

#### PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

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

November 10, 2020 7:00 P.M. Remote Meeting

Public Comment may be communicated to the Planning Commission via telephone voice mail by calling 248.524.1305 or by sending an email to planning@troymi.gov. All comments will be provided to the Planning Commission.

- 1. ROLL CALL
- 2. SUSPENSION OF PLANNING COMMISSION BYLAWS
- 3. APPROVAL OF AGENDA
- 4. <u>APPROVAL OF MINUTES</u> October 27, 2020
- 5. <u>PUBLIC COMMENT</u> For Items Submitted via Email or Telephone Message

#### 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.

#### **OTHER ITEMS**

- 7. CITY OF TROY MASTER PLAN AMENDMENT
- 8. PLANNING COMMISSION COMMENT
- 9. ADJOURN

**NOTICE:** People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at <a href="clerk@troymi.gov">clerk@troymi.gov</a> 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.

#### PROPOSED RESOLUTION

## PROPOSED RESOLUTION TO TEMPORARILY SUSPEND THE PLANNING COMMISSION RULES OF PROCEDURE

#### Resolution # PC-2020-11-

Moved by: Seconded by:

WHEREAS, the Michigan Department of Health and Human Services (MDHHS) Director Robert Gordon issued an Order on October 5, 2020 under MCL 333.2253 restricting indoor gathering sizes to protect public health and safety, and

WHEREAS Public Act 228 of 2020 permits public meetings to be held by electronic means where an in person meeting could detrimentally increase exposure of board members and the general public to COVID-19,

THEREFORE BE IT RESOLVED, That as allowed by Planning Commission Rules of Procedure Article IV, Section 6, the Troy Planning Commission hereby **TEMPORARILY SUSPENDS** the requirement of holding a meeting at the Troy City Hall and **ALLOWS** all Troy Planning Commission Members to electronically participate in any Planning Commission meeting through December 31, 2020.

Members participating electronically will be considered present and in attendance at the meeting and may participate in the meeting as if physically present. However, members must avoid using email, texting, instant messaging, and other such electronic forms of communication to make a decision or deliberate toward a decision.

RESOLVED, As allowed by Planning Commission By-laws and Rules of Procedure Article X, the Troy Planning Commission hereby **TEMPORARILY SUSPENDS AND MODIFIES** the Bylaws and Rules of Procedure concerning the Order of the Agenda, as set forth in Article V, Section 3, to consolidate the Public Comment sections of the meeting for any meeting held through December 31, 2020.

RESOLVED, As allowed by Planning Commission By-laws and Rules of Procedure Article X, the Troy Planning Commission hereby **TEMPORARILY SUSPENDS AND ALLOWS** two methods of receiving Public Comment for virtual meetings. Public comments can be submitted for the Planning Commission meeting by sending an email to: <a href="mailto:planning@troymi.gov">planning@troymi.gov</a>. Emails received prior to 4:00 pm on the day of the Planning Commission meeting, will be read at the meeting and made part of the public record. Public comments can also be submitted by calling the following phone number and leaving a voicemail message: (248) 524-1305. Recorded voicemail messages received prior to 4:00 pm on the day of the Planning Commission meeting will be played at the meeting. For emails and recorded messages received after the deadline, reasonable efforts will be made to read emails and play recorded messages received during the meeting. Email and voicemail public comments will be limited to three minutes each.

Chair Krent called the virtual Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on October 27, 2020. Chair Krent introduced the procedure to be followed for a remote meeting.

#### 1. ROLL CALL

Present:

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

#### Also Present:

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

#### 2. SUSPENSION OF PLANNING COMMISSION BYLAWS

#### Resolution # PC-2020-10-021

Moved by: Faison Support by: Lambert

WHEREAS, the Michigan Department of Health and Human Services (MDHHS) Director Robert Gordon issued an Order on October 5, 2020 under MCL 333.2253 restricting indoor gathering sizes to protect public health and safety, and

WHEREAS Public Act 228 of 2020 permits public meetings to be held by electronic means where an in-person meeting could detrimentally increase exposure of board members and the general public to COVID-19,

THEREFORE BE IT RESOLVED, That as allowed by Planning Commission Rules of Procedure Article IV, Section 6, the Troy Planning Commission hereby **TEMPORARILY SUSPENDS** the requirement of holding a meeting at the Troy City Hall and **ALLOWS** all Troy Planning Commission Members to electronically participate in any Planning Commission meeting through December 31, 2020.

Members participating electronically will be considered present and in attendance at the meeting and may participate in the meeting as if physically present. However, members must avoid using email, texting, instant messaging, and other such electronic forms of communication to make a decision or deliberate toward a decision.

RESOLVED, As allowed by Planning Commission By-laws and Rules of Procedure Article X, the Troy Planning Commission hereby **TEMPORARILY SUSPENDS AND MODIFIES** the By-laws and Rules of Procedure concerning the Order of the Agenda, as set forth in Article V, Section 3, to consolidate the Public Comment sections of the meeting for any meeting held through December 31, 2020.

RESOLVED, As allowed by Planning Commission By-laws and Rules of Procedure Article X, the Troy Planning Commission hereby **TEMPORARILY SUSPENDS AND ALLOWS** two methods of receiving Public Comment for virtual meetings. Public comments can be submitted for the Planning Commission meeting by sending an email to: planning@troymi.gov. Emails received prior to 4:00 pm on the day of the Planning Commission meeting, will be read at the meeting and made part of the public record. Public comments can also be submitted by calling the following phone number and leaving a voicemail message: (248) 524-1305. Recorded voicemail messages received prior to 4:00 pm on the day of the Planning Commission meeting will be played at the meeting. For emails and recorded messages received after the deadline, reasonable efforts will be made to read emails and play recorded messages received during the meeting. Email and voicemail public comments will be limited to three minutes each.

Yes: All present (9)

#### **MOTION CARRIED**

#### 3. <u>APPROVAL OF AGENDA</u>

#### Resolution # PC-2020-10-022

Moved by: Perakis Support by: Faison

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

Yes: All present (9)

#### **MOTION CARRIED**

#### 4. APPROVAL OF MINUTES

#### Resolution # PC-2020-10-023

Moved by: Hutson Support by: Tagle

**RESOLVED**, To approve the minutes of the October 27, 2020 Regular meeting as submitted.

Yes: All present (9)

#### MOTION CARRIED

5. <u>PUBLIC COMMENT</u> – For Items Submitted via Email or Telephone Message

Ms. Ferencz reported no comments received via email or voicemail.

#### PRELIMINARY SITE PLAN APPROVALS

6. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2019-0045) — Proposed The Westington, South side of Wattles, East of Crooks, Section 21, Currently Zoned NN (Neighborhood Node "I") District

Mr. Carlisle reviewed the Preliminary Site Plan application for The Westington. He noted multiple family residential is a permitted use in the Neighborhood Node zoning classification. Mr. Carlisle addressed the traffic study, architectural design features and concerns with the massing of the building along Wattles.

Mr. Carlisle acknowledged fundamental support for multiple family use and complimented the applicant in the style of housing proposed. He asked the Commission in its deliberation to consider the Neighborhood Node design standards and transitional features. Mr. Carlisle asked the applicant to clarify if the third story is a full or half story, if one trash enclosure is sufficient and to address any comments or concerns that the Planning Commission might have in regard to architectural design and building material.

Mr. Carlisle stated if the Planning Commission's determination is to grant approval, the Preliminary Site Plan application should be subject to the four conditions as identified in his report dated October 5, 2020.

Present were Attorney Greg Obloy of Carson Fischer, Project Architect Peter Stuhlreyer of DesignHaus, Project Engineer James Butler of Professional Engineering Associates and Arban Stafa representing the applicant.

Mr. Obloy confirmed one trash enclosure is sufficient. He said the applicant agrees to meet the requirements of the Fire Department for the EVA (Emergency Vehicle Access) and to make the internal and external pedestrian connection improvements recommended by the Planning Consultant.

Mr. Stuhlreyer addressed the building stories, setback, massing of the building along Wattles (Building A) in context of architectural design features and visibility from street, transition of project to single family residential, architectural design as relates to surrounding area and apartment floor plans.

There was discussion on:

- Massing of Building A along Wattles; potential to split into two buildings.
- Traffic concerns; congestion and stacking.
- Wattles access; proximity to 7-Eleven store and Crooks Road intersection, relocate access further east to relieve potential traffic implications.
- Building setback, in relation to 7-Eleven store.
- Traffic study; conducted year end 2019, reviewed by City January 2020.
- Potential future widening of Wattles; City Engineering department confirms the paved section of road on the new bridge over Wattles is two lanes but constructed to accommodate four lanes.

- Relocate building entry to opposite side not facing Wattles; potential grading challenges.
- Floor plans; range from 2 bedroom to efficiency, 870 square feet to 525 square feet.
- EVA; obligation of applicant to comply to Fire Department requirements and reach private agreement with owner of private road, approval process, maintenance.
- Density, compatibility with neighborhood.
- Relationship of project to Master Plan.
- Intent of Neighborhood Node zoning.

Mr. Savidant acknowledged public comment received via email from Daniel Pap of 850 Barilane and Aashit Shah of 4088 Parkstone Court, inclusive of the agenda packet.

Ms. Ferencz reported there were no additional comments received via email or voicemail.

#### Resolution # PC-2020-10-024

Moved by: Lambert Support by: Hutson

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed The Westington Apartment Project, located on the South side of Wattles, East of Crooks (Parcel 88-20-21-101-004, -005 and -008), Section 21, Zoned NN (Neighborhood Node "I") District, be postponed, for the following reasons:

- 1. To address the location of the access on Wattles Road farther to the east.
- 2. To address concerns about the massing of the building on Wattles.
- 3. To further explore traffic issues on Wattles at the Crooks Road intersection.

#### Discussion on the motion on the floor.

Mr. Tagle stated he agrees with the concerns of the access on Wattles but has no concerns with the massing of the building on Wattles.

#### Vote on the motion on the floor.

Yes: All present (9)

#### **MOTION CARRIED**

7. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2020-0011) — Proposed Regency of Troy Convalescent Center/Nursing Home, Southeast corner of Maple and Axtell (2785 W Maple), Section 32, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Carlisle reviewed the Preliminary Site Plan application for Troy Convalescent Center/Nursing Home. He noted changes in the application that received previous

approval in 2017. Mr. Carlisle said the applicant proposes to reduce the size of the site, reduce the number of beds and two outlots would remain on Maple Road.

Mr. Carlisle reported the application meets all requirements and received approval from the Sustainable Design Review Committee to allow parking in the front yard. Mr. Carlisle asked the Planning Commission to consider in its deliberation the applicant's request to landbank 12 parking spaces and the use of EIFs building material.

Mr. Carlisle recommended Preliminary Site Plan approval with the conditions as identified in his report dated October 6, 2020.

Project Manager Ian Anderson of pH7 Architects said the proposed EIFs building material is a more modern product than the traditional EIFs building material. Mr. Anderson offered to use the panelized fiber cement board material as initially submitted in lieu of the EIFs material should that be the wish of the Planning Commission.

There was discussion on:

- Petitioner preference of building material; smooth (not metallic) EIFs.
- Energy efficient construction; heat recovery design, insulation, LED light fixtures.

Ms. Ferencz reported there were no additional comments received via email or voicemail.

It was confirmed that site plan drawings as initially submitted with the cement fiber board panel building material is the application being voted on this evening.

#### Resolution # PC-2020-10-025

Moved by: Tagle Support by: Rahman

**RESOLVED**, The Planning Commission hereby approves 12 landbanked off street parking spaces as per Section 13.06.F.2.e.

**BE IT FURTHER RESOLVED**, The 12 landbanked off street parking spaces shall be constructed if there is a demonstrated need for the parking spaces, as determined by the Zoning Administrator.

**BE IT FINALLY RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Regency of Troy Convalescent Center/Nursing Home, located on the Southeast corner of Maple and Axtell (2785 W. Maple), Section 32, Currently Zoned IB (Integrated Industrial and Business) District, be granted.

Yes: All present (9)

#### **MOTION CARRIED**

#### **OTHER ITEMS**

#### 8. CITY OF TROY MASTER PLAN AMENDMENT

Mr. Savidant said the Michigan Planning Enabling Act requires the Planning Commission to review the Master Plan every five years. He said the Master Plan was last amended by City Council on August 22, 2016 and the administration is asking for support from the Planning Commission to move forward with an update of the Master Plan, a process that would begin in early February.

Mr. Carlisle said the current Master Plan is a good base to work from and identified timely revisions on upcoming issues that the City might face.

- Format and Layout
- Public Input
- Demographics and Data
- COVID-19
- Neighborhood Node Sub Area Plan
- Land Use
- Introduction
- Implementation

There was a brief discussion on:

- Public Engagement
- Scope
- Timeline

#### Resolution # PC-2020-10-026

Moved by: Tagle Support by: Rahman

**WHEREAS**, The Michigan Planning Enabling Act, Act 33 of 2008, grants the Planning Commission of a municipality the authority to prepare a Master Plan as a guide for land use and development; and,

**WHEREAS**, The Michigan Planning Enabling Act requires that at least every 5 years after adoption of a Master Plan, a Planning Commission shall review the Master Plan and determine whether to commence the procedure to amend the Master Plan or adopt a new Master Plan; and,

**WHEREAS**, The City of Troy Master Plan was last amended on August 22, 2016. The determination of whether to update the Master Plan or adopt a new Master Plan must be made prior to August 22, 2021; and,

**WHEREAS**, The City of Troy has utilized the consulting services of Carlisle/Wortman Associates, Inc. since 2001 and under this contract, Carlisle/Wortman, Inc. has provided a range of planning services including preparation and amendment of the City of Troy Master Plan; and,

**WHEREAS**, Carlisle/Wortman Associates, Inc. prepared the Master Plan Update Proposal to assist the Planning Commission in amending the City of Troy Master Plan. The proposal includes a summary of proposed revisions, public engagement strategies and project scope; and,

**WHEREAS**, The Planning Commission has determined that the City of Troy Master Plan should be amended as per the Master Plan Update Proposal.

**THEREFORE BE IT RESOLVED**, The Planning Commission **RECOMMENDS** to City Council that the Master Plan Update Proposal prepared by Carlisle/Wortman Associates, Inc. to assist the Planning Commission in amending the City of Troy Master Plan be **APPROVED**.

**BE IT FINALLY RESOLVED**, The Planning Commission **RECOMMENDS** that City Council **AUTHORIZE** the commencement of the Master Plan amendment process.

Yes: All present (9)

#### **MOTION CARRIED**

#### 9. PLANNING COMMISSION COMMENT

There were general Planning Commission comments, some relating to:

- Proposed Text Amendments; timeline of approval through City Council.
- Posting agendas on social media; means to encourage public participation.

The virtual Regular meeting of the Planning Commission adjourned at 9:34 p.m.

Respectfully submitted,

Tom Krent, Chair

Kathy L. Czarnecki, Recording Secretary

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DATE: November 10, 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 item was then considered at the January 14, 2020 Regular meeting and again postponed.

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.

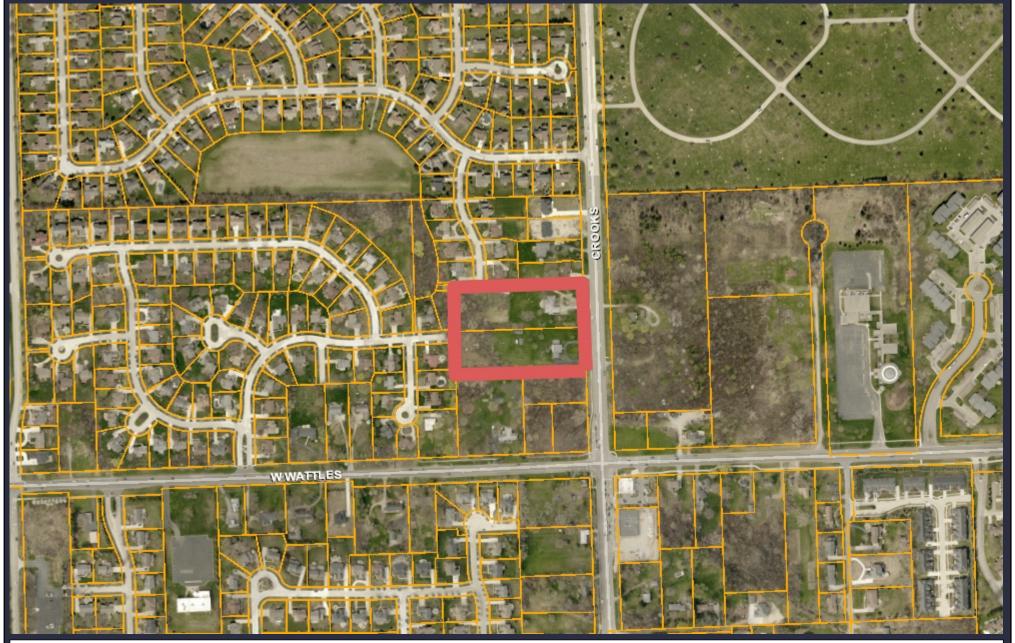
#### Attachments:

- 1. Maps
- 2. Minutes from September 24, 2019 Planning Commission Regular meeting.
- 3. Minutes from January 14, 2020 Planning Commission Regular meeting
- 4. Report prepared by Carlisle/Wortman Associates, Inc.
- 5. Preliminary Site Plan.
- 6. Anticipated Traffic Impacts Update, Memo prepared by OHM dated January 14, 2020.
- 7. Public input.

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## **GIS Online**



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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.

## TROY

## **GIS Online**



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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.

#### PRELIMINARY SITE PLAN REVIEW

 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 postposed 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**

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

Ms. Perakis disclosed she formerly lived in the Woodlands subdivision from 2008 to 2014 and her home on Parkstone backed up to the subject property. She also disclosed that the applicant is a current neighbor of hers and she was in opposition to the applicant's proposed apartment project that was formerly considered by the City. Ms. Perakis said there is no conflict of interest and that she can be objective in her consideration of the application.

Mr. Carlisle outlined the revisions the applicant proposes to the application based on discussion from the Planning Commission, staff and the public when considered at the September 24, 2019 meeting. He noted the site plan revisions are identified on page 5 of his report dated January 7, 2020. Mr. Carlisle reported there are significant outstanding site plan items on the revised site plan, as relates to screening/landscaping along adjacent residential property lines, tree removal loss due to the stormwater facility and lighting impact to adjacent property.

Mr. Carlisle recommended to postpone the application to allow the applicant to address site plan items.

Present were Carmine Avantini, AICP, of Community Image Builders, Arvin Stafa, Brandon Bronikowski, James Butler and Greg Bono, both of Professional Engineering Associates (PEA).

Mr. Avantini presented a PowerPoint presentation and addressed the additional acreage, decrease in density, increase in guest parking, traditional two-car garages, increased setback, screening and buffer to residential, building height, line of sight visual, grade difference, location of EVA, parking and pedestrian traffic. Mr. Avantini indicated several site plan issues identified by the Planning Consultant have been addressed. He asked for a favorable vote conditioned on the remaining issues that could be administratively addressed through engineering and final site plan processes.

Mr. Stafa addressed building height, grading, outlots and public engagement. Mr. Bronikowski addressed building materials and circulated building material samples. Mr. Bono addressed stormwater management. Mr. Butler said concerns relating to floodplain and wetlands would be addressed through the engineering process.

Chair Faison opened the floor for public comment.

The following spoke in opposition, voicing concerns with grade difference, drainage, flooding, compatibility, property values, application process, no public engagement, traffic impact and safety.

- James Chang, 4397 Bender
- Latish Adnani, 4219 Crooks
- Tom Reiss, 1400 Bradbury
- Jerry Rauch, 4187 Penrose
- Doug and Linda Gerard, 4197 Carson
- Mike and Laura Lipinski, 4233 Carson
- Thomas Mikulski, 4408 Cahill
- Daphne (Ntiri) and Jean-Claude Quenum, 4198 Carson
- JinMing Xu, 4179 Carson
- Bob Laudicina, 1286 Fountain
- Paul Balas, 4087 Parkstone
- Nadwa Gowda, 4412 Lehigh (illegible)
- Trevor Babi, 4537 Cahill
- Jeff Silagy, Whisper Way
- Raghav Kashi, 4420 Cahill

David Donnellon, architect and municipal planner; represented the seller of the property. He stated the development is permitted by right in the Neighborhood Node zoning district and addressed the balance between the Neighborhood Node and Single Family Residential zoning districts.

Chair Faison closed the floor for public comment.

There was discussion on:

- Grading difference, as relates to drainage and engineering design process.
- Stormwater management.
- Outlots; ownership, potential to build, property lines.
- Wetland and floodplain, as relates to MDEQ and engineering design process.
- Compatibility and transition to residential, as relates to landscape buffer, building height, line of vision, building materials.
- Line of vision scale and calculations.
- Neighborhood Node districts as relates to Master Plan, philosophy.
- Traffic impact; study.
- "Real" density.
- Engagement with neighbors; strongly encouraged.
- Intent of Master Plan.
- Joint meeting with City Council to discuss Neighborhood Node zoning districts.

Ms. Dufrane interjected the discussion to state the proposed development is permitted by right on the subject property.

Mr. Avantini asked the Board's consideration to postpone the item to allow an opportunity to respond to and investigate comments made this evening and to possibly gain insight from the joint meeting.

#### Resolution # PC-2020-01-004

Moved by: Krent Support by: Lambert

**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 postponed, for the following reasons:

1. Allow the applicant time to digest comments made by residents, Planning Commission and staff and to address the site plan items identified in the Planning Consultant report and staff review.

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

No: Hutson, Perakis

#### MOTION CARRIED



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

Date: September 17, 2019

January 7, 2020 November 6, 2020

# For City of Troy, Michigan

**Applicant:** Tollbrook North LLC

**Project Name:** Crooks Road Townhomes

Plan Date: March 12, 2020

**Location:** Between Wattles Road and Long Lake Road, on the East side of

**Crooks Road** 

**Zoning:** Neighborhood Node (NN) – I

Action Requested: 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 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.

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.



#### <u>Size of Subject Property:</u>

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 completed a wetland delineation on December 12, 2019. The applicant has confirmed that an EGLE regulated wetland does exist on the site. The applicant is proposing grading and tree planting within wetland. Any impact upon wetland requires a permit from EGLE. Wetland mitigation details are not provided. Final wetland permit is required with final engineering review; however, applicant should confirm wetland mitigation plan.

#### Floodplain:

The Lane Drain, and associated floodplain is located at the southwest corner of the site. The preliminary plans show that no development and grading within the floodplain. However, 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	447 inches	224 inches
	•	
Preservation/Mitigation	Inches Preserved	Credit
Landmark	13 inches	26 inches

Woodland	225 inches	450 inches
Protected Replacement Required	332 Inches	
Preservation Credit	426 Inches	
Total	+ 94-inch credit	
<b>Total Tree Mitigation</b>	Zero. The number	er of inches preserved and
	credited exceed t	the mitigation required.

The noted tree removal is the same as in previous plans where access to the stormwater facility was unclear. The applicant should confirm tree removal as a result of access to the stormwater pond.

**Items to be addressed:** 1). Provide wetland mitigation plan; and 2). Confirm tree removal as a result of access to stormwater plan.

#### PREVIOUS PLANNING COMMISSION REVIEW

The application was last considered in January 2020. Action on the site plan was postponed. Staff and Planning Commission discussion included:

- Compatibility and transition
- Neighborhood node districts as relates to Master Plan
- Access to stormwater facility
- Tree removal and loss of screening due to installation of installation of stormwater facility.
- Access and EVA to Crooks Road.
- Pedestrian connections
- Increased screening
- Architecture and materials

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

- Grading difference at relates to drainage and engineering design process.
- Stormwater management
- Wetlands and floodplain, as relates to EGLE and engineering design process
- Compatibility and transition to residential, as relates to landscape buffer, building height, line of vision, building materials
- Line of vision scale and elevations
- Neighborhood node districts as relates to Master Plan
- Traffic impact study
- Density
- Engagement with neighbors
- Intent of Master Plan
- Joint meeting with City County to discuss intent of Neighborhood Node

#### SITE PLAN CHANGES

Based on the discussion from the Planning Commission, staff, and the public, the applicant has made changes their site plan. There were no major changes to the plan since the last Planning Commission review; however, changes include:

- Added Emergency Vehicle Access point on Crooks as requested by Fire Department
- Internally connected units via sidewalks.
- Provided access to the stormwater detention facility via Penrose Boulevard. This access is only for stormwater facility and does not connect to the rest of the site.
- Provided pedestrian path and picnic tables around stormwater facility via Penrose Boulevard.
- Indicated tree removal and loss of existing screening on western property line as result of installation of stormwater facility and access via Penrose Boulevard.
- Applicant confirmed presence of state regulated wetland. Revised plan shows grading within wetland.
- Added additional landscape screening along western property line.
- Added community pavilion.
- Replaced vinyl fence with aluminum fence along northern property line.

#### 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, and added an EVA on Crooks. The applicant has connected all units via an internal pedestrian sidewalk network.

The Fire and Engineering Department confirms that access and circulation is sufficient.

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 (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, 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.

**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	74 Units = 148 spaces	148 garage spaces + 34 guest spaces = 182
unit		spaces
Barrier Free	0	0
Bicycle Parking	0	Located within garages
Loading	0	0
Total	148 spaces	148 spaces within garages and 34 guest
		spaces

As noted by the City Engineer, ADA guest parking should be provided.

Items to be Addressed: Provide ADA guest parking.

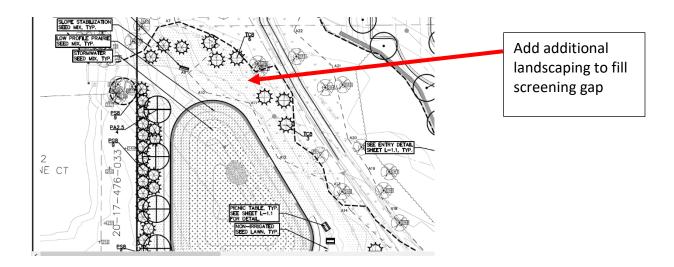
#### LANDSCAPING

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:
North Property Line:			
Landscape buffering: Required buffering between two differentiating land uses. Alternative 1 or 2.	1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet.  = 590 feet / 10 = 59 large evergreen  Or  Alternative screening method may be considered by the Planning Commission.	59 large evergreen + 6- foot tall vinyl privacy fence	Planning Commission to consider the use of a aluminum fence in addition to required screening.
West Property Line:			
Landscape buffering:	<ul><li>1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet.</li><li>= 400 feet / 10 = 40 large evergreen</li></ul>	44 large evergreen	Complies
East Property Line:			
(Crooks Road) Street Trees: 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.	400 feet = 14 trees	21 trees	Complies
Overall:			
Site landscaping:  A minimum of fifteen percent (15%) of the site area shall be comprised of landscape material. Up to twenty-five	15%	55%	Complies

percent (25%) of the required		
landscape area may be brink,		
stone, pavers, or other public		
plaza elements, but shall not		
include any parking area or		
required sidewalks.		

There will be significant tree removal and loss of existing screening on western property line as result of installation of stormwater facility and access via Penrose Boulevard. The applicant proposes instillation of landscape screening along western property line. However, there is a gap in screening where the access road turns south. The applicant should add additional landscaping to fill in this gap.



#### <u>Transformer / Trash Enclosure:</u>

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 an aluminum fence in addition to required screening; and 2). Add additional landscaping to fill in gap; and 3). Confirm trash pickup.

#### **STORMWATER**

The proposed stormwater facility is located on the west side of the drain. As noted, instillation of facility will require tree loss and existing screening along western property line. Applicant proposes to install a dense evergreen screen to replace screening that is lost. The public works department notes that the City will not be responsible for detention pond maintenance or underground storm system.

#### Items to be Addressed: None

#### **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. Controlling light source is particularly important along northern and western property line.

Items to be Addressed: None

#### 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 provided an electronic material board.

**Items to be Addressed:** None

#### **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.

#### SUMMARY

A key tenet of the Master Plan and enforced in the zoning regulations of the form-base district is the protection of existing neighborhoods and providing the appropriate transition from higher intensity uses to lower or moderate-density residential areas. Section 5.06.E.3 of the Zoning Ordinance sets forth transitional features that shall be considered in the review of any development in the form-based district:

#### 3. Transitional Features.

- a. Transitional features are architectural elements, site features, or alterations to building massing that are used to provide a transition between higher intensity uses and low- or moderate-density residential areas. These features assist in mitigating potential conflicts between those uses. Transitional features are intended to be used in combination with landscape buffers or large setbacks.
- b. Intensity. A continuum of use intensity, where moderate intensity uses are sited between high-intensity uses and low-intensity uses, shall be developed for multi-building developments. An example would be an office use between commercial and residential uses.
- c. Height and Mass. Building height and mass in the form of building step-backs, recess lines or other techniques shall be graduated so that structures with higher intensity uses are comparable in scale with adjacent structures of lower intensity uses.
- d. Orientation. Primary building facades shall be placed away from the residential use.
- e. Architectural Features. Similarly sized and patterned architectural features such as windows, doors, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations included on the lower-intensity use shall be incorporated in the transitional features.

In combination, these transitional features assist in mitigating potential conflicts between uses.

Overall, we find the proposed use to be appropriate for the site. However, there are some site planning elements that should be considered by the Planning Commission. Though multiple-family residential is a permitted use, multiple-family residential can include a wide range of housing types, products, and scale. When considering the type of multiple-family proposed and number of units, the Planning Commission should consider if the applicant has provided the appropriate transition.

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. TORY, MI, 48084 CONTACT: SAM STAFA PHONE: (248) 890-8621 EMAIL: SSTAFA3@GMAIL.COM

## **ARCHITECT:**

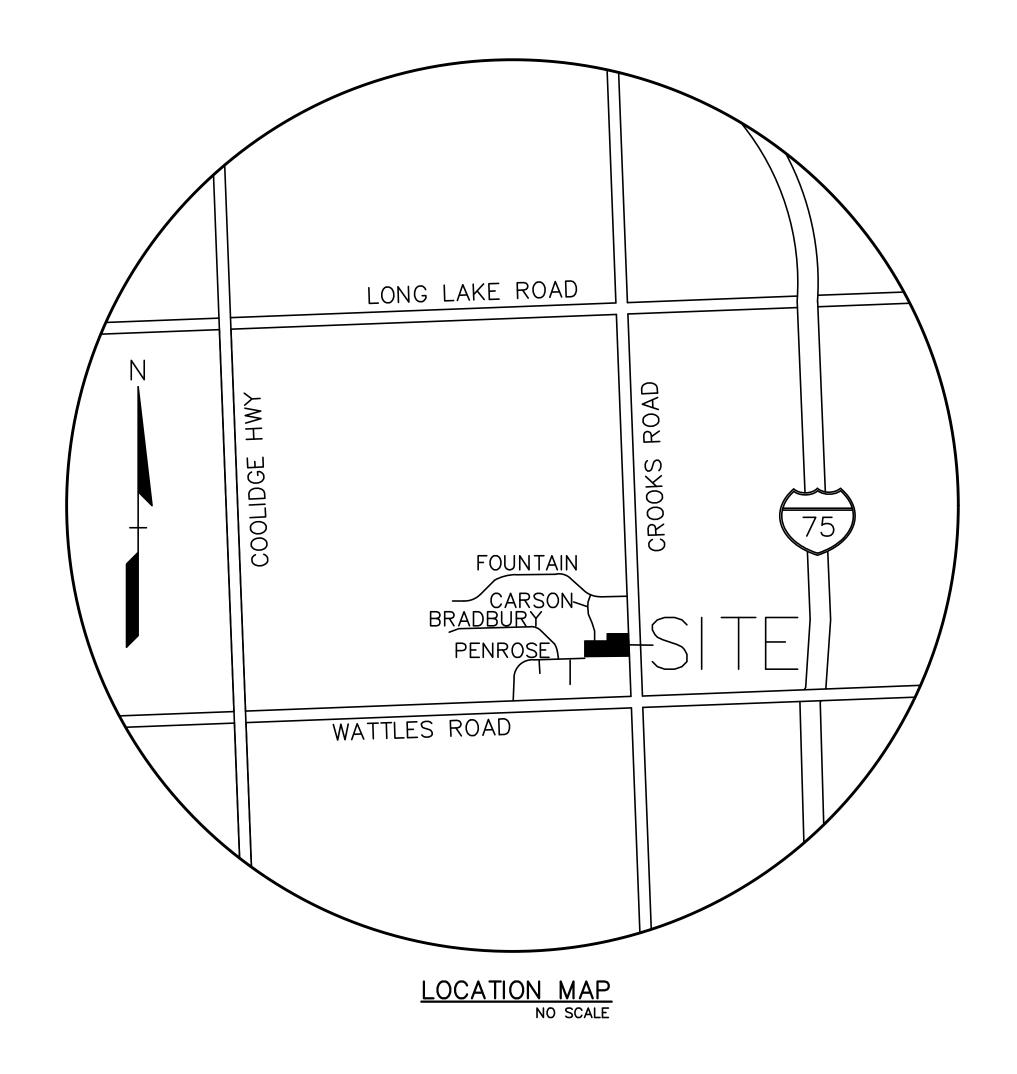
BRIAN NEEPER ARCHITECTURE P.C. 630 N. OLD WOODWARD SUITE 203 BIRMINGHAM, MI 48009 CONTACT: BRIAN NEEPER PHONE: (248) 259-1784

### **CIVIL ENGINEER:**

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2430 ROCHESTER CT, SUITE 100
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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

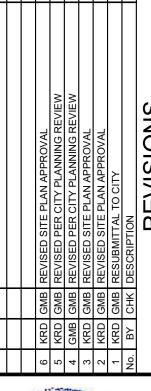


## INDEX OF DRAWINGS:

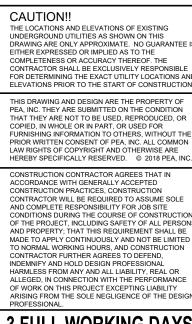
C-0.0	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-2.0	PRELIMINARY SITE PLAN
C - 3.0	PRELIMINARY GRADING PLAN
C - 4.0	PRELIMINARY UTILITY SHEET
C - 5.0	NOTES AND DETAILS
L-1.0	PRELIMINARY LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
T-1.0	TREE PRESERVATION PLAN
T-1.1	TREE PRESERVATION LIST
SL-1.0	PHOTOMETRIC PLAN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

ARCHITECTURAL	<b>SHEETS:</b>

A-1	UNIT PLANS - BUILDINGS A & E-N
A-2	UNIT PLANS - BUILDINGS B, C & D
A-3	UNIT ELEVATIONS - FRONTS AND SIDE BUILDINGS A & E-N
A-4	UNIT REAR ELEVATIONS - BUILDINGS A & E-N
A-5	UNIT ELEVATIONS - FRONTS AND SIDE BUILDINGS B, C & D
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A-15	PAVILION PLANS AND ELEVATION











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TOLLBROOK NORTH LLC

1612 MUER DR.
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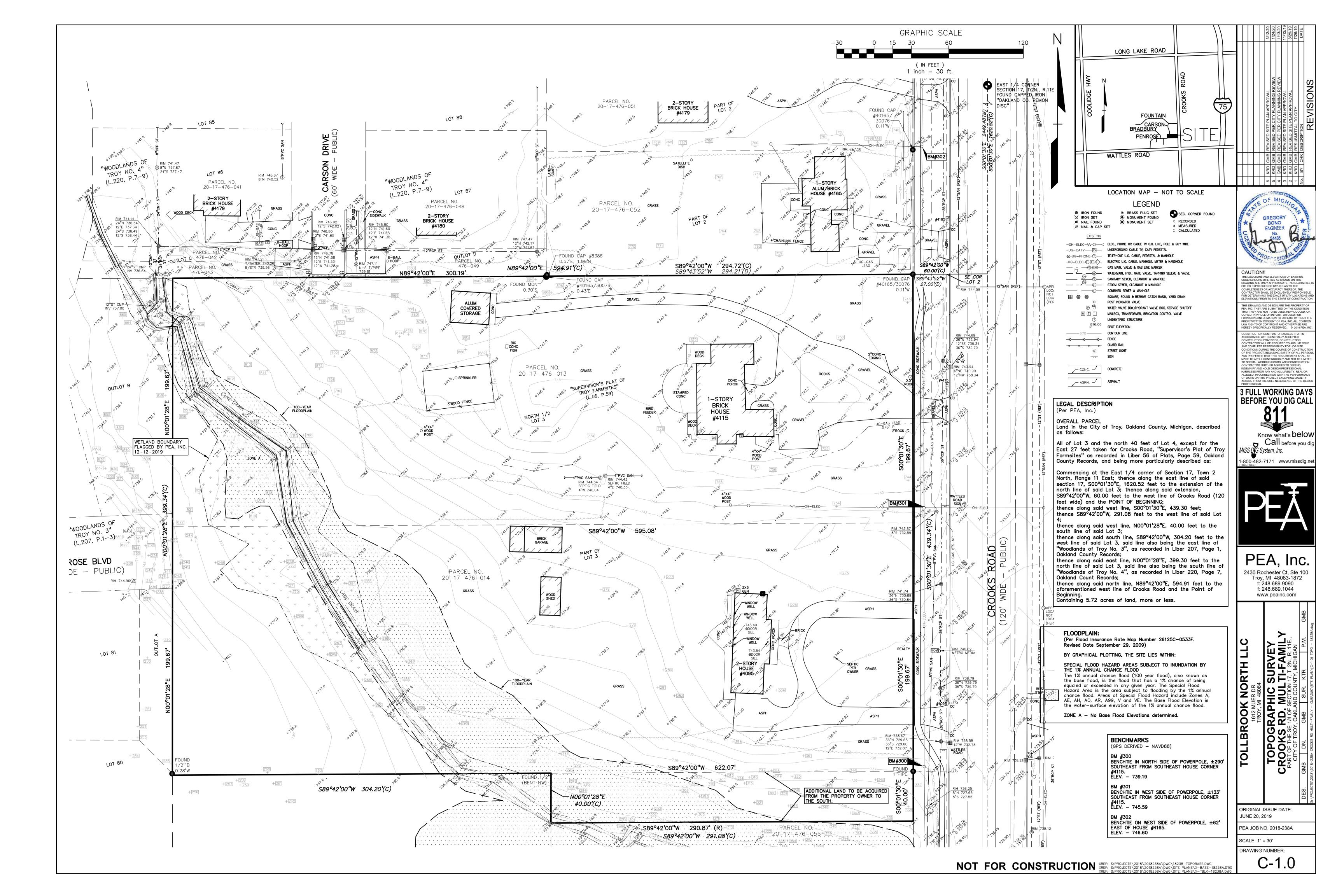
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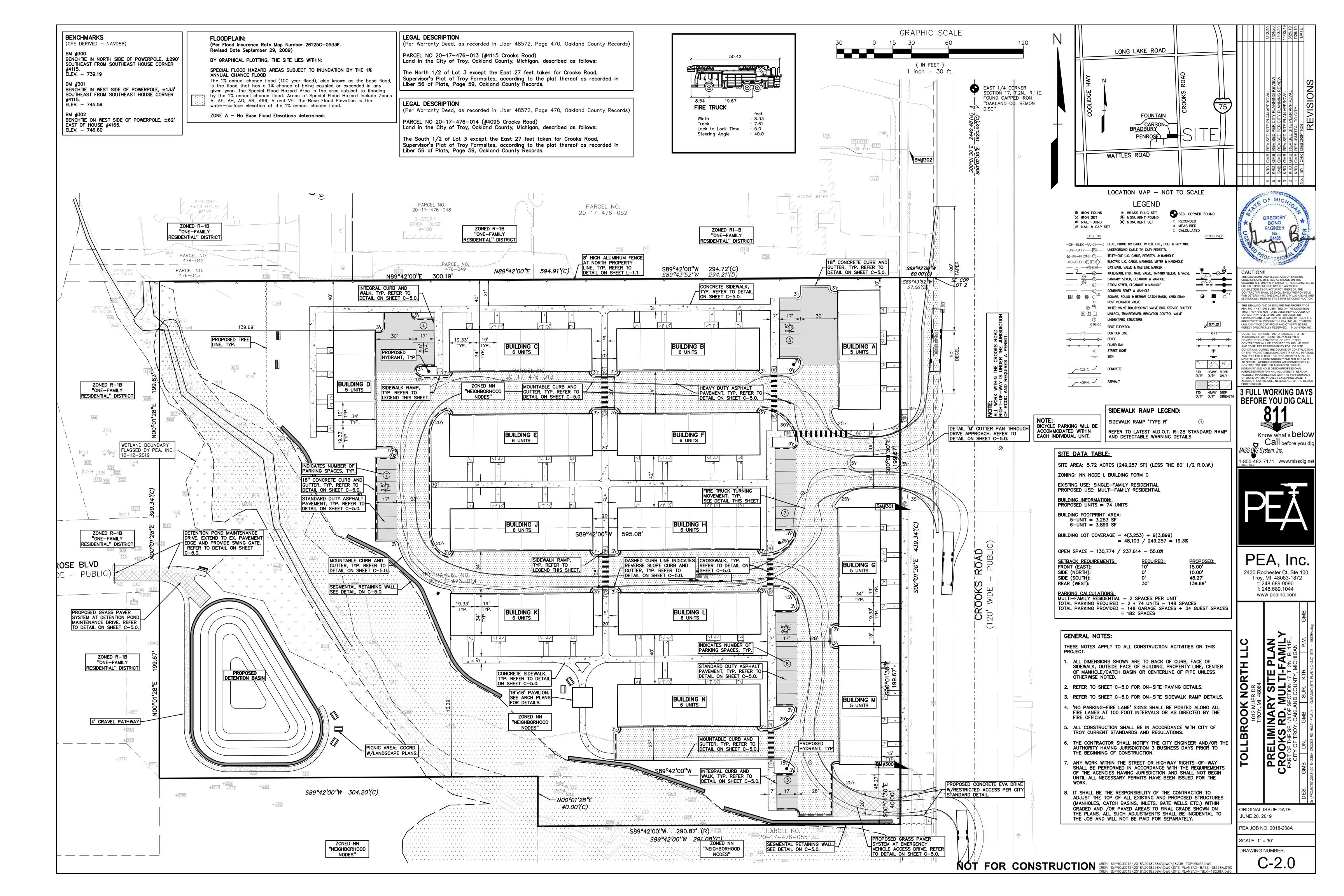
CROOKS RD. MULTI-FAMILY
PART OF THE SE 1/4 OF SECTION 17, T. 2N., R. 11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

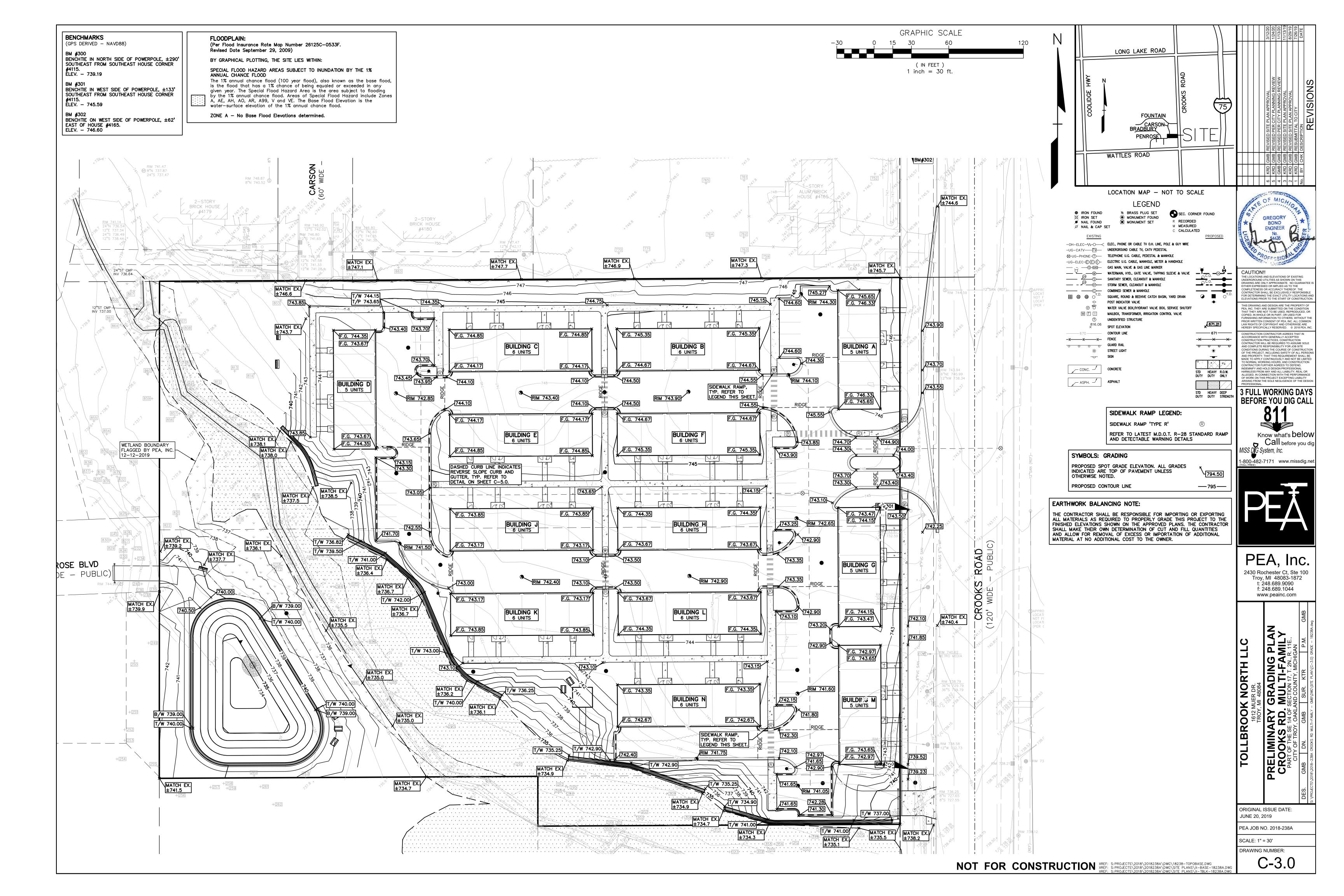
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JUNE 20, 2019
PEA JOB NO. 2018-238A
SCALE: N.T.S.

