development**

The proposed development at the the southwest corner of Square Lake and Dequindre meets Neighborhood Node role to serve as “go to” places that take on a social role, serving both as a place to meet basic needs of the community including integrated residential development. The above referenced corner already includes existing and new retail development and the proposed attached family single residence townhouse development complements and further enhances “economic neighborhoods” of Troy as identified in the Master Plan.

The proposed single family attached townhouse concept is visually distinguished from the surrounding area because of the design and intensity. The variation of building elevations, designs between the attached single family units meet the goal of Neighborhood Node while maintaining design and technique consistency with the adjacent neighborhoods. Architectural features on the proposed building designs include high quality materials such as premium meridian brick, high quality IKO roof shingles, Low E vinyl windows etc., These features will serve as a transition between the single family to the west and the commercial retail space to the east of Square Lake Road.

The single residential attached units will be intended for sale.

### **Building Orientation and Entrance:**

Primary Entrance: The primary unit building entrance is identifiable and usable from Square Lake Road. Entrances use a covered porch and unique architectural trim to identify each unit entrance.

### **Parking:**

Each unit will have 2-car garage and 2 guest parking spots in front each garage driveway.

Parking Total = 56

### **Ground Story Activation:**

All units are facing Square Lake road and the first floor facade of each unit includes one main entry door and 4 windows which make up for the minimum 50% transparency requirement (calculation in building plans = 57%)

### **Landscaping:**

Proposed development provides with 30% landscaping on overall area. Trees include a variety of oaks, lilac and linden. In addition EVA uses grass-crete in order to conserve as much green space as possible.



# Square Lake Court Development

**Eureka Building Co.**



**building into the future**

RECEIVED  
JAN - 6 2020  
PLANNING



# SQUARE LAKE COURT

2

## Exterior Elevations



**Eureka Building Co.**

 **building into the future**

All information herein was accurate at the time of publication. We reserve the right to make updates and changes to specifications, material and price without notice and obligations.