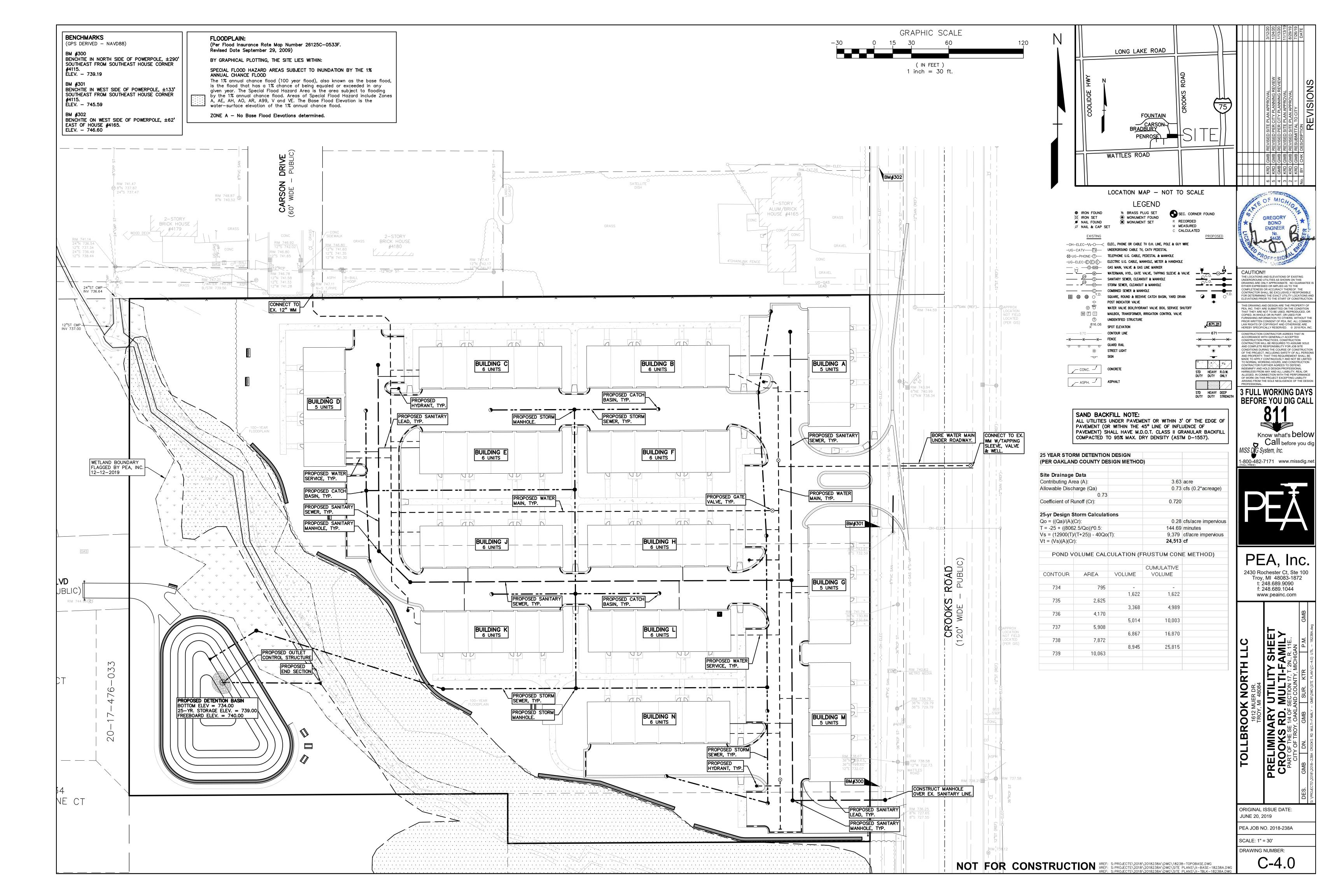
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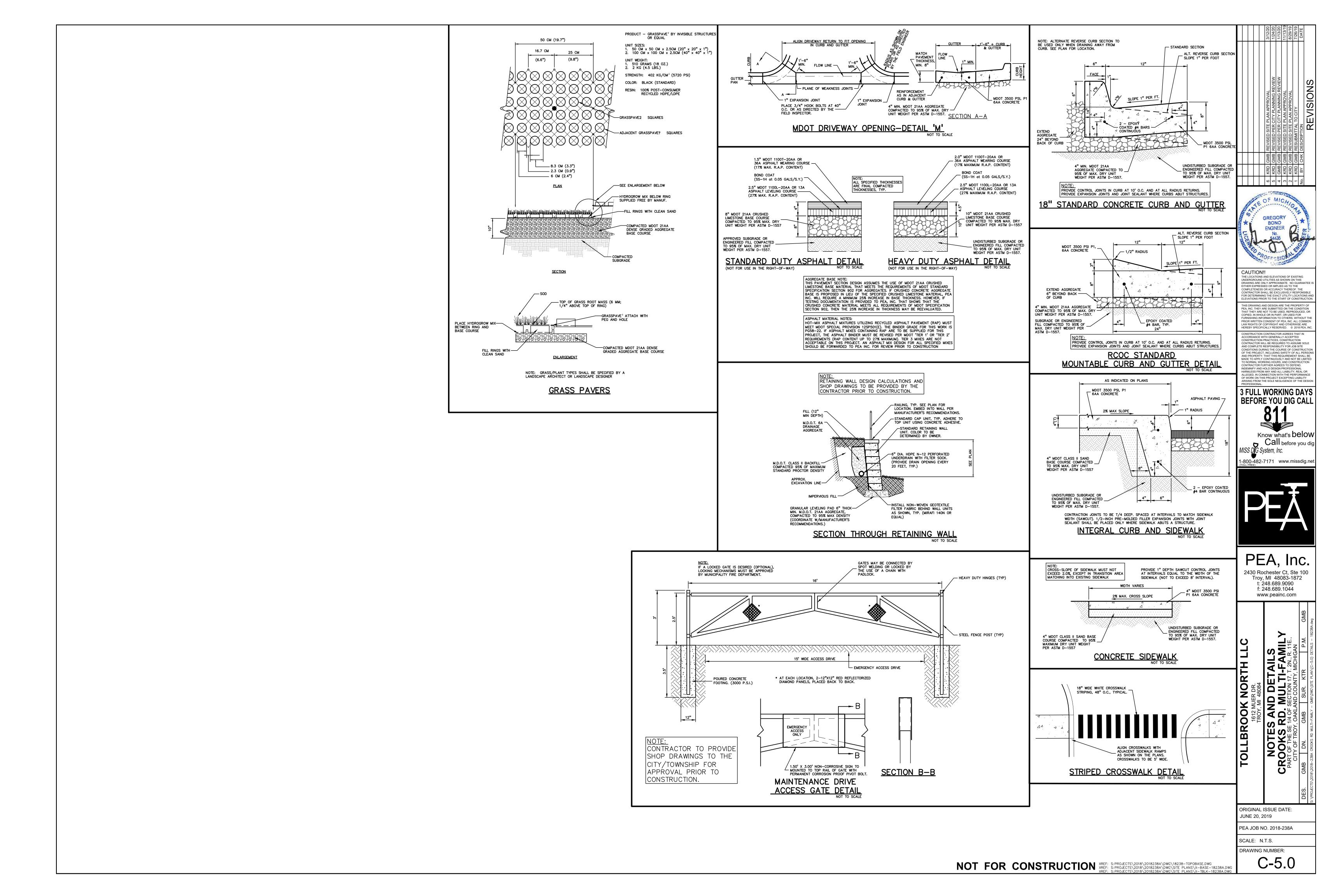
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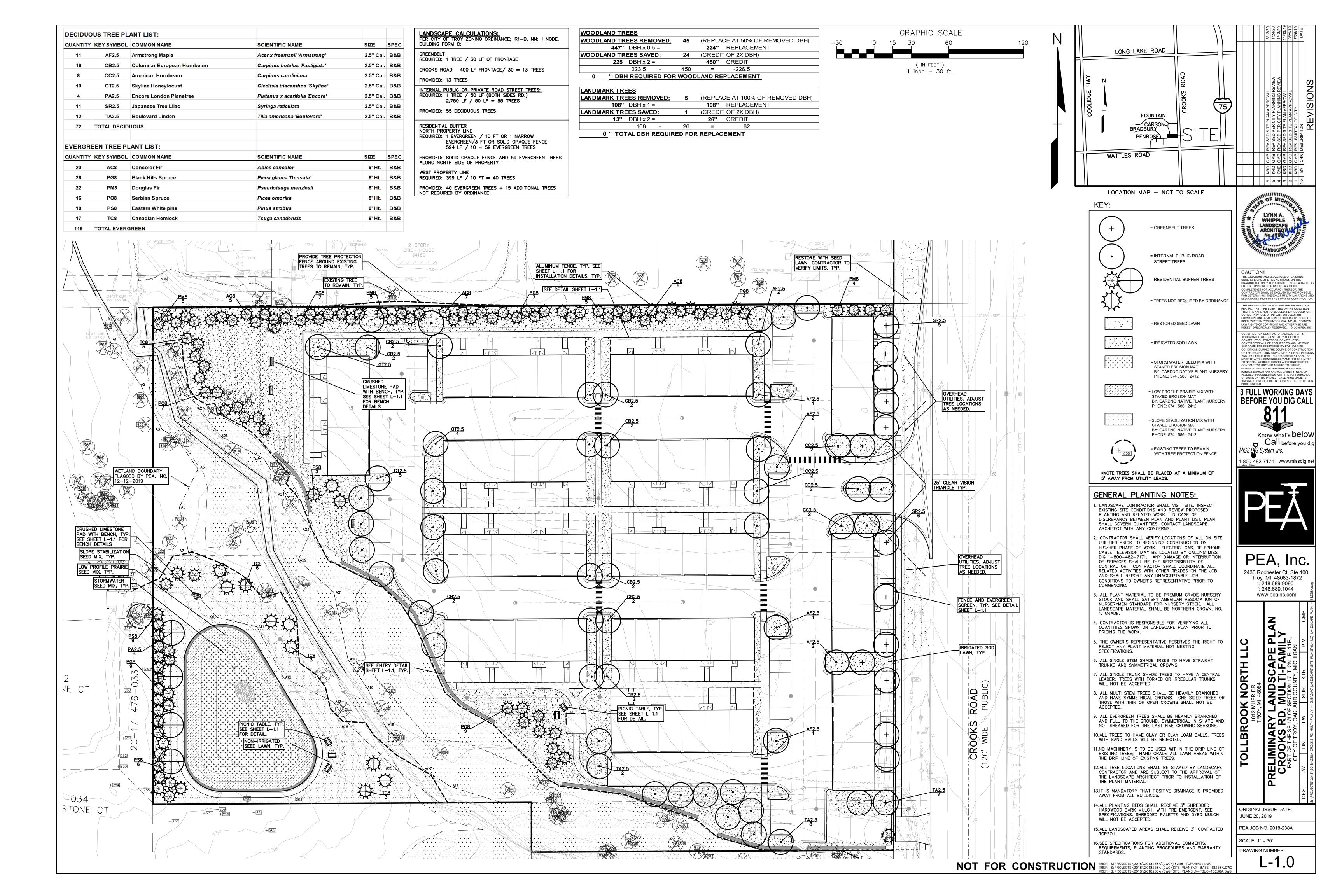


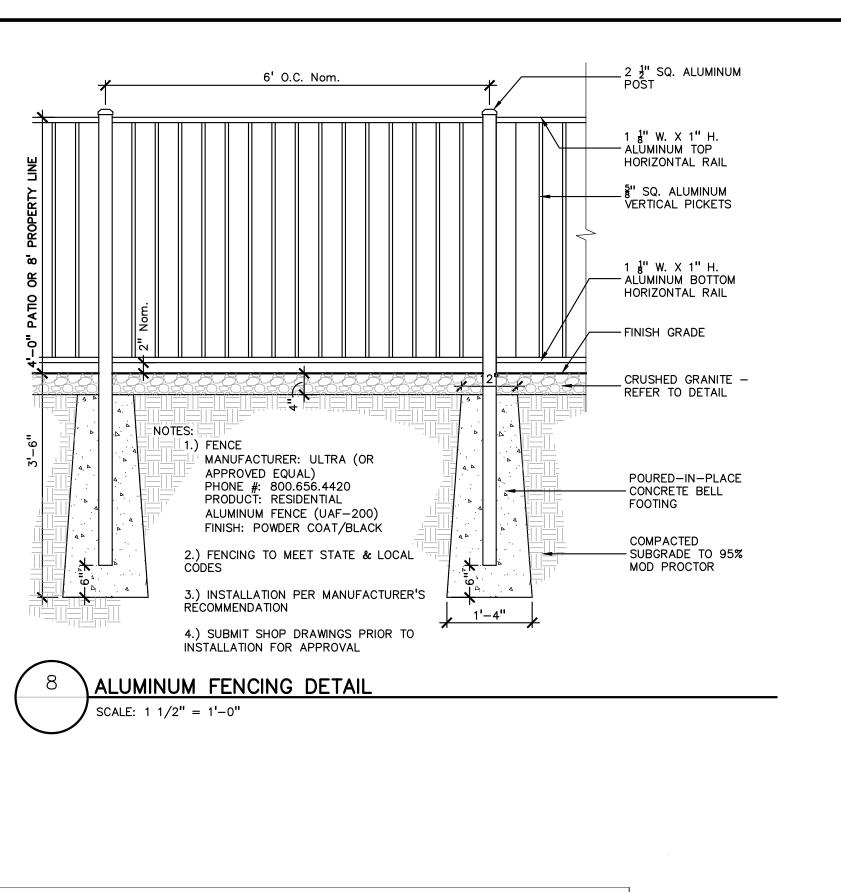


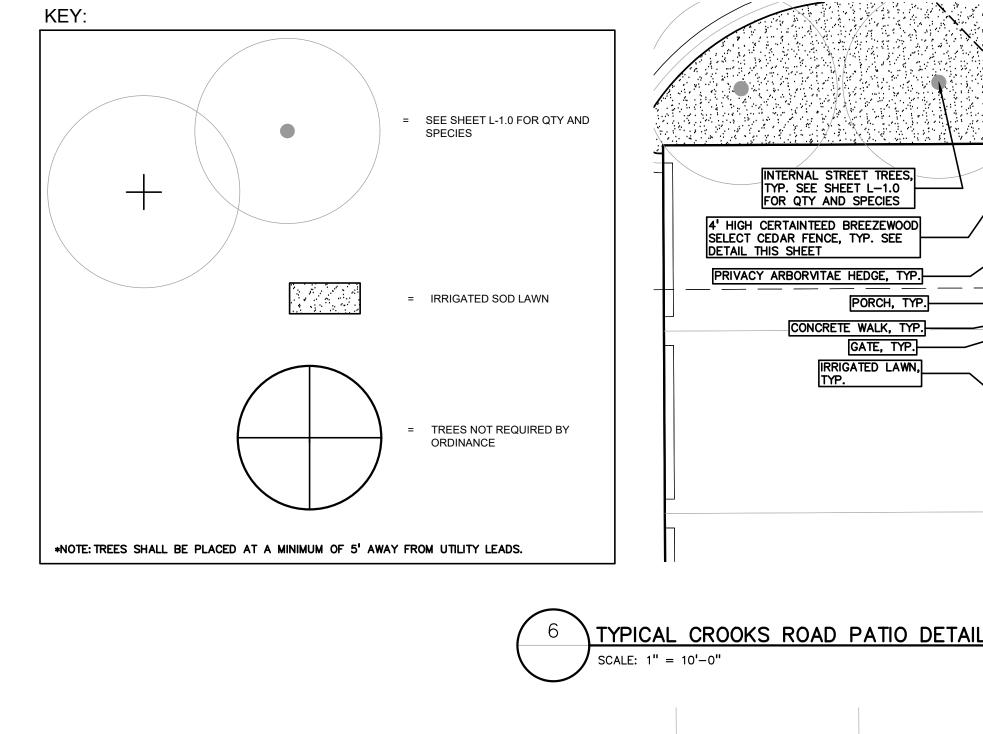


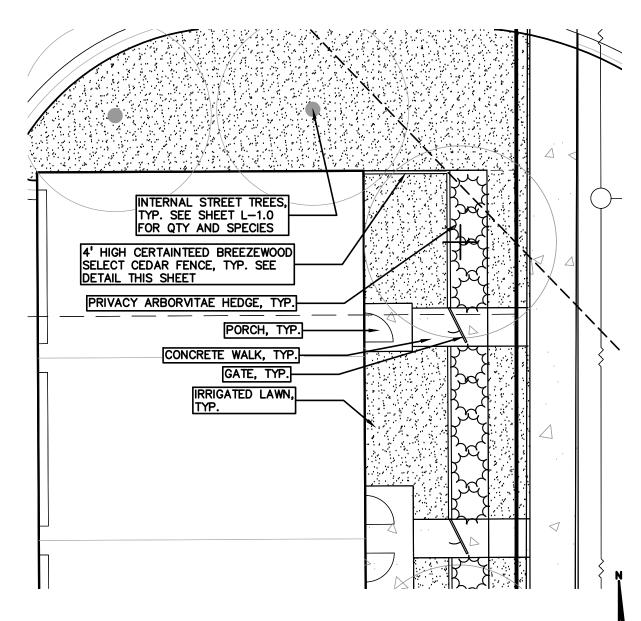


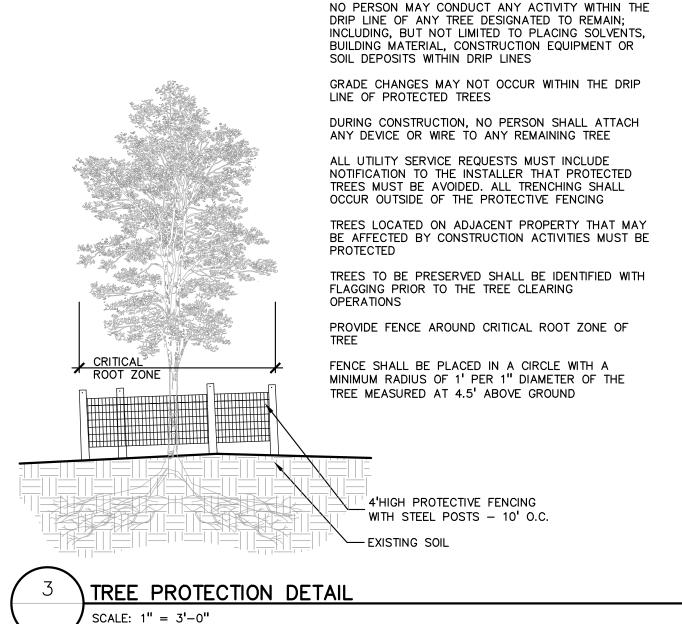






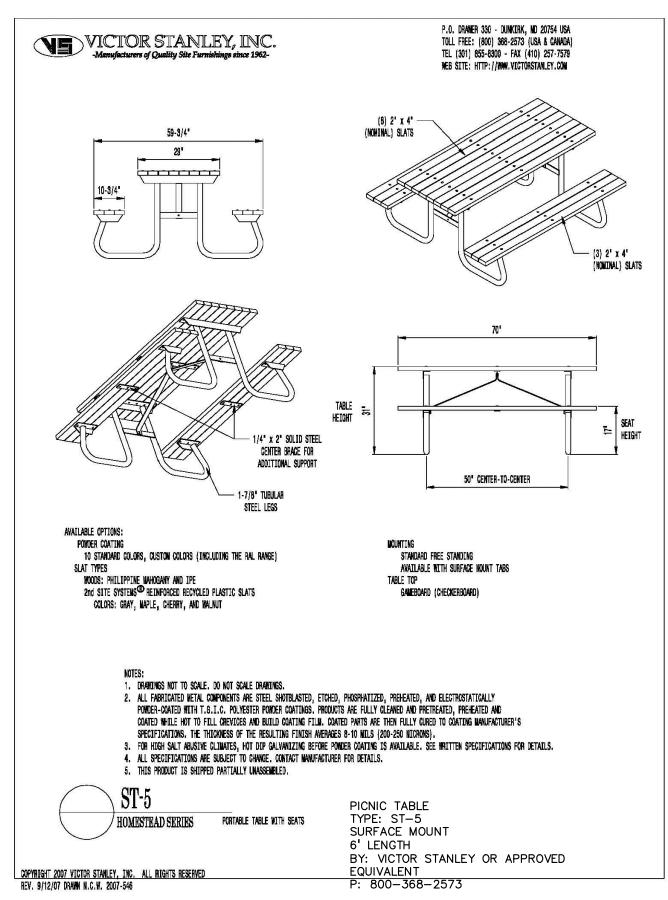


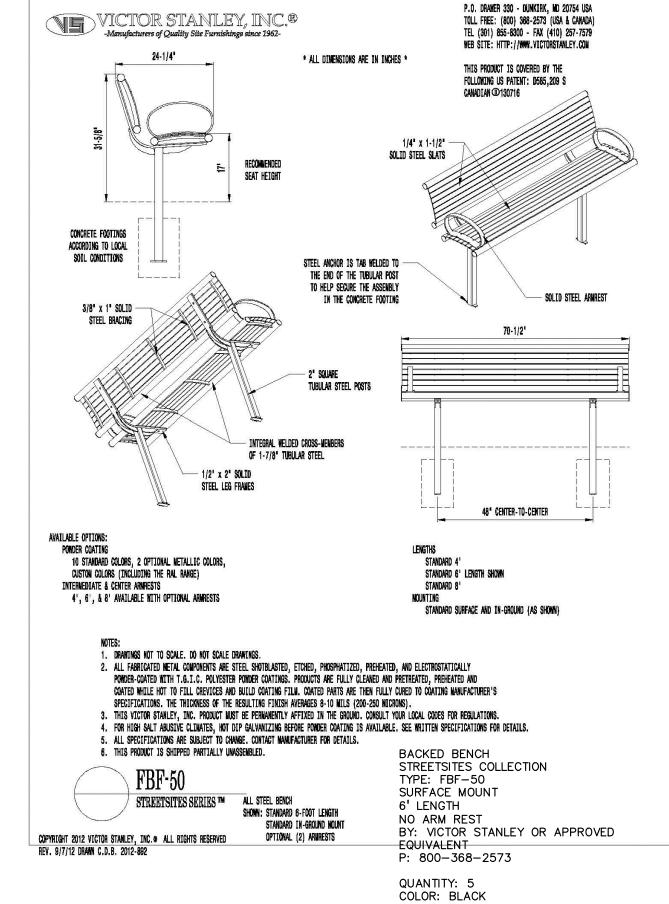


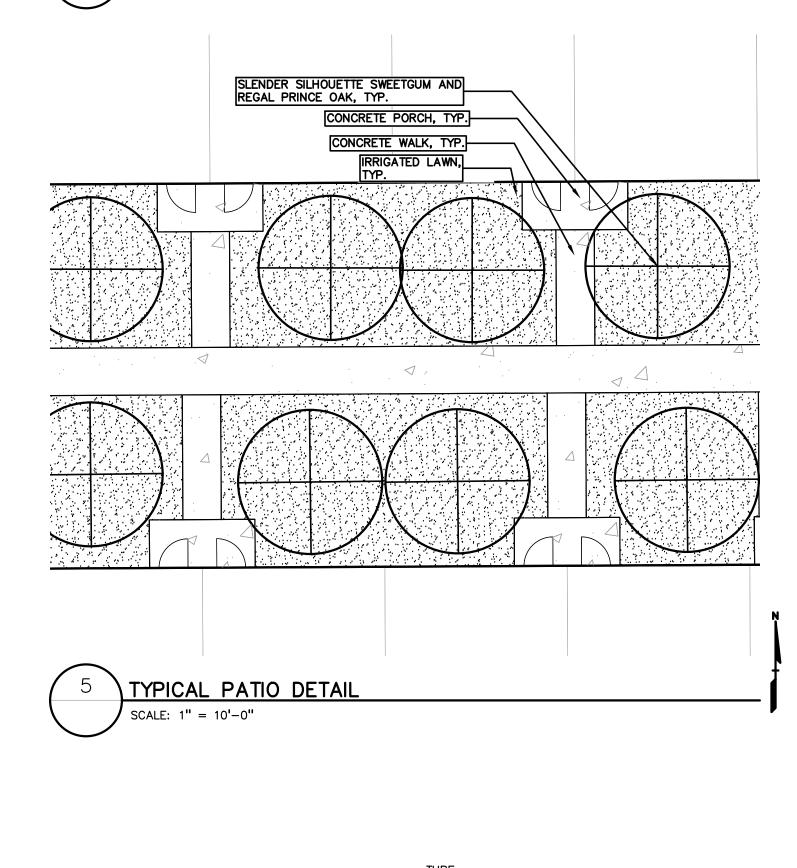


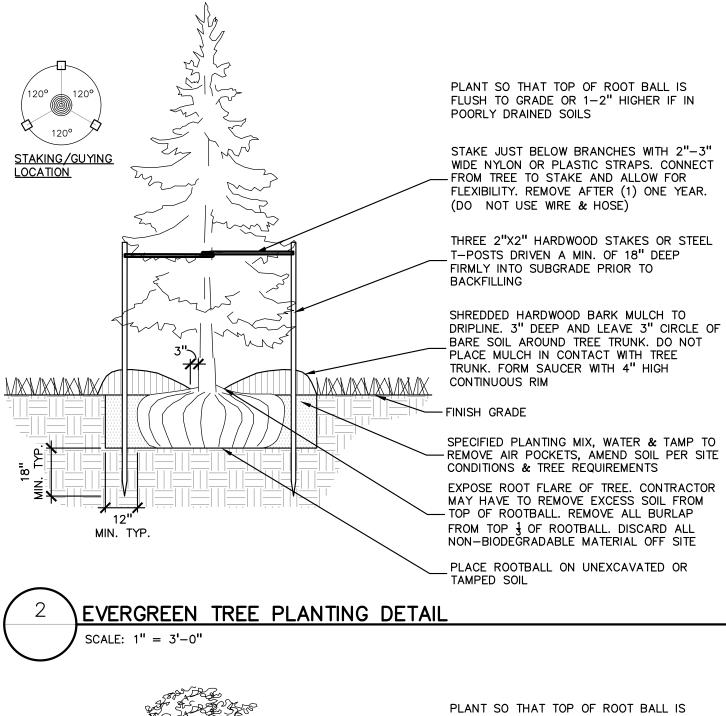
TREE PROTECTION WILL BE ERECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES AND SHALL

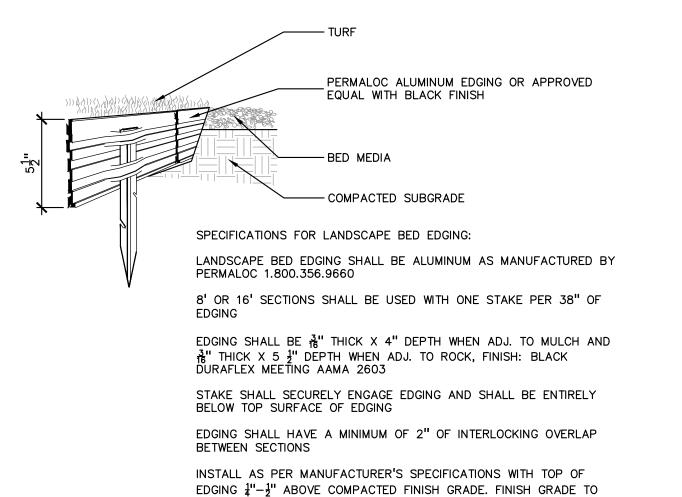
REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE







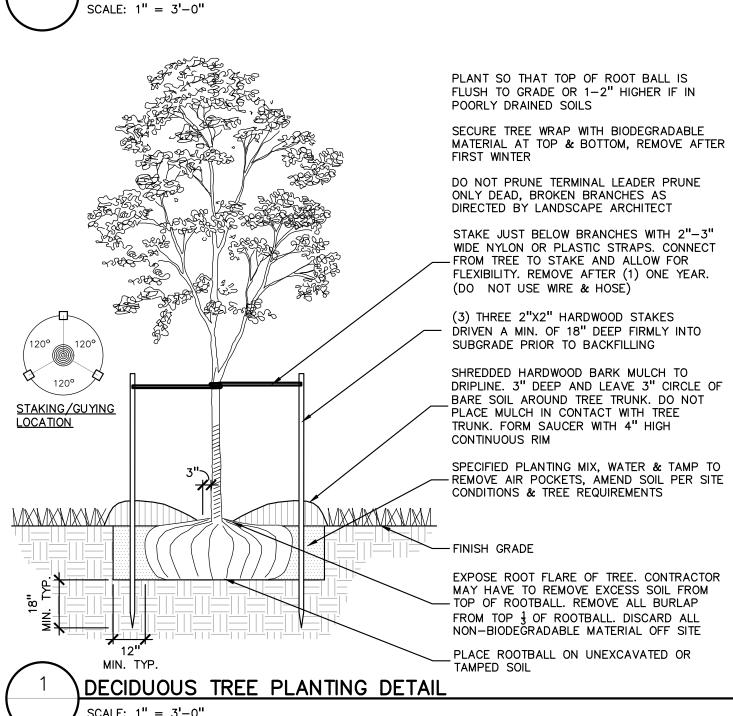


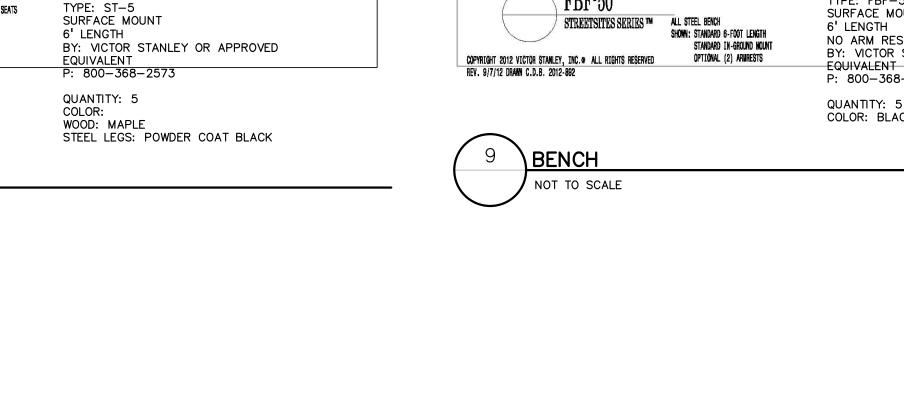


<u>ALUMINUM EDGE DETAIL</u>

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

BE COMPACTED ON BOTH SIDES OF EDGING TO MAINTAIN STABILITY





DO NOT PRUNE TERMINAL LEADER PRUNE STAKE JUST BELOW BRANCHES WITH 2"-3" WIDE NYLON OR PLASTIC STRAPS. CONNECT FROM TREE TO STAKE AND ALLOW FOR FLEXIBILITY. REMOVE AFTER (1) ONE YEAR. DRIVEN A MIN. OF 18" DEEP FIRMLY INTO DRIPLINE. 3" DEEP AND LEAVE 3" CIRCLE OF BARE SOIL AROUND TREE TRUNK. DO NOT SPECIFIED PLANTING MIX, WATER & TAMP TO - REMOVE AIR POCKETS, AMEND SOIL PER SITE EXPOSE ROOT FLARE OF TREE. CONTRACTOR MAY HAVE TO REMOVE EXCESS SOIL FROM - TOP OF ROOTBALL. REMOVE ALL BURLAP FROM TOP 3 OF ROOTBALL. DISCARD ALL NON-BIODEGRADABLE MATERIAL OFF SITE SCALE: 1'' = 3'-0''

ORIGINAL ISSUE DATE: JUNE 20, 2019 PEA JOB NO. 2018-238A SCALE: N/A

DRAWING NUMBER:

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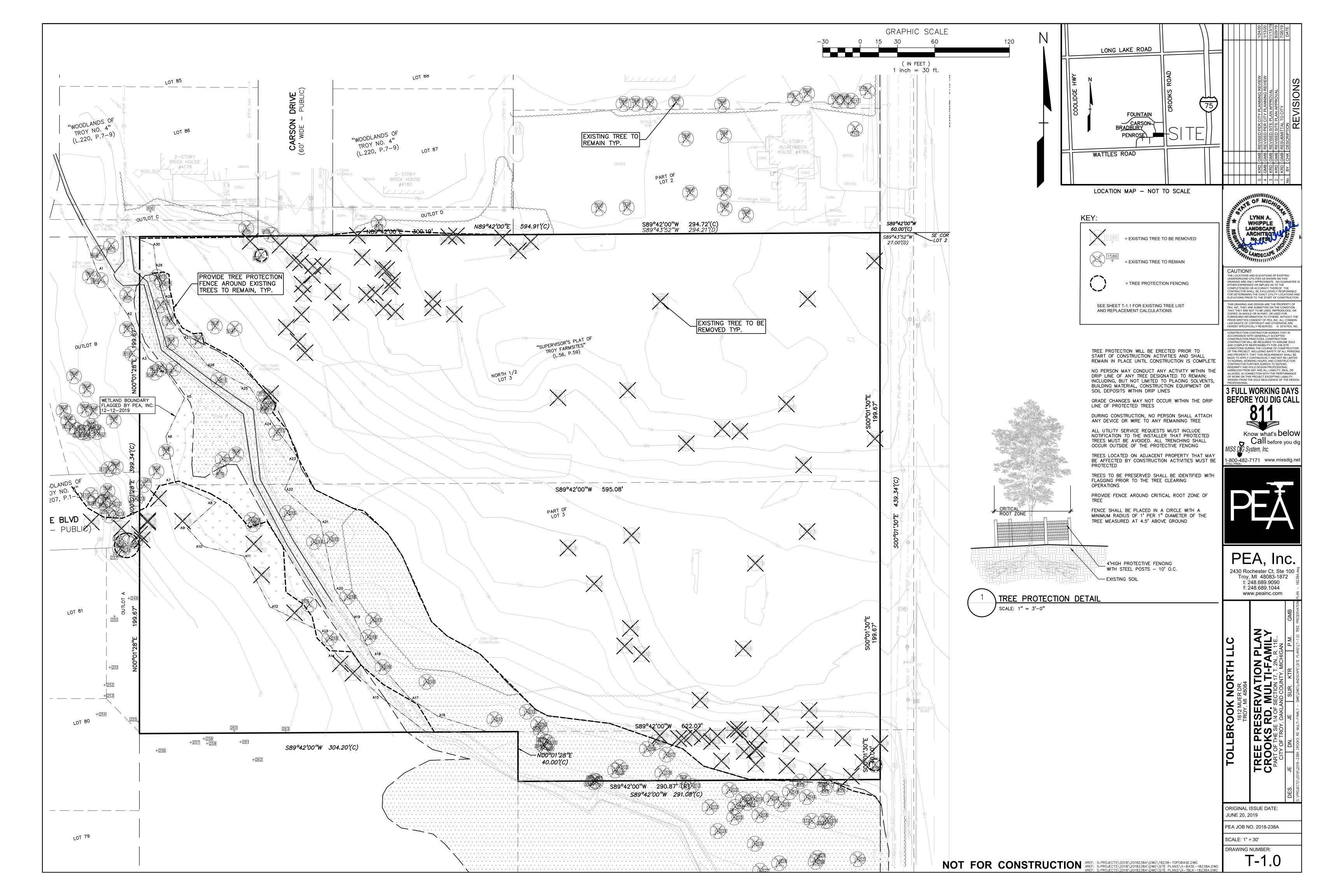
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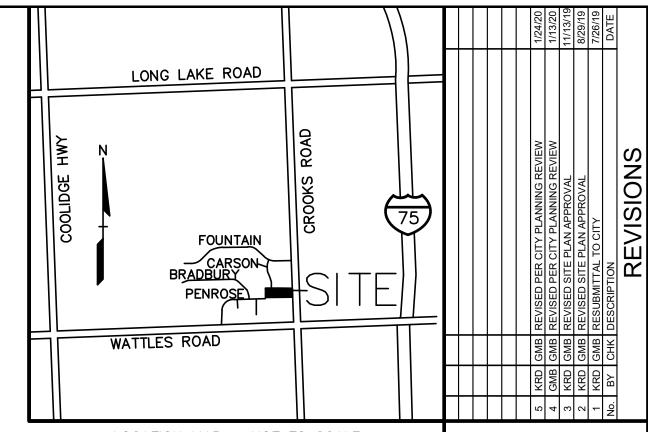
Call before you dig

CAUTION!!