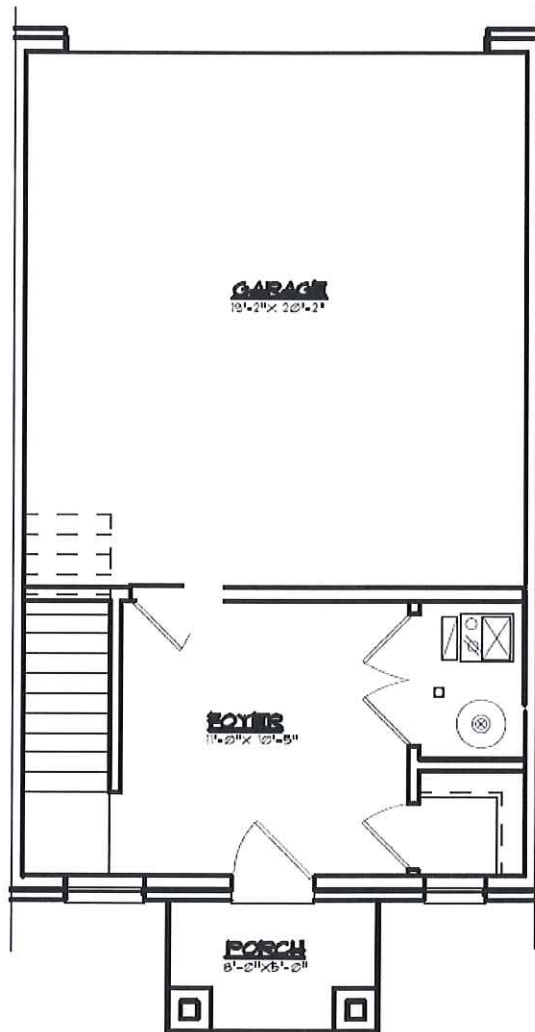


# SQUARE LAKE COURT

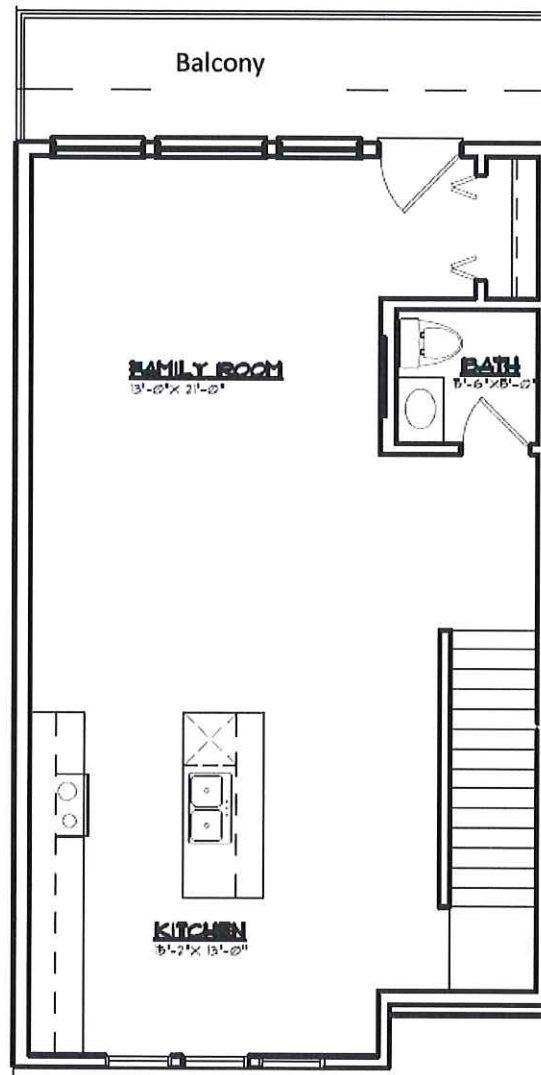
3

## The Prestige and The Sussex

*Entry level*



*Main level*



**Eureka Building Co.**

 **building into the future**

All information herein was accurate at the time of publication. We reserve the right to make updates and changes to specifications, material and price without notice and obligations.

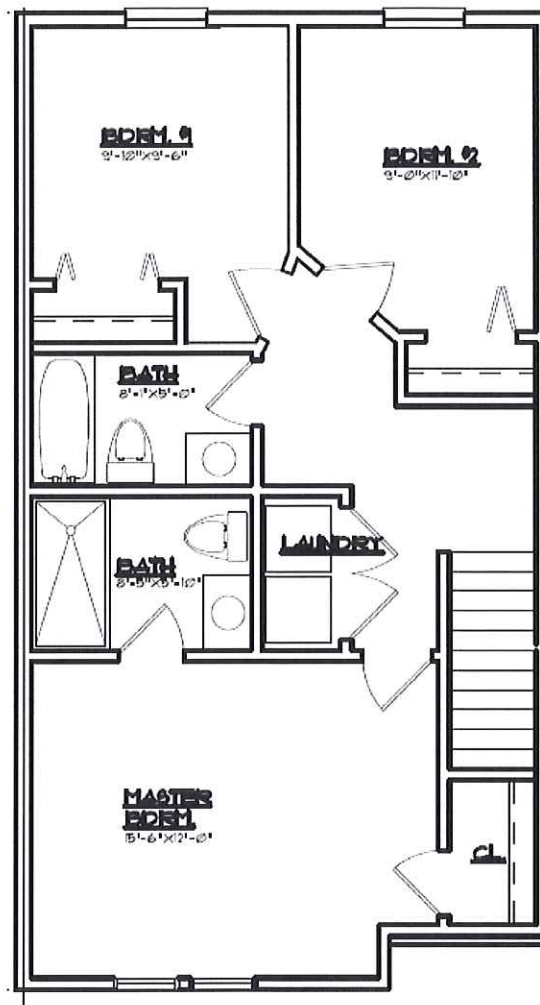


# SQUARE LAKE COURT

4

## The Prestige

### *Bedroom level*



**Eureka Building Co.**

 **building into the future**

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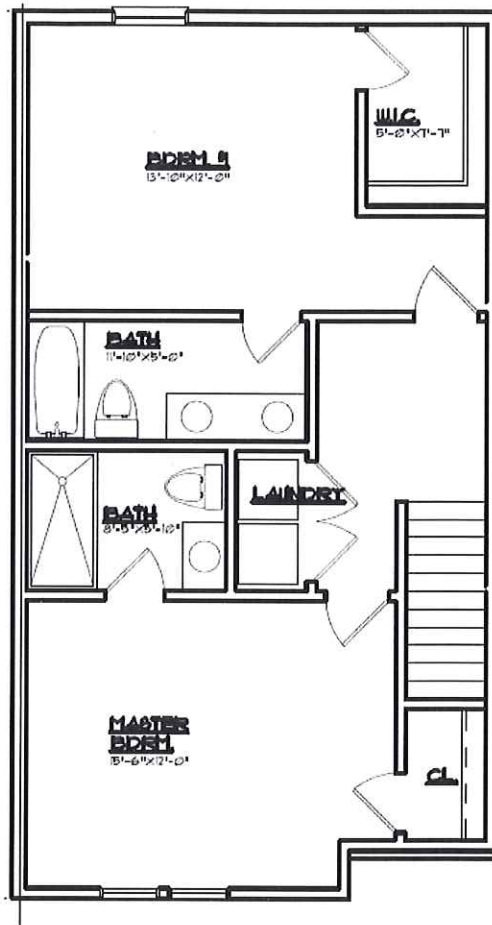