230 231	WW CT	8 23	Weeping Willow Cottonwood	Salix babylonica Populus deltoides	Very Poor Fair	COMMENT	CLASS INVASIVE INVASIVE	SAVE / REMOVE - -	N N	REPLACE - -
232 233 234	CT BW WW	13 8 8	Cottonwood Black Walnut Weeping Willow	Populus deltoides Juglans nigra Salix babylonica	Fair Fair Fair		INVASIVE WOODLAND INVASIVE	- - -	N N N	- - -
235 236	CT CT	10 7	Cottonwood Cottonwood	Populus deltoides Populus deltoides	Fair Fair	x1	INVASIVE INVASIVE	- -	N N	-
237 238 239	EE CT CT	8 15 8	Siberian Elm Cottonwood Cottonwood	Ulmus pumila Populus deltoides Populus deltoides	Fair Fair Fair		INVASIVE INVASIVE INVASIVE	- - -	N N N	- - -
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246 247 248	CT BW EE	12 12 7	Cottonwood Black Walnut Siberian Elm	Populus deltoides  Juglans nigra  Ulmus pumila	Fair Fair Poor		INVASIVE WOODLAND INVASIVE	R R R	¥ ¥ ¥	- REPLACE
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254 255 256	MW AP CT	15 6 12	White Mulberry Domestic Apple Cottonwood	Morus alba Malus sylvestris Populus deltoides	Fair Poor Fair		INVASIVE WOODLAND INVASIVE	- S -	N Y N	- - -
257 258 259	BW WS WS	13 8 11	Black Walnut White Spruce White Spruce	Juglans nigra Picea glauca Picea glauca	Good Very Poor Poor		WOODLAND WOODLAND	- - -	N N N	- - -
260 261 262	E WS CT	9 13 20	American Elm White Spruce Cottonwood	Ulmus americana Picea glauca Populus deltoides	Poor Fair Fair	x1	INVASIVE WOODLAND INVASIVE	\$ - -	Y N N	- - -
263 264 265	CH TH	8 8 6	Domestic Cherry Thornapple/Hawthorne American Elm	Prunus avium  Crataegus spp.  Ulmus americana	Fair Poor Poor	x1	WOODLAND WOODLAND INVASIVE	S R R	Y Y Y	-
266 267 268	BW BW	13 10 8	Black Walnut Black Walnut Black Walnut	Juglans nigra Juglans nigra	Fair Fair Fair		WOODLAND WOODLAND	S S R	Y	- - REPLACE
269 270	BW CH	11 11	Black Walnut Domestic Cherry	Juglans nigra Juglans nigra Prunus avium	Fair Fair		WOODLAND WOODLAND	R R	¥	REPLACE REPLACE
271 272 273	BW E E	8 12 10	Black Walnut American Elm American Elm	Juglans nigra Ulmus americana Ulmus americana	Fair Poor Poor		WOODLAND INVASIVE INVASIVE	<del>R</del> S S	Y Y Y	REPLACE - -
274 275 276	CT NS NS	30 43 46	Cottonwood Norway Spruce Norway Spruce	Populus deltoides Picea Abies Picea Abies	Fair Good Fair		INVASIVE WOODLAND WOODLAND	S R R	Y Y Y	- REPLACE REPLACE
277 278 279	SC SC SC	16 16 16	Scotch Pine Scotch Pine Scotch Pine	Pinus sylvestris Pinus sylvestris Pinus sylvestris	Fair Fair Fair	<b>x</b> 1	WOODLAND WOODLAND	R R R	Y Y Y	REPLACE REPLACE REPLACE
280 281 282	TH CH WP	8 8 14	Thornapple/Hawthorne Domestic Cherry (Eastern) White Pine	Crataegus spp. Prunus avium Pinus strobus	Poor Fair Good		WOODLAND WOODLAND	R R R	¥ ¥ ¥	- REPLACE REPLACE
283 284	E TH	24 7	American Elm Thornapple/Hawthorne	Ulmus americana Crataegus spp.	Fair Poor	x2	INVASIVE WOODLAND	\$ \$ \$	Y	-
285 286 287	BW CH CH	20 8 7	Black Walnut Domestic Cherry Domestic Cherry	Juglans nigra Prunus avium Prunus avium	Very Poor Fair Poor	x1	LANDMARK WOODLAND WOODLAND	S S	Y	- - -
288 289 290	CH GA E	8 13 15	American Elm	Prunus avium Fraxinus pennsylvanica Ulmus americana	Poor		WOODLAND INVASIVE INVASIVE	\$ \$ \$	Y Y Y	- - -
291 292 293	E BW CT	12 12 15	American Elm Black Walnut Cottonwood	Ulmus americana Juglans nigra Populus deltoides	Poor Fair Fair		INVASIVE WOODLAND INVASIVE	\$ \$ \$	Y Y Y	- - -
294 295 296	CT BWW CT	23 25 18	Cottonwood  Black Willow  Cottonwood	Populus deltoides Salix nigra Populus deltoides	Fair Poor Fair		INVASIVE INVASIVE INVASIVE	\$ \$ \$	Y	- - -
297 298 299	BX E BX	7 10 7	Box elder American Elm Box elder	Acer negundo Ulmus americana Acer negundo	Poor Poor Very Poor	no tag	INVASIVE INVASIVE INVASIVE	\$ \$ \$	Y Y Y	- - -
300 301 302	BX BX BX	6 6 6	Box elder Box elder Box elder	Acer negundo Acer negundo Acer negundo	Poor Poor Poor		INVASIVE INVASIVE INVASIVE	- - S	N N Y	- - -
303 304 305	BX E BW	6 9 6	Box elder American Elm Black Walnut	Acer negundo Ulmus americana Juglans nigra	Poor Poor Fair		INVASIVE INVASIVE WOODLAND	S S S	Y	- - -
306 307	<b>E</b>	<del>19</del> 9	American Elm American Elm	Ulmus americana Ulmus americana	Fair Poor	T foot a with / as too	INVASIVE INVASIVE	<del>R</del> S	Y Y Y	- - -
308 309 310	SM BX CH	16 10 16	Silver Maple  Box elder  Domestic Cherry	Acer saccharinum Acer negundo Prunus avium	Fair Very Poor Poor	move 5 feet south / no tag	INVASIVE INVASIVE LANDMARK	S R R	¥	- -
311 312 313	E CH <del>CH</del>	8 12 8	American Elm Domestic Cherry Domestic Cherry	Ulmus americana Prunus avium Prunus avium	Fair Poor <del>Poor</del>	move south 7 ft /no tag move south 8 ft/ no tag	INVASIVE LANDMARK WOODLAND	S - <del>R</del>	Y N Y	- - -
314 315 316	CT CH BX	25 9 8	Cottonwood Domestic Cherry Box elder	Populus deltoides Prunus avium Acer negundo	Fair Fair Poor		INVASIVE WOODLAND INVASIVE	유 유 유	Ұ Ұ Ұ	- REPLACE -
317 318 319	CH CH	7 8 7	Domestic Cherry  Domestic Cherry  Domestic Cherry	Prunus avium Prunus avium Prunus avium	Fair Fair Fair		WOODLAND WOODLAND	R R R	¥ ¥	REPLACE REPLACE
320 321 322	CH BX MW	6 8 7	Domestic Cherry  Box elder  White Mulberry	Prunus avium Acer negundo Morus alba	<del>Fair</del> <del>Fair</del> Fair		WOODLAND INVASIVE INVASIVE	R R -	Y Y N	REPLACE - -
323 324 325	BX E E	6 7 8	Box elder American Elm American Elm	Acer negundo Ulmus americana Ulmus americana	Poor Fair Poor		INVASIVE INVASIVE INVASIVE	-	N N N	-
326 327 328	BW E CH	10 13 9	Black Walnut American Elm Domestic Cherry	Juglans nigra Ulmus americana Prunus avium	Poor Poor Fair		WOODLAND INVASIVE WOODLAND	-	N N N	-
329 330	E CH	10 9	American Elm Domestic Cherry	Ulmus americana Prunus avium	Fair Fair		INVASIVE WOODLAND	- -	N N	- - -
331 332 333	BW BW	9 6 10	Domestic Cherry Black Walnut Black Walnut	Prunus avium Juglans nigra Juglans nigra	Fair Fair Fair		WOODLAND WOODLAND	- - -	N N N	- -
334 335 336	BW E BW	7 9 7	Black Walnut American Elm Black Walnut	Juglans nigra Ulmus americana <del>Juglans nigra</del>	Fair Poor <del>Fair</del>	x3	WOODLAND INVASIVE WOODLAND	- - R	N N Y	- - REPLACE
337 338 339	BW BW MW	9 7 7	Black Walnut Black Walnut White Mulberry	Juglans nigra Juglans nigra Morus alba	Fair Poor Fair		WOODLAND WOODLAND INVASIVE	R S R	Y Y Y	REPLACE - -
340 341 342	CH GA E	7 6 6	Domestic Cherry Green Ash American Elm	Prunus avium Fraxinus pennsylvanica Ulmus americana	Fair Very Poor Very Poor		WOODLAND INVASIVE INVASIVE	<del>R</del> - -	Y N N	REPLACE - -
343 344 345	<b>E</b> E	7 7 6	American Elm American Elm American Elm	Ulmus americana Ulmus americana Ulmus americana	<del>Fair</del> Fair Fair	x3 x1	INVASIVE INVASIVE INVASIVE	<del>R</del> -	Y N N	- - -
346 347 348	GA CH E	8 6 6		Fraxinus pennsylvanica Prunus avium Ulmus americana	<del> </del>		INVASIVE INVASIVE WOODLAND INVASIVE	R R R	A           A           A           A	- - REPLACE
349 350	E E	9	American Elm American Elm	Ulmus americana Ulmus americana	Fair Fair	x1	INVASIVE INVASIVE	-	N N	- - -
351 352 353	E E CH	7 8 9	American Elm American Elm Domestic Cherry	Ulmus americana Ulmus americana Prunus avium	Fair Fair Fair	x5	INVASIVE INVASIVE WOODLAND	- - -	N N N	- - -
354 355 356	CH CH E	6 6 10	Domestic Cherry  Domestic Cherry  American Elm	Prunus avium Prunus avium Ulmus americana	Fair Fair Poor		WOODLAND WOODLAND INVASIVE	- - -	N N N	- - -
357 358 359	BX CH CH	7 8 11	Box elder Domestic Cherry Domestic Cherry	Acer negundo Prunus avium Prunus avium	Fair Poor Fair		HNVASIVE WOODLAND WOODLAND	R R R	,	- - REPLACE
360 361 362	CH CH SC	8 6 14	Domestic Cherry Domestic Cherry Scotch Pine	Prunus avium Prunus avium Pinus sylvestris	Fair Fair Fair	<b>x</b> 1	WOODLAND WOODLAND	R R R	<del>Ұ</del> <del>Ұ</del>	REPLACE REPLACE
363 364 744	CH BS NS	10 19 19	Domestic Cherry Blue Spruce Norway Spruce	Prunus avium Picea pungens Picea Abies	Fair Fair POOR		WOODLAND LANDMARK LANDMARK	R R R	<del>У</del> <del>У</del> <del>У</del>	REPLACE REPLACE
745 746 747	NS BS NS	24 8 8	Norway Spruce Blue Spruce Norway Spruce	Picea Abies Picea pungens Picea Abies	FAIR FAIR GOOD		LANDMARK WOODLAND WOODLAND	<del>R</del> -	Y N N	REPLACE - -
748 749 750	NS NS BS	8 6 6	Norway Spruce Norway Spruce	Picea Abies Picea Abies	GOOD GOOD	X2	WOODLAND WOODLAND	-	N N	-
/ 50	Сa	1 0	Blue Spruce	Picea pungens	GOOD	^∠	WOODLAND	-	N	

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENT	CLASS	SAVE / REMOVE	ON-SITE	REPLACI
751 752	WP NM	7 17	(Eastern) White Pine Norway Maple	Pinus strobus Acer platanoides	FAIR GOOD	X2	WOODLAND INVASIVE	<del>-</del>	N N	-
753 754	PR MR	11 24	Pear Red Mulberry	Pyrus communis Morus rubra	POOR POOR		WOODLAND INVASIVE	R R	¥	-
755 756	MR B	7 7	Red Mulberry Basswood	Morus rubra Tilia americana	GOOD GOOD		INVASIVE WOODLAND	<del>R</del> <del>R</del>	¥ ¥	- REPLAC
757 758	B BS	6 15	Basswood Blue-Spruce	Tilia americana Picea pungens	GOOD POOR	X4	WOODLAND WOODLAND	R R	¥	REPLAC
759 760	RC SM	12 13	Red Cedar Silver Maple	Juniperus virginiana Acer saccharinum	POOR GOOD	X3 X5	INVASIVE INVASIVE	-	N N	-
761 762	GA SM	11 29	Green Ash Silver Maple	Fraxinus pennsylvanica Acer saccharinum	POOR POOR		INVASIVE INVASIVE	-	N N	-
763 764	BW SM	13	Black Walnut Silver Maple	Juglans nigra Acer saccharinum	GOOD POOR		WOODLAND INVASIVE	-	N N	-
765 766	SM	18	Silver Maple (Eastern) White Pine	Acer saccharinum Pinus strobus	GOOD GOOD	X2	INVASIVE WOODLAND	-	N N	-
767 768	BP WP	10	Bradford Pear (Eastern) White Pine	Pyrus calleryanna Pinus strobus	GOOD GOOD		WOODLAND WOODLAND	-	N N	-
769	WP	8	(Eastern) White Pine	Pinus strobus	GOOD		WOODLAND	-	N	-
770 771	E CT	16 20	American Elm Cottonwood	Ulmus americana Populus deltoides	GOOD GOOD	V0	INVASIVE INVASIVE	-	N N	-
772 773	SG	25 15	Black Walnut Sweetgum	Juglans nigra Liquidambar styraciflua	POOR GOOD	<del>X2</del>	LANDMARK LANDMARK	R R	¥	REPLAC
774 775	MG RM	29 10	Magnolia Red Maple	Magnolia grandiflora Acer rubrum	GOOD GOOD		LANDMARK WOODLAND	R S	Y	REPLAC
776 777	RM BW	10 19	Red Maple Black Walnut	Acer rubrum  Juglans nigra	GOOD POOR	X2 X2	WOODLAND LANDMARK	S S	Y	-
778 779	BW BW	10	Black Walnut Black Walnut	Juglans nigra Juglans nigra	POOR POOR		WOODLAND WOODLAND	S S	Y	-
780 781	CA CH	8 12	Crab Apple Domestic Cherry	Malus caronaria Prunus avium	POOR POOR		WOODLAND LANDMARK	S S	Y	-
782 783	CH BW	13 11	Domestic Cherry Black Walnut	Prunus avium Juglans nigra	FAIR FAIR		LANDMARK WOODLAND	S S	Y	-
<del>784</del> 785	<del>BW</del> BW	8 13	Black Walnut Black Walnut	<del>Juglans nigra</del> Juglans nigra	GOOD GOOD		WOODLAND WOODLAND	<del>R</del> S	Y Y	REPLAC -
786 787	BW BW	8 10	Black Walnut Black Walnut	Juglans nigra Juglans nigra	GOOD GOOD		WOODLAND WOODLAND	S S	Y	-
788 789	B₩ BX	<del>12</del> 11	Black Walnut Box elder	Juglans nigra Acer negundo	GOOD FAIR	X2	WOODLAND INVASIVE	<del>R</del> S	Y Y	REPLAC
790 791	E	12 13	American Elm American Elm	Ulmus americana Ulmus americana	FAIR GOOD	· <del>-</del>	INVASIVE INVASIVE	R R	¥	-
792 793	TH E	9	Thornapple/Hawthorne American Elm	Cragaegus spp. Ulmus americana	POOR POOR		WOODLAND	R R	¥	-
794 795	BW BW	21	Black Walnut Black Walnut	Juglans nigra	FAIR POOR		LANDMARK	R R	¥	REPLAC
796	₽₩	13	Black Walnut	Juglans nigra Juglans nigra	GOOD		WOODLAND	R	¥	REPLAC
797 798	E	9	American Elm American Elm	Ulmus americana Ulmus americana	FAIR POOR		INVASIVE INVASIVE	R R	¥	-
799 800	₩₩	10 13	American Elm Weeping Willow	Ulmus americana Salix babylonica	POOR GOOD		INVASIVE INVASIVE	R R	¥	-
801 802	CH CH	<del>10</del> 9	Domestic Cherry  Domestic Cherry	Prunus avium Prunus avium	GOOD	Х3	WOODLAND WOODLAND	R -	Y N	REPLAC
803 804	E CH	10 <del>10</del>	American Elm  Domestic Cherry	Ulmus americana Prunus avium	POOR POOR	<del>X2</del> -	INVASIVE WOODLAND	S R	Y	-
805 806	GA WW	7 31	Green Ash Weeping Willow	Fraxinus pennsylvanica Salix babylonica	POOR GOOD		INVASIVE INVASIVE	<u>-</u> -	N N	-
807 808	E E	13 7	American Elm American Elm	Ulmus americana Ulmus americana	POOR GOOD		INVASIVE INVASIVE	S	Y	-
809 810	CT CT	22 7	Cottonwood Cottonwood	Populus deltoides Populus deltoides	POOR GOOD	X2 X2	INVASIVE INVASIVE	S S	Y	-
811 812	CT E	32 10	Cottonwood American Elm	Populus deltoides Ulmus americana	GOOD FAIR		INVASIVE INVASIVE	S	Y	-
813 814	BC E	14	Wild Black Cherry American Elm	Prunus serotina Ulmus americana	POOR POOR		WOODLAND	S	Y	-
815 816	CH E	12	Domestic Cherry  American Elm	Prunus avium Ulmus americana	POOR FAIR	X2 X2	LANDMARK INVASIVE	S	Y	-
817 818	BW CT	7 28	Black Walnut Cottonwood	Juglans nigra Populus deltoides	GOOD GOOD	7.2	WOODLAND	S	Y	-
819 820	E BW	10	American Elm Black Walnut	Ulmus americana Juglans nigra	POOR FAIR		INVASIVE INVASIVE WOODLAND	S	Y	-
821 822	BW BW	10	Black Walnut	Juglans nigra	GOOD GOOD		WOODLAND WOODLAND	S S	Y	-
823	BW	8 7	Black Walnut Black Walnut	Juglans nigra Juglans nigra	GOOD		WOODLAND	S -	Y	-
824 825	CT CT	7	Cottonwood Cottonwood	Populus deltoides Populus deltoides	FAIR FAIR		INVASIVE INVASIVE	-	N N	-
826 827	WW	7	Weeping Willow Weeping Willow	Salix babylonica Salix babylonica	POOR FAIR		INVASIVE INVASIVE	-	N N	-
828 829	WW B	14 7	Weeping Willow Basswood	Salix babylonica Tilia americana	FAIR GOOD		INVASIVE WOODLAND	-	N N	-
830 831	E CH	7 10	American Elm Domestic Cherry	Ulmus americana Prunus avium	GOOD GOOD		INVASIVE WOODLAND	<del>-</del>	N N	-
832 833	CH CH	10 6	Domestic Cherry  Domestic Cherry	Prunus avium Prunus avium	FAIR GOOD	X2	WOODLAND WOODLAND	-	N N	-
834 835	CH CH	9	Domestic Cherry  Domestic Cherry	Prunus avium Prunus avium	POOR GOOD		WOODLAND WOODLAND	<u>-</u> -	N N	-
836 837	CH CH	12 10	Domestic Cherry  Domestic Cherry	Prunus avium Prunus avium	GOOD GOOD		LANDMARK WOODLAND	<u>-</u>	N N	-
838 839	E NM	24 12	American Elm Norway Maple	Ulmus americana Acer platanoides	GOOD GOOD		INVASIVE INVASIVE	-	N N	-
840 853	CH CH	8	Domestic Cherry  Domestic Cherry	Prunus avium Prunus avium	POOR GOOD	X2	WOODLAND LANDMARK	-	N N	-
854 855	E CH	8	American Elm  Domestic Cherry	Ulmus americana Prunus avium	GOOD POOR	X2	INVASIVE WOODLAND	-	N N	-
856 857	BW	9	Black Walnut Black Walnut	Juglans nigra Juglans nigra	GOOD GOOD	//2	WOODLAND WOODLAND	S	Y	-
858 859	BW E	10	Black Walnut American Elm	Juglans nigra Ulmus americana	GOOD POOR		WOODLAND WOODLAND INVASIVE	S	Y	-
860	BW	13	Black Walnut	Juglans nigra	FAIR		WOODLAND	-	N	-
861 862	TH E	10 13	Thornapple/Hawthorne American Elm	Cragaegus spp. Ulmus americana	FAIR FAIR	X2	WOODLAND INVASIVE	S -	Y N	-
863 864	E GA	8 14	American Elm Green Ash	Ulmus americana Fraxinus pennsylvanica	GOOD POOR		INVASIVE INVASIVE	S -	Y N	-
865 866	E WW	7 15	American Elm Weeping Willow	Ulmus americana Salix babylonica	GOOD GOOD		INVASIVE INVASIVE	-	N N	-
867 868	WW BW	18 13	Weeping Willow Black Walnut	Salix babylonica <del>Juglans nigra</del>	FAIR GOOD	X2	INVASIVE WOODLAND	- <del>R</del>	N ¥	- REPLAC
869 870	BW BW	7 14	Black Walnut Black Walnut	Juglans nigra Juglans nigra	GOOD FAIR		WOODLAND WOODLAND	R R	¥	REPLAC REPLAC
871 872	HK <del>WO</del>	7 7	Hackberry <del>White Oak</del>	Celtis occidentalis  Quercus alba	GOOD GOOD		WOODLAND WOODLAND	S <del>R</del>	Y ¥	- REPLA
873 874	BW BW	13 6	Black Walnut Black Walnut	Juglans nigra Juglans nigra	GOOD GOOD		WOODLAND WOODLAND	R R	Y Y	REPLAC
875 876	BW BW	10	Black Walnut Black Walnut	Juglans nigra  Juglans nigra	GOOD GOOD		WOODLAND WOODLAND	R R	¥	REPLACE REPLACE
877 878	BW E	10 10	Black Walnut American Elm	Juglans nigra  Ulmus americana	FAIR POOR		WOODLAND WOODLAND INVASIVE	R	¥ ¥	REPLAC
879	CH	7	Domestic Cherry	Prunus avium	POOR		WOODLAND	<del>R</del> <del>R</del>	¥	-
880 881	BW BW	9 11	Black Walnut Black Walnut	Juglans nigra Juglans nigra	GOOD POOR		WOODLAND WOODLAND	R	¥	REPLAC
<del>882</del> 883	BW E	9	Black Walnut American Elm	Juglans nigra Ulmus americana	GOOD FAIR		WOODLAND INVASIVE	<del>R</del> -	Y N	REPLAC
884 885	BW E	9	Black Walnut American Elm	Juglans nigra <del>Ulmus americana</del>	FAIR FAIR		WOODLAND INVASIVE	S <del>R</del>	Y Y	-
886 887	BW PN	10 7	Black Walnut Pin Cherry	Juglans nigra Prunus pennsylvanica	GOOD POOR		WOODLAND WOODLAND	R R	¥	REPLAC
888 889	GA E	9	Green Ash American Elm	Fraxinus pennsylvanica Ulmus americana	POOR GOOD		INVASIVE INVASIVE	S	Y	-
890 891	MR GA	10 10 7	Red Mulberry Green Ash	Morus rubra Fraxinus pennsylvanica	POOR POOR		INVASIVE INVASIVE	R R	Y Y	-
892	GA	8	Green Ash	Fraxinus pennsylvanica	POOR		INVASIVE	S	Y	-
893 894	BW	9	American Elm Black Walnut	Ulmus americana  Juglans nigra	POOR FAIR		WOODLAND	S R	Y	- REPLAC
895	MR	8 11	Red Mulberry Black Walnut	Morus rubra Juglans nigra	POOR POOR		INVASIVE WOODLAND	R R	¥	-



LOCATION MAP - NOT TO SCALE

**WOODLAND TREES WOODLAND TREES REMOVED:** 45 (REPLACE AT 50% OF REMOVED DBH) **447"** DBH x 0.5 = **224"** REPLACEMENT 24 (CREDIT OF 2X DBH) WOODLAND TREES SAVED: **225** DBH x 2 = 450" CREDIT 223.5 - 450 = -226.5 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) 26" CREDIT **13''** DBH x 2 = 108 - 26 = 82

0 " TOTAL DBH REQUIRED FOR REPLACEMENT

**KEY:** NIC FOR REPLACEMENT = DEAD, DAMAGED, DISEASED, INVASIVE SPECIES STRIKETHROUGH = TREES TO REMOVE R
TYP. TEXT = TREES TO SAVE S



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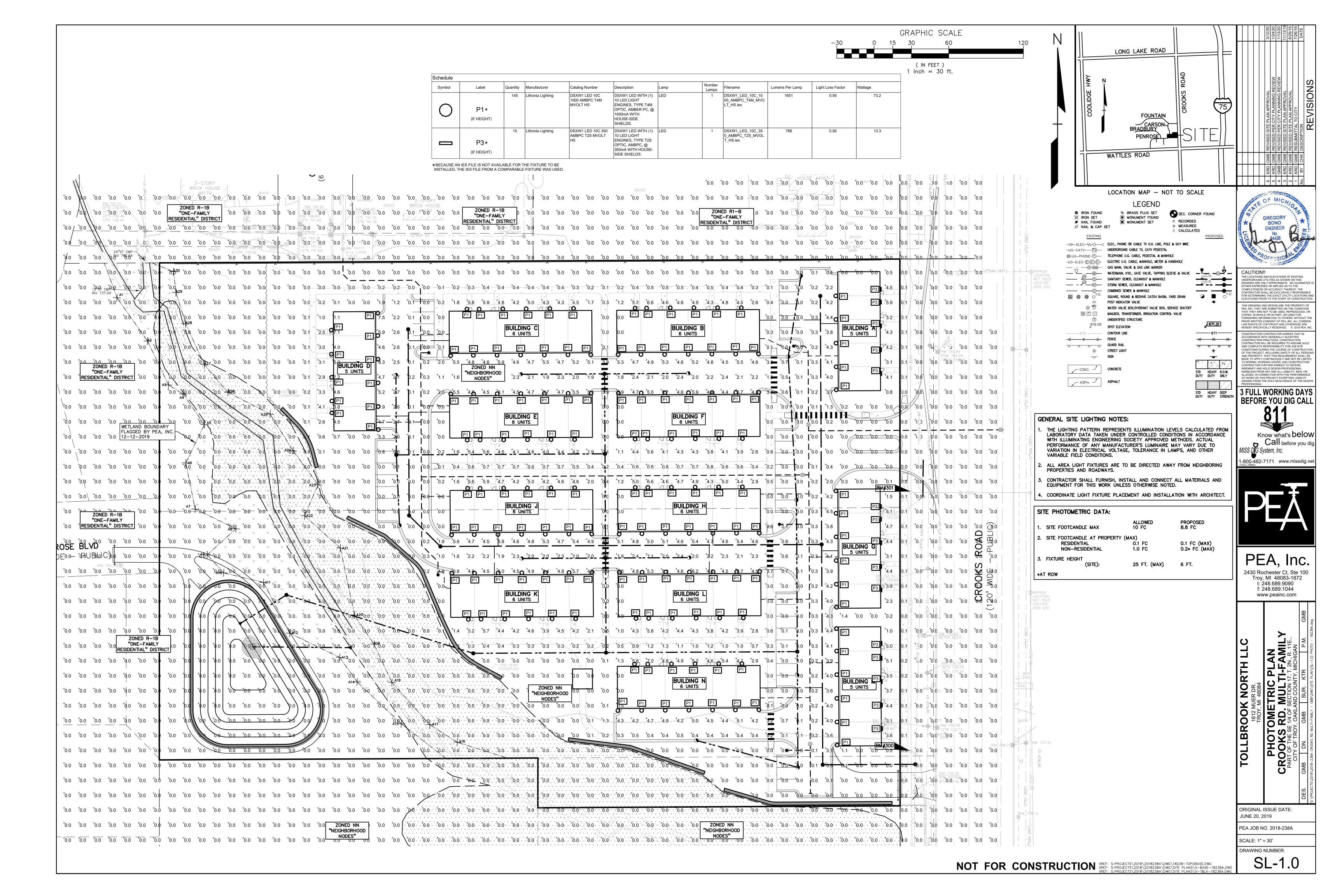
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Troy, MI 48083-1872
t: 248.689.9090
f: 248.689.1044
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TREE PRESERVATION LIST CROOKS RD. MULTI-FAMILY PART OF THE SE 1/4 OF SECTION 17, T. 2N., R. 11E., TOLLBROOK NORTH LLC

ORIGINAL ISSUE DATE: JUNE 20, 2019 PEA JOB NO. 2018-238A SCALE: 1" = 30'

DRAWING NUMBER:





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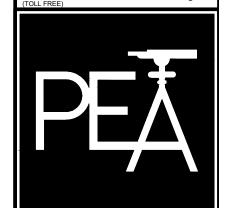
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TROY, MI 48084

PHOTOMETRIC DETAILS

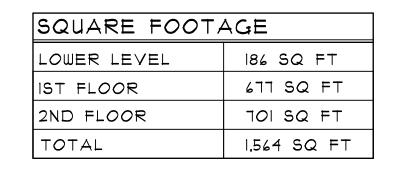
CROOKS RD. MULTI-FAMILY
PART OF THE SE 1/4 OF SECTION 17, T. 2N., R. 11F
CITY OF TROY, OAKLAND COLINATION OF TROY, OAKLAND COLINATION OF TROY TOLLBROOK NORTH LLC
1612 MUER DR.
TROY, MI 48084

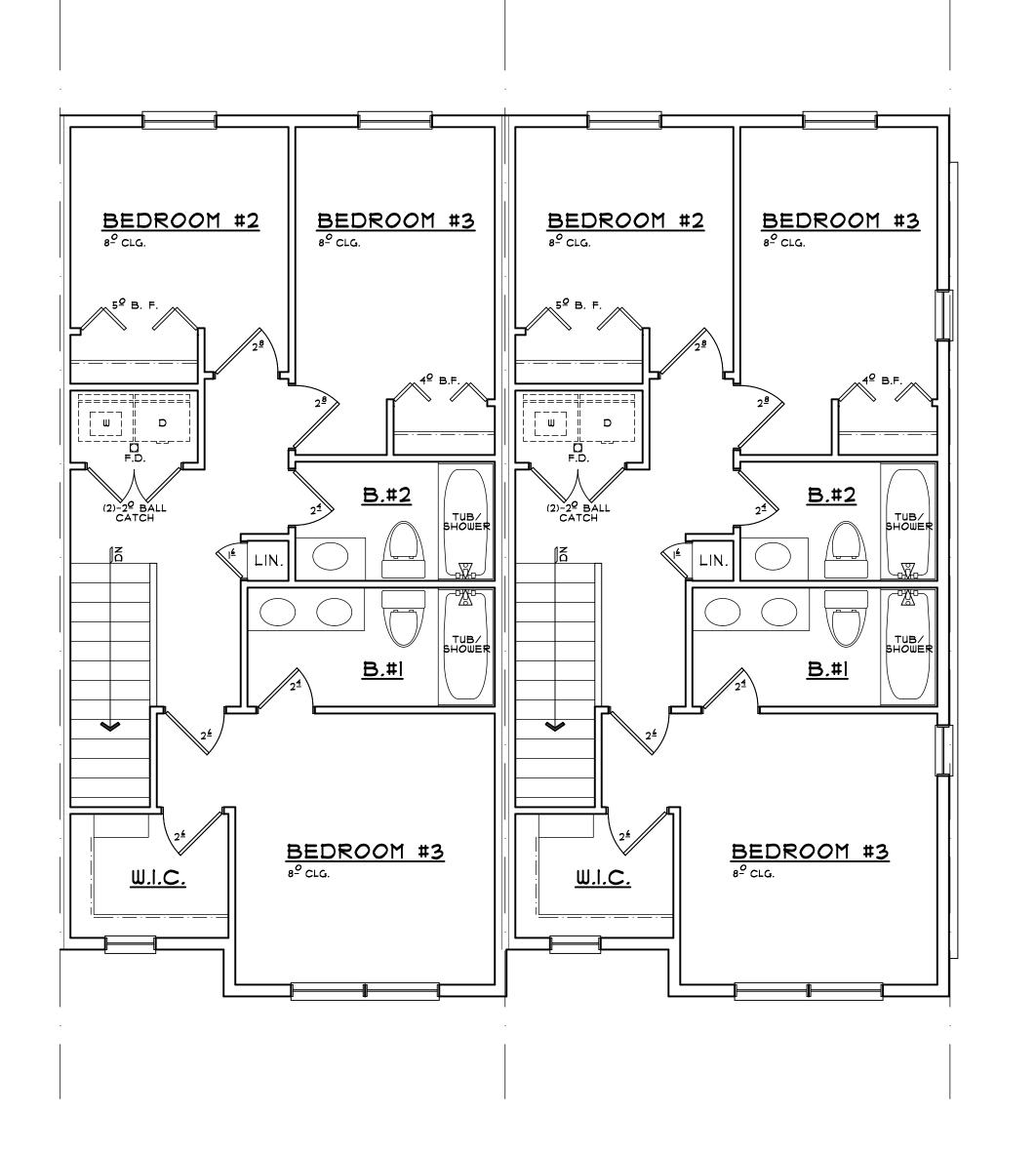
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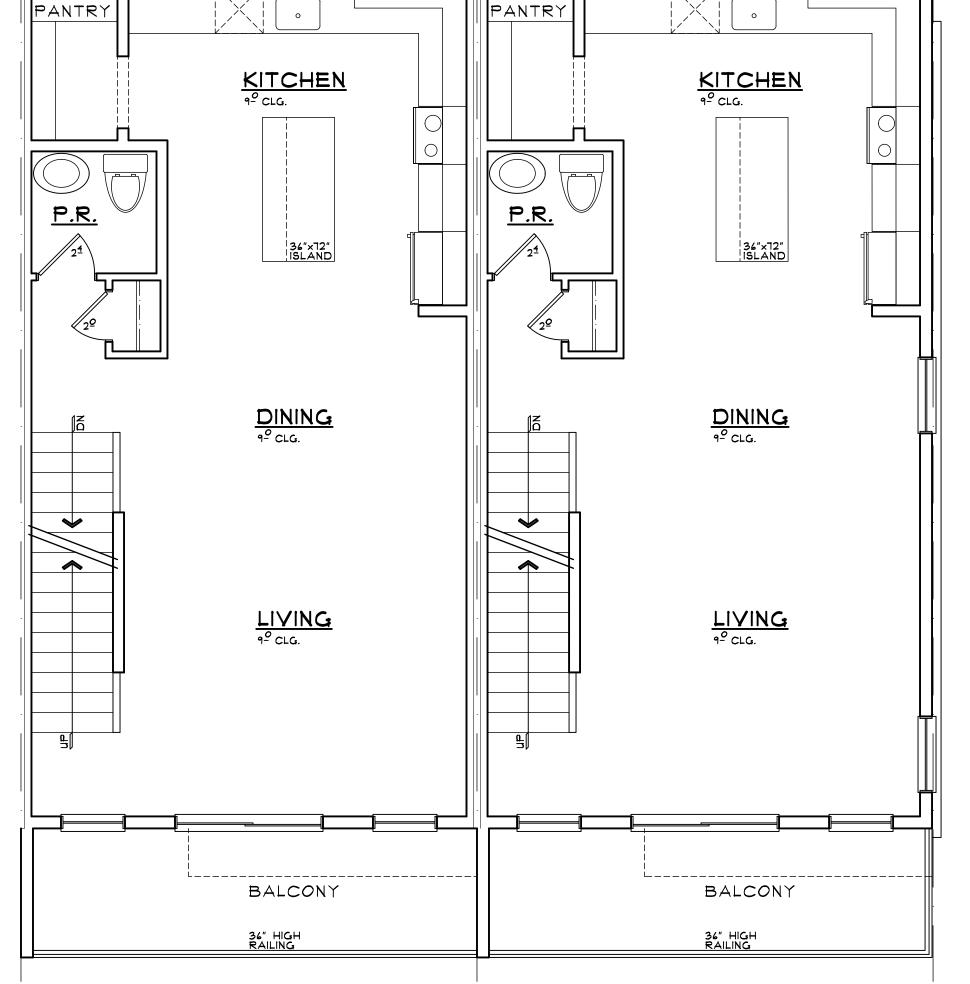
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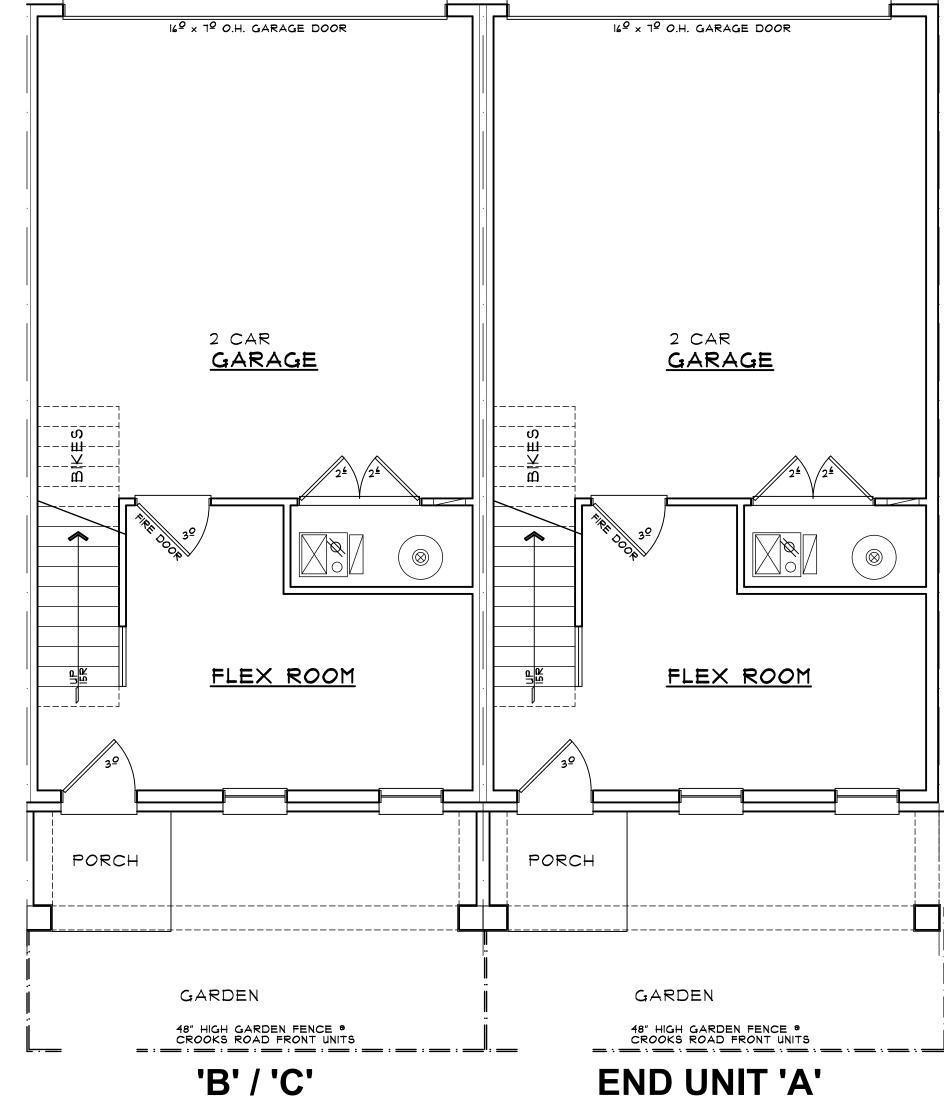