# SQUARE LAKE COURT

5

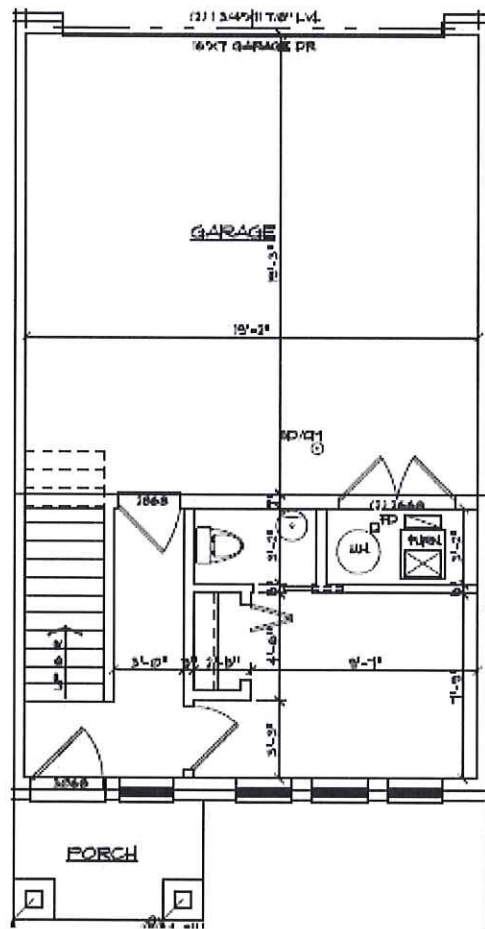
## The Sussex

*Bedroom level*



*Optional Ground Floor*

*Bedroom*



**Eureka Building Co.**

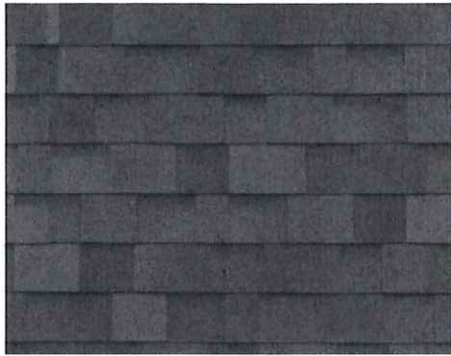
 **building into the future**

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# SQUARE LAKE COURT

6

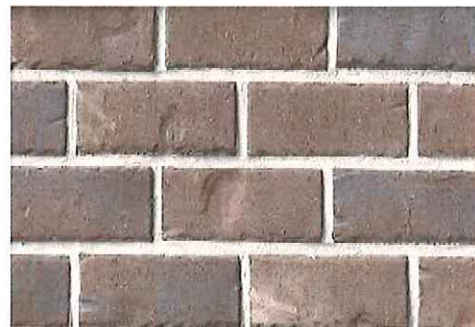


IKO Cambridge Dual Black or equal

Lap Siding James Hardie or equal



Siding Shakes James Hardie or equal



Queen Meadow Brook by Meridian or equal



Queen Port Huron by Meridian or equal

**Eureka Building Co.**

 **building into the future**

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DATE: January 8, 2020  
TO: Planning Commission  
FROM: R. Brent Savidant, Community Development Director  
SUBJECT: PLANNING COMMISSION SCHEDULE

The Planning Commission approved the Planning Commission meeting schedule for 2020 at the December 10, 2019 Regular meeting. The City Clerk has requested that we remove the March 10, 2020 date from the schedule, as there is an election that date and there is the potential that no rooms will be available to hold a meeting.

The Planning Department requests that the Planning Commission approve the revised schedule, which removes March 10 from the 2020 Planning Commission schedule.

The Proposed 2020 Meeting Schedule is attached for your information.

Attachment:

1. Proposed Meeting Schedule

G:\PLANNING COMMISSION\Planning Commission Schedule 2020 PC Memo 01 14 2020.doc



**CITY OF TROY  
MICHIGAN  
PUBLIC NOTICE  
CITY PLANNING COMMISSION**

In accordance with the provisions of the Michigan State Law, Notice is hereby given that the Planning Commission of the City of Troy will hold Public Meetings in the City Hall, 500 West Big Beaver Road, Troy, Michigan, (248) 524-3364, on the following dates:

**2020 PLANNING COMMISSION REGULAR MEETING DATES**

|                            |                             |
|----------------------------|-----------------------------|
| January 14<br>January 28   | July 14<br>July 28          |
| February 11<br>February 25 | August 11<br>August 25      |
| March 24                   | September 8<br>September 22 |
| April 14<br>April 28       | October 13<br>October 27    |
| May 12<br>May 26           | November 10                 |
| June 9<br>June 23          | December 8                  |

***All meetings are held in City Hall and are open to the public.***  
**The Agenda and City website will reflect any changes in meeting times and/or rooms.**

Regular Planning Commission meetings begin at 7:00 p.m. and are held in the Council Board Room. Meetings are subject to be held in the Council Chamber based on anticipated audience capacity.

This notice is hereby posted as required by Section 4 of the Open Meetings Act (MCLA 15.261 et seq.)

---

R. Brent Savidant, AICP  
Community Development Director

Posted:

***NOTICE:*** People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at [clerk@troymi.gov](mailto:clerk@troymi.gov) or by calling (248) 524-3316 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.



DATE: January 8, 2020  
TO: Planning Commission  
FROM: R. Brent Savidant, Community Development Director  
SUBJECT: ANNUAL ELECTION OF OFFICERS

The Planning Commission By-Laws call for the election of Officers (Chairperson and Vice Chairperson) and recommendation of appointment of Zoning Board of Appeals Representative each January at the Planning Commission Regular meeting.

The Chair shall take nominations from the floor for each position, with the election following immediately thereafter.

The Planning Commission By-Laws are attached for your information. Election provisions are in Article 3.

Attachment:

1. Planning Commission By-Laws

G:\PLANNING COMMISSION\Planning Commission Elections PC Memo 01 14 2020.doc



# **BY-LAWS AND RULES OF PROCEDURE OF THE CITY OF TROY PLANNING COMMISSION**

## **ARTICLE I – COMPLIANCE AND AUTHORITY**

The City of Troy Planning Commission shall comply with all applicable statutes, perform any duties, and exercise the powers granted to the Planning Commission by the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended, the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, and the Open Meetings Act, Public Act 267 of 1976, as amended, and the City of Troy Charter and Ordinances. The By-Laws and Rules of Procedure are adopted pursuant to the authority of those statutes and the City Charter.