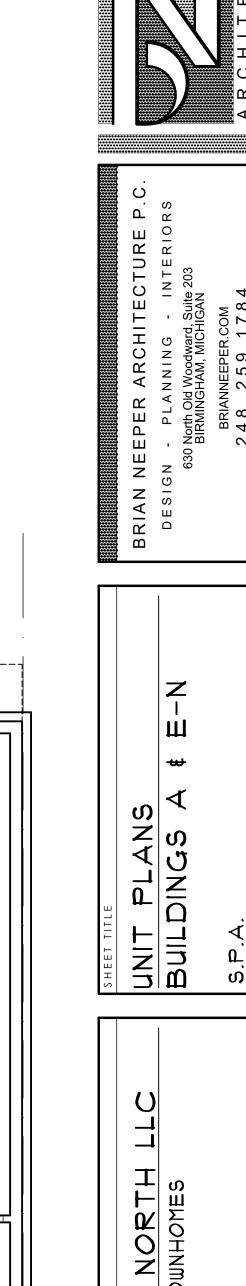


'B' / 'C' **END UNIT 'A'** FIRST FLOOR PLAN BUILDINGS A & E-N SCALE: 1/4" = 1'-0"



**LOWER LEVEL PLAN** 

BUILDINGS A & E-N



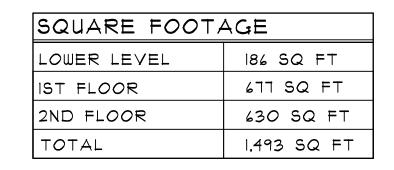
OLLBROOK NORTH ROOKS ROAD TOWNHOMES

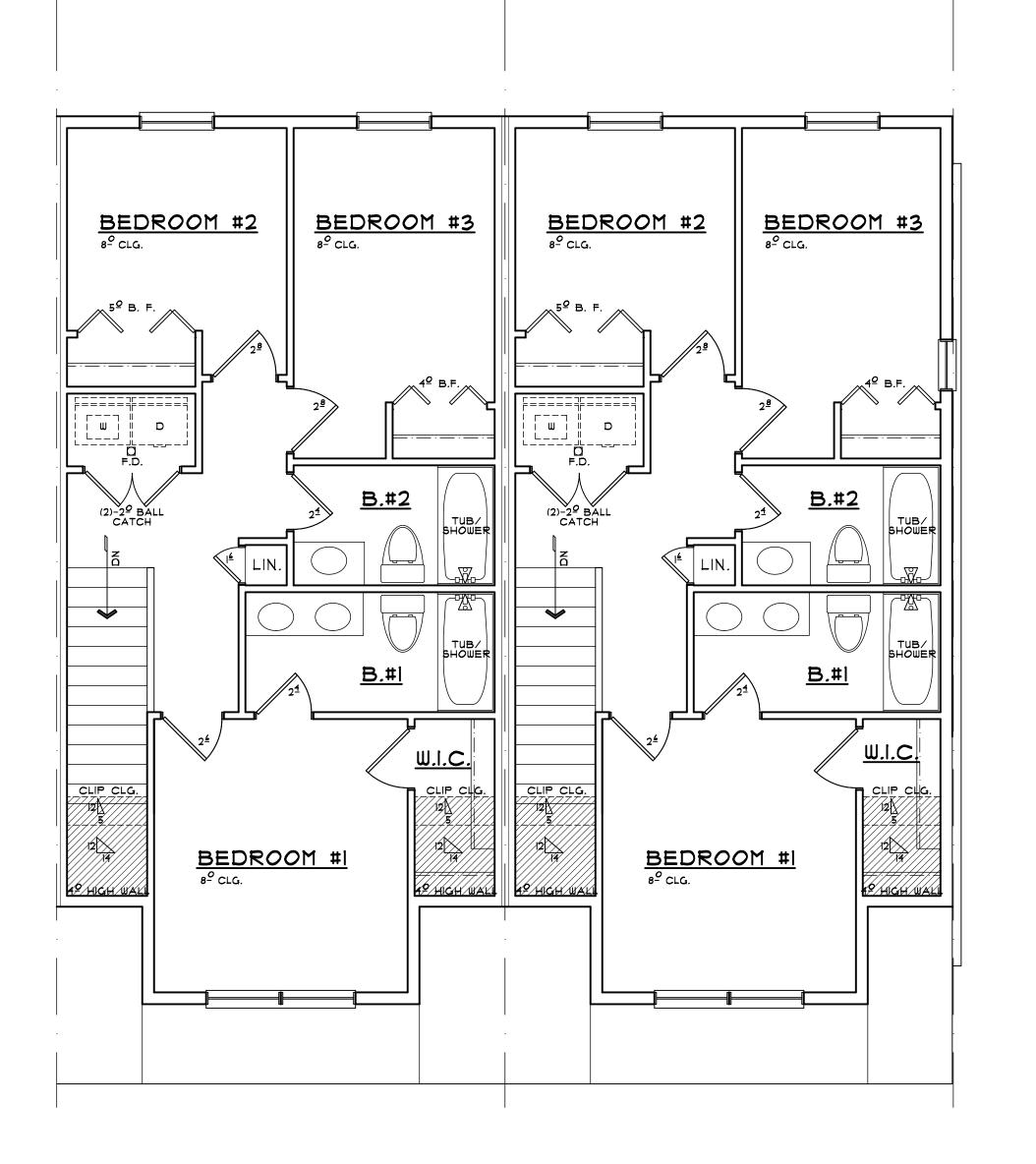
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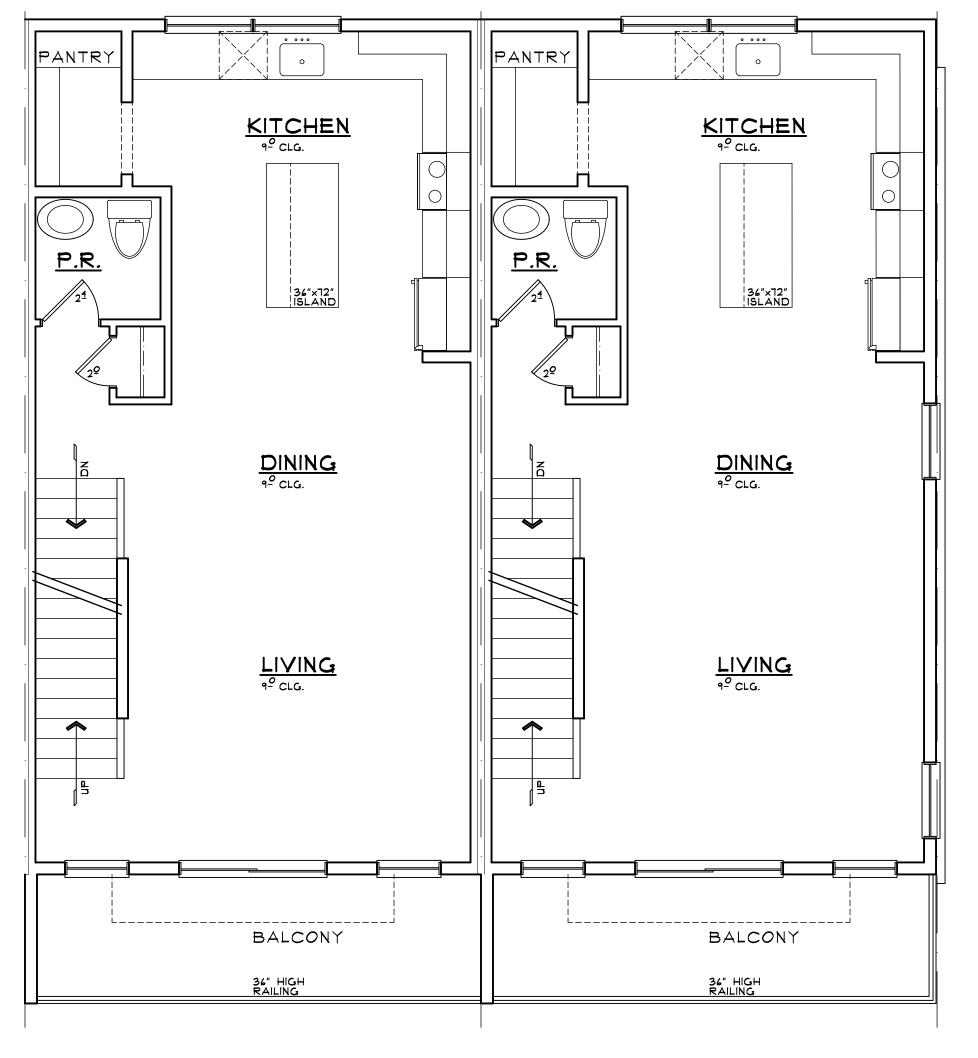
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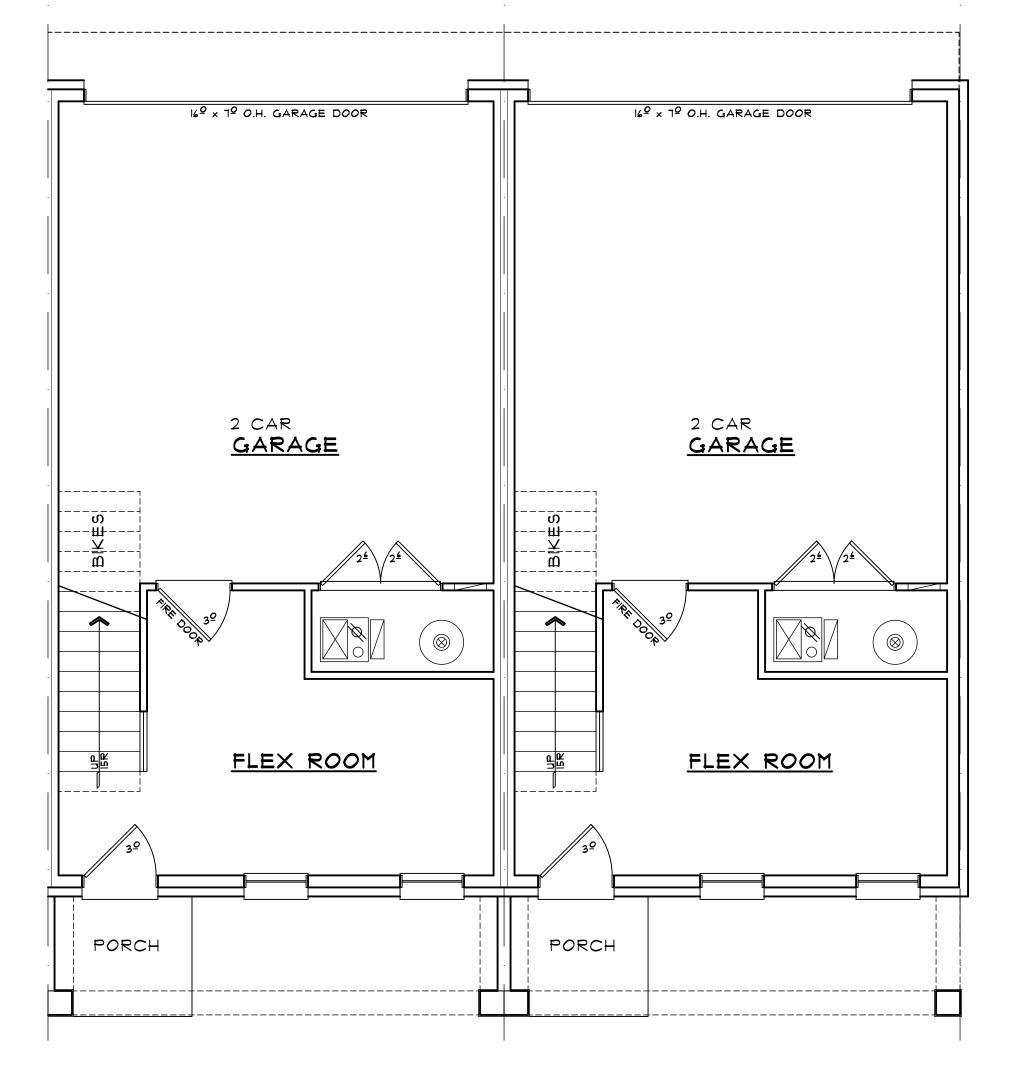


SCALE: 1/4" = 1'-0"









'B' / 'C' **END UNIT 'A' SECOND FLOOR PLAN** BUILDINGS B, C & D SCALE: 1/4" = 1'-0"

'B' / 'C' **END UNIT 'A'** FIRST FLOOR PLAN BUILDINGS B, C & D SCALE: 1/4" = 1'-0"

'B' / 'C' **LOWER LEVEL PLAN** 

BUILDINGS B, C & D SCALE: 1/4" = 1'-0"

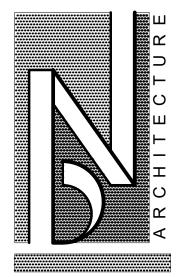
**END UNIT 'A'** 

CLLBROOK NORTH ROOKS ROAD TOWNHOMES

PRELIMINARY
11-13-19

A-2





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UNIT ELEVATIONS
FRONTS AND SIDE
BUILDINGS A # E-N

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11-13-19
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BIDS

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FINAL

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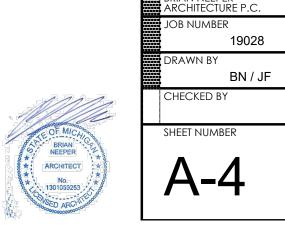
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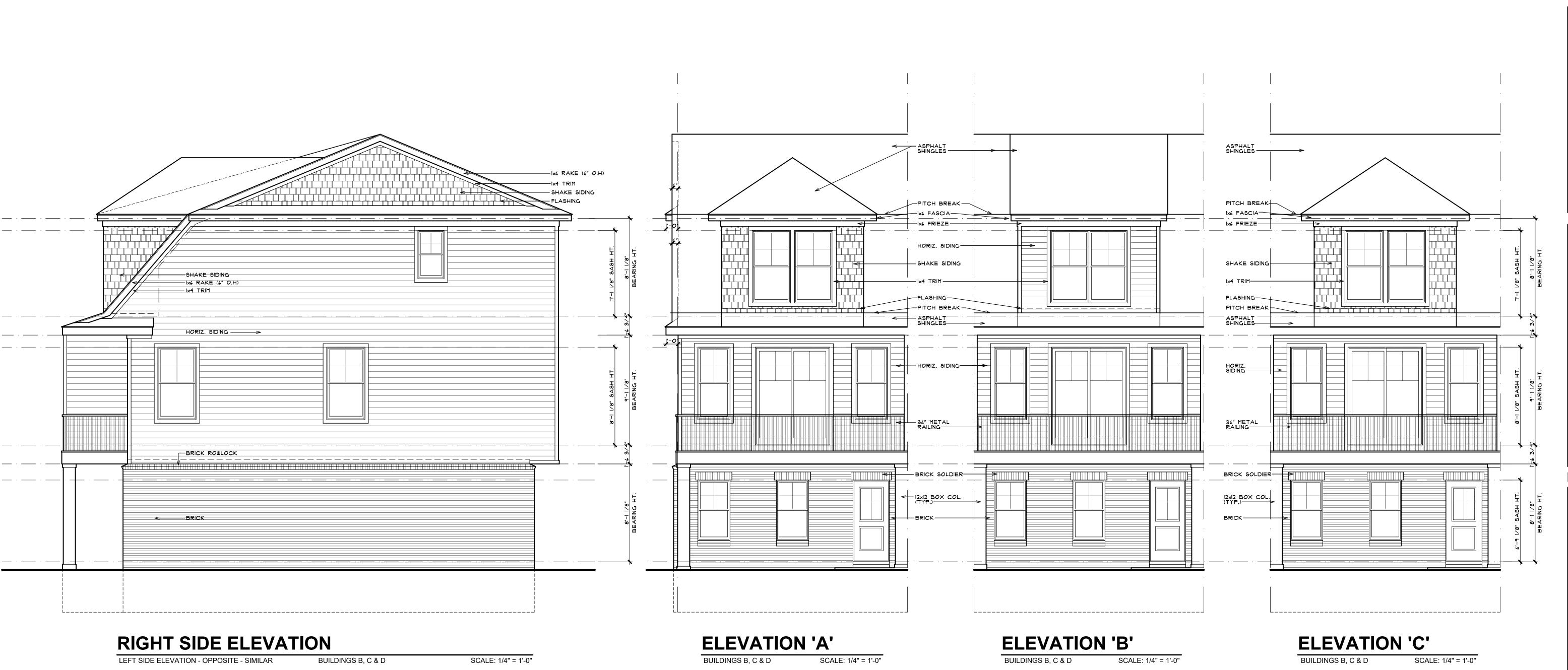
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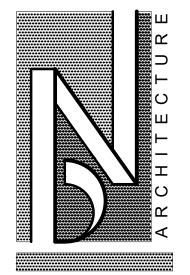
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REAR ELEVATION 'C'  BUILDINGS A & E-N SCALE: 1/4" = 1'-0"	REAR ELEVATION 'B' BUILDINGS A & E-N SCALE: 1/4" = 1'-0"	REAR ELEVATION 'A'  END UNIT BUILDINGS A & E-N SCALE: 1/4" = 1'-0"	COPYRIGHT 2011 BRIAN NEEPER ARCHITECTURE P JOB NUMBER 190 DRAWN BY BN CHECKED BY



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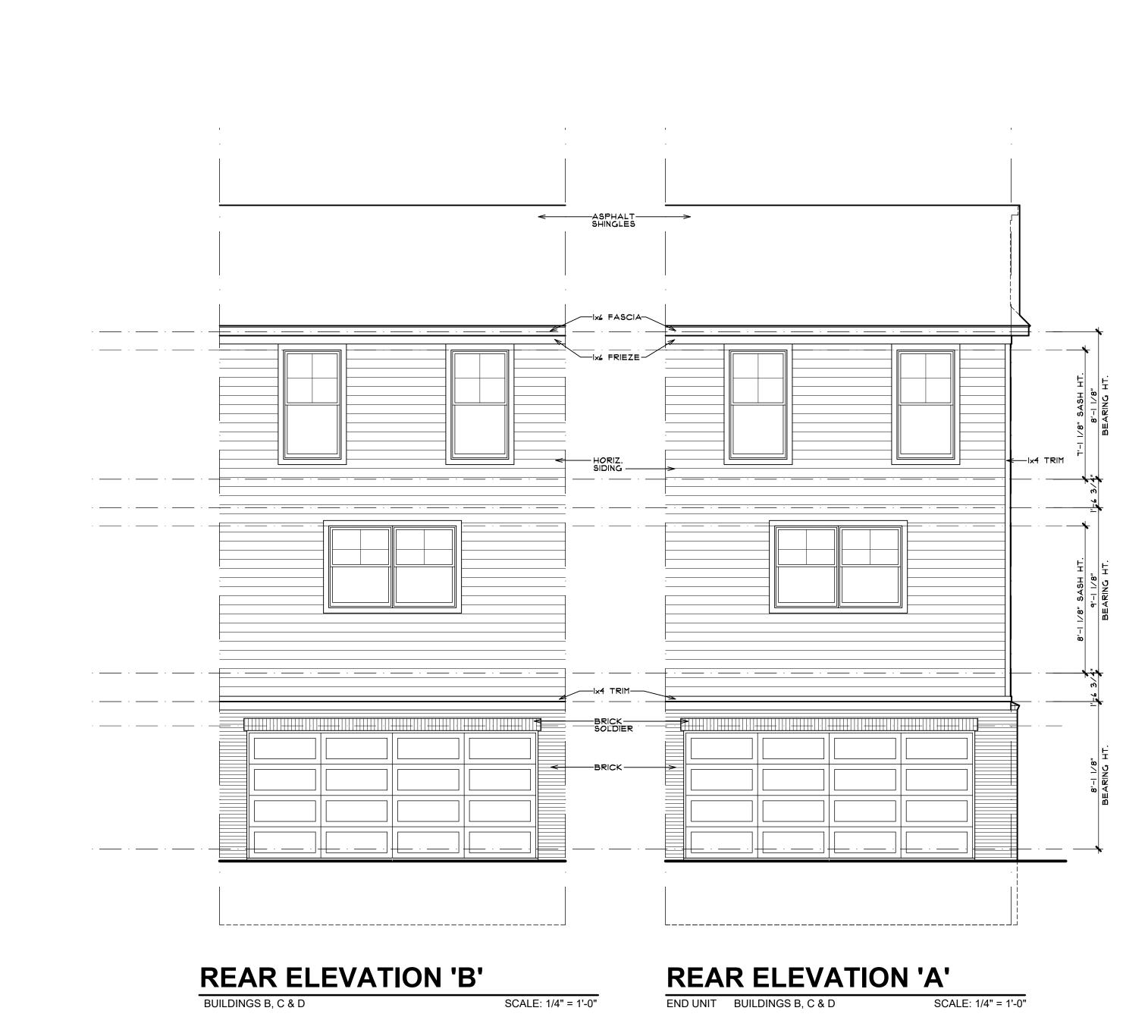




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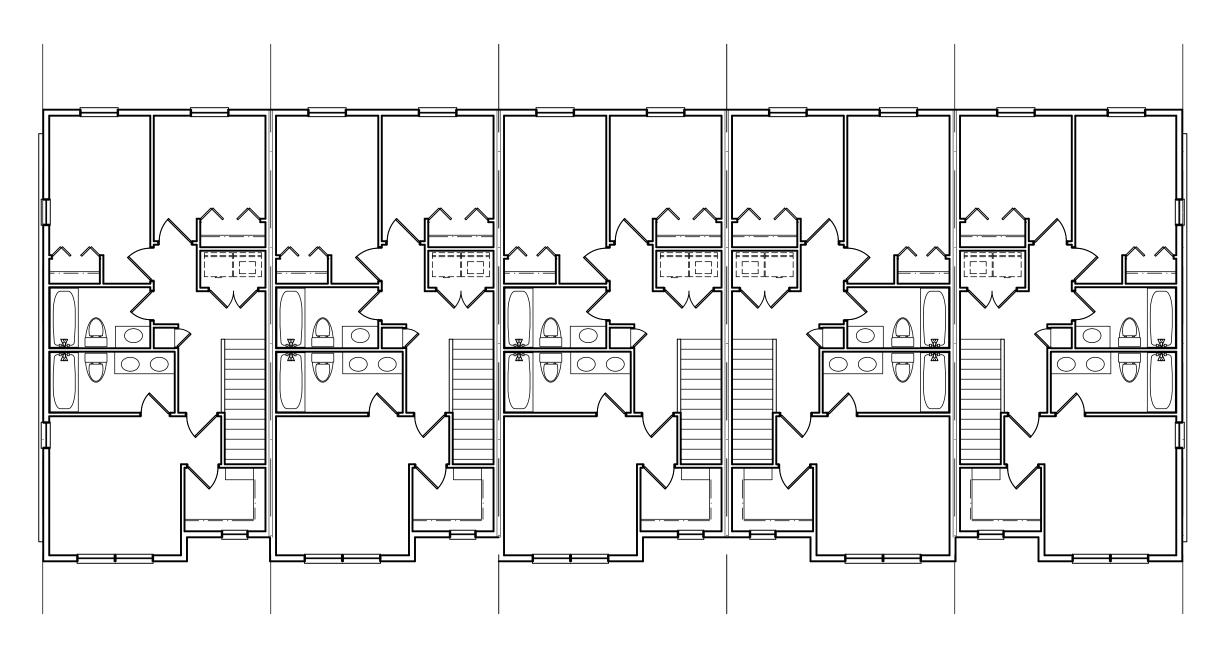
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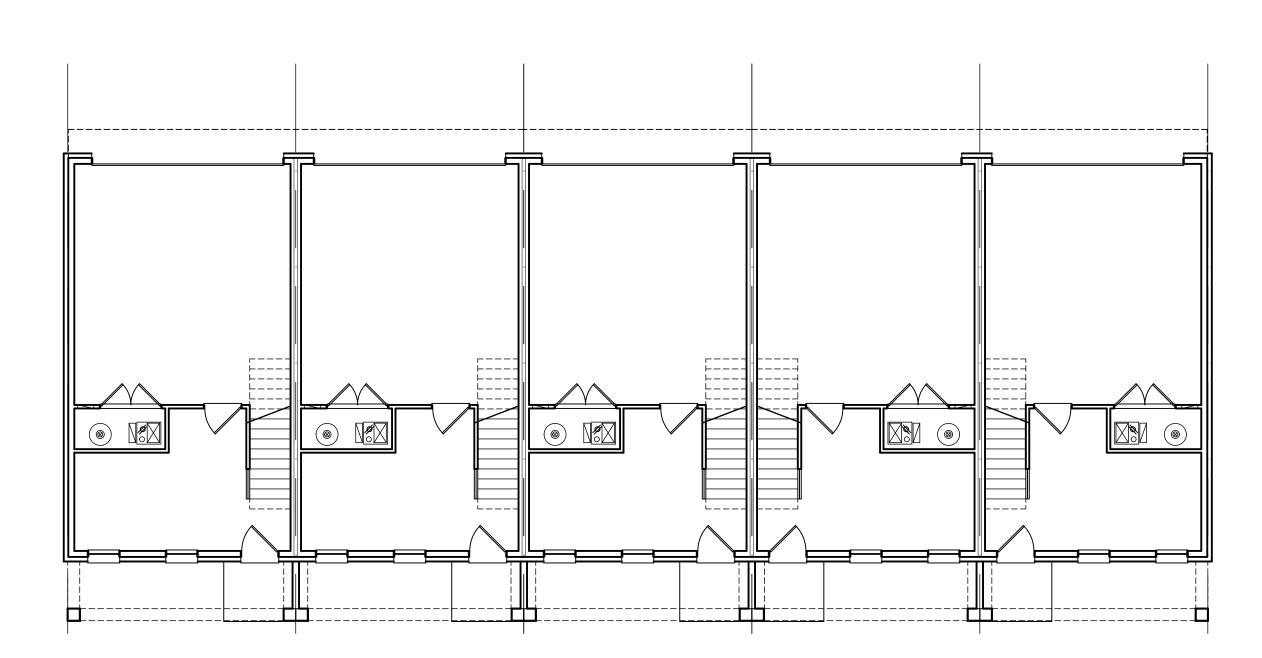


\*\* COORDINATE SECOND FLOOR UNIT LAYOUT OPTIONS WITH DEVELOPER

## SECOND FLOOR PLAN

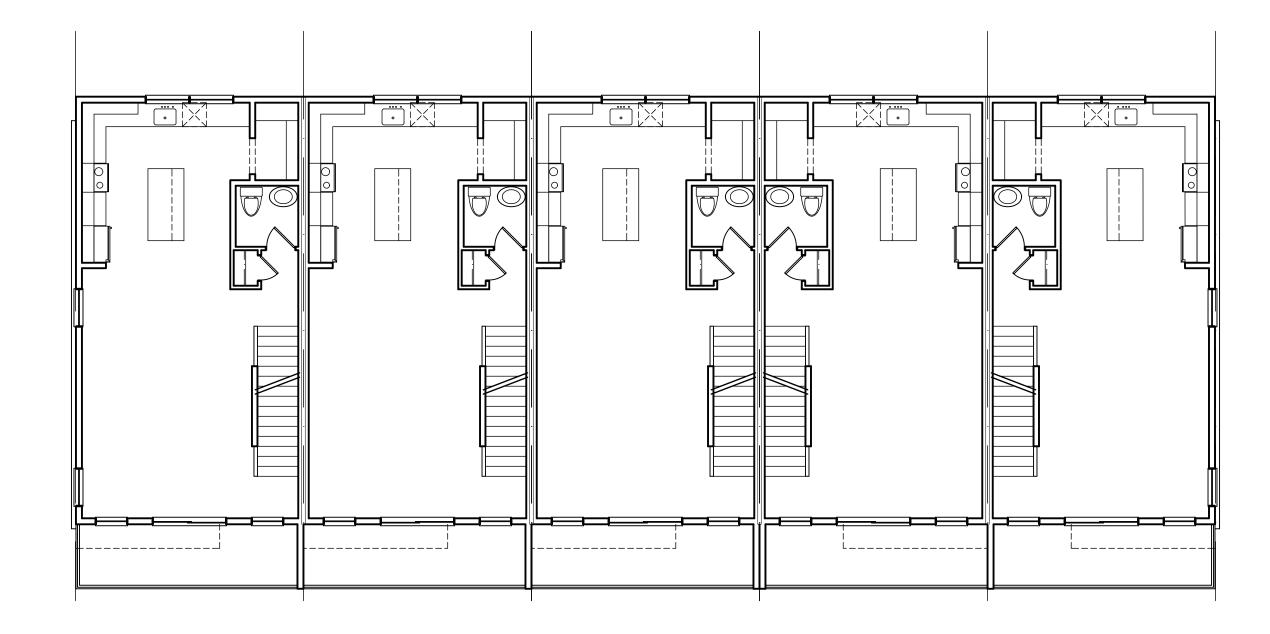
5 UNIT BUILDING

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



**LOWER LEVEL PLAN** 

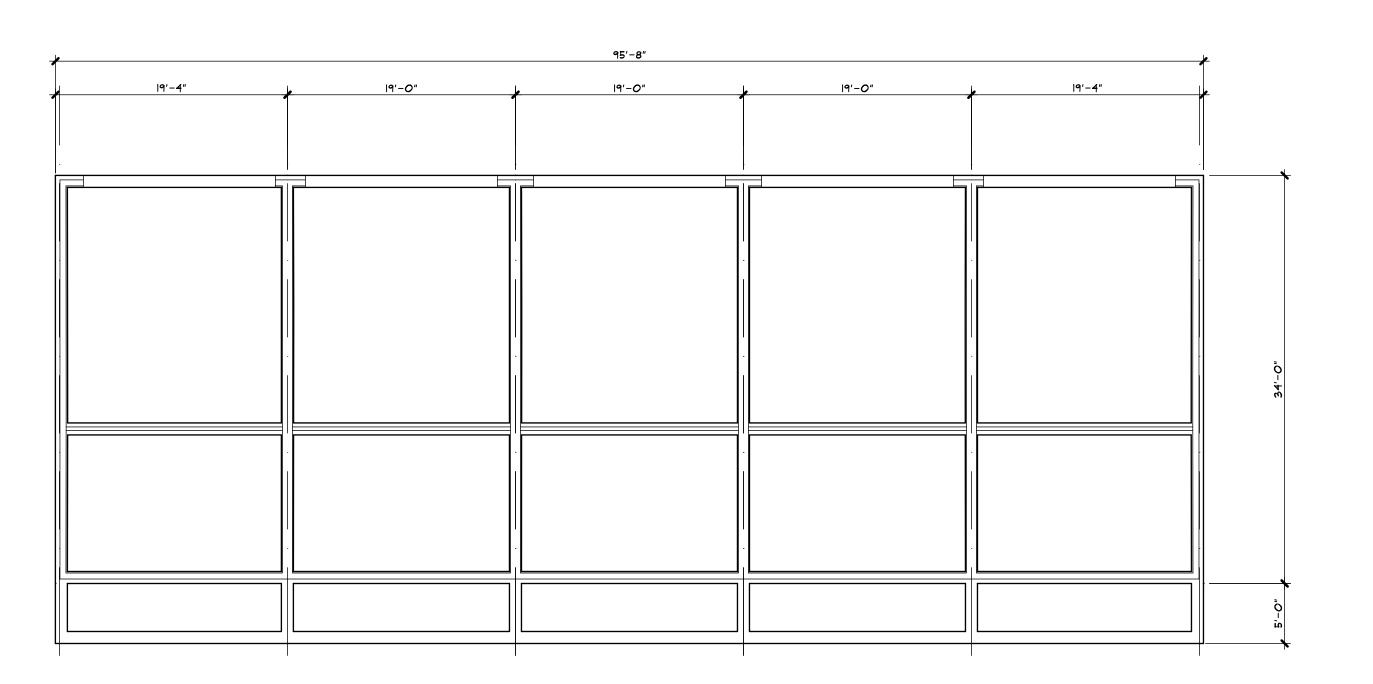
5 UNIT BUILDING SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

5 UNIT BUILDING

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

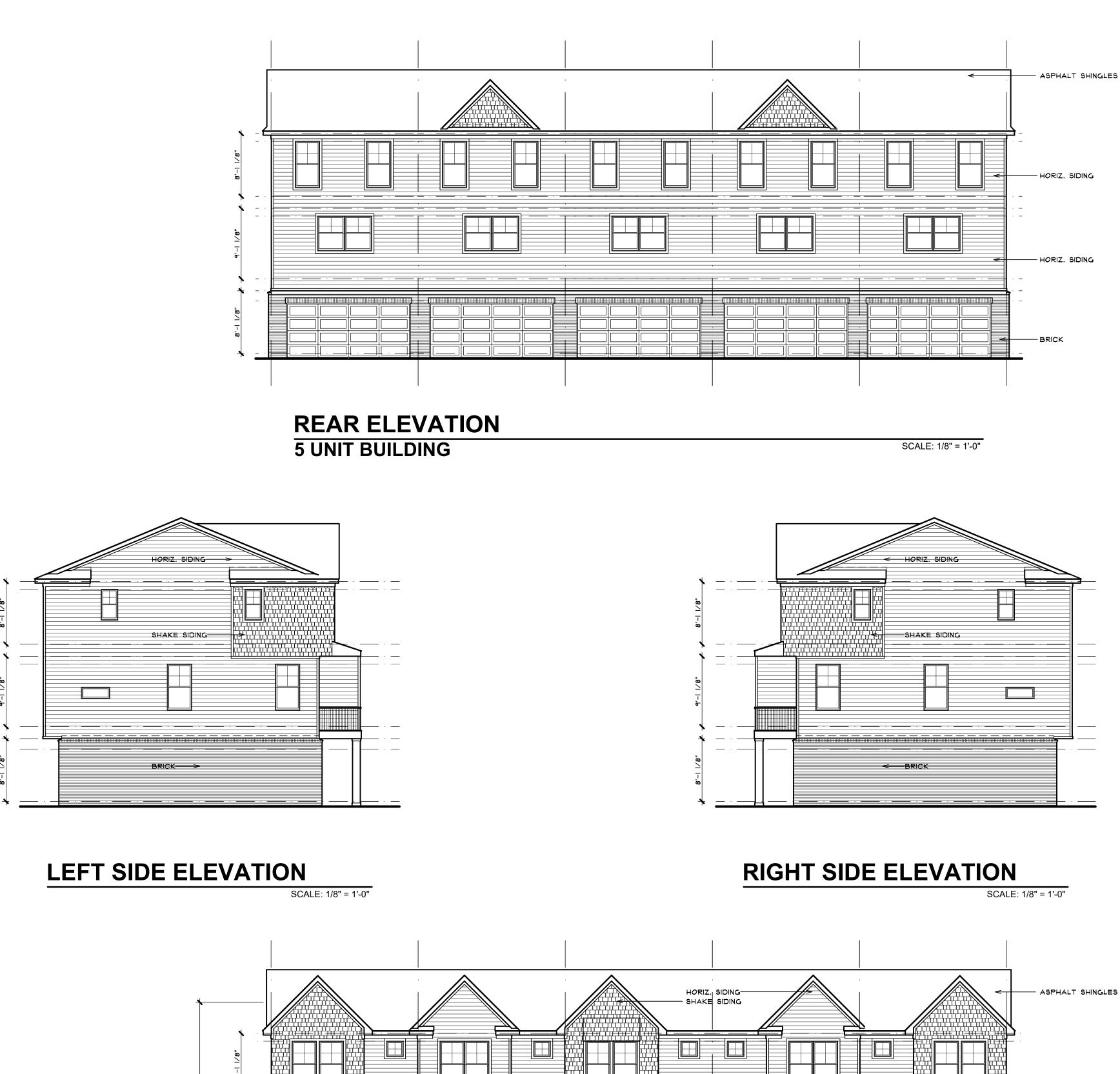


**FOUNDATION PLAN** 

**5 UNIT BUILDING** SCALE: 1/8" = 1'-0"



PRELIMINARY 11-13-19





**FRONT ELEVATION 5 UNIT BUILDING** 

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

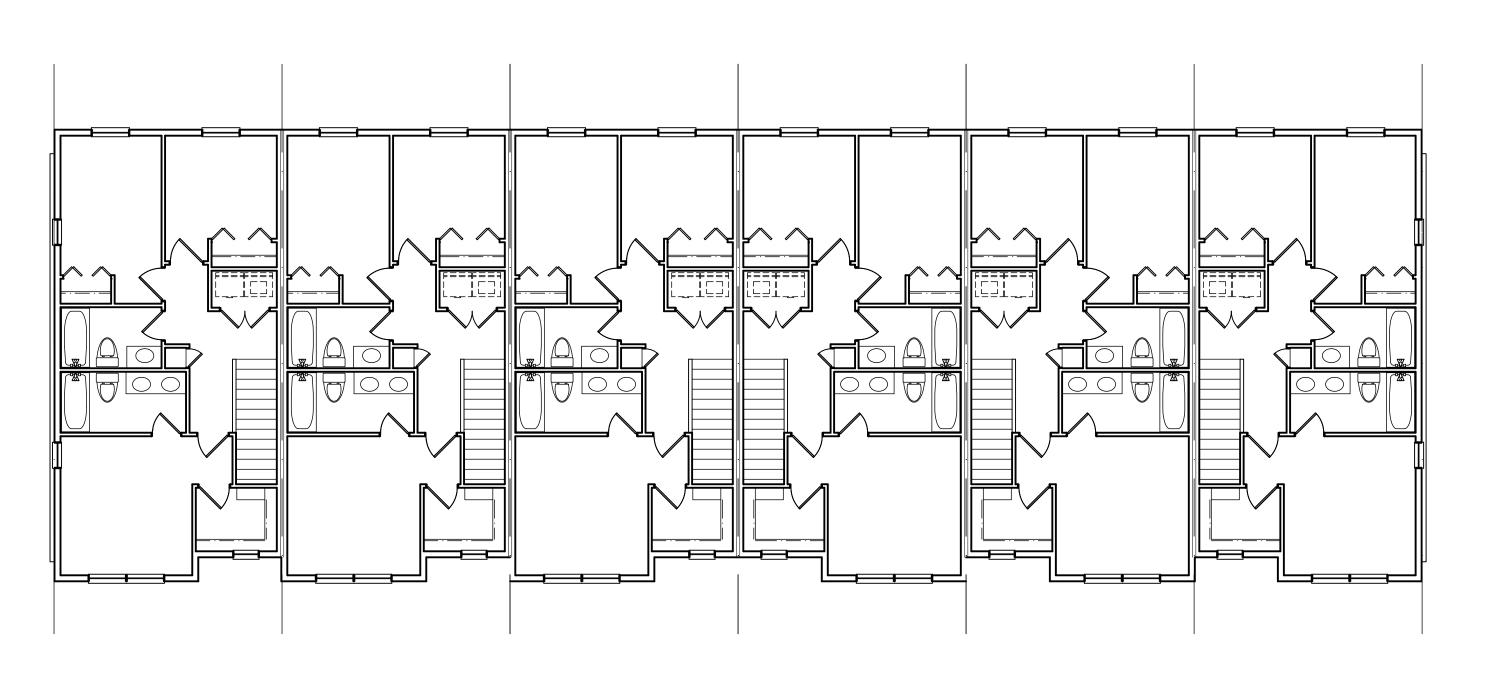
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TOLLBROOK NORTH CROOKS ROAD TOWNHOMES

11-13-19

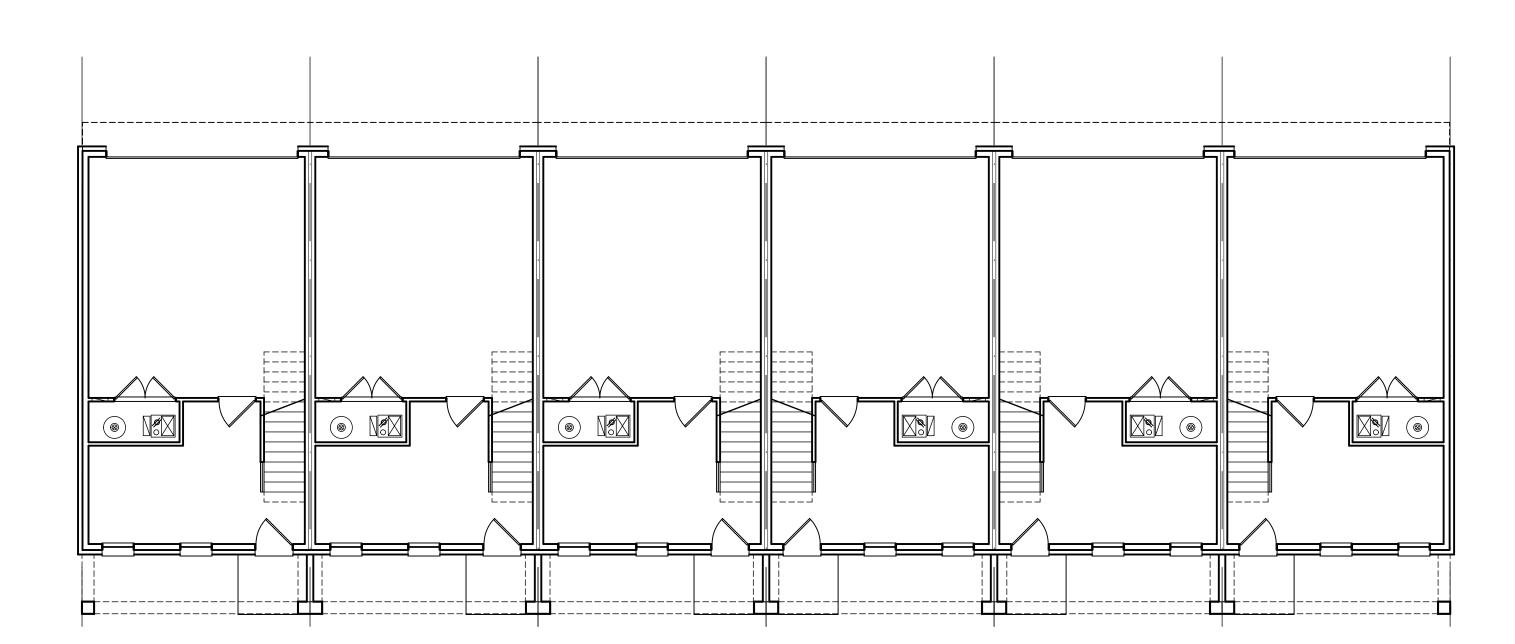
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A-8

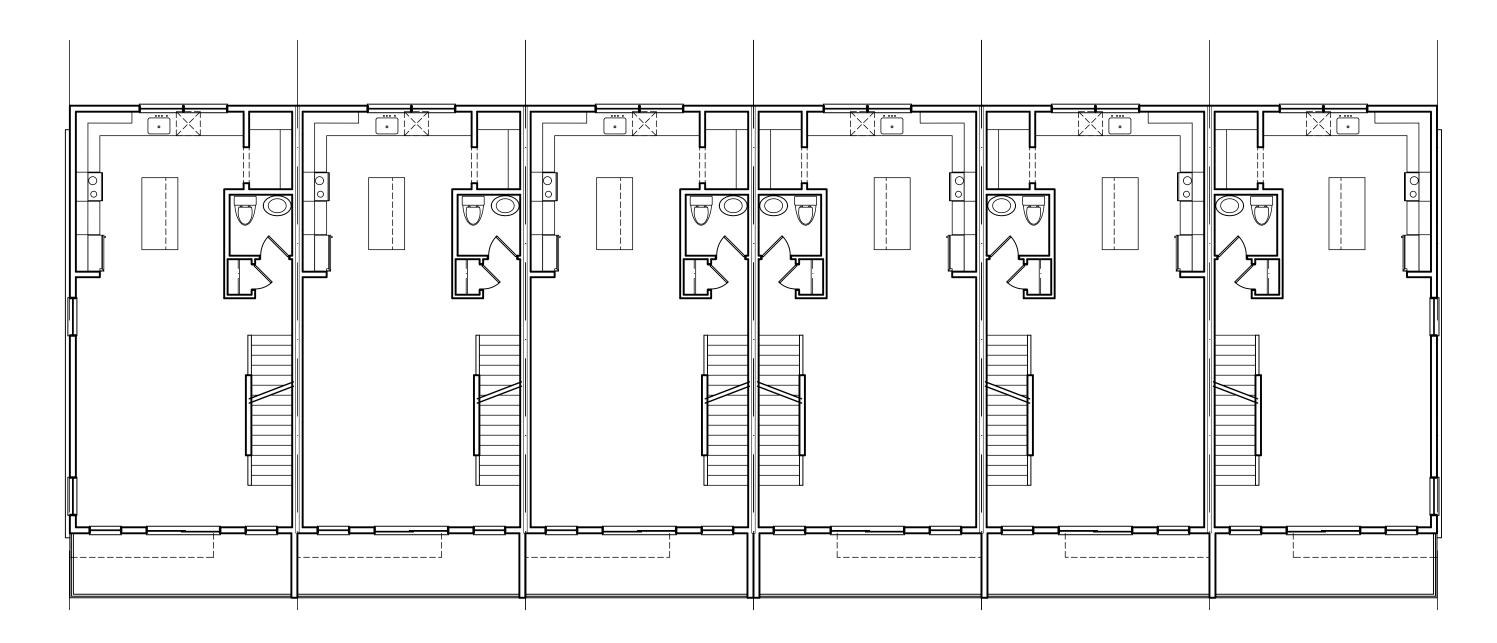


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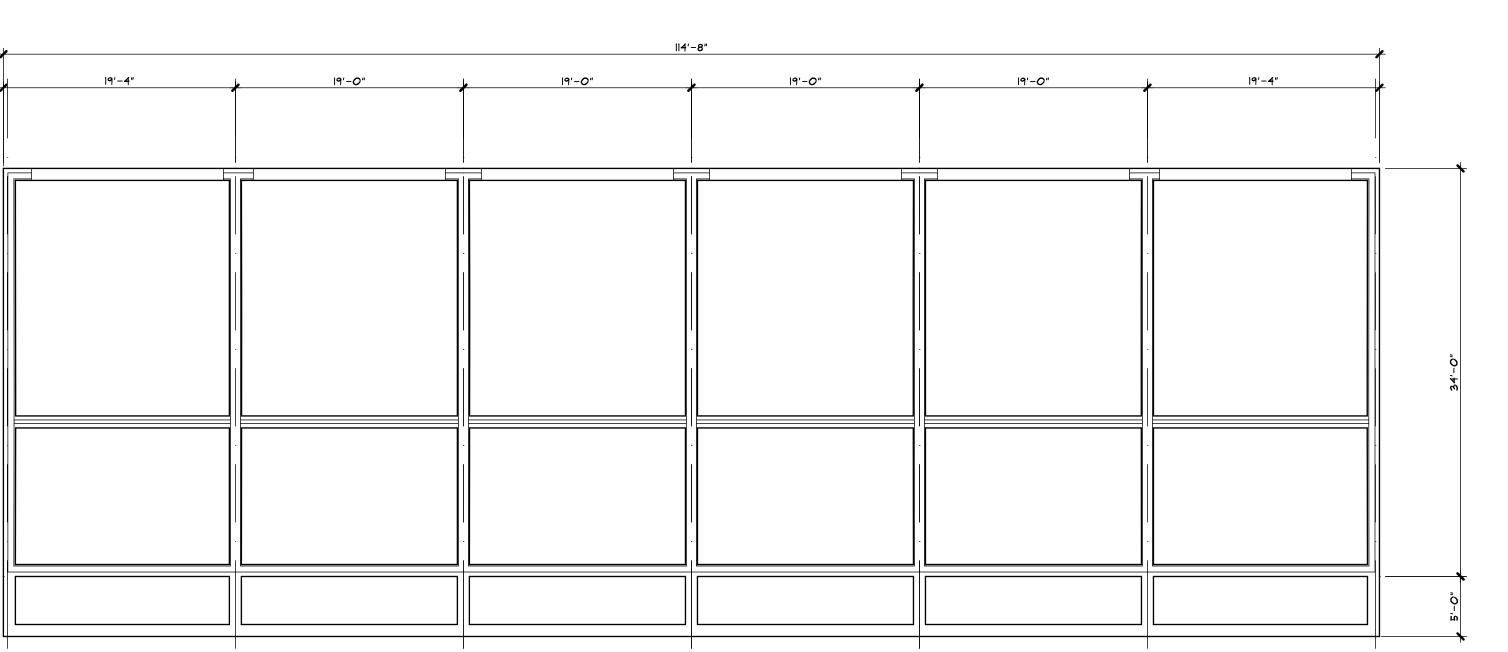




LOWER LEVEL PLAN
6 UNIT BUILDING
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
6 UNIT BUILDING
SCALE: 1/8" = 1'-0"



FOUNDATION PLAN
6 UNIT BUILDING
SCALE: 1/8" = 1'-0"



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6 UNIT BUILDING PLANS BUILDINGS A € E-N

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CROOKS ROAD TOWNHOMES

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11-13-19
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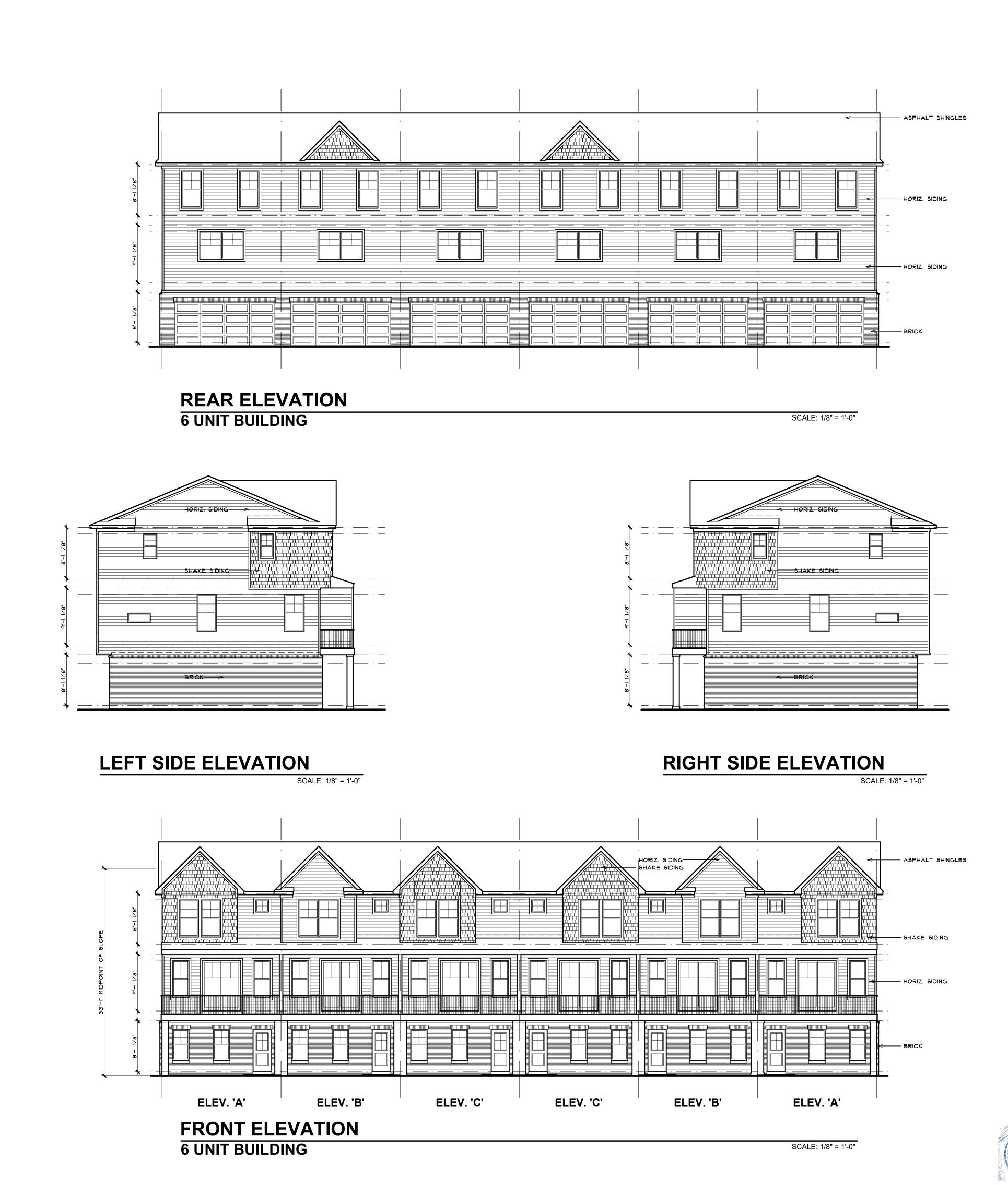
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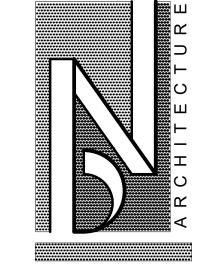
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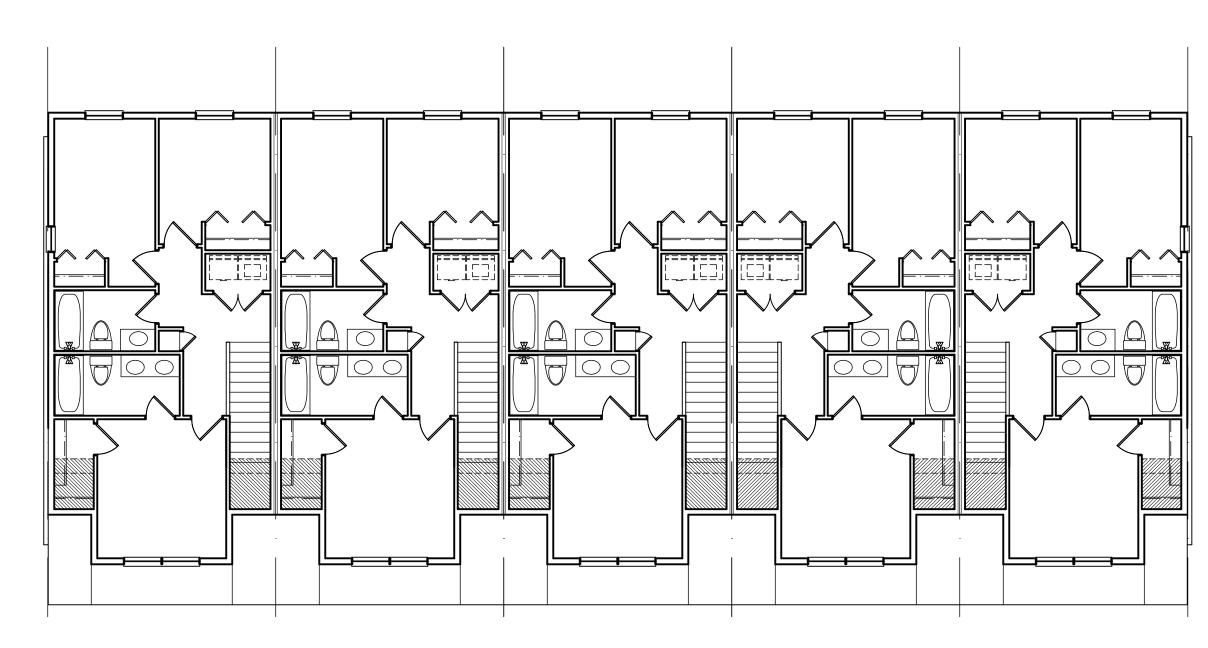
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TOLLBROOK NORTH CROOKS ROAD TOWNHOMES

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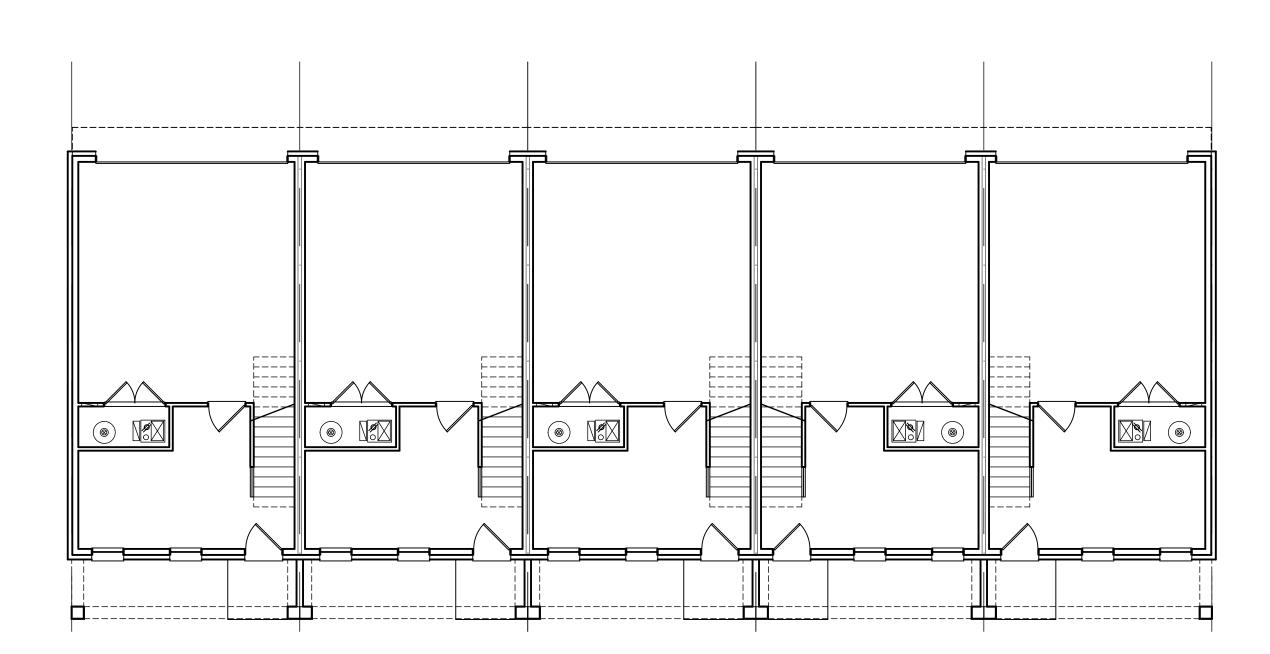


\*\* COORDINATE SECOND FLOOR UNIT LAYOUT OPTIONS WITH DEVELOPER

## SECOND FLOOR PLAN

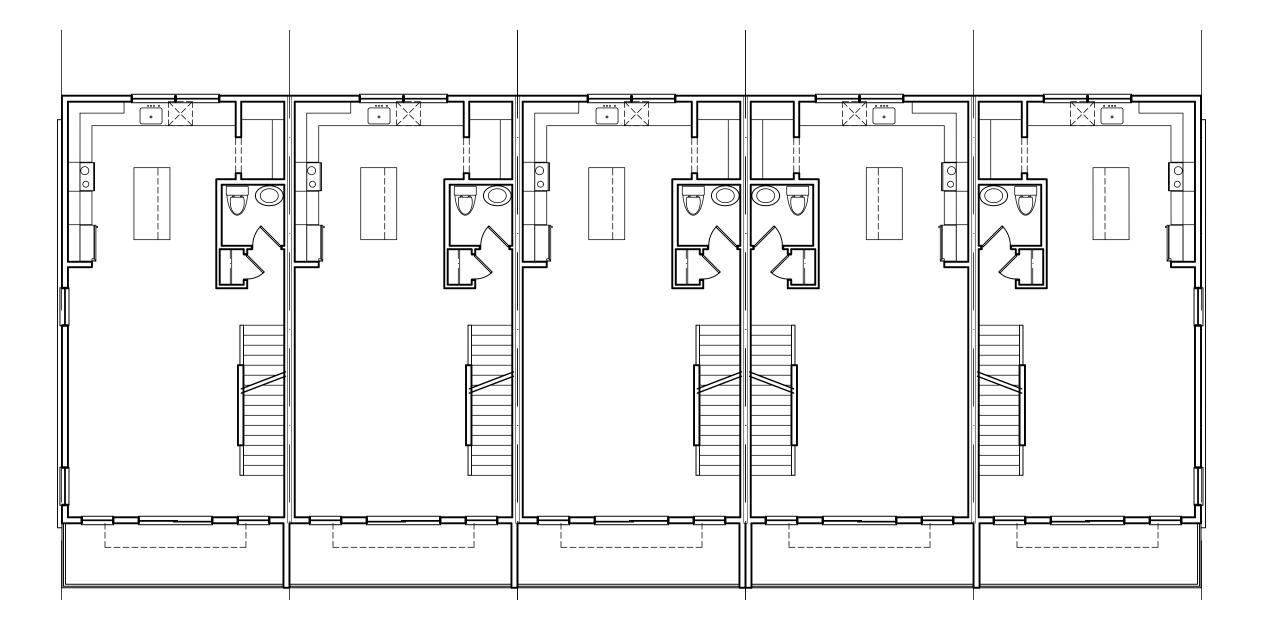
5 UNIT BUILDING

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



**LOWER LEVEL PLAN** 

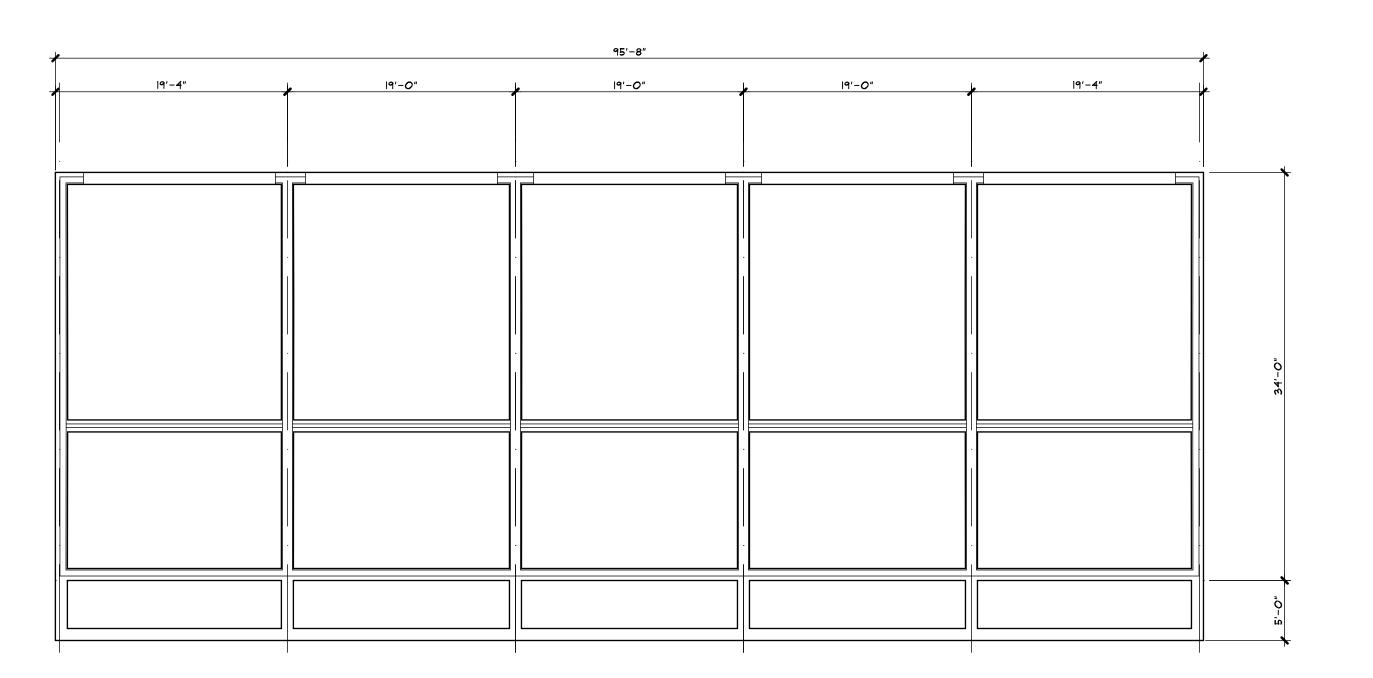
5 UNIT BUILDING SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

**5 UNIT BUILDING** 

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



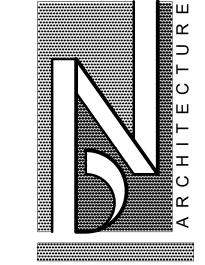
**FOUNDATION PLAN** 

**5 UNIT BUILDING** SCALE: 1/8" = 1'-0"



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5 UNIT BUILDING ELEVATIONS BUILDINGS B, C & D

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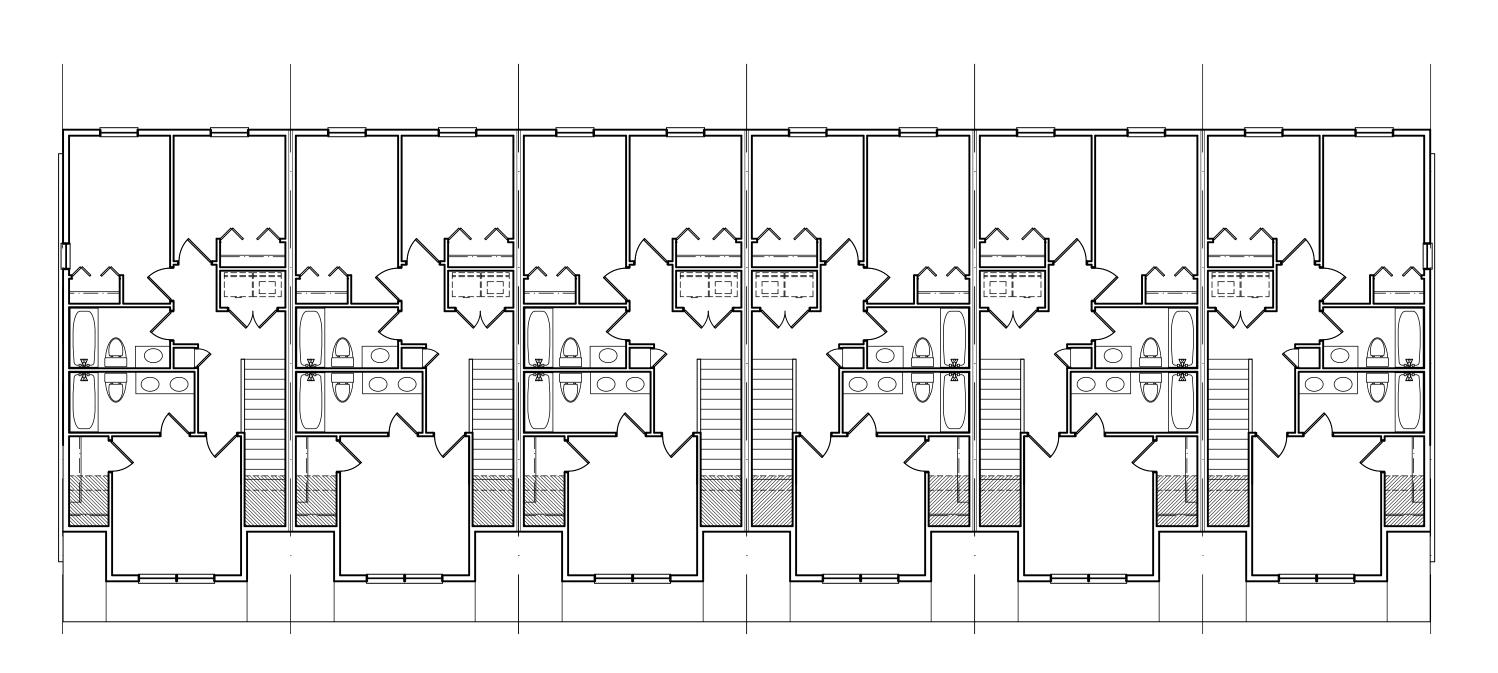
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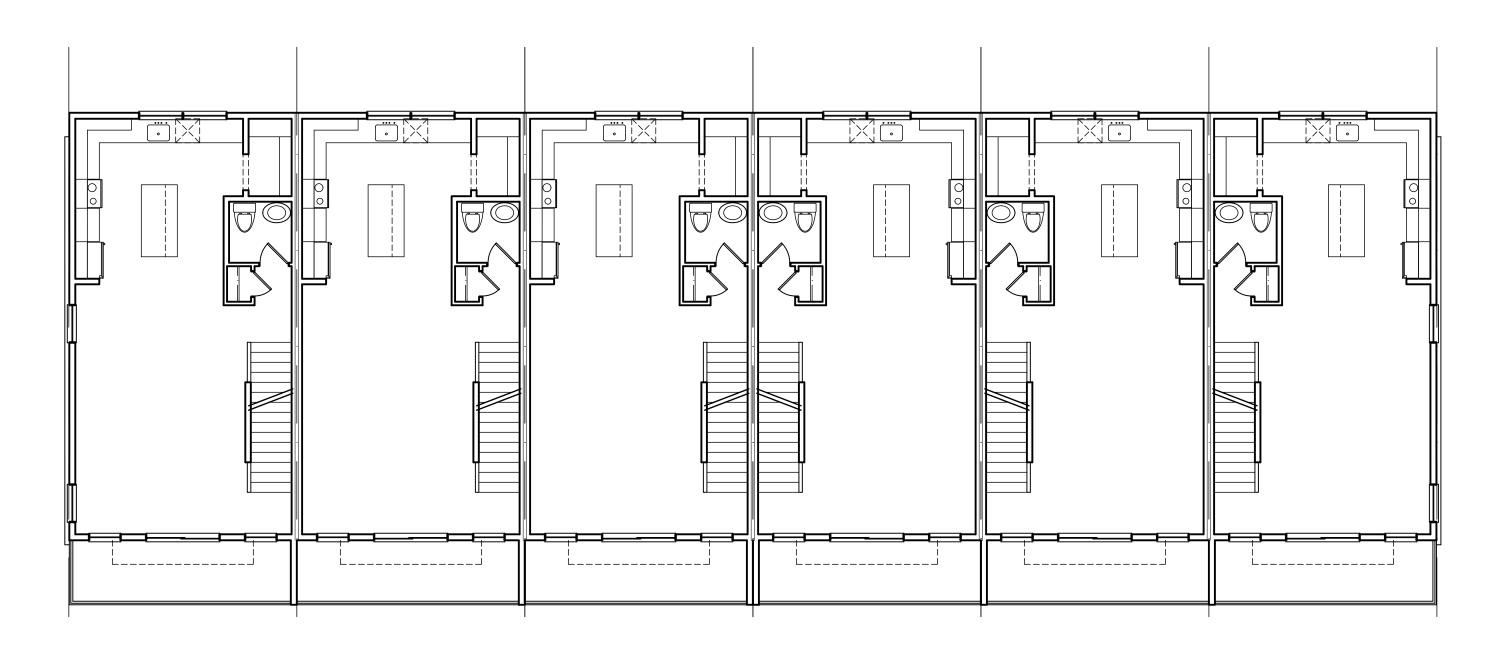
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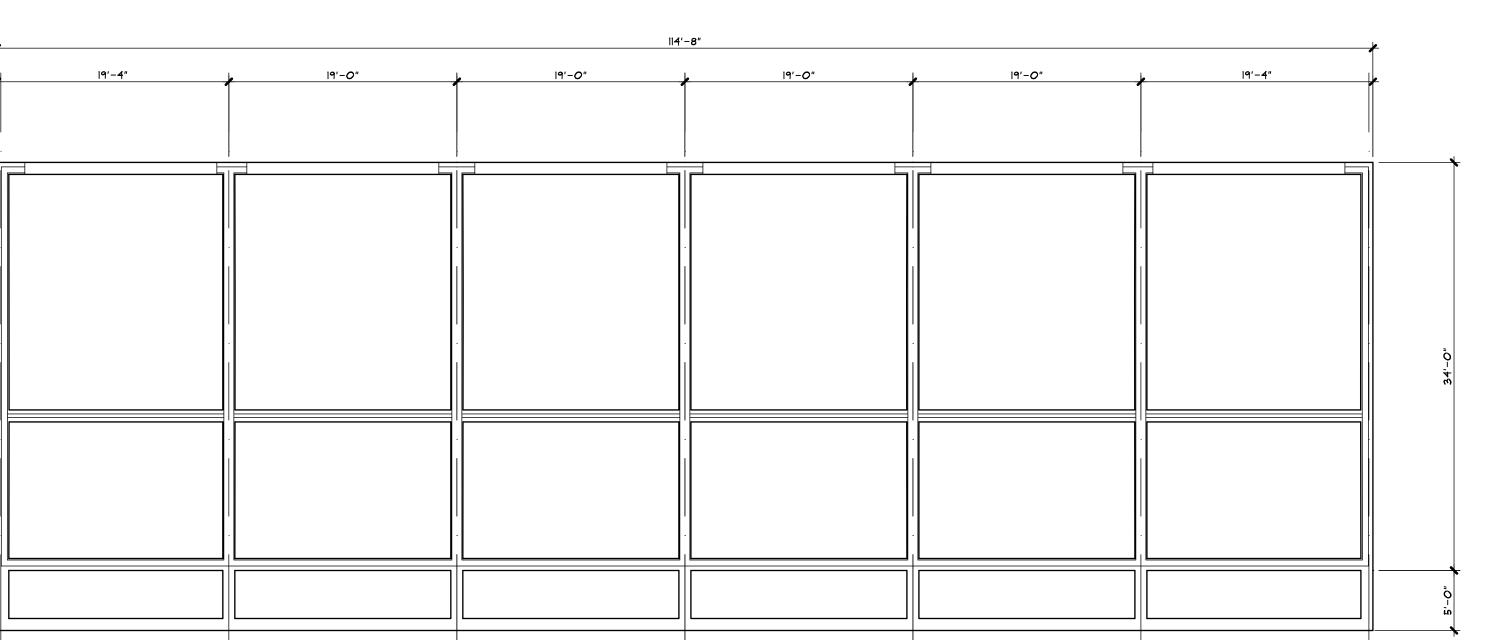
SCALE: 1/8" = 1'-0"



LOWER LEVEL PLAN
6 UNIT BUILDING
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
6 UNIT BUILDING
SCALE: 1/8" = 1'-0"



FOUNDATION PLAN
6 UNIT BUILDING
SCALE: 1/8" = 1'-0"



ARCHITECTURE

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& UNIT BUILDING PLANS
BUILDINGS B, C & D

TOLLBROOK NORTH LLC
CROOKS ROAD TOWNHOMES

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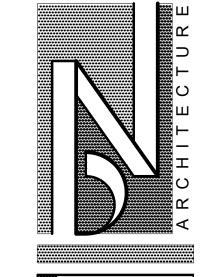
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**6 UNIT BUILDING** 



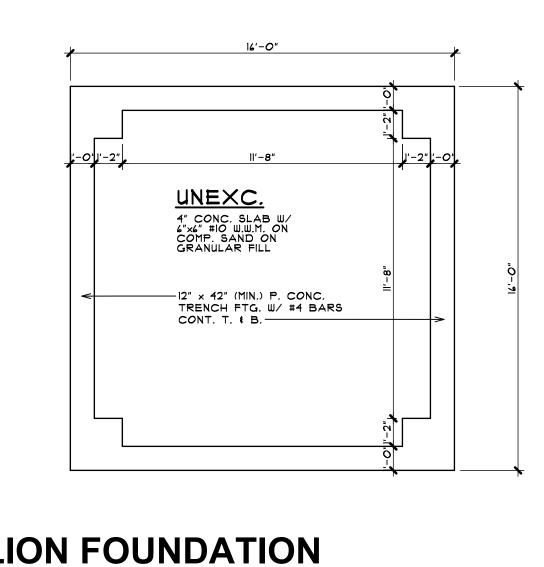
6 UNIT BUILDING BUILDINGS B, C

TOLLBROOK NORTH CROOKS ROAD TOWNHOMES

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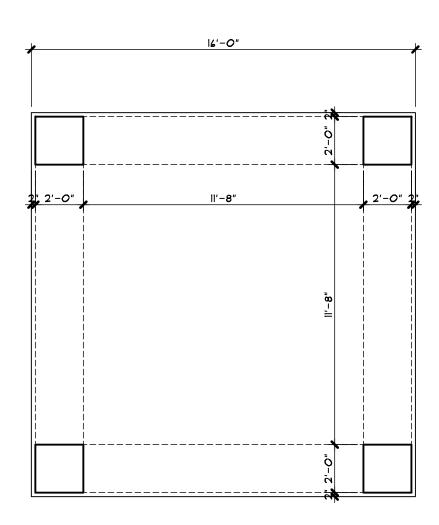
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SCALE: 1/8" = 1'-0"



# **PAVILION FOUNDATION**

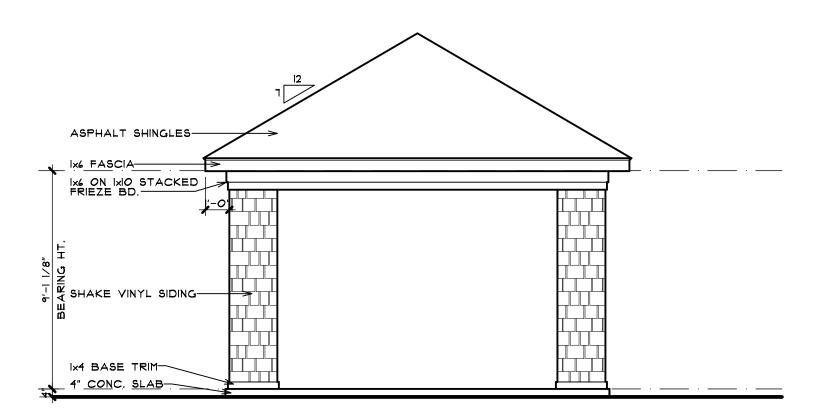
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## **PAVILION PLAN**

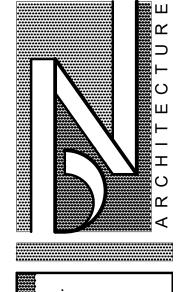
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**PAVILION ELEVATION** 





11-13-19



March 16, 2020

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

Attention: Mr. Brent Savidant, AICP, Community Development Director

Subject: Crooks Road Townhomes Site Plan Review (SP 2019-0022): Response to Comments at

January 14, 2020 PC Meeting

#### **Dear Planning Commissioners:**

I have been asked by representatives of Tollbook Homes to respond to specific comments made at the 1/14/20 Planning Commission meeting by residents of the Woodlands of Troy residents concerning the above project. To begin attached housing is a permitted use in the *NN*, *Neighborhood Node District*, 5.06, C-2, *Building Forms Permitted*, and is being evaluated by the standards in the Zoning Ordinance *only*, not the Master Plan. The Master Plan provides direction for the creation of zoning ordinance requirements but only comes into play when a rezoning is being requested. That is not the case here since the subject property is already zoned for the use and only site plan approval is being requested. The site plan request is only reviewed under the standards in the zoning ordinance, per the Michigan Zoning Enabling Act of 2008, and must be approved if those requirements are met.

#### **Transitional Use**

The Woodlands of Troy Homeowners Association submitted a letter dated January 2, 2020 objecting to the site plan. Page 2 of that letter refers to the "Neighborhood Nodes Building Form C Standards providing for a minimum of 2 stories and a maximum of 4 stories." It then uses the Missing Middle graphic from the City of Troy Master Plan as a way of defining appropriate transitional residential forms in that District. It states that "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." While creative, there is no relationship between the allowed minimum 2 story and maximum 4 story building height in the Zoning Ordinance and the Master Plan.

Moreover, that diagram comes from the web site for the organization called "Missing Middle Housing," whose goal is to encourage the integration of the wide range of housing types shown into neighborhoods that have historically only allowed large-lot, single-family houses. They also encourage allowing uses like townhouses by right next to large lot, single-family neighborhoods because existing residents tend to object for numerous unfounded reasons, including a decline in property values. As the zoning instructor for the Michigan Economic Development Corporation's

Phone: 810-734-0000

Email: sprague@cibplanning.com

City of Troy Planning Commission **Crooks Road Townhouse Site Plan Review Response** March 16, 2020 Page 2

Redevelopment Ready Communities Program (RRC), I teach communities about the need for "Middle Housing" throughout the State. This same diagram is included in the presentation on behalf of MEDC and I discuss the bias that residents in large-lot, single-family neighborhoods across the State have against housing that is different than theirs. The diagram in the Troy Master Plan was never intended to be used as a way of supporting a transition in housing types, since that would work against the very principle the Missing Middle Housing group is promoting.

The HOA letter also combines and misuses the concepts of "transitional uses" and "density" or intensity. Sections 5.06 (E)(3)(a&b), Transitional Features, of the ordinance discuss transitional uses and intensity as follows:

- a. Transitional features are architectural elements, site features, or alterations to building massing that are used to provide a transition between higher intensity uses and low- or moderate-density residential areas. These features assist in mitigating potential conflicts between those uses. Transitional features are intended to be used in combination with landscape buffers or large setbacks.
- b. Intensity. A continuum of use intensity, where moderate intensity uses are sited between highintensity uses and low-intensity uses, shall be developed for multi-building developments. An example would be an office use between commercial and residential uses.

These are the ordinance requirements being met by the subject development through extensive setbacks, buffering, limitation of building height and the closing of a road extension and sidewalk connections, that under good planning practice should connect. The development also includes attached single-family townhouses next to single-family residential houses, which is an appropriate continuum of use intensity, per the description above. The argument that there should be a reduction in density and type of units due to their interpretation of the language in the Master Plan is absurd and shows a poor understanding of the relationship between the Master Plan and Zoning Ordinance.