## **ARTICLE II – OFFICERS AND THEIR DUTIES**

- Section 1. The Planning Commission shall select from its membership a Chairperson and Vice-Chairperson who shall serve for a one (1) year term and who shall be eligible for re-election. The Planning Commission shall make a recommendation to City Council for a Zoning Board of Appeals Representative.
- Section 2. The Chairperson shall preside at all meetings and shall conduct all meetings in accordance with these by-laws and rules and in accordance with the usual duties conferred by parliamentary procedure on the position of Chairperson.
- Section 3. The Vice-Chairperson shall act in the capacity of the Chairperson in the absence of the Chairperson and shall succeed to the office of Chairperson in the event of a vacancy in that office, in which case the Planning Commission shall select a successor to the office of Vice-Chairperson at the earliest practicable time by election procedures as set out in Article III.
- Section 4. In the absence of both the Chairperson and the Vice-Chairperson, the Zoning Board of Appeals representative shall act as Chairperson for that meeting only. The temporary Chairperson shall have the same duties and privileges as the Chairperson.
- Section 5. The Chairperson and Vice-Chairperson may engage in discussion on all matters before the Planning Commission and shall have voting privileges.



### **ARTICLE III – ELECTION OF OFFICERS AND APPOINTMENT OF ZONING BOARD OF APPEALS (ZBA) REPRESENTATIVES**

- Section 1. Each January at the Regular Meeting, the Planning Commission shall:
- A. Conduct elections of Officers (Chairperson and Vice Chairperson); and
  - B. Recommend appointment for a Zoning Board of Appeals Representative.

The Chairperson shall take nominations from the floor with the election immediately thereafter.

- Section 2. Candidates receiving a majority vote of the total number of members shall be declared elected as a Planning Commission Officer or recommended as a Zoning Board of Appeals Representative.

- Section 3. The Planning Commission Officers shall take office immediately following their election. Officers shall hold their office for a term of one (1) year, or until their successors are elected and assume office. The Zoning Board of Appeals Representative shall assume his or her responsibilities following confirmation of the appointment by City Council. The Zoning Board of Appeals Representative shall hold office for a term of one (1) year, or until a successor is appointed by City Council and assumes office.

- Section 4. The Method of Voting on Nominees shall be as follows:

- A. The Chairperson shall ask for nominations from the floor. A second shall not be required in order to nominate a person as an Officer or Zoning Board of Appeals Representative. The Chairperson shall announce each nomination as he or she hears it. If it becomes apparent to the Chairperson that there are no further nominations, the Chairperson shall inquire “are there further nominations?” If there are no further nominations, the Chairperson shall declare the nominations closed.
- B. If there is only one nominee for each position, a single resolution may be used to elect all the officers. The resolution must be approved by a majority of Planning Commission members by a roll call vote.
- C. If there is only one nominee for a particular position, a resolution electing that person to the particular position shall be approved by a roll call vote.



- D. If there is more than one nominee for a position, voting shall take place by calling a rotating roll of the Planning Commission and each member is to indicate the name of the individual he or she wishes to fill the position. If one candidate receives a majority vote, that person shall be deemed elected and the Chairperson shall announce such election. If no candidate receives a majority vote, the candidate with the least number of votes shall be eliminated from the ensuing ballot and the procedure shall be repeated until one candidate receives a majority vote.

#### **ARTICLE IV – MEETINGS**

- Section 1. All meetings shall be posted at City Hall according to the Open Meetings Act. The notice shall include the place, date and time of the meeting.
- Section 2. All meetings shall be conducted in accordance with generally accepted parliamentary procedure. The current version of Robert's Rules of Orders can serve as a guide.
- Section 3. Regular Meetings of the Planning Commission shall be held on the second and fourth Tuesday of each month at 7:00 p.m. at the Troy City Hall, 500 West Big Beaver Road, Troy, Michigan. Site Location Meetings may be scheduled by the Planning Commission at any reasonable time in accordance with the Open Meetings Act. Any changes in the date or time of any meeting shall be posted and noticed in accordance with the Open Meetings Act. When a Regular Meeting date falls on or near a legal holiday, the Planning Commission may schedule a meeting on a suitable alternate date in the same month.
- Section 4. The Chairperson may call Special Meetings. In addition, it shall be the duty of the Chairperson to call a Special Meeting when requested to do so by an affirmative vote of a majority of the Planning Commission members present. The business which the Planning Commission may perform at a Special Meeting may be the same business that the Planning Commission performs at a Regular Meeting. Notice of the time, date and place of the Special Meeting shall be given in a manner as required by the Open Meetings Act and the Planning Director shall notify all members of the Planning Commission not less than 48 hours in advance of a Special Meetings.
- Section 5. The Chairperson may call Study Meetings. At Study Meetings, the Planning Commission shall not vote on any of the following matters: (1) any matter requiring a public hearing, (2) matters which must be finally approved by the Planning Commission such as Site Plan review applications and Special Use Requests, and (3) matters where the Planning Commission is acting in an advisory capacity, such as, Rezoning



Requests, Ordinance Text Amendments, Subdivision Plats, Street and Alley Vacations, or Planned Unit Development Proposals. It may vote on housekeeping matters such as setting public hearing dates and approving minutes.

Section 6. All meetings of the Planning Commission, including Regular, Special, Study or Site Location meetings shall be open to the general public unless exempted from public meeting requirements under the Open Meetings Act. The Planning Commission, with guidance provided by the City Attorney's Office, shall make the determination as to whether the meeting or a portion of the meeting is exempt under the Open Meetings Act, and shall pass an appropriate resolution setting forth its determination.

Section 7. A majority of the membership of the Planning Commission constitutes a quorum and the number of votes necessary to transact business is as follows:

- A. The affirmative vote of six (6) members shall be necessary in order to adopt or amend a Master Plan.
- B. A majority vote of the members is necessary for those matters on which the Planning Commission has final jurisdiction, as per Section 3.10 of the City of Troy Zoning Ordinance.
- C. A majority vote of those members present at a meeting shall be necessary for those matters on which the Planning Commission serves in an advisory capacity.
- D. Voting on items on the Business Agenda shall be by a rotating roll call. A record of the vote shall be kept as a part of the minutes.
- E. When a quorum is not present, no official action shall take place. The Chairperson or Planning Director shall announce to the Commission and anyone in attendance that there is no quorum and that all agenda items will be rescheduled for a specific date.
- F. The Chairperson may ask members who vote "no" on an item to explain the "no" vote for clarification purposes and to add to the public record.

Section 8. The Planning Director of the City of Troy or his or her designee shall serve as the Secretary of the Planning Commission and keep the minutes and records of the Commission, prepare the agenda of Regular Meetings, Special Meetings and Study Meetings with the Chairperson, provide notice of meetings to Planning Commission members, present agenda items to the Planning Commission at its meetings, attend to correspondence of the



Planning Commission, and perform such other duties as necessary to carry out the business of the Planning Commission.

## **ARTICLE V – ORDER OF BUSINESS**

The order of business at a Regular Meeting and Special Meetings shall be:

- A. Roll Call
- B. Approval of Agenda
- C. Approval of Minutes
- D. Public Comments for items not on the agenda
- E. Reports. Reports may include Zoning Board of Appeals reports, Downtown Development Authority reports, Planning and Zoning reports, and any other report on information that may be of interest to the Planning Commission as determined by the Planning Commission or Planning Department.
- F. Business Agenda. The business agenda may include postponed items, public hearings on zoning ordinance amendments and special use approval requests, preliminary site plan reviews, and any other matter that is before the Planning Commission seeking approval or a recommendation.
- G. Other Business
- H. Public Comments for items on the agenda.
- I. Planning Commissioner's Comments
- J. Adjournment

## **ARTICLE VI – PLANNING COMMISSION ACTIONS**

Following consideration of matters submitted to it in accordance with the provisions of the City Code of Ordinances or other applicable law, or referred to it by the City Council, the Planning Commission shall take one of the following actions:

- A. Approve the proposal, or recommend positive action by the City Council.
- B. Deny the proposal, or recommend negative action by the City Council.