#### **Townhouses as a Transitional Use**

There is a discussion in the HOA about the public health, safety and welfare, which is why we have local ordinances to protect the community. The proposed development will not connect to the abutting neighborhood and for the most part will only be partly visible to the closest houses. Nor will a single-family attached development with 6 units per acre have less impact on the neighborhood than the proposed development with 13 units per acre, in compliance with ordinance requirements. The term "density" is often misused by residents against projects, often stating that it is too high without understanding why density requirements are even used in ordinances. Density regulations are in place to prevent unnecessary negative "impacts" on surrounding properties and infrastructure; not as a transitional use requirement. For example, a multiple-family development might allow up to 20 units per acre, since that is a density that the infrastructure and services can handle. In this case, traffic will not be going through the Woodlands neighborhood nor will the townhouse homeowners be able to use their sidewalk system. There will be virtually no relationship between the two developments, including impacts. Finally, there are no studies showing that the development of single-family residential townhouses next to single-family residential subdivisions have a negative impact on the value of existing homes. In essence, this project will have no impact on the Woodlands neighborhood whatsoever.

#### NN, Neighborhood Nodes Requirements

One of the last comments in the Woodlands HOA letter is that the focus of the Neighborhood Nodes District should not be "high intensity" residential (their label, not that of the zoning ordinance). They refer to the parts of the ordinance and then interject Master Plan statements to weave a story indicating that maybe a mixed-use development is required and that townhouse development is not allowed. The ordinance actually states:

"NN:B sites may contain a variety of uses, **including residential at grade, in a higher-density arrangement**, but may also include small scale retail and service or office uses. A strong focus on transitional landscaping and a suitable connection to the neighboring residential areas is of critical concern for the NN:B sites, as they will often serve as the primary zone through which residents in a social neighborhood, as identified in the Master Plan, engage the Node, which serves as the core of the economic neighborhood."

Residential townhouses, like the ones proposed, are clearly permitted in the NN, Neighborhood Nodes District (see table below) and there is no requirement that it be part of a mixed-use development, although it is allowed. If a mixed-use development were proposed, the street and sidewalk connections to the Woodlands subdivision would be required, since the goal is to integrate such a development with the neighborhood. In all likelihood a mixed-use project with a road connection at this location would bring a new set of objections from the Woodlands HOA.

ITable 5.06.C-2 Building Forms Permitted							
	Site Ty	pe NN:A	Site Type NN:B				
Building Forms	Street Type NN:A Street Type NN:B Local and Connectors		Street Type NN:A Arterials	Street Type NN:B Local and Connectors			
A: Small, single-purpose, out buildings	Р	Р	Р	Р			
B: Small, multi-tenant commercial with mixed use	Р	Р	Р	Р			
C: Attached residential or live/work	S	s	Р	Р			
D: Multi-story mixed use, medium density	Р	Р	S	S			
E: Large format com- mercial	Р	S	NP	NP			
F: Large format mixed- use	Р	s	NP	NP			
P - Permitted Building Form		•		•			

#### P - Permitted Building Form

#### Conclusion

Unfortunately, residents in existing detached single-family developments across the state and country come out against housing that is different than theirs. Yet not everyone wants the same type of housing they do and look for alternate options, which are in short supply due to the opposition mentioned above. Statistics show that the "Middle Housing" is in great demand and will continue to be so in the foreseeable future. There will likely be a glut of detached single-family housing in about

S - Special Approval Building Form

NP - Prohibited Building Form

City of Troy Planning Commission **Crooks Road Townhouse Site Plan Review Response** March 16, 2020 Page 4

20 years and the communities that balance existing neighborhoods with middle housing types will probably fare better.

In this particular case a rezoning is not being requested. Ordinance requirements are in place and being met through site design and changes to the plan. Once those standards are met the site plan must be approved, per State law, regardless of the objections of neighboring residents. The zoning ordinance does not require that the residents of the Woodlands neighborhood be consulted nor that their objections play a role in obtaining approval. With all due respect, the Master Plan has no impact on whether the ordinance requirements are being met and should not play a role in your decision-making.

Thank you for your consideration and If you have any further questions, please contact us at 810-734-0000.

Sincerely,

**CIB Planning** 

Carmine P. Avantini, AICP

President

#### Material Board: The Wattlebrook

### JamesHardie Boothbay blue











A. JamesHardie

B. JamesHardie

**BRICK** 

C. ROOF

- HARDIESHINGLE® SIDING
- HARDIEPLANK® LAP SIDING
- LANDMARK PRO® MAX DEF DRIFTWOOD\*







TRIM COLOR:
BENJAMIN MOORE
OC-21 "WINTER WHITE"
"WINDOW VINYL COLOR: WHITE





A. JamesHardie

B. James Hardie

**BRICK** 

C. ROOF

- B. HARDIESHINGLE® SIDING
- HARDIEPLANK® LAP SIDING
- LANDMARK PRO ® MAX DEF DRIFTWOOD\*



#### **Evening Blue**





TRIM COLOR: BENJAMIN MOORE OC-21 "WINTER WHITE" ""WINDOW VINYL COLOR: WHITE





A. JamesHardie B. JamesHardie

**BRICK** 

C. ROOF

- A. HARDIESHINGLE® SIDING
- HARDIEPLANK® LAP SIDING
- LANDMARK PRO MAX DEF DRIFTWOOD\*



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March 16, 2020

Brent Savidant City of Troy Planning Department 500 W. Big Beaver Troy, MI 48084

**RE:** Crooks Road Townhomes

Preliminary Site Plan Submittal – Architectural Design Statements (Revised)

Dear Mr. Savidant:

The following are revised responses to the requested statements in item #6 on the site plan application:

#### A. Description of context of site and how project responds to character of the area:

The site is located at the Northern most edge of Neighborhood Node I on Crooks near Wattles. According to the zoning ordinance the Neighborhood Nodes should draw people and should be visually distinguished from the surrounding area because of their greater intensity, density and design. The intent for this site is to build a 74-unit townhouse condominium project that will begin to increase pedestrian activity in this node within a distinctive architecturally designed community. We have added various amenities to the site including a pavilion, foot trail along with benches and picnic tables.

#### B. Description of the project's design concept:

The Design concept of the community is a townhome with full balconies facing the green spaces, thoughtful sidewalk placement for safe pedestrian and cycle activity as well as conservation and protection of the existing natural existing features the site. We aim to provide our future residents all the benefits of living in the area while maintenance free social lifestyle.

#### C. Description of how the project achieves the design concept:

We are proposing modern open interior floor plans, each home to have a traditional 2-car side by side garage. We are also, protecting many of the on-site natural features and many existing trees as well as, proposing the addition of a combination many of new deciduous trees within the community and evergreen trees along the northern and western property lines. The exterior architecture focuses on breaking down the 3-story building mass through delineating the individual homes. The Townhome fronts maximize the connection to outdoor space with the Townhome fronting on landscaped green spaces and landscaped court yards. All homes will have large second floor balcony and ground level porches which flow into a professionally landscaped tree lined green spaces and courtyards. The site design connects these unit front garden spaces through interconnected walks creating a social walkable neighborhood that seeks to be connected to the future developments of the node.

#### D. Description of the development program (intended uses, known or possible tenants, etc.):

Our Proposed Condominium Development will have a target market that will include:

- Young adults moving out of their parents' house and living on their own
- Younger adults recently married or in a co-habitant relationship
- Younger adults starting families and/or with younger children
- Empty nesters looking to downsize, eliminate maintenance responsibilities, and live close to nice restaurant and shopping destinations.

March 16, 2020

Page 2

PEA Project: 2018-238A

#### E. Description of how the building materials enhance the design concept:

The building materials have been chosen based on their qualities of durability, sustainability, longevity, traditional appearances and low maintenance. The bases of the buildings are grounded by the use of a dark earth tone brick as a foundation material. The building fronts rise into 3 distinctive gabled elevations clad in shake, horizontal and vertical fiber cement siding which allude to patterns of existing nearby residential facades. The use of traditional materials in a modern expression of traditional pure forms will create a transitional yet timeless architectural feel. The generous amounts of windows allow for a strong connection to the outside and a modern expression on the façade.

### F. If the project is in a form-based district, provide a description of how the project meets the transparency requirements:

The units that front Crooks Road will be provided with a private garden space partially enclosed by a 48" tall garden fence screen and landscape hedge green screening as a buffer to the street front, this would account for 42% of the first floor fronting the right of way. The first-floor building façade includes an additional 28% glazing transparency.

## G. Note any other important elements, features or design concepts not covered above that will help the planning commission understand how the project fosters excellence in design of the built environment:

Our revised plans have greatly taken into consideration the past comments from Planning Commission Board Members and adjacent Neighbors. We have worked on concerns that were expressed at the September 24<sup>th</sup>, 2019 and January 14<sup>th</sup>, 2020 Planning Commission Meeting. Important design elements and features are as follows:

- We have completely reoriented the design of the townhomes with the revised layout.
- We have doubled the land area for the development by acquiring a property to the south of the original proposed project, which has allowed us to accommodate the following:
  - o Re-orient the townhomes and revise the overall layout of the development
  - o Reduce the unit density, in terms of building lot coverage, from 32% to 19.3%.
  - o Increase the overall green space, in terms of open space area, from 43.2% (~51,000 sf on 2.73 acres) to 55.0% (~131,000 sf on 5.72 acres) and very minimal disturbance of existing natural features on the property. (Storm system/Detention pond construction only)
  - o Increase on-site guest parking to 34 spaces.
  - o Increase the setback along northern property line (adjacent single-family) to 40 feet.
  - provide 20 feet of green belt area as well as the required 1 large evergreen per 10 feet.
- We are proposing an 8-foot decorative black aluminum fence along the northern property line.

• To create a transition adjacent to the single-family residential subdivision, we reduced the ordinance-measured height for Buildings "B", "C", and "D" to 27'-8 11/16" tall and 2 ½ stories, which is actually lower than permitted height of single family residential R1A- R1E at 30 ft.

March 16, 2020

Page 3

PEA Project: 2018-238A

- To address neighbor concerns about the location of the Emergency Vehicle Access (EVA), we have eliminated the connection to Carson Drive, which will therefore keep Carson Drive as a quiet dead-end street. The EVA has been relocated to the southern portion of the site, connecting to Crooks Rd. south of Building
- There was concern from the residents on Carson Dr. about the possibility of future residents/guests from our proposed community parking on Carson Drive and accessing their units. We have addressed these concerns by providing items mentioned previously (additional guest parking, 8-foot fence, landscape buffer/green belt area, and elimination of EVA at Carson Dr.)

If you should h	ave any questions	or require any	y additional information	, please feel free to	contact this office
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Sincerely,

PEA, Inc.

Gregory Bono, P.E. Project Coordinator

July 20, 2020

Brent Savidant City of Troy Planning Department 500 W. Big Beaver Troy, MI 48084

RE: Crooks Road Townhomes Preliminary Site Plan Submittal – Architectural Design Statements

Dear Mr. Savidant:

The following are responses to the requested statements in item #6 on the site plan application:

#### A. Description of context of site and how project responds to character of the area:

The site is located at the Northern most edge of Neighborhood Node I on Crooks near Wattles. According to the zoning ordinance the Neighborhood Nodes should draw people and should be visually distinguished from the surrounding area because of their greater intensity, density and design. The intent for this site is to build a 74-unit townhouse project that will begin to increase pedestrian activity in this node within a distinctive architecturally designed community.

We have added various amenities to the site including a pavilion, foot trail along with benches and picnic tables.

#### B. Description of the project's design concept:

The Design concept of the community is a townhome with full balconies facing the green spaces, thoughtful sidewalk placement for safe pedestrian and cycle activity as well as conservation and protection of the existing natural existing features the site. We aim to provide our future residents all the benefits of living in the area while maintenance free social lifestyle.

#### C. Description of how the project achieves the design concept:

We are proposing modern open interior floor plans, each home to have a traditional 2-car side by side garage. We are also, protecting many of the on-site natural features and many existing trees as well as, proposing the addition of a combination many of new deciduous trees within the community and evergreen trees along the northern and western property lines. The exterior architecture focuses on breaking down the 3-story building mass through delineating the individual homes. The Townhome fronts maximize the connection to outdoor space with the Townhome fronting on landscaped green spaces and landscaped court yards. All homes will have large second floor balcony and ground level porches which flow into a professionally landscaped tree lined green spaces and courtyards. The site

design connects these unit front garden spaces through interconnected walks creating a social walkable neighborhood that seeks to be connected to the future developments of the node.

#### D. Description of the development program (intended uses, known or possible tenants, etc.):

Our Proposed Development will have a target market that will include:

- Young adults moving out of their parents' house and living on their own
- Younger adults recently married or in a co-habitant relationship
- Younger adults starting families and/or with younger children
- Empty nesters looking to downsize, eliminate maintenance responsibilities, and live close to nice restaurant and shopping destinations.

#### E. Description of how the building materials enhance the design concept:

The building materials have been chosen based on their qualities of durability, sustainability, longevity, traditional appearances and low maintenance. The bases of the buildings are grounded by the use of a dark earth tone brick as a foundation material. The building fronts rise into 3 distinctive gabled elevations clad in shake, horizontal and vertical fiber cement siding which allude to patterns of existing nearby residential facades. The use of traditional materials in a modern expression of traditional pure forms will create a transitional yet timeless architectural feel. The generous amounts of windows allow for a strong connection to the outside and a modern expression on the façade.

### F. If the project is in a form-based district, provide a description of how the project meets the transparency requirements:

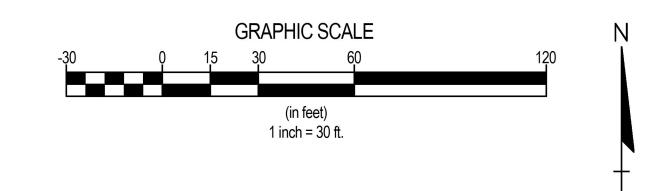
The units that front Crooks Road will be provided with a private garden space partially enclosed by a 48" tall garden fence screen and landscape hedge green screening as a buffer to the street front, this would account for 42% of the first floor fronting the right of way. The first-floor building façade includes an additional 28% glazing transparency.

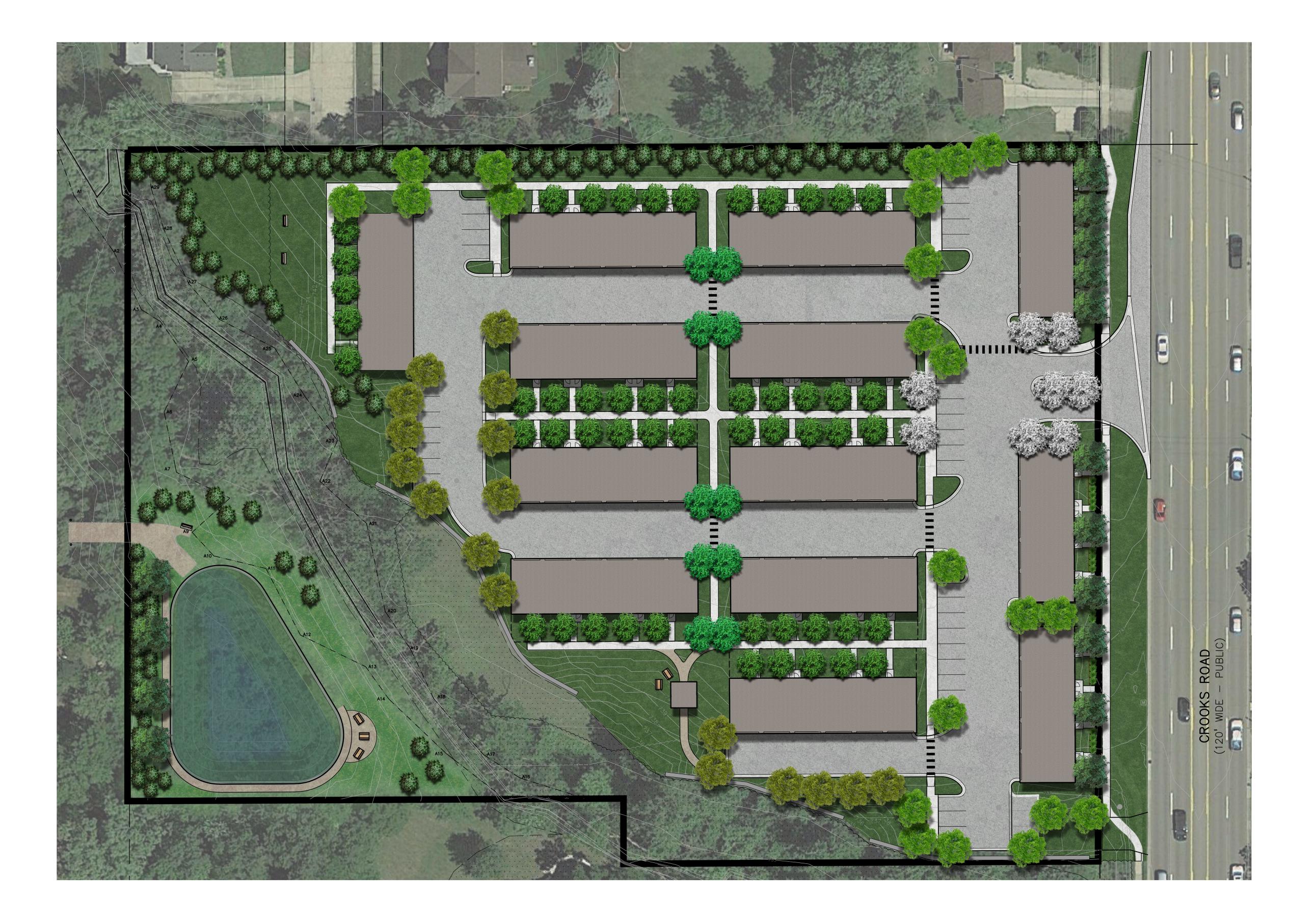
G. Note any other important elements, features or design concepts not covered above that will help the planning commission understand how the project fosters excellence in design of the built environment:

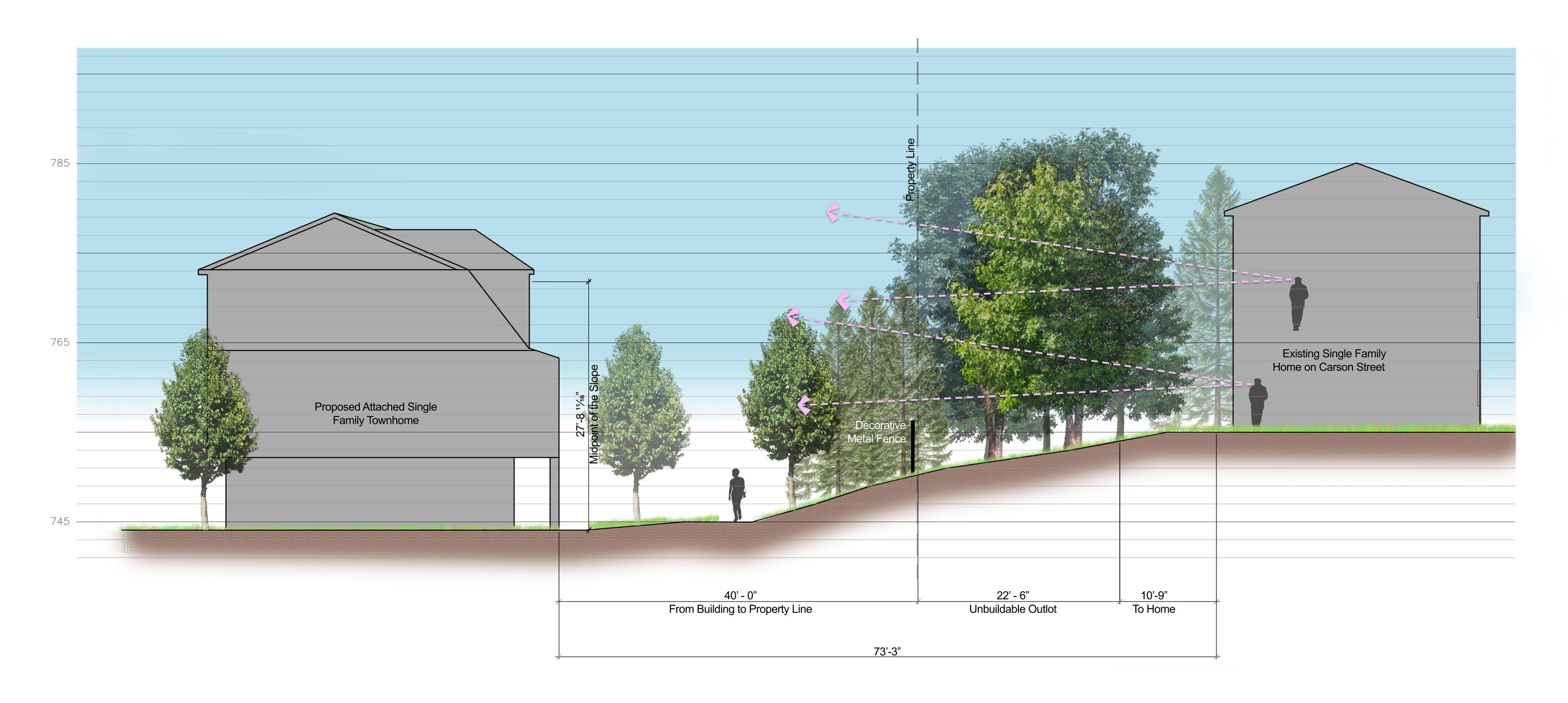
Our revised plans have greatly taken into consideration the past comments from Planning Commission Board Members and adjacent Neighbors. We have worked on concerns that were expressed at the September 24<sup>th</sup>, 2019 and January 14<sup>th</sup>, 2020 Planning Commission Meeting.

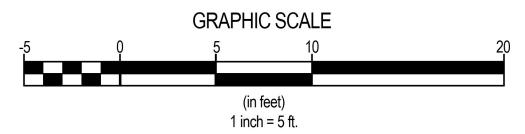
We have completely reoriented the design of the townhomes, layout and have doubled the land by acquiring a property to the south of the original proposed project, decreased density, increased green space and protection of existing natural features on the property and greatly increased on site guest parking. Regarding the northern property line and adjacent single family to the north, we have increased the setback to 40 feet, provided 20 feet of a green belt as well as the required 1 large evergreen per 10 feet. In addition to this, we are also proposing a 6-foot decorative black aluminum fence along the entire northern property line. To create transition we dropped the height in Building "B", "C", "D" which are adjacent to single family residential to 27'-8 11/16" tall and 2 ½ stories which is actually lower than permitted height of single family residential R1A- R1E at 30 ft.

Our updates were done to address neighbor concerns which were centered around visual impact and the removal of the initially proposed "EVA" Emergency Vehicular access to maintaining Carson Drive as a quiet dead-end street. There was also concern from the residents on Carson about the possibility of future residents on our proposed community parking on Carson Drive and then walking over to our proposed community. In response to this, we have addressed these concerns by providing ample guest parking, proposing placement of a 6ft. privacy fence along the entirety of the northern property as well as, landscape buffer and green belt. In addition to that, in our most updated plans we remove our previously proposed "EVA" Emergency Vehicular Access. This will ensure that Carson Drive remains a permanent quiet dead end and prohibit any parking and walking over on Carson Drive from the potential future residents on our proposed Project as well as, provides a nice green belt, tree screening, privacy fence and large setbacks.



















## memorandum

**Date:** January 14, 2020

To: Bill Huotari, PE
From: Stephan Maxe, PE

Re: Crooks Rd. Multi-Family

Anticipated Traffic Impacts Update

The purpose of this memorandum is to provide an update to overview of anticipated traffic impacts resulting from the Crooks Rd Multi-Family Development, a proposed residential development, consisting of 74 dwelling units in 12 buildings. The previous site plan consisted of 56 dwelling units in 10 buildings. The development is located on the west side of Crooks Road, north of Wattles Road. In this area, Crooks Road is a 5-lane roadway, with two through lanes in each direction and a bidirectional center left-turn lane.

The Institute of Transportation Engineers (ITE) Trip Generation Manual,  $10^{th}$  Edition, provides trip generation rates for numerous land uses, based on thousands of studies throughout the United States and Canada. This data can then be used to estimate the number of vehicle trips generated by a development. For residential housing, traffic impacts are usually most noticeable during the peak hour of adjacent street traffic – that is, during morning and evening "rush hour", when traffic on the roads is most congested. In most areas, the morning (AM) peak is a one hour period that occurs between 7 am – 9 am, and the evening (PM) peak is a one hour period usually between 4 pm – 6 pm.

The table below provides the calculated number of trips generated for the proposed Crooks Rd Multi-Family Development, based on the ITE Trip Generation Manual for Multi-Family Housing (Low-Rise) (ITE Land Use Code #220).

Number of Dwelling Units	Number of Site-Generated Trips									
	AM Peak Hour			PM Peak Hour			Daily			
	In	Out	Total	In	Out	Total	In	Out	Total	
74 Units	7	27	34	28	17	45	271	271	542	

During the morning (AM) peak hour, the proposed Crooks Rd Multi-Family development is expected to generate 34 new trips: 7 inbound (entering the site), and 27 outbound (exiting the site). During the evening (PM) peak hour, the proposed site is expected to generate 45 new vehicle trips: 28 inbound trips, and 17 outbound. This pattern coincides with residents typically leaving in the morning for work and returning home in the evening.



The traffic generated by the proposed development is quite minimal, adding just a handful of vehicle trips during the peak (busiest) hour. The traffic impact of this site on the adjacent road network is negligible and would be imperceptible to the majority of road users.

As a point of comparison, Crooks Road (between Wattles Road and Long Lake Road) carries close to 3,000 vehicles during the PM peak hour, and averages over 20,000 vehicles per day. Even amongst typical weekdays, traffic volumes during the peak hours alone often vary by 5-10% from one day to the next. These day-to-day fluctuations are on orders of magnitude measuring in hundreds of vehicles per hour. The proposed homes in Crooks Rd Multi-Family Development are expected to generate fewer than 50 new vehicle trips during the peak hour.

In addition, there is another proposed residential development (The Westington) in the southeast quadrant of the Crooks Road and Wattles Road intersection that is expected to generate approximately 50 trips during the PM peak hour. The traffic generated by both of these developments combined is still minimal compared to the volume of traffic carried on the roadways in a typical day or peak hour.

In conclusion, the traffic impacts as a result of the proposed development are very minimal and are not expected to significantly worsen traffic conditions on Crooks Road or at the Crooks Road and Wattles Road intersection.

# **PUBLIC COMMENT**

From: Tony Dworack
To: Planning

Subject: Fwd: Crooks Road Townhomes

**Date:** Monday, September 23, 2019 12:49:57 PM

----- Forwarded message -----

From: **Tony Dworack** < tdworack@gccrisk.com>

Date: Mon, Sep 23, 2019 at 12:47 PM Subject: Crooks Road Townhomes

To: Tony Dworack < ndworack@gmail.com >

I am a resident of "Woodlands" and have been since 1988. I was made aware of the Proposed "Crooks Road Townhomes" Development and feel that it is much too "dense" for the land available & also feel that it would negatively impact the value of the nearby homes which are located in what would be considered an "upscale" location in Troy . I would hope that the Planning Commission would not approve the project or require that it be scaled down considerably both in terms of # of units and height of the structures to no greater than two stories ,

Regards Nelson Dworack

1309 Bradbury Dr

Ph 248-703-4784

--

Tony

From: <u>Diane Paul</u>
To: <u>Planning</u>

Subject: Crooks Road Townhome Development

Date: Sunday, September 22, 2019 5:57:01 PM

As long time (33 years) residents of Troy, we object to the proposed Crooks Road Townhomes Development. We are sick and tired of Troy cutting away all green spaces to add more and more high density living areas. This is a detriment to current homeowners, including storm drain backups. We agree with all of the following reasons

Traffic, parking, and safety, in the already congested area of Crooks and Wattles Roads. Not enough guest parking in the development. Density & Height of the proposed townhomes is not compatible with the surrounding single-family homes. Altering Carson Drive to provide access from the proposed townhomes would change the landscape and character of this long-standing Increase in Pedestrian traffic through the Emergency Vehicle Access (EVA) into Carson Drive and the surrounding neighborhoods. That the EVA to Carson Dr. will open-up, creating a through street. Destruction of trees and woodlands, including Lane Drain creek will be harmful to many animals, including the rabbits & deer. That the development doesn't have enough open Green Space for occupant's use. Increase to storm sewer, which is already at capacity. Storm water already shoots out of the drain like a geyser when there's a very heavy rain & Carson residents have had storm water back-ups in their homes on multiple occasions. the development will discharge their storm water into the Lane Drain creek & impact the existing That the development will be mostly rental units. This is a safety & health concern. (Concern is based on other similar 3-Story Townhome developments in Troy where the NON-Owner Occupied total is as high as 70%) Possible Expansion of Townhome Development onto the 4095 Crooks Rd. property that is currently for sale, causing another EVA into Penrose Dr. Reduction in the value to our existing Single-Family homes. Let's save the integrity of our neighborhoods

PLEASE LISTEN TO THE CITIZENS OF TROY AND STOP THIS DEVELOPMENT!!!

Mark and Diane Paul

3844 Root Drive

Troy

From: Nancy wancy Cole

To: <u>Planning</u>

Date: Sunday, September 22, 2019 5:47:08 PM

I am against the condos proposed building at crooks rd and wattles Rd.. Nancy Cole 938 Portsmouth 248505 3581 From: pmpp@aol.com
To: Planning

Subject: Proposed Crooks Road Townhomes

Date: Sunday, September 22, 2019 4:29:59 PM

#### Troy Planning Commission,

I am writing to voice my objection to the proposed development of a 60 unit 3-story multi-family townhome development at 4115 Crooks Road. This development will increase traffic in the area, destroy trees and woodlands, and potentially impact storm water runoff and the Lane Drain. In addition, it would not be in keeping with the character of the single-family homes in the area.

I don't believe that every lot and green space in Troy needs to be developed, especially with additional multi-unit townhomes, particularly in an area dominated by single-family homes.

I request that you reject the proposed development and maintain the integrity of our neighborhoods.

Thank you,

Paul Pabian 4266 Gaylord Dr From: JOE COLE
To: Planning

**Subject:** Townhouses at 4511 crooks

**Date:** Sunday, September 22, 2019 5:52:33 PM

I am against this project. I am a resident of 938 Portsmouth in Troy

Sent from Yahoo Mail on Android

## Sept. 24, 2019

Fray City Planning Commession: Jam a resident of merihill acres abutting your proposed development of Townhouses on Craaks road north of Shattles. Not only are these proposed 3 stary huldings ugly ( see mid Town at Maple & Carlinge & amberwood on Generacis they do not get the Character of single family homes in our suddiniscon. Troy does not need any more townhouses, The population of Tray is aging and you are building nathing to Reep your seniar citizens here. I just last my husband & I live in a split Colonial which is too large for me. It hat would meet my needs would be a ranch type condo in the \$200,000. - \$300,000. kange, Fray does not after any of those. If you wire to keep your seniors you need a wake-up call to meet their needs. I am totally appased to the proposed new development.

> Gela Me Mechan 1400 Gountain Druie Troy 48098

From: Evan Agnello
To: Planning

Subject: Crooks Road Town Home Project

Date: Tuesday, August 6, 2019 3:41:08 PM

#### Dear City of Troy Planning Department,

I live at 4251 Carson Dr with my wife and son. I have now spend 24 years living in this house. I loved the street so much that I purchased this home from my parents when they relocated. The proposed project is very concerning to me for a few different reasons,

#### Density:

The property appears to have 50+ units on less than 4 acres of property. I counted less than 30 parking spaces outside of the garages. This is going to be extremely congested with the way the property is set up now. With not enough parking many citizens will start using Carson Drive as their permanent parking spot. The beauty of living on a dead end is the reduced traffic and now that will be taken away.

I am also concern with the units being three stories. I do not believe there is any residential property in that square mile that allow a 3 story unit complex. This will open the door for other towering properties in the area.

#### Home Value:

Selfishly I am concerned about my home value. I believe statics would support that my home value will take a hit if I was located next to lower priced town homes.

#### EVA:

I think the largest concern with the EVA for our neighborhood is that it will eventually be opened up. When viewing the parcel map you can see the same builder owns the property at Crooks and Wattles. The last house plans to sell and this builder will end up buying the last piece. We are concerned that our beloved dead end will be open to traffic to even more adjacent areas.

#### **Environment:**

By building so many units our wetlands and woodlands will be destroyed which will push the animals (deer and coyote) into more neighborhoods. I have already had one coyote attack my dog. Another dog has already been killed within the neighborhood. With less habitat they will continue to grow desperate for food.

#### Compromise:

I understand that I do not own the property and that the City decided to change the zoning a number of years ago in an attempt to increase tax revenue. All I ask is that as citizens of the street we have some compromise in what is going to occur.

- I believe the citizens would be happy if the builder was able to use their property on Crooks and Wattles as their second point of entry to these units rather than build and EVA to our street.
- I also believe a large reduction in units would help soften the blow. I do not want the city I grew up in to grow in to an over populated part of metro Detroit.
- Keep the back of the lot for wetlands so some of the habitat remains
- I personally would like to see the units start in the \$300's-400's and have more space to each unit. This would help maintain the value of the surrounding properties and

promote more business growth within the area.

Thank you for reading my notes. I plan to attending the planning committee on August 13th to voice my concerns. I do hope a compromise can be found.

--

Regards, Evan Agnello From: Brian Conolly
To: Planning

Subject: "Crooks Road Townhomes" Project
Date: Friday, August 2, 2019 6:42:27 PM

#### Hello City of Troy,

I live at 4234 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 proposes to build 56 units in 3-story multi-family townhomes, with a detention pond, on 3.4 acres located at 4115 & 4165 Crooks Road, north of Wattles Road. The proposed densely populated development at this location will detrimentally change the character of our neighborhood. The plan includes opening Carson Drive (which is currently a dead end, residential street) to enable access from the proposed townhomes to the existing subdivision of single-family homes with many young children.

My concerns include increased traffic / congestion, inadequate parking, and safety (both vehicle and pedestrian), in the already congested area of Crooks and Wattles Roads. 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 cell: 201-966-6106

From: <u>Jill Couling</u>
To: <u>Planning</u>

Subject: Crooks Townhouse Project

**Date:** Tuesday, August 6, 2019 2:03:56 PM

#### Hi there,

My husband and I are active house hunters in the Troy area and are looking to be close to our very good friends who live on Fountain Drive.

However, we have become aware of the Crooks townhouse project and have to write with our concern and hesitation to purchase in this neighbourhood with this proposal.

Our love of the area is due to the quiet family nature, the small streets and community feel. As many of your residents have highlighted, the changes proposed with this development will radically change this neighbourhood, the value of properties, the feel of the community and most of all, the safety of the residents and their families/kids. With these factors being SO important to us in our search for our home, this proposal for a multi-family development has pushed us to look elsewhere and consider other neighbourhoods without these proposals.

I wholeheartedly hope you reconsider this proposal and leaving this wonderful little community as it is. And we hope to resume our search in the area, once this is resolved.

Many thanks for your time and efforts.

Best, Jill Couling 248-480-6960 From: michelle.christl
To: Planning

Subject: Please say NO to proposed Crooks 60 units Date: Sunday, September 22, 2019 12:05:54 PM

Please do not allow this development Crooks/Wattles.

I grew up at Wattles/Livernoise and have been a homeowner at Livernoise/South Blvd for many years. I have witnessed the growth of the city. I do not appreciate the over 2 story buildings being allowed such as the eye store storage on Rochester road.

Also, we should be building for permanent residents in the city, not rentals where occupants have no stake in our community.

Michelle Christl 180 W Lovell Dr. Troy MI 48098 248.854.8167

Sent from my Verizon, Samsung Galaxy smartphone

From: <u>Douglas Dagostino CPA</u>

To: Planning

Subject: Proposed townhomes on Crooks North of Wattles

Date: Sunday, September 22, 2019 8:59:59 PM

I am against this development as a resident of the Boulan Park area in Troy. It is not the type of development that will help the current citizens of Troy and show a continuing degradation of the aesthetic atmosphere that attracted me to move to this city. If I wanted to live in a crowded cement jungled atmosphere I'd move to a new downtown Detroit development. I resent that Troy government continues to approve projects that overdevelop what was once a nice open suburban community. Are you trying to force citizens that like how Troy was to move to farther reaching suburbs like Rochester Hills or Washington Township?

At the Tuesday planning meeting we expect to receive a fair hearing and oppose a dense development out of character for this area in the City.

Sent from my iPad Doug D'Agostino 3788 Huron Dr, Troy, MI 48084 dagostinotax@outlook.com From: <u>Doug Dagostino</u>
To: <u>Planning</u>

Subject:Crooks Road Townhomes proposalDate:Sunday, September 22, 2019 9:04:18 PM

I am against this proposal. It is not in the best interests of the citizens of Troy and will change the character to this area in a very negative way. Stop bending to the profit motive of developers that build and then walk away with their profits to let the residents deal with the mess they created.

Doug Dagostino 3788 Huron Dr Troy, MI 48084

Sent from Yahoo Mail for iPad

From: Silin Ding
To: Planning

Subject: oppose to "Crooks Road Townhomes"

Date: Sunday, September 22, 2019 10:43:18 PM

Dear City Council,

I am writing to express my objection of the proposed 'Crooks Road Townhomes'. First of all, the planned townhouse is not compatible with the existing single-family home community that is close by. And it will potentially reduce the value of all the existing homes in this area. For sure, the planning will involve tree cuttings and grass land dismissing and will put a threaten to the environment and the local animals. In addition, adding 60 units of living place will place burden to the school district which we already see less of findings and more students than ever. For example, my daughter is enrolled in 1st grade in Schroeder Elementary School. There are four classes in her grade totaling ~98 students. Starting from kindergarten, her school cuts necessary funding in supporting kid's reading and comprehending. Resources like Raz kids was cut already. So we cannot image what the school will look like if the City is planning on getting more townhome units in this area. Plus the increased residents from the proposed twonhouses will add more pressure to the existing traffic, city sewer systems and common area that is shared by the community.

Based on all those very important reasons, I hope City Council will put a STOP on the 'Crooks Road Townhomes'. We hope our voice will be heard and respected.

Feel free to contact me for more questions.

Regards,

Silin Ding

 From:
 Dr Claudia

 To:
 Planning

 Cc:
 Scott Leman

Subject: "Crooks Road Townhome Project"

Date: Saturday, August 3, 2019 11:52:25 AM

#### Dear City of Troy,

I live at 1075 Fountain Dr in Troy. I am married with two young children. We have lived on Fountain Dr for eleven years. We love our neighborhood and the community and plan to stay and raise our children here.

My husband and I have major concerns regarding the proposed "Crooks Road Townhomes" Project, which proposes to build 56 units in 3-story multi-family townhomes with a detention pond on 3.4 acres located at 4115 & 4165 Crooks Road, north of Wattles Road. The proposed densely populated development at this location will detrimentally change the character of our neighborhood. The plan includes opening Carson Drive (which is currently a dead end, residential street) to enable "emergency" access from the proposed townhomes to the existing subdivision of single-family homes with many young children.

We have serious concerns about this project which include:

#### Density:

- The proposed density looks to be significantly higher than that found in the area (56 townhomes on 3.4 acres)
- The "pattern of new development" (the way it is laid out and designed) is not in keeping with the area (three stories high).
- This development density could set a precedent that could be repeated over and over and thus destroy the character of the area

#### Traffic:

- The proposed Emergency Vehicle Access "EVA" will be adjacent to Carson Dr. The concern comes when guests, or even residents of the townhomes start parking on Carson when parking is full or as an alternate parking area. There are only 17 proposed "guest" parking spots on the plans.
- With a development comprised of 56 two-bedroom units which could mean car numbers totaling
  well over 100 the proposed development will have a significant impact on the already congested
  rush hour, Crooks Rd traffic. On Fountain Dr we are already dealing with cars that turn into the
  street in order to change direction on Crooks Rd.

#### **Environmental:**

• The "Tree Presevervation Plan" proposal calls for the removal of 23 trees and not all will be replaced. Currently it is my belief that they City of Troy has a tree protection program: "The City of Troy encourages the preservation of trees and woodlands on undeveloped, underdeveloped, and developed land and provides for the protection, preservation, maintenance and use of trees and woodlands in order to minimize damage from erosion and siltation, loss of wildlife and vegetation, and/or from the destruction of the natural habitat."

#### Design:

- Proposal is out of scale: well over 100 people will soon live where one or two homes currently
  exist
- A three story townhome is well out of the design aesthetic of the area.

These are just some of our concerns as well as how this project will effect our school district and class sizes.

We, 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 my husband or me with any questions or concerns.

Claudia Leman Scott Leman 586-242-2570 248-240-3058

From: <u>James G Duhart</u>
To: <u>Planning</u>

Subject: "Crooks Road Townhomes" Project

Date: Sunday, August 4, 2019 3:13:26 PM

My wife and I have lived on the corner of Fountain Drive and Carson for over thirty years. During this time, we have seen many changes including the development of the entire Maryhill Acres subdivision, the opening of Carson Drive for the development of an additional eight homes. We have seen many families with small children, and watched them grow to maturity, and move on. For several years there were no young families buying into the area, and today several families with young children are moving back for the Troy schools. In fact, there are now three families with eight small children living within three houses of us. During this period, we have dealt with heavy Troy High School traffic on Fountain Drive as well with the risks to young children.

Now, a developer, who is proposing the subject project, who has no real concern for the current neighbors, with the potential for increased traffic, and whose only concern is to how many units he can squeeze into the available area...for maximum profit for himself...is asking you to approve this proposal.

I understand that he is proposing the opening of Carson Drive "only for emergency vehicular traffic". I believe that the overflow of people visiting the Townhomes project would unfortunately end up parking on Carson Drive, because, as is usual, insufficient parking would be available in the proposal.

I can also foresee, a time in the not too distant future when the City might determine that there is too much traffic from and onto the site from Crooks Road, and the easy answer would be to open the site to Carson Drive, as it would already be there, and which would significantly add traffic to Fountain Drive as well.

We are very opposed to this kind of development in our area, as well as other similar proposed developments elsewhere in Troy.

When considering this proposal, ask yourselves if this is in the best interests of all the people of Troy, and would you want this development to be next to your homes.

Thank you for your consideration.

Margaret and James Duhart 1091 Fountain Drive From: Carol Ray Fichter

To: Planning

Subject: "Crooks Townhome Project"

**Date:** Saturday, August 3, 2019 1:08:51 PM

#### City of Troy:

We have lived in the city of Troy for 40 years; 27 years at our current location "4180 Carson Drive". We chose the city of Troy to live in with our 3 sons as it truly is the city of growth with outstanding city services and an amazing school district to raise a family. We are devastated to hear about the proposed Crooks Road Townhome Development in our residential neighborhood. (we were never even notified that this property was re-zoned to neighborhood Node)

#### Our concerns include:

- \* Added traffic and pedestrians. The intersection of Crooks Rd and Wattles Rd has already been compromised with a tremendous amount of traffic by adding the 7/11 and The medical building near this corner. Adding this Townhome development with an entrance on Crooks Rd would add to the traffic chaos.
- \* Added noise factor. The proposed development would include a water retention area which would open our properties to see Crooks Rd. This would allow us to hear the traffic and the noise from the 3 story 56 units, with extra parking, crammed in the our residential area. This development would add several cars coming and going at all hours of the day/night into the entrance of the complex.
- \* Safety. Carson Dr is now a dead end street. The plan calls to change it to an emergency vehicle access. Although cars would not able to go though, it would add pedestrian traffic and parking on our street. This would change the dynamics to our quiet safe neighborhood which we all selected to live in knowing it was a residential area.

We understand the need for Townhomes in our community however in this small area of a residential neighborhood it is very concerning for us. We are respectfully requesting the City of Troy to deny this project. Thank You for taking the time to review our concerns. Please contact us if you have any questions.

Respectfully, Don and Carol Fichter 4180 Carson Dr D 248-755-8026 C 248-670-7739

Sent from my iPad

August 5, 2019

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 56 unit townhouse development for the following reasons:

- 1. <u>Density</u> This site would be very overcrowded for the limited amount of land.
- 2. <u>3 Story Buildings</u> Too tall for the existing neighborhood.
- 3. <u>Limited Guest Parking</u> The current site plan has very few spaces for guest parking, which means the overflow will be forced to park most likely on Carson drive.
- 4. <u>Carson Drive Dead End</u> When we purchased our home in October 1992 we were promised that nothing could be built that would open our dead end street.
- 5. **Property Devaluation** The proposed development would devalue our homes.
- 6. <u>Safety</u> With many young children outside playing in our neighborhood the additional traffic on Carson Drive is a real safety issue.
- 7. <u>Traffic Noise</u> With the demolition of two homes on Crooks road, and cutting down of all the trees and vegetation the traffic noise would be increased several times over.
- 8. <u>Sewer Issues</u>: We have had 2 major incidents of raw sewage backup in our basement due to limits to the limits of the sewer system. I know some of my other neighbors have experienced the same sewer backups. The sewer drain 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 56 proposed townhouse development would put additional overcapacity pressure on the sewer system.

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

Thank you,

Douglas & Linda Gerard

4197 Carson Drive

From: Nida Hasan
To: Planning

Subject:Stand against more construction on crooksDate:Tuesday, September 24, 2019 7:25:44 PM

Hi I live in Washington square,

Me and my husband are against construction of townhouse on crooks . It will make it more crowded causing road traffic jams ,

More susceptible to fire accidents etc

Get Outlook for iOS

From: Amy Hirina
To: Planning

Subject: "Crooks Road Townhomes"

**Date:** Tuesday, August 6, 2019 4:07:29 PM

#### City of Troy Planning Commission-

I'm writing to express my opposition to the proposed "Crooks Road Townhomes". After growing up in Michigan, work relocated me to New York, where I lived for ten years. Then I decided to move my family back to Oakland County. I live at 4234 Carson Drive with my husband, and 3 children (ages 6, 4, 4). I also work in the City of Troy. One of the most attractive features of the property we purchased was the dead-end street, beautiful home, and the safety offered in this peaceful neighborhood. We decided that we wanted to raise our children in Troy due to many amenities that Troy has to offer to families such as great schools, green space, parks, and single family home neighborhoods.

I have many concerns with the new proposed development, to include, increased traffic on Crooks Road which is already an existing issue, overcrowding of schools, the safety of our street, added congestion in the area, and the reduction of green space.

I realize that the property is zoned for multi family use, but that does not mean that the board has to approve a plan not in the best interest of the existing neighborhood. A proposed development of 56 units on 3.5 acres only serves to profit a developer, and adds no benefit to current residents or the City of Troy. We do not wish to raise our children in an over congested area, with increased traffic and safety concerns. If this was our intention, we would have stayed in the city we previously resided.

It saddens me to think that these concerns may become a reality for our family. I hope that you do the right thing for the City of Troy and it's current residents.

Thank you for your time and consideration in this important matter.

A-my Hirina 586-360-7549

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### **Woodlands of Troy Homeowners Association**

4087 Penrose Court Troy, MI 48098

September 19, 2019

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

Re: SP-1922 Crooks Road Townhomes Multi-family Development

Dear Commissioners,

On behalf of all of the homeowners of the Woodlands of Troy Subdivisions, which is made up of a very diverse ethnic and broad employment background, including real estate, development, legal, teaching, medical, psychiatric, engineering, compliance, and a former planning commissioner. We have met for several weeks now discussing the impact of the development referenced above and believe this second, even more intense proposal, is inconsistent with the Troy Master Plan, Zoning Ordinance and intent of the Neighborhood Nodes District I and negatively impacts the health, safety and welfare of our residents, their children and their property for the below reasons.

#### **Neighborhood Node I**

The Neighborhood Node at Crooks and Wattles was rezoned as part of a macro study involving Troy's Master Plan. "Our" Node "I" encompasses 25.25 net acres. According to the master plan for this neighborhood node, "Development at this location should be low-impact and provide a high benefit to the neighborhood using the least amount of land." Based on the legal description and the developers use of trees for its landscape requirements, the proposed multifamily development encompasses two lots, one of which is zoned R1-B (4165 Crooks), which zoning class doesn't permit multi-family use. The remaining lot is 2.7 acres in size and is planned for 60 townhomes that are 40' tall which is not low impact. For these reasons alone, the application should be denied.

#### Natural Features / Overall Plan

Because this Neighborhood Node was rezoned in a macro fashion it couldn't take into consideration the natural features unique to the northwest quadrant of Crooks and Wattles, specifically the creek (Lane Drain) that flows from the northwest corner of the proposed development, to a point just north of Wattles where it crosses Crooks Rd. This natural feature is part of our Woodlands of Troy Subdivision's open space, and sustains the abundant wildlife in the area, including the many deer that regularly roam through our yards and the Node.

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<sup>&</sup>lt;sup>1</sup> Troy Master Plan page 79



A development consistent with the Master Plan for the Node would take this natural feature into consideration creating an environmentally friendly open space and gathering area for the social aspects provided for in the Master Plan specifically:

- "The nodes provide uses and spaces that attract and welcome neighborhood residents"
- "Flexible use of space allowing modest outdoor gathering spaces, such as plazas, will be encouraged."<sup>3</sup>
- "Walkable context and sense of community Location within an area which is in walking distance of services and amenities is essential. Sense of community is created through shared community space, either within or in close proximity to the development."<sup>4</sup>

Because the rezoning didn't have the participation of the owners of the land, nor abutting residents, we never had the opportunity to weigh in on the proposal nor suggest the plan to take into consideration the natural features of our Node, which we think is necessary to accomplish the intent of the master plan with its requirement for "low impact". Given the fact that the property owner controls five appropriately zoned parcels totaling close to seven acres in this node, it would make sense to have a plan that encompasses all of the properties in this quadrant, rather than have this considered piecemeal.

<sup>&</sup>lt;sup>2</sup> Design Concept – pg. 78 Master Plan

<sup>&</sup>lt;sup>3</sup> Site Design Attributes – pg. 78 Master Plan

<sup>&</sup>lt;sup>4</sup> Missing Middle Housing – pg. 67 Master Plan

#### **Detailed Objections**

As for the features of the proposed development, we have the following objections:

- 1. Reiterating that the development description and tree use includes the home at 4165 Crooks which is zoned R1-B and Multi-family residential is not permitted.
- 2. As mentioned above, 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 will have a dozen or more children under the age of 18 without any provision for a place for them to play outdoors, other than in the street. Given our dead end on Carson with only 10 homes compared to 60, they are likely to have to play in our street which will be a safety hazard.
- 3. 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.
  - Building Form C Lot Access & Circulation states driveways must be "integrated into buildings from the rear, in an alley configuration"
  - Primary Entrance. "The primary building entrance shall be clearly identifiable and useable and located in the front façade parallel to the street". Under the current plan there is 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.

With a street between each building, in the original configuration, there would be a means for delivery access, visitor parking and a place for placement of snow in the winter at the end of the street.

- 4. The 100 year flood level for Zone A. as noted in the site plan 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 it is shown at various elevations including 738'. In addition, there is a natural dam of the creek at the northwest corner of the development. Several of our homeowners adjacent to this area have observed heavy rains and spring snow melts cause damming and flooding of a greater area than shown on the drawing ie. without a 100-year flood. Since this Zone A is not specific and doesn't take into consideration the dam, 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 flood plain and/or negatively impact the area, nor adjoining and downstream properties.
- 5. The proposed retaining wall at its southern corner is below the 738' contour which would be within the 100-year flood plain.
- 6. 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 either more intense.
  - The northern boundary for homes on Carson
  - The northern boundary for the home on Crooks
  - The western boundary as mentioned above

<sup>&</sup>lt;sup>5</sup> Building Form C Lot Access & Circulation

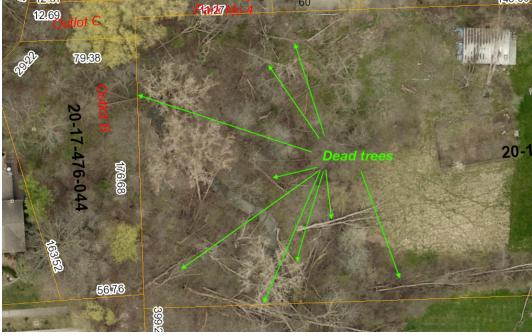
<sup>&</sup>lt;sup>6</sup> Troy Zoning Ord. 5.06 E 1.) a.)

- The southern boundary where a single-family resident resides. Although planned for NN use in the future, it would be unreasonable to subject the single-family resident to this use without the normally required buffer.
- As for the western boundary, 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 flooding. The vine has killed many of the trees, some of which still stand many have fallen. We believe screening should not be overlooked here as with seasonal leaf loss and the trees being eliminated by the invasive vines there likely will result in no screening at some point.



Some of the vines

Vine covered trees



Dead Trees on West Side of Development

- 7. 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." In addition to leaving out the landscape buffer, we don't see any effort to provide transitional features between the R1 zoned lands and the development.
- 8. We don't see where the developer has 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" which would address existing invasive vines and dead trees and more importantly, the future landscape maintenance for common areas.
- 9. Do they have all necessary easements to connect to utilities, including the water line north of the property in our Woodlands subdivision?
- 10. This revised plan doesn't provide a circle for large delivery, garbage or other vehicles to turn around at the end of the street. With an additional 12 or more children, there is likely a need for the School to have a place to pick up these children which would require a circle to turn around.
- 11. There is insufficient off-street parking which will result in additional traffic and parking on Carson of vehicles owned by residents, and visitors to the site, which will also cause increased traffic and safety concerns.
- 12. We question the sufficiency of the deacceleration lane given that traffic at rush hour backs up to Fountain as evidenced in the photos attached.
- 13. The planned Emergency Vehicle Access converts a dead end into an open street and creates the following problems:
  - We are concerned that it will eventually become a permanent access.
  - This street end is where the City places the snow from Carson Street and would be blocked in the winter.
  - There is no provision in the plan for the developments snow removal, which will have to be addressed by private contractors and likely end up also blocking the EVA
  - This visual and pedestrian access will open up Carson for parking of the development's residents and visitors cars.
  - What provision will be made for the required resident shoveling of snow around the fire hydrants, including the one at the EVA?
- 14. The density of the proposal is not consistent with the Master Plan nor compatible with the surrounding single-family homes.
  - "Transitional density The Missing Middle Market offers an opportunity to create housing at densities which fall between traditional single family and multiple family." Attached residential or live work is provided for in NN which falls in the middle.

A review of the Master Plan for the permitted for housing describes the requirements as "densities which fall between traditional single family and multiple family" and includes a visual description of the transition of density within the missing middle from single family to urban residential.

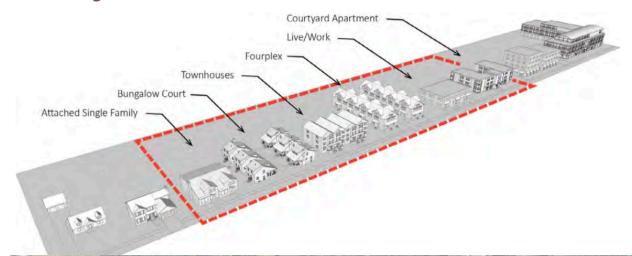
<sup>&</sup>lt;sup>7</sup> Zoning Ord. 5.06 E. 3 a

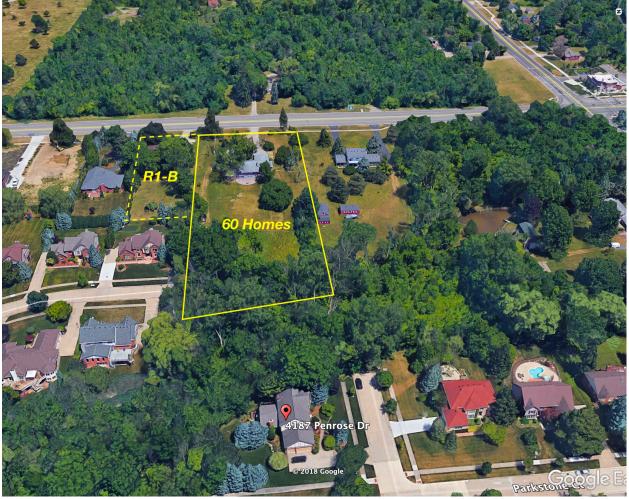
<sup>&</sup>lt;sup>8</sup> Zoning Ord. Section 13.02 h.

<sup>&</sup>lt;sup>9</sup> Missing Middle Housing – pg. 67 Master Plan

The Master Plan also provides a great visual representation, showing the category next to one family residential similar to ours is Attached single family, with townhouses adjacent to a higher intensive use of bungalow courts and less than fourplexes.

## The Missing Middle





By comparison our homes on .35 acres the proposed 60 on .05 acres each

The proposed development does not fall in the middle and is no way transitional. By comparison to our neighborhood the proposed site plan difference:

- Our homes are only two stories
- The subject and the lot to the south are 2.7 acre lots with one residence each.
- The homes on Crooks to the north are on .7 acre lots, the homes in our subdivision are on .35 acre lots whereas the subject will have 60 homes on 2.7 acres or one for every .045 acres which is 8 times the number of homes on a Woodlands Subdivision lot.
- The planned townhomes have a footprint of about 642 sq. ft. compared to a Woodlands home of 2,500 sq. ft. which is like fitting four houses in one of ours.

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>10</sup>

The Missing Middle describes residential development as "densities which fall between traditional single family and multiple family"<sup>11</sup> which in in our zoning ordinance would be comparable to Attached Residential which requirements are compared below to Multi-Family and shows the marked difference in density of units permitted.

#### ATTACHED RESIDENTIAL DIMENSIONAL REQUIREMENTS

Minimum L	Minimum Lot Size Per Dwelling Unit			Maximum Height		Minimum Yo	ard Setback	k		
Area in Sq. Ft. in Ft.	Width		In Stories	In Feet	Front	ont Sides		Rear	Minimum Floor Area Per	Maximum % of Lot Area
	in Ft.	Frontage in Ft.			9	Least One	Total Two	9	Unit (Square Feet)	Covered by Buildings
15,000 without sewers	75	N/A	0.1/0	30	25	5	15	35	1,000	30%
5,000 with sewers	40	40	2 1/2							

Lot size without roadway considerations would permit 2.9 dwelling units per acre without sewers and 8.7 dwelling units per acre with sewers.

#### MULTI-FAMILY RESIDENTIAL DIMENSIONAL REQUIREMENTS

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

When taking into consideration the intent of the NN district and the description provided in Building Form C which includes the Big Beaver's urban setting as well as Maple Rd and NN, one can see that the requirements are designed to allow for the

<sup>&</sup>lt;sup>10</sup> Troy Master Plan Page 79

<sup>&</sup>lt;sup>11</sup> Troy Master Plan Page 67

maximum which would be applicable to the urban character of the Big Beaver corridor not Neighborhood Node I specifically:

"Building Form C: This category is primarily designed for attached residential or live/work residential units. Townhouses and urban-style residential developments that are compatible with the higher-density and more urban character of this area, as envisioned by the Big Beaver Corridor Study, are the primary buildings permitted under this building form." 12

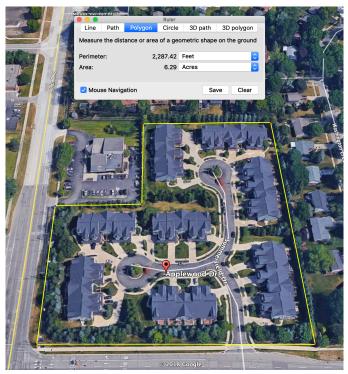
Looking at the above Attached Residential and Multi-family dimensional requirements shows the range of density taken into consideration in Form C to satisfy the needs of NN I as well as the Big Beaver district. As a result, I believe the site development needs to closer reflect Attached Residential standards, which are also representative of other developments that have occurred in the NN district.

A more compatible and transitional development would be to follow the example of the Neighborhood Node "F" development at Wattles and John R. on Applewood and Summerfield Streets (the "Applewood Development").



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 and 2.3 times the density of Woodlands. By comparison the existing proposal will have a density of one for every .05 acres which is 7 times the number of homes on a Woodlands lot. Following the example of Applewood would be transitional and much more reasonable than the current plan of 7 times density of Woodland's and not within the Attached Residential Standards.

<sup>&</sup>lt;sup>12</sup> Table 5.03B.3 – Building Form C



Applewood Development Wattles @ John R

#### **Good Faith Efforts**

In addition to the foregoing, it is appropriate to point out that the developer has not made a reasonable effort to comply with the zoning ordinance, it has:

- left the R1-B lot in its plan for use of landscape requirements;
- it has not placed the front of the townhomes on a street as required and its garages on a separate alley;
- it has not included the required landscape screening required adjacent to the R1 zoned properties;
- it has not provided the trees every 50' along its private street; and
- It has made no effort to comply with the intent of the ordinance as supplemented with the Troy Master Plan including:
  - providing a "low-impact and provide a high benefit to the neighborhood using the least amount of land"
  - o building structures consistent with the missing middle transitional to R1-B

Based on its actions and this excessive request for over development, we question what efforts will be made to maintain the Emergency Vehicle Access, landscaping and character of the finished development.

In conclusion, 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

Troy Planning Commission Crooks Road Townhomes Page 10 of 11

of the community and as 21st century village centers, which can include integrated residential development...." (emphasis added)

"The success of the Neighborhood Nodes will play a critical role in the protection and cultivation of a high quality of life in Troy. "13

For the foregoing reasons we respectfully request the Planning Commission require compliance with all of the above issues and, consistent with your authority under section 8.06, address the health safety and welfare issues raised, reduce the density comparable to Single Family Attached Residential and require the social, transitional and screening requested to create a successful compatible development, preferably planned in conjunction with the entire Node.

Respectfully Submitted, Woodlands of Troy Board of Directors

Dan Raubinger President

cc: Bret Savident, Community Dev. Director

<sup>&</sup>lt;sup>13</sup> Zoning Ord. Sec 5.06 A



From: Ed Jaskulka
To: Planning

Subject: The Crooks Road Townhomes Development Date: Sunday, September 22, 2019 1:07:39 PM

#### Dear Troy Planning Commission,

I am writing to express my grave concern over the proposed "Crooks Road Townhomes Development". I feel the proposal to build a total of **60 Units, 3-Stories High (40 ft. tall), Multi-Family Townhome Development** on 2.7 acres located at 4115 Crooks Road (north of Wattles Road) will detrimentally change the character of our single family home neighborhoods.

I trust that you will save the integrity of our neighborhoods by rejecting this proposal at the scheduled Tuesday (09/24) hearing.

Respectfully submitted by 35 year resident of Merihill Acres Subdivision, Edmund Jaskulka 4291 Lehigh Dr.
Troy, MI 48098-4407

Sent from my iPad

From: jenny zhang
To: Planning

Subject: Against the proposed "crooks road townhomes"

Date: Sunday, September 22, 2019 10:45:09 PM

To whom it may concern,

I'm Jenny Zhang. I live in 4550 Wintergreen Dr, Troy 48098. My entire families are AGAINST the proposed "crooks road townhomes"!

Sorry that I don't have time to attend the hearing on Tuesday. I want to voice my concerns.

Thanks, Jenny From: Carl Koenig
To: Planning

Subject: Crooks Road Townhomes

**Date:** Sunday, September 22, 2019 2:58:59 PM

I just received a flyer today about a proposed development of townhomes at Crooks & Wattles that is going before the Planning Commission on Tuesday.

I have lived in the Merihill Acres subdivision for 35 years and am an original owner. In talking to many of the neighbor's, **NO ONE IS FOR THIS DEVELOPMENT**.

I am not against development, but the development should be in character to the neighborhood and improve the look of the neighborhood, not degrade it.

I have watched the planning commission approve other projects that are out of character for the neighborhoods and just shake my head every time I drive by them. What are you people thinking when you approve these?

I want to go on record a being against this development. These 3 story townhomes are COMPLETELY OUT OF CHARACTER for the neighborhood.

PLEASE DO NOT APPROVE THIS DEVELOPMENT.

Sincerely,

Carl Koenig 4393 Cahill Drive Troy 48098 
 From:
 Robert Laudicina

 To:
 Planning

 Co:
 PMI 4DCV@col.oc

Cc: <u>RML4DCX@aol.com</u>

Subject: PROPOSED "CROOKS ROAD TOWNHOMES"

Date: Sunday, September 22, 2019 6:53:27 PM

My name is ROBERT M. LAUDICINA SR. and I live at 1286 FOUNTAIN DR. in TROY. I am currently and have been a resident of Troy for 36 years and have raised my family in this beautiful community. My children are grown now and two of them have moved back to Troy because they also love the community-and they have the same sense of pride living here that my wife and I do. But I am vehemently opposed to the proposed town homes on Crooks near Wattles. It is not in keeping with the single residential neighborhood concept that I bought into 36 years ago. The traffic overload on Crooks is almost unbearable and it is dangerous at times to try to enter Crooks from Fountain Dr.. Having town homes a short distance away will make the traffic issues even worse. We as a community do not want town homes located there. Please represent us properly and vote this down! We do not need every sq. ft. of land to be occupied with structures that jeopardize our safety.

ROBERT M. LAUDICINA ALICE M. LAUDICINA 1286 FOUNTAIN DR TROY, MI. 48098 248-563-3168 RML4DCX@AOL.COM From: <u>Laura</u>
To: <u>Planning</u>

Subject: "Crooks Townhome Project"

Date: Tuesday, August 6, 2019 8:57:33 AM

Dear City of Troy Planning Department & Planning Commission,

I live at 4233 Carson Drive with my husband, step-son (who graduated from Troy High), & our 3 dogs & 2 cats. I have lived in the City of Troy for most of my life starting in 1975, when my parents relocated our family to the neighborhood next to Kmart Corporation when I was 2 years old. My mother worked for the City of Troy for 19 years & I worked for the City of Troy Library for 3 years, while I was in High School. My husband & I also got married at Troy Historic Village Chapel. I'm very attached to our current home, the subdivision, and the City of Troy.

My husband & I love living on Carson Drive, which is currently a quiet dead-end street that is made up of 9 homes (11 if you count the 2 that have addresses on Fountain). We planned on staying here for at least until we retired, maybe longer. We decided to purchase our home because it is on a quiet dead-end street with not much reason to go down it unless you live on it. This quiet street is important to us, since we both work from home a lot and we need quiet to be on business calls. Any increase in pedestrian or car traffic would destroy our ability to have quiet enjoyment of our home, which is especially important to us during the work day.

In addition to the concern about the increased pedestrian & car traffic onto Carson & the attached neighborhood, my husband & I also have other major concerns regarding the proposed "Crooks Road Townhomes" project which proposes to build a 56 unit, 3-Story Multi-Family complex, with a detention pond, on only 3.4 acres of land at 4115 & 4165 Crooks Road, north of Wattles Road. The proposed densely populated development at this location will detrimentally change the character of our neighborhood. The plan includes opening Carson Drive (which is currently a dead end, residential street) to enable emergency vehicle access (EVA) for the proposed townhomes. Creating an EVA that opens Carson Drive up to any housing development, especially a multi-family development, would create a hardship for my husband & I.

Our serious concerns about this project include:

## Density, Height, & Design:

- The density of the project is significantly higher then that found in the area. 56 townhomes on 3.4 acres, compared to only 45 homes on all of Fountain Drive.
- The 3-story height does not fit with the neighborhood
- The design does not allow for enough guest parking & probably not enough parking for occupants as well, due to the garage space being used for storage.
- Based on seeing the 3-Story **TISBURY SQUARE TOWNHOMES** that are near the South/West corner of Livernois & Square Lake, we definitely do NOT feel this kind of development would benefit the exiting neighborhood of loosely packed single-family homes.

## Reduction in the value of the existing single family homes:

- The proposed 56 unit development is out of character for our neighborhood & in my experience, as a Real Estate Associate Broker, having it next to and also attached to a subdivision (even if it's only as an EVA) of existing higher-end, loosely packed single-family homes will negatively affect our property values.
- Our neighbor's home at 4215 Carson Drive has been listed since May 17<sup>th</sup>, with no offers. It is possible that part of the reason for no offers is due to the proposed 56 unit Multi-Family development, already not being desirable to prospective purchasers.
- The exterior finishes are not in line with the homes in the surrounding area.
- The 1260 sq ft living area size + the 2 Car tandem garage, in a footprint of about 600 sq ft is also not in line with the homes in the surrounding area.

# Traffic:

• The EVA that is attached to Carson Drive is a major concern, due to guests or even residents using Carson to park their cars, since Carson may be closest to the back units that

guests or residents are wanting to enter. Or if any of the units has a party, using Carson & Fountain as a place to park. The proposed development only has 17 guests spots that are located near the front of the development.

- We are also concerned with the EVA creating additional pedestrian traffic. Even though Carson will still be "technically" a dead-end street, The EVA into the 56 Unit Multi-Family development will take away the benefit of a dead-end street, by opening Carson up on the South end as a pedestrian pass-through to the Multi-Family development. I believe everyone that lives on Carson purchased their home because the street is currently, truly a dead-end street.
- With the size of the development, which would mean that there could be over 100 additional cars, this would cause more congestion at the corner of Crooks & Wattles, with more cars creating a hazard by turning around in Fountain.
- We are also concerned that the EVA only access off of Carson will be removed, so cars will be able to access the development from Carson Drive.

## Safety:

- With the addition of the densely packed 56 Unit Townhomes and the EVA opening into Carson Dr, we are concerned that we will be exposed to higher instances of crime.
- We have many small children and pets in the existing neighborhood, and we are concerned that any addition in car traffic will be harmful to them.

#### **Environmental:**

- We believe that the removal of the existing trees will be harmful for the animals that currently inhabit the area. The "Tree Preservation Plan" proposal calls for the removal of 23 trees and not all will be replaced. I believe that the City of Troy has a tree protection program: "The City of Troy encourages the preservation of trees and woodlands on undeveloped, underdeveloped, and developed land and provides for the protection, preservation, maintenance and use of trees and woodlands in order to minimize damage from erosion and siltation, loss of wildlife and vegetation, and/or from the destruction of the natural habitat."
- We are also concerned that the proposed 56 Unit Development has a row of units too close to the stream & the wetlands.

## Stress to Utilities:

- We've all experienced brown outs and electrical outages due to the insufficient capacity in the area due to all the commercial buildup. We believe the addition of 56 residents will cause far more electrical outages.
- Our neighbors at the end of Carson have had 2 occurrences of raw sewage backups in their basements due to the limited capacity of the sewer system. I've personally seen on multiple occasions after a heavy rain, the sewer drain in my neighbors back yard, gushing like a geyser.

#### Possible/Probable Expansion of Townhome Development:

• Due to the whole North/West corner at Wattles & Crooks (between the Woodland of Troy Neighborhood) being re-zoned Neighborhood Node in 2011, If the proposed Crooks Road Townhomes" are approved, we are also concerned that the whole corner will be developed with similar 3-Story townhomes, causing the problems that were already expressed regarding the "Crooks Road Townhome Project" to be multiplied 2, 3, or 4 times over. We don't believe that the 3-Story, densely packed townhome community is in character with our existing neighborhood. We also feel that the 3-Story TISBURY SQUARE TOWNHOMES that are near the South/West corner of Livernois & Square Lake are an eye sour to the existing neighborhood and we don't want the same type of 3-Story Townhomes to ruin our neighborhood of higher-end single-family homes.

# 2011 Re-Zoning:

• We feel that the City of Troy is incorrect in their desire to overly develop a lot of corners in the City of Troy (21 corners that were identified in the "Zoning Ordinance Text"). We feel that the North/West Corner at Wattles & Crooks that is between the Woodlands of Troy Subdivision should have been left as residential zoning, especially since it has the river & wetlands running through it and is a floodplain. The thing we have enjoyed about living in Troy was that Troy had a lot of conveniences near by, however still keeping some areas that weren't overly developed. All the excessive development is going to detrimentally change the City that I grew to love (for me starting in 1975).

We, along with other citizens of Troy, respectfully request that the City of Troy Planning Commission deny the approval of this development and maintain the integrity of our neighborhood.

Please contact my husband or I with any questions.

Thank you,

Laura Lipinski & Michael Lipinski (4233 Carson Drive, Troy, MI 48098) 248-7037749 248-563-0115

From: Jeff Nowak
To: Planning

**Subject:** Crooks Road Townhomes

**Date:** Sunday, September 22, 2019 2:31:06 PM

We live very close to this proposed development and are strongly opposed. This proposed development is not a proper fit for this location. Rentals are never good for an area and the opening up of Carson will flood the adjacent neighborhood with traffic. We are also concerned about building so close to the Lane Drain and potential storm water problems. Do our local schools even have the capacity for additional young students? I don't see how jamming a bunch of tall rental townhomes on a small lot in an area dominated by single family homes can be a good idea?

Jeffrey Nowak 1132 Fountain Dr Troy, MI 48098

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

From: <u>Daphne Ntiri</u>
To: <u>Planning</u>

Cc: <u>SaveOurNeighborhoodTroy@Gmail.com</u>

Subject: "Crooks Townhome Project"

Date: Sunday, August 4, 2019 8:56:24 AM

# Dear Members of the Planning Committee:

I, along with my spouse, Jean-Claude join the many voices on Carson Drive and the Woodlands subdivision that are expressing serious concerns about the proposed plan for property development on the Crooks and Wattles area of Troy. We want to register our vehement opposition to the *Crooks Townhomes* proposed property project and appeal to the Planning Committee to deny progress on this proposed plan.

This is our 26th year living at 4198 Carson Drive and the choice of this location was purposeful. We selected it for the many advantages afforded single-family homes in this area. We have enjoyed peace and cooperation among neighbors who have worked hard to always keep their lawns and frontage in pristine condition. The addition of 56 units from the proposed plan will complicate our lives with congestion and traffic mayhem. I can easily see an addition of another 100 - 150 vehicles in this vicinity that will make our lives very problematic. It is very important to me and my family living at 4198 Carson Drive (a stone's throw from the said development) that we ask the City and its Planning Committee to seriously consider our plea and refrain from putting this plan into operation because the increase of people and cars will destroy this once peaceful and enviable neighborhood.

Sincerely,

Daphne W. Ntiri Jean-Claude Quenum 4198 Carson Drive From: Anil Patil
To: Planning

Subject: Proposed development of the townhouse project at 4115 Crooks Road

**Date:** Tuesday, September 24, 2019 4:52:38 PM

Name: Anil Patil

Address: 4551 Lehigh Dr. Troy MI 48098

I am a current resident of Merihill acres subdivision I am AGAINST the proposed development of the townhouse project at 4115 Crooks Road. Some of my concerns are as follows

- Traffic, parking, and safety, in the already congested area of Crooks and Wattles Roads
- Not enough guest parking in the development:
- Density & Height o~ the proposed townhomes is not compatible with the surrounding single-family homes.
- Altering Carson Drive to provide access from the proposed townhomes would change the landscape and character of this long-standing neighborhood.
- Increase in Pedestrian traffic through the Emergency Vehicle Access (EVA) into Carson Drive and the surrounding neighborhoods.
- That the EVA to Carson Dr. will open-up, creating a through street.
- Destruction of trees and woodlands, including Lane Drain creek will be harmful to many animals, including the rabbits & deer.
- That the development doesn't have enough open Green Space for occupant's use.
- Increase to storm sewer, which is already at capacity. Storm water already shoots out of the drain like a geyser when there's a very heavy rain & Carson residents have had storm water back-ups in their homes on multiple occasions.
- That the development will discharge their storm water into the Lane Drain creek & impact the existing flooding.
- That the development will be mostly rental units. This is a safety & health concern. (Concern is based on other similar 3-Story Townhome developments in Troy where the NON-Owner Occupied total is as high as 70%)
- Possible Expansion of Townhome Development onto the 4095 Crooks Rd. property that is currently for sale, causing another EVA into Penrose Dr.
- Reduction in the value to our existing Single-Family. homes.

Regards, Anil Patil

# **Gerald & Tracy Rauch**

4187 Penrose Drive Troy, MI 48098 (248) 792-7746

September 19, 2019

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

Re: SP-1922 Crooks Road Townhomes Multi-family Development

Dear Commissioners,

My wife Tracy and I are recently retired real estate professionals and our home abuts the western boundary of the proposed development. I have concerns and objections based on my forty years of development and management experience, which included developing an industrial park, manufactured home community, Walmart anchored shopping center, redesign and development of the US Customs facilities. Although I'm not a professional planner, I was a member of the Planning Commission in Harper Woods and allows me to objectively recognize the issues that negatively and positively impact surrounding properties and the quality of a development.

We have shared all of our concerns with our Homeowners Association, but would like to address one which wasn't covered, specifically the written responses provided on the application for site plan approval and touch on an area of the zoning ordinance that the plan doesn't cover adequately. I've also attached a couple photos of our adjacent homes to provide a better perspective.

The below responses on application for site plan approval are not consistent with the Master Plan or Zoning ordinance as follows:

# A. Description of context of site and how project responds to character of the area:

The response provided in the application states that the "56-unit townhouse residential project *that will begin to increase density* and pedestrian activity in this node..." emphasis added.

Going from homes on .35 to .70 acre lots to 60 home on the equivalent of .05 acres is not beginning of a transition, and there is no provision in the plan for pedestrian activity in the node.

## B. Description of the project's design concept:

"The project's design concept has focused on how the site serves as an edge and transition into the node from the residential neighborhoods to the North"

Land uses transition in stages to more intensive uses like described in the Master Plan as one family to bungalow court to townhouses, to fourplexes etc. In this instance we are skipping from single family urban multifamily with no required landscape buffer nor transitioning open space.

Troy Planning Commission Crooks Road Townhomes Page 2 of 4

# C. Description of how the project achieves the design concept:

"The site design has intentionally created a buffer between the existing homes to the North and the new proposed higher density buildings by placing the sites storm water detention facility and main drive along the northern edge of the property."

This is no longer true, instead, they have moved the detention facility to the south boundary and placed a street down the center of the property with third floor balconies adjacent to bedroom windows to the north.

G. Note any other important elements, features or design concepts not covered above that will help the planning commission understand how the project fosters excellence in design of the built environment:

They stated "We aim to continue the work of the master plan has set out for this neighborhood node in a respectful manner to the mindful approach to the future." According to the master plan for this neighborhood node, "Development at this location should be low-impact..." In addition, ignoring the zoning ordinance provisions for entrances off of streets with separate garage access of alleys, trees every 50' on private streets does not continue the work of the master plan in a respectful manner.

Secondly, I would like to point out how important I feel compliance with the zoning ordinance with regard to the primary entrances fronting on a street and driveways accessed off the rear of the building:

**Primary Entrance**. "The primary building entrance shall be clearly identifiable and useable and located in the front façade parallel to the street".<sup>1</sup>

**Lot Access & Circulation** states driveways must be "integrated into buildings from the rear, in an alley configuration"<sup>2</sup>

Under the current plan there is no provision for a delivery person or visitor to access the dwelling from the "alley" without walking to the end of the development to going around the buildings to the front door. Further providing street fronts allows for visitor and delivery parking and landscaping which requires a tree every 50' on private streets. And with the required streets, alleys and landscaping the zoning ordinance naturally reduces the density.

Thank you for your consideration in reviewing this response.

Respectfully Submitted,

Gerald A. Rauch

Cc: Brent Savidant

<sup>&</sup>lt;sup>1</sup> Troy Zoning Ord. 5.06 E 1.) a.)

<sup>&</sup>lt;sup>2</sup> Building Form C Lot Access & Circulation

Troy Planning Commission Crooks Road Townhomes Page 3 of 4



Troy Planning Commission Crooks Road Townhomes Page 4 of 4



 From:
 John Shallcross

 To:
 Planning

 Cc:
 Shelly Shallcross

Subject: Crooks Road Townhome Project

Date: Sunday, August 4, 2019 3:02:12 PM

## City of Troy,

My wife Shelly and I live at 1059 Fountain Dr in Troy with our 5 year old daughter. We purchased our home in the spring of 2019 and were drawn to the subdivision because of all the single-family homes with many children.

We recently became aware of the proposed "Crooks Road Townhomes" Project and are concerned about this project moving forward. Crooks Road Townhomes proposes to build 56 units in 3-story multi-family townhomes with a detention pond on 3.4 acres located at 4115 & 4165 Crooks Road, north of Wattles Road. The proposed densely populated development at this location will detrimentally change the character of our neighborhood. The plan includes opening Carson Drive (which is currently a dead end, residential street) to enable "emergency" access from the proposed townhomes.

While not an exhaustive list. our concerns with this project include:

- 1. Density of project is significantly higher than that found in the area (56 townhomes on 3.4 acres); as a reference point, there are only 45 houses on all of Fountain Dr
- 2. Traffic in area is already significant traffic during rush hour; drivers frequently pull down Fountain Dr to change direction on Crooks Rd and many exceed 25 mph speed limit
- 3. Insufficient parking 17 proposed parking spots for 56 townhomes will likely result in residents / guests parking on our subdivision streets
- 4. The project is not keeping with the area aesthetics (3 stories high, multi-family); we expect this would have an adverse impact on property value in the subdivision
- 5. Plan calls for removal of 23 trees; we believe this conflicts with the City of Troy's tree protection program

We, along with other citizens of Troy, respectfully request the City of Troy deny this project and maintain the integrity of our neighborhood.

Thank you for your service to the citizens of Troy.

Please feel free to contact us with any questions or concerns.