- C. Approve a proposal modified to meet reasonable conditions, or recommend approval of a modified proposal meeting reasonable conditions by the City Council. However, the Planning Commission shall not place conditions on an approval of a recommendation to City Council for rezoning, except for conditional rezoning in accordance with Section 16.04 of the City of Troy Zoning Ordinance.
- D. Postpone action on the proposal to a specific date or upon the occurrence a specific event. The Planning Director or his or her designee shall monitor the matter and determine when such specific event has occurred so that the matter may be rescheduled. The Planning Commission shall indicate in the resolution the reason(s) for such action.

The Planning Commission shall act on all applications within a reasonable time. This shall not be construed to alter other time limits prescribed by the Charter, Code of Ordinances or State statutes.

## **ARTICLE VII – HEARINGS**

- Section 1. In addition to those required by law, the Planning Commission may in its discretion hold public hearings when it decides that such hearing will be in the public interest.
- Section 2. Notice of such hearings shall be published in the official newspaper of the City or in a newspaper of general circulation as required by the City Charter, Code of Ordinances and/or State statutes. The Planning Director or his or her designee shall take the necessary steps to see that notice is published in accordance with the City Charter, Code of Ordinances and/or State statutes.
- Section 3. Any request before the Planning Commission shall be presented in summary by the Planning Director or his or her representative or a designated member of the Planning Commission. The Planning Director may present additional information to the Planning Commission through personnel from other Departments and/or non-City employees, if the Planning Director believes that information would be helpful to the Planning Commission. Parties in interest shall have the privilege of the floor.
- Section 4. If the petitioner or petitioner's representative fails to appear for a scheduled hearing, the Planning Commission may proceed with the hearing in the absence of the petitioner and act on the proposal in accordance with Article VI. Adjournment of any scheduled hearing must be approved by a majority of the Planning Commission member in attendance. Requests for adjournment shall only be granted upon a demonstration of good cause.



Section 5. Public hearings and other proceedings conducted by the Planning Commission shall be run in an orderly and timely fashion. This shall be accomplished by the following procedure:

- A. If an agenda item does not formally require a public hearing, the Chairperson shall have the discretion to allow members of the public to address the agenda item. Once opened to the public for comment, the hearing shall be conducted in the same manner as a public hearing.
- B. After announcement by the Chairperson that the public hearing portion of the meeting for a specific agenda item is open, persons who wish to address the Planning Commission shall speak when recognized by the Chairperson and provide his/her name and address on the attendance sheet provided at the podium. All comments shall be addressed to the Chairperson.
- C. The Chairperson may order the removal of any member of the public that causes a breach of the peace during the public hearing.
- D. The Chairperson may place reasonable limits on the length of time speakers have to address an agenda item. The Planning Commission may override such time limitation by majority vote.

## **ARTICLE VIII – COMMITTEES**

Section 1. Committees may be appointed as needed by the Chairperson for purposes and terms which the Planning Commission approves.

## **ARTICLE IX – EMPLOYEES**

Section 1. The Planning Commission may recommend employment of such staff and/or experts as it sees fit to aid the Planning Commission in its work.

## **ARTICLE X – AMENDMENTS**

These By-laws may be amended by a two-thirds vote of the entire membership of the Planning Commission.

## **ARTICLE XI – ETHICS**

Planning Commission members shall adhere to the current version of the City of Troy Appointee Code of Ethics.

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