John Shallcross Shelly Shallcross 248-504-1992 734-674-7249

From: Santosh Sheelvanth

To: Planning

Subject: Proposed development of the townhouse project at 4115 Crooks Road

**Date:** Tuesday, September 24, 2019 2:12:45 PM

## Dear Planning Committee,

My Name is Santosh Sheelvanth,

Address: 4339 Lehigh Dr, Troy, MI -48098

I am a current resident of Merihill acres subdivision I am AGAINST the proposed development of the townhouse project at 4115 Crooks Road. Some of my concerns are as follows

- Traffic, parking, and safety, in the already congested area of Crooks and Wattles Roads
- Not enough guest parking in the development:
- Density & Height o~ the proposed townhomes is not compatible with the surrounding single-family homes.
- Altering Carson Drive to provide access from the proposed townhomes would change the landscape and character of this long-standing neighborhood.
- Increase in Pedestrian traffic through the Emergency Vehicle Access (EVA) into Carson Drive and the surrounding neighborhoods.
- That the EVA to Carson Dr. will open-up, creating a through street.
- Destruction of trees and woodlands, including Lane Drain creek will be harmful to many animals, including the rabbits & deer.
- That the development doesn't have enough open Green Space for occupant's use.
- Increase to storm sewer, which is already at capacity. Storm water already shoots out of the drain like a geyser when there's a very heavy rain & Carson residents have had storm water back-ups in their homes on multiple occasions.
- That the development will discharge their storm water into the Lane Drain creek & impact the existing flooding.
- That the development will be mostly rental units. This is a safety & health concern. (Concern is based on other similar 3-Story Townhome developments in Troy where the NON-Owner Occupied total is as high as 70%)
- Possible Expansion of Townhome Development onto the 4095 Crooks Rd. property that is currently for sale, causing another EVA into Penrose Dr.
- Reduction in the value to our existing Single-Family. homes.

Thanks

Santosh Sheelvanth

From: Jimmy Xu
To: Planning

Subject: Crooks Townhome Project

**Date:** Monday, August 5, 2019 11:20:15 PM

## Dear Planning Committee,

My family (my wife, I and our four kids), moved into the very end of Carson drive a little more than one year ago. We loved the neighborhood, it is safe and quite. But prospect of building townhomes next very to the Carson neighborhood and yard away from my home is very disturbing. As this will drastically increase the population and traffic in this tight area. Since this townhome complex is on Crooks drive, which is a major road, the future residents will choose to walk and jog instead on Carson Dr, but Carson street is not really designed to accommodate that many people. The space will be tight for the residents there for parking during parties, and they will naturally choose to park on our Carson street, and the increase traffic and vehicles will be a safety issue to our kids and adults alike.

Since our house is next to the drain, the sewage could be a big issue. Even without this subject project, the sewage overflows during not big rains. In fact, our house and my neighbors' were flooded several times caused by backflow of the overflowing sewage. If this townhome project proceeds, it will be a constant flood hazard to our house.

Toolbrook has been trying to develop multi-family properties here and there in Troy. They seem to follow maximum profitability without considering much about the safety and environmental effects of the surrounding communities. They are in a circle of proposing - getting denied - suing the city. I am told that they have other single family properties in Troy, but they choose not to develop them at this time, probably to maximize their profit.

Considering the traffic, safety and sewage concerns, I would strongly urge you not to approve this project. Put yourself in my shoes, would you like to see such a development project right to your house?

Thanks, Jimmy (Jinming) & Hedy (Hongqin) Xu 4179 Carson Residents From: Peng Zhao
To: Planning

Cc: saveourneighborhoodtroy@gmail.com
Subject: Stop the plan for Crooks Townhouse
Date: Sunday, September 22, 2019 2:43:01 PM

Dear Troy Government Officer.

I am Peng Zhao, professor of Mechanical Engineering at Oakland University. We recently bought and moved to a single-family home at Bender Ct., which is very close to the proposed site for the Crooks Townhouse. After careful consideration with my family and neighbors, we are strongly against the planning and construction for such a townhouse in the neighborhood of our community. Our biggest concerns are as follows:

- (1) The townhouse as planned, is very much incompatible with the existing single-family home community in this neighborhood developed mainly in the 1980s, and could potentially reduce the attractiveness and value of all existing homes in this area to potential buyers.
- (2) The proposed townhouse substantially reduce the amount of trees/wood land and threaten local animals in danger. These homeless animals including coyote and deers, have to migrate around and cause more inconvenience and even damage to the existing neighborhood.
- (3) The substantially increased number of residents from the proposed townhouse can hurt the quality of our school district, which further aggravate the fierce competition/huge pressure faced by our kids in the existing neighborhood, and make our district less attractive.
- (4) The substantially increased number of residents from the proposed townhouse add more pressure to the existing traffic system, flood/sewer system, and common area/facility.

Due to these considerations, we strongly urge you to stop the plan for the crooks townhouse. This won't add any value to the existing surrounding community, instead it will substantially hurt the interest of residents and animals in this area by all means. Thank you for your understanding and please help to save our neighborhood!

Best regards,

Peng Zhao

From: <u>Murali Babu</u>
To: <u>Planning</u>

Subject: Proposed development of the townhouse project at 4115 Crooks Road

**Date:** Tuesday, September 24, 2019 3:35:14 PM

Name: MURALI BABU JAYAPRAKASH Address: 4435 LEHIGH DR, TROY, MI 48098

I am a current resident of Merihill acres subdivision I am AGAINST the proposed development of the townhouse project at 4115 Crooks Road. Some of my concerns are as follows

- Traffic, parking, and safety, in the already congested area of Crooks and Wattles Roads
- Not enough guest parking in the development:
- Density & Height of the proposed townhomes is not compatible with the surrounding single-family homes.
- Altering Carson Drive to provide access from the proposed townhomes would change the landscape and character of this long-standing neighborhood.
- Increase in Pedestrian traffic through the Emergency Vehicle Access (EVA) into Carson Drive and the surrounding neighborhoods.
- That the EVA to Carson Dr. will open-up, creating a through street.
- Destruction of trees and woodlands, including Lane Drain creek will be harmful to many animals, including the rabbits & deer.
- That the development doesn't have enough open Green Space for occupant's use.
- Increase to storm sewer, which is already at capacity. Storm water already shoots out of the drain like a geyser when there's a very heavy rain & Carson residents have had storm water back-ups in their homes on multiple occasions.
- That the development will discharge their storm water into the Lane Drain creek & impact the existing flooding.
- That the development will be mostly rental units. This is a safety & health concern. (Concern is based on other similar 3-Story Townhome developments in Troy where the NON-Owner Occupied total is as high as 70%)
- Possible Expansion of Townhome Development onto the 4095 Crooks Rd. property that is currently for sale, causing another EVA into Penrose Dr.
  - Reduction in the value to our existing Single-Family homes.

Thanks, Jayaprakash From: <u>NATARAJAN THIAGARAJAN</u>

To: Planning

Subject: Crooks Road Townhomes Development

Date: Tuesday, September 24, 2019 12:38:19 PM

Dear Sir/Madam,

My name is Nat Athreya and i live in 4089 Glencastle Drive, Troy, MI 48098.

I recently heard about the Crooks road townhouse development (at the corner of Crooks and Wattles road) at the proposed site and i wanted to voice my concerns with this development model.

I believe the location is not suitable for the size of development being planned and think the change will detrimentally affect the surrounding/life of people who invested in the community for what it is today.

So, I request the planning commission to duly note my concerns and not approve the development at the proposed site.

Best Regards, Nat Athreya 248 270 0703 From: Ella Ayzenberg
To: Planning

Subject: Crooks Road Townhomes

**Date:** Monday, September 23, 2019 12:49:35 PM

# To whom it may concern,

As a Troy resident who lives in this City for the last forty years I am strongly opposing your plans to build "Crooks Road Townhomes". The proposed densely populated development at the location adjacent to the Subdivision we live in is not a benefit to our neighborhood and will be considered a detrimental and negative change to the surrounding area and it's residents.

Sincerely,

Ella Ayzenberg 1171 Fountain Dr., Troy, Mi 48098 248.952.1477 From: Brian Bartkowiak
To: Planning

Subject:Proposed Crooks Road Townhomes: concernsDate:Monday, September 23, 2019 1:46:42 PM

I am writing the Planning Commission to express profound concerns regarding the proposed Crooks Road Townhomes Development and to register my strong opposition to this proposal.

As a homeowner in the Merihill Acres Subdivision (for over 20 years) who is invested in keeping our neighborhoods safe for the children and families who live here, I believe this development would detrimentally affect our neighborhoods. The proposed development is far too densely populated for its proposed location! **Traffic, parking, and safety would all be detrimentally affected** in this already congested area of Crooks and Wattles. Altering Carson Drive to open it up as a through-street would create serious safety and traffic congestion issues in the area of single-family homes where residents have invested their income to purchase homes in a quiet, family neighborhood. This proposed development would undoubtedly reduce the value of our existing single-family homes. Clearly, the height and population-density of the proposed townhomes is **not compatible with the surrounding single-family homes**. Additionally, the proposed development would likely be mostly rental units (based on data from similar townhomes in Troy) which causes further safety concerns.

Our family is happy to live in Troy and willing to pay the high taxes to reside here based on the character of the area: safe, family-friendly, diverse neighborhoods with a reasonable amount of green space to keep our families enjoying the outdoors, living healthy lifestyles, and appreciating the natural beauty that is being increasingly encroached upon. I have serious concerns that every possible inch of Troy is being built up with no apparent concern for the **dwindling green space** which we need to maintain if Troy is to remain a desirable city for its residents. Big Beaver has increasingly become wall-to-wall restaurants and businesses: a continuous landscape of concrete with heavy traffic and noise all around. I feel as though that concrete giant is now invading our neighborhoods.

Along these lines, the proposed development does not allow for enough open green space for its own occupants' use, not to mention how it would affect those of us currently living here. The proposed development would take a natural area, **destroy its trees and woodlands** (including the lane drain creek), and harm numerous animals, including rabbits and deer. I

consider myself a moderate in recognizing the need for balance between respecting nature and building-up; I see this development as showing disregard for the needs of human beings to enjoy a reasonable amount of green space and natural beauty (crucial for both physical and mental health) while also causing incidental harm to other living creatures.

I have other concerns, as well. Our storm sewer is already at capacity with residents suffering from storm water back-ups and flooding on multiple occasions. Add to that this proposed development discharging their own storm water into the lane drain creek, and there will be **further flooding issues**. Furthermore, there is the possible expansion of this development onto the 4095 Crooks Road property that is currently for sale, compounding all of the above problems.

I ask the members of the Planning Commission to use good judgment and their desire to keep our city safe and desirable when considering this proposal. The proposed location for the townhome development in an area of single-family homes--with its specific concerns for congestion, traffic, safety, green space, and flooding issues--is not compatible with such a densely populated development. Please reject the proposed Crooks Road Townhomes Development.

# Respectfully,

Brian Bartkowiak, Troy home owner for over 20 years and Troy resident for over 32 years 4278 Lehigh Drive Troy, MI 48098 From: PETER S BEVERIDGE

To: Planning

Cc: <u>saveourneighborhoodtroy@gmail.com</u>

Subject: Planning commission meeting of September 24, 2019 (Opposition to proposed development)

**Date:** Tuesday, September 24, 2019 12:04:01 PM

#### Dear Sirs:

My name is Peter Beveridge and I live on 1139 Fountain Drive, Troy. Fountain Drive intersects with Crooks road just slightly north of the proposed "Crooks Road Townhomes" project. I understand that as part of this proposal, the development will also access Carson Drive, currently a dead end road off of Fountain that has very nice homes.

## WE ARE STRONGLY OPPOSED TO THIS EXCESSIVE OVERDEVELOPMENT!!

We have been residents for over 30 years at our location and strongly oppose the plan to construct 60 townhome units on a very small parcel off of Crooks and in close proximity to our residence and residential subdivision. The proposal is grossly over built, will add significant congestion to Crooks road and out neighboring area, add significant traffic flow to our residential area (there are plenty of children) and disrupt the nature area that provides some relief from the noise and disruption of current excessive volumes of traffic on Crooks Road currently.

This area is single family homes and residences and the proposal is not compatible with that zoning. As I stated above, our residential area has been here for over 30 years and this would greatly disrupt the area, diminish our property values as this is more likely than not add to already congested Crooks Road traffic (inexplicably, there are no traffic lights between Wattles to the south and Long Lake to the north on Crooks Road and traffic volumes and speed are a continual problem).

Additionally, I have attached a couple of pictures of the current parcel in question, 4115 Crooks Road that the Planning Commission will be reviewing tonight. You should note that the owner of the property in question and who is attempting to construct this development has election posters for Mr. Apahidean's campaign for Troy City Council this November. Mr. Apahidean is current member of the Planning Commission and presumably will be reviewing/voting on the proposal.

This is clearly a conflict of interest that the developer is also supporting Mr. Apahidean's campaign for City Council and Mr. Apahidean should recuse himself or not participate at all. This is so obvious a conflict it "begs" the question as to what other influences this developer may be using on any other or additional planning commission members!! I will be attending the meeting tonight to voice my concerns listed above and to also bring this to your attention again.





From: Cheryl Blunden
To: Planning

**Subject:** Re: Crooks road townhomes

**Date:** Tuesday, September 24, 2019 2:29:19 PM

Correction any new development should not exceed 2 stories.

On Tue, Sep 24, 2019 at 1:53 PM Cheryl Blunden < blund4687@gmail.com > wrote:

The following is submitted by Cheryl Blunden 4687 bentley Troy 48098 248-701-3864 - the owner of this home for 26 years and a very concerned citizen. It's not all about developing every available foot of property. It's about using what we have wisely to enhance our community rather than detracting from its very special attributes.

----- Forwarded message -----

From: **Cheryl Blunden** < <u>blund4687@gmail.com</u>>

Date: Tue, Sep 24, 2019 at 1:48 PM Subject: Crooks road townhomes

To: <a href="mailto:planning@troymi.gov">planning@troymi.gov</a>>

I am concerned that the proposed crooks road townhomes for the city's "neighborhood node" at Wattles & Crooks as identified in the city master plan is not the best use of this property. Neighborhood nodes are envisioned to provide moderate density housing to support the need for "middle housing". Instead this plan provides high density housing. The need for more middle housing is best served by developing near transportation. What transportation is provided in this area? The idea that "middle housing" should be placed in walkable (1/2 mile) from shopping is also not met at this location. This site offers nothing that would assume a reduced dependence on automobiles and the need to park such cars. Furthermore I am concerned that this will be only the first of multiple housing initiatives at this site and will add to already too high vehicle volume on both Crooks & Wattles. The development has only a single entrance from Crooks Road. I envision a large increase in Merihill traffic as vehicles enter and exit to Northfield thru that subdivision. Finally this development appears to be modeled after the development at Square Lake & Livernois which does nothing to enhance the esthetics of our community. The townhomes encroach on the roadway, provide virtually no green space and offer nothing pleasing to the eye. I am disappointed that the city is considering this development. Instead I would like to see a much less densely developed community no taller than 3 stories and taking a realistic look at transportation & vehicle usage.

---cheryl ---cheryl

-cheryl

From: MAUREEN CASH
To: Planning

Subject: Proposed Crooks Road Townhomes: Concerns

Date: Monday, September 23, 2019 11:26:34 AM

I am writing the Planning Commission to express profound concerns regarding the proposed Crooks Road Townhomes Development and to register my strong opposition to this proposal.

As a homeowner in the Merihill Acres Subdivision (for over 20 years) who is invested in keeping our neighborhoods safe for the children and families who live here, I believe this development would detrimentally affect our neighborhoods. The proposed development is far too densely populated for its proposed location! **Traffic, parking, and safety would all be detrimentally affected** in this already congested area of Crooks and Wattles. Altering Carson Drive to open it up as a through-street would create serious safety and traffic congestion issues in the area of single-family homes where residents have invested their income to purchase homes in a quiet, family neighborhood. This proposed development would undoubtedly reduce the value of our existing single-family homes. Clearly, the height and population-density of the proposed townhomes is **not compatible with the surrounding single-family homes**. Additionally, the proposed development would likely be mostly rental units (based on data from similar townhomes in Troy) which causes further safety concerns.

Our family is happy to live in Troy and willing to pay the high taxes to reside here based on the character of the area: safe, family-friendly, diverse neighborhoods with a reasonable amount of green space to keep our families enjoying the outdoors, living healthy lifestyles, and appreciating the natural beauty that is being increasingly encroached upon. I have serious concerns that every possible inch of Troy is being built up with no apparent concern for the **dwindling green space** which we need to maintain if Troy is to remain a desirable city for its residents. Big Beaver has increasingly become wall-to-wall restaurants and businesses: a continuous landscape of concrete with heavy traffic and noise all around. I feel as though that concrete giant is now invading our neighborhoods.

Along these lines, the proposed development does not allow for enough open green space for its own occupants' use, not to mention how it would affect those of us currently living here. The proposed development would take a natural area, **destroy its trees and woodlands** (including the lane drain creek), and harm numerous animals, including rabbits and deer. I consider myself a moderate in recognizing the need for balance between respecting nature and building-up; I see this development as showing disregard for the needs of human beings to enjoy a reasonable amount of green space and natural beauty (crucial for both physical and mental health) while also causing incidental harm to other living creatures.

I have other concerns, as well. Our storm sewer is already at capacity with residents suffering from storm water back-ups and flooding on multiple occasions. Add to that this proposed development discharging their own storm water into the lane drain creek, and there will be **further flooding issues**. Furthermore, there is the possible expansion of this development onto the 4095 Crooks Road property that is currently for sale, compounding all of the above problems.

I ask the members of the Planning Commission to use good judgment and

their desire to keep our city safe and desirable when considering this proposal. The proposed location for the townhome development in an area of single-family homes--with its specific concerns for congestion, traffic, safety, green space, and flooding issues--is not compatible with such a densely populated development. Please reject the proposed Crooks Road Townhomes Development.

Respectfully,

Maureen Cash Homeowner 4278 Lehigh Drive Troy, MI 48098 From: I-Chao Chung
To: Planning

Subject: Crooks Road Townhomes, Tollbrook North LLC, 4115 Crooks Rd

**Date:** Monday, September 23, 2019 11:13:59 PM

(Added my name and address)

Dear Planning Commission members,

We heard about the subject proposal with great surprise. We grew up in a big crowded metro area where congestion was norm – traffic, parking, water, electricity, schools. Higher quality of life in Troy attracted us here. We trust you, as our representatives, will prioritize the wellbeing of Troy citizens and preserve their property values, over real estate developer/investor interests and additional property city taxes. We have been good citizens and tax payers. We trust you are good City of Troy planning commission members.

Thanks in advance for your cooperation and duty,

I-Chao Chung

4498 Riverchase Dr, Troy, MI 48098

From: Tony Dworack
To: Planning

Subject: Fwd: Crooks Road Townhomes

**Date:** Monday, September 23, 2019 12:49:57 PM

----- Forwarded message -----

From: **Tony Dworack** < tdworack@gccrisk.com>

Date: Mon, Sep 23, 2019 at 12:47 PM Subject: Crooks Road Townhomes

To: Tony Dworack < ndworack@gmail.com >

I am a resident of "Woodlands" and have been since 1988. I was made aware of the Proposed "Crooks Road Townhomes" Development and feel that it is much too "dense" for the land available & also feel that it would negatively impact the value of the nearby homes which are located in what would be considered an "upscale" location in Troy . I would hope that the Planning Commission would not approve the project or require that it be scaled down considerably both in terms of # of units and height of the structures to no greater than two stories ,

Regards Nelson Dworack

1309 Bradbury Dr

Ph 248-703-4784

--

Tony

From: Joe Finland
To: Planning

Subject: Crooks Road Townhomes

**Date:** Monday, September 23, 2019 8:12:28 PM

## Dear Planning Commissioners,

I'm writing you to voice my concerns over the proposed "Crooks Road Townhomes" on the property located at 4115 Crooks Road. The proposed development as I understand it would convert a single family property into a 60 unit multi-family property. In my opinion, this is an outrageous use of the land. The surrounding area is all single family homes, and there is nothing like the proposed development anywhere nearby.

I have concerns about safety and property values of the surrounding single family homes. The development markets the units as "townhomes", but are they going to turn into rental "apartments" used by transients with no skin in the game? Will the apartments be maintained on par with the surrounding homes, many of which have benefitted from expensive renovations? Where would residents and visitors to the apartments park? Will the existing infrastructure sustain such a high density?

I purchased my home in Troy four years ago, in large part because of the quite and safe neighborhood made up of single family homes. I deliberately avoided areas of high density. I encourage you to vote no the Crooks Road Townhomes.

Thank you for your considerations.

Joseph Finland 4385 Gaylord Dr. Troy, MI 48098

Sent from my iPhone

From: Stephanie Finland
To: Planning

Subject: Crooks Road townhouses

**Date:** Monday, September 23, 2019 11:02:33 PM

# Dear Planning Commissioners,

I'm writing you to voice my concerns over the proposed "Crooks Road Townhomes" on the property located at 4115 Crooks Road. The proposed development as I understand it would convert a single family property into a 60 unit multi-family property. In my opinion, this is an outrageous use of the land. The surrounding area is all single family homes, and there is nothing like the proposed development anywhere nearby.

I have concerns about safety and property values of the surrounding single family homes. The development markets the units as "townhomes", but are they going to turn into rental "apartments" used by transients with no skin in the game? Will the apartments be maintained on par with the surrounding homes, many of which have benefitted from expensive renovations? Where would residents and visitors to the apartments park? Will the existing infrastructure sustain such a high density?

I purchased my home in Troy four years ago, in large part because of the quite and safe neighborhood made up of single family homes. I deliberately avoided areas of high density. I encourage you to vote no the Crooks Road Townhomes.

Thank you for your considerations.

Stephanie Finland 4385 Gaylord Dr Troy, MI 48098 Sent from my iPhone From: John Hart
To: Planning

Subject: 4115 Crooks Rd planned townhouses

Date: Monday, September 23, 2019 11:30:19 AM

I live at 1894 Chatham and rarely have input for the planning commission on proposed development.

# I do have concerns about this proposal:

First, I use the Crooks/Wattles intersection daily and it normally has a great deal of traffic (made even worse with I-75 construction) and have a concern that adding 60 families to that mix would not be helpful. Exiting the units onto Crooks will be difficult since either southbound is backed up to that area or, if the light is green, traffic zooms by at 50 mph.

Second, Troy High and Bemis elementary are both near capacity and adding 60 families is not good. Third, the drawings appear to have no catchment for rain runoff from the roofs and pavement so the drain behind the units would be overloaded.

Thank you for your attention

Sent from Mail for Windows 10

From: <u>Huijun He</u>
To: <u>Planning</u>

Cc: saveourneighborhoodtroy@gmail.com

Subject: Proposed townhome development plan at 4115 Crooks Road

**Date:** Sunday, September 22, 2019 5:00:30 PM

Hello, City Planning Committee,

My name is Angela (Huijun) He. I and my family live on 1347 Fountain Dr., Troy. I am writing to express my concerns for the townhomes to be built at 4115 Crooks Rd.

- 1. Traffic in and out of the neighborhood. Have the City planning committee performed the independent traffic study to evaluate the potential traffic flow increases to nearby neighborhood and people who committing on these two major road to and from work. Especially, between 4pm to 6pm where many residents in my neighborhood would use this entrance only to get their kids to after school program or extra curriculum activities.
- 2. number of students added to Bemis, Boulan and Troy high, how school district will handle this? Have the planning board talked to the school district regarding the capacity of new students? What is the schools opinion? The current class is already super crowded. 27 students in my 3rd grader's class. Because the class size, the teacher is heavily relied on class parent's help. Some troy high students have to eat their lunch in hall way or outside court yard. what about the impact to the quality of the education? school bus arrangement, etc. If not already done so, I urge the committee speak to the school district to address these issues before making any decision.
- 3. Flood issue. have planning committee initiated a independent study for the impact to the area storm water? My basement was flooded three years ago. We all know that climate change has brought us many dramatic weather related disasters in recent years. However, our sewer system was built many years ago. When City makes decision, have they considered the impact to the storm water system for next 20 years? We want to hear what experts say.
- 4. Single house value will be decreased. What about the retirees living in this neighborhood? They plan to sell their houses in next 5 or 10 years. are we taking the retirement income away and giving it to the developer?

I would like to voice my con	incerns in the meeting. Please reserv	'e me a spot to talk.
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Thank you.

 From: Michael Ienna
To: Planning
Cc: Tina Ienna

Subject: Proposed Crooks Road Townhomes

Date: Monday, September 23, 2019 9:47:01 PM

## Planning Commission,

We are residents of Troy, 4461 Hycliffe Drive, We are not in favor of the Townhome development on Crooks Rd north of Wattle being considered.

Our city is filled with vacant land of demolished-buildings for these types of developments and we do not need to build 3 story housing within residential neighborhoods.

Let's keep the few remaining trees and natural land that we have left.

Michael Ienna

Mike - Sent from my iPhone

From: Bill Johnson
To: Planning

Subject: Crooks Road Townhomes

**Date:** Tuesday, September 24, 2019 10:07:17 AM

The current plan for Townhomes on Crooks Road is unacceptable from this resident of Merihill Acres. As a long term resident of Troy I object to the density of this development as it does not reflect the character of what is primarily a single home neighborhood.

These 3 story rental townhomes are not compatible with single home residences.

I have traffic, parking and open green space concerns about this development.

I do not want Crooks to start looking like Rochester Road and lose the character that I thought the planning commission is supposed to protect.

I have lived in Troy since 1985 and can accept change and development, but this development is untenable to me.

Bill Johnson 4506 Hycliffe Troy,MI

(248 925-9696)

Sent from my iPad

From: Thomas Jones
To: Planning
Subject: 17 & Wattles

Date: Tuesday, September 24, 2019 9:54:47 AM

It is very disturbing to think that Troy would allow a complex of townhouses that would tower over the existing homes in connected sub-divisions.

These areas contain very nice homes that were purchased by people who believed the City of Troy would respect the surrounding area and conform any projects to the area.

If the builder was to build is;ngle family homes, this would be understandable.

Also, the idea of opening Carson St. is truly unbelievable. This would allow traffic to "cut thru" to Coolidge, Crooks and Troy High School. This would became a dangerous situation for children walking to school, playing in the neighborhood and a danger to adults. These streets were not designed to be major roads.

Please Do Not, approve this plan.

Thank you,

Thomas Jones 1203 Fountain Troy, MI 48098

jones5j@yahoo.com

From: djonesy3@yahoo.com

To: Planning

**Subject:** Crooks road townhomes

Date: Tuesday, September 24, 2019 3:26:57 PM

I am very disturbed after hearing there is a proposal to build a 60 unit, three story townhouses on the corner of Wattles and Crooks! I have always felt Troy is overbuilding but to have such a large development on the corner will definitely affect our property values living in the surrounding neighborhoods. We did not move here to be surrounded by three story buildings! The proposal will also give access to our neighborhood streets in order to cut through traffic, destroy the natural woodlands and add to the congestion of the main roads. I am truly saddened to see Troy considering this proposal. We have a number of out of city friends who continually comment on how Troy is over developed. Please consider those of us who live here and have invested in our home and neighborhoods. Respectfully,

Debbie Jones 1203 Fountain Drive Djonesy3@ yahoo.com Sent from my iPad From: wang zhao
To: Planning

Subject: Re: Against crooks road townhouse in troy Date: Monday, September 23, 2019 3:31:21 PM

hi

The household is

Li Yang my husband and I zhaohui wang Address:908 Portsmouth driver troymi 48084

We are against the townhouse for the traffic and safety, fire, flood Thank you

joy wang

# 发**自我的** iPhone

>在 2019年9月23日,下午3:21,wang zhao <wangzh25@yahoo.com> 写道:

>

> Hi sir or Madam

>

- > My name is Joy wang .I am a resident in troy. Live in 908 Portsmouth drive troy.very near the location for this townhouse address.
- > It's really dangerous to build townhouse here for that cross road side.the parking lot,traffic,fire and so on.
- > Pls don't do that and thank you.
- > Joy wang

>

> 发**自我的** iPhone

From: R K
To: Planning

Subject: Proposed development of the townhouse project at 4115 Crooks Road

**Date:** Tuesday, September 24, 2019 3:10:46 PM

Dear Planning Council,

From:

Raghav Kashi 4420 Cahill Dr Troy, 48098

I am a current resident of Merihill acres subdivision I am AGAINST the proposed development of the townhouse project at 4115 Crooks Road. Some of my concerns are as follows

- Traffic, parking, and safety, in the already congested area of Crooks and Wattles Roads and this development, will add more load to this road and junction
- There might be not enough guest parking in the development:
- Density & Height the proposed townhomes are not compatible with the surrounding single-family homes which have been here for decades
- Altering Carson Drive to provide access from the proposed townhomes would change the landscape and character of this long-standing neighborhood.
- Increase in Pedestrian traffic through the Emergency Vehicle Access (EVA) into Carson Drive and the surrounding neighborhoods.
- Destruction of trees and woodlands, including Lane Drain creek, will be harmful to many animals, including the rabbits & deer.
- That the development doesn't have enough open Green Space for occupant's use.
- Increase to the storm sewer, which is already at capacity. Stormwater already shoots out of the drain like a geyser when there's a very heavy rain & Carson residents have had stormwater back-ups in their homes on multiple occasions.
- That the development will discharge their stormwater into the Lane Drain creek & impact the existing flooding.
- That the development will be mostly rental units. This is a safety & health concern. (Concern is based on other similar 3-Story Townhome developments in Troy where the NON-Owner Occupied total is as high as 70%)
- Possible Expansion of Townhome Development onto the 4095 Crooks Rd. property that is currently for sale, causing another EVA into Penrose Dr.
- Reduction in the value to our existing Single-Family. homes.

I hope you listen to the valid concerns made by the residents of this community and city and do what is good for everyone. We have already lost so much of green space in terms of treelines for new sub division that are coming at every corner. We dont want another heavy occupancy neighbourhood pop up in our serene community.

Thanks

Raghav Kashi

From: <u>ekobylak</u>
To: <u>Planning</u>

**Subject:** Crooks Road Townhomes

**Date:** Monday, September 23, 2019 4:55:47 PM

As residents of Troy since 1978, we are strongly opposed to this development proposal. It is too tall, too densely populated, and not in keeping with the current character and appearance of the area.

Lester and Elizabeth Kobylak 1938 Canary Ct. Troy, MI. 48084

Sent from my T-Mobile 4G LTE Device

From: Konitsney, W.
To: Planning

Subject: proposed Crooks Road Townhouses located at 4115 Crooks Road

**Date:** Tuesday, September 24, 2019 2:47:23 PM

# Dear Planning Commission,

We are residents of Troy at 4602 Cahill Drive, which is located in Merihill Acres subdivision near the proposed Crooks Road Townhouse development.

As currently designed this proposal would open Carson Drive, which is currently a dead end street.

Opening this street would add a minimum of 60-120 vehicles travelling thru our neighborhood assuming 1-2 vehicles per unit.

Our neighborhood has gone thru a transition of many original owners selling to new families with young children.

This increased traffic will add to the risk of injury to children playing.

Adding additional Townhouses will continue the deterioration of the Green Space in Troy.

Trees and wildlife bring beauty to our city.

Bemis Elementary, Boulan Park Middle School and Troy High are already very crowded.

How would this development impact our schools.

Troy has numerous rental properties available including Somerset Park, Village Green, Troy Place, Canterbury Square, Three Oaks, Rochester Villas, and Amber Creek to name a few.

Why does the City of Troy need more rental units.

Sincerely,

Bill and Dawn Konitsney 4602 Cahill Drive Troy, MI 48098 From: vimal kumar
To: Planning

Subject: Proposed development of the townhouse project at 4115 Crooks Road

**Date:** Tuesday, September 24, 2019 3:34:42 PM

Vimal Kumar 1356 Fountain Drive, Troy, MI 48098

Dear Sir / Madam.

I am a current resident of Merihill Acres subdivision. I am AGAINST the proposed development of the townhouse project at 4115 Crooks Road.

Some of my concerns are as follows

- Traffic, parking, and safety, in the already congested area of Crooks and Wattles Roads
- Not enough guest parking in the development:
- Density & Height of the proposed Townhomes is not compatible with the surrounding single-family homes.
- Altering Carson Drive to provide access from the proposed Townhomes would change the landscape and character of this long-standing neighborhood.
- Increase in Pedestrian traffic through the Emergency Vehicle Access (EVA) into Carson Drive and the surrounding neighborhoods.
- That the EVA to Carson Dr. will open-up, creating a through street.
- Destruction of trees and woodlands, including Lane Drain creek will be harmful to many animals, including the rabbits & deer.
- That the development doesn't have enough open Green Space for occupant's use.
- Increase to storm sewer, which is already at capacity. Storm water already shoots out of the drain like a geyser when there's a very heavy rain & Carson residents have had storm water back-ups in their homes on multiple occasions.
- That the development will discharge their storm water into the Lane Drain creek & impact the existing flooding.
- That the development will be mostly rental units. This is a safety & health concern. (Concern is based on other similar 3-Story Townhome developments in Troy where the NON-Owner Occupied total is as high as 70%)
- Possible Expansion of Townhome Development onto the 4095 Crooks Rd. property that is currently for sale, causing another EVA into Penrose Dr.
- Reduction in the value to our existing Single-Family. homes.

Yours Sincerely,

**Vimal Kumar** 

From: <u>Barbara Lepri</u>
To: <u>Planning</u>

Subject: Proposed townhomes development on Crooks Road

Date: Monday, September 23, 2019 11:09:10 AM

As a resident of Merihill Acres subdivision adjacent to the proposed development, I am appalled that the city would even consider approving this plan. The high density and totally unattractive appearance is, to say the least, going to change the entire area. You have two very nice neighborhoods which will be negatively impacted, both in density, overburdening of sewers, and added traffic congestion. Somehow Troy is becoming a community of everincreasing multiple family dwellings. As a 51-year resident of Troy, I am saddened to see this.

Barbara Lepri 4532 Whisper Way Dr. From: Dongxu Li
To: Planning

Subject: Regarding the proposed "crooks road townhomes"

Date: Tuesday, September 24, 2019 11:57:42 AM

# To whom it may concern

I and people in my neighborhood just came to be aware of this proposal. We are very concerned about this project and the impact it will have on our quiet and safe community. It will certainly change our neighborhoods, impact the school quality and people's daily life here in the northwest Troy, which has always attracted many highly educated families and professionals. The proposed construction is against our interest and the long term benefit and well beings of the people living here.

Thank you for your attention to this matter. Let's work together to make troy a better place to live.

Sincerely Yours,

Dongxu Li 1300 Rothwell Dr. Troy, MI 48084 From: Yi Maggie Guo
To: Planning

Subject: Crooks Road Townhomes

Date: Tuesday, September 24, 2019 9:52:50 AM

To whom it may concern,

As a resident in Troy, I would like to express my concern in regard the proposed construction of Crooks Road Townhomes.

Troy is a beautiful city with its ample green space. However it has changed in the last few years. Many constructions have eaten up pockets of tiny wooded areas.

Traffic around Troy, especially the area of Crooks and Big Beaver, is very congested already. Our schools, Bemis and Boulan Park are very crowded.

The proposed construction will only make things worse.

Thank you for your attention.

Maggie

=======

Yi Maggie Guo Cell: 1-248-635-0486 1192 Provincial Dr. Troy, MI 48084.

Yi Maggie Guo

Cell: 1-248-635-0486

 From:
 boots2344

 To:
 Planning

**Subject**: Crooks Road Townhomes

**Date:** Monday, September 23, 2019 6:59:04 PM

I am opposed to the Crooks Road Townhomes development. Density & Height of proposed townhomes not compatible with the surrounding single-family homes. Opening Carson Dr. will increase traffic in Merihill Acres subdivision and will cause a reduction in the value of our homes.

Nancy Mayes

1310 Fountain Drive

Sent from my Verizon Wireless 4G LTE smartphone

From: Mary Michaels
To: Planning

**Subject:** Townhome Development

Date: Monday, September 23, 2019 7:52:14 PM

# Troy Planning Commission,

I would like to voice my concern about the proposed building of townhomes on Crooks north of Wattles. I am surprised that 60 units would be allowable on less than 3 acres! The traffic is already very congested during rush hours, and when there is construction. Of course I realize that something eventually would be built there, but 60 units really seems to be way too many people, cars, and students for that small of an area. The property values in my subdivision, Merrihill Acres will surely be adversely affected and I am also sure that that fact will not be reflected in the ridiculously high tax bill I pay.

Please don't approve of this project. It just does not fit into this residential area but rather belongs in with commercial enterprises.

I hope the voices of the people in the neighborhood are heeded and this project is rejected.

Thank you, Mary Michaels 4535 Hycliffe Dr. Troy, MI 48098

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I will praise You forever for what You have done; in Your name I will hope, for Your name is good. Psalm 51:9

From: Jim Murray
To: Planning

Subject: Crooks Road Townhomes (Tollbrook North LLC)

Date: Tuesday, September 24, 2019 12:18:54 PM

Dear Troy Planning Commission Members,

My wife and I would like to express our concerns about the proposed subject development and that we are both against the current proposal.

Following are some of our concerns:

- -Traffic congestion along Crooks and Wattles roads and at the Crooks/Wattles intersection that has already been exacerbated due to the city allowing the 7/11 store to be built.
- -Additional potential for car crashes at the Crooks and Wattles intersection.
- -Height of the proposed development compared to existing single family homes.
- -Loss of trees and wildlife habitat.
- -Noise pollution levels that continue to increase in our area. (due to loss of habitat and increase in motor vehicle traffic).
- -Safety concerns for area residents due to potential issues with transient population and guests coming and going.
- -Potential for increased pedestrian traffic and increased safety issues from outside of our subdivision.
- -Potential for decreasing the value of existing family homes for all the reasons mentioned above.

#### Sincerely

James and Sharon Murray
Woodlands Subdivision
1267 Bradbury Dr.
Email:qualimotive@teleweb.net
Cell:248-761-7490

From: <u>Lisa</u>
To: <u>Planning</u>

Subject: Crooks Townhouses

Date: Tuesday, September 24, 2019 5:46:58 PM

Please vote against the three story townhomes.

This is a family neighborhood.

Three stories with no parking - it's a ridiculous proposal!!

How about a one or two story condo complex with two to three car garages.

It should equal or be greater than its surrounding neighborhood.

Please tell them to go back to the drawing board for a win-win compromise!

Thank you

\_\_\_\_\_

Lisa Paglino

From: Billie Papasifakis
To: Planning

Subject: Crooks Road TownHomes

**Date:** Monday, September 23, 2019 4:17:49 PM

#### Dear Planning Committee,

We live on Fountain Drive just west of Carson Drive in the Merihill Acres Subdivision.

We are planning to attend the Troy Planning Commission hearing on Tuesday, September 24th. We were one of the first six homes to build in the subdivision 38 years ago. We have watched this neighborhood and neighboring area grow over the previous years.

Crooks Road has become very congested with an immense amount of traffic and the street we live on Fountain Drive has been a thoroughfare for autos that want to drive from Crooks to either Long Lake, Northfield Parkway or Coolidge. I have been the victim of a hit and run accident right at the corner of Fountain and Crooks Road with one of those individuals in a hurry and is using Fountain Drive to cut across Troy streets.

With the proposal on your agenda to build 60 townhouses at Crooks and Wattles with opening up Carson Road from Wattles to Fountain will only bring additional cross traffic into our subdivision, specifically onto Fountain Drive. Our subdivision has progressed over the last 38 years from when my children were young to a subdivision of families, then to a more mature community of families and to currently a community of families with small children again.

It is not in the best interest of these small children and our subdivision of families to build these townhomes and to specifically open Carson up to to enable access from these townhomes. Please make careful consideration in your decision!

Regards, Dr. And Mrs. Emmanuel Papasifakis 1219 Fountain Drive Troy, MI 48098

Sent from my iPad

From: Niranjan Patel
To: Planning

Subject: Townhouse project at 4115 Crooks Road

Date: Tuesday, September 24, 2019 2:21:53 AM

Name: Niranjan and Bhavna Patel

Address: 4337 Gaylord drive, Troy, Mi, 48098

I am a current resident of Merihill acres subdivision I am AGAINST the proposed development of the townhouse project at 4115 Crooks Road. Some of my concerns are as follows

- Traffic, parking, and safety, in the already congested area of Crooks and Wattles Roads
- Not enough guest parking in the development:
- Density & Height o~ the proposed townhomes is not compatible wrth the surrounding single-family homes.
- Altering Carson Drive to provide access from the proposed townhames would change the landscape and character of this long-standing neighborhood.
- Increase in Pedestrian traffic through the Emergency Vehicle Access (EVA) into Carson Drive and the surrounding neighborhoods.
- That the EVA to Carson Dr. will open-up, creating a through street.
- Destruction of trees and woodlands, including Lane Drain creek will be harmful to many animals, including the rabbits & deer.
- That the development doesn't have enough open Green Space for occupant's use.
- Increase to storm sewer, which is already at capacity. Storm water already shoots out of the drain like a geyser when there's a very heavy rain & Carson residents have had storm water back-ups in their homes on multiple occasions.
- That the development will discharge their storm water into the Lane Drain creek & impact the existing flooding.
- That the development will be mostly rental units. This is a safety & health concern. (Concern is based on other similar 3-Story Townhome developments in Troy where the NON-Owner Occupied total is as high as 70%)
- Possible Expansion of Townhome Development onto the 4095 Crooks Rd. property that is currently for sale, causing another EVA into Penrose Dr.
- Reduction in the value to our existing Single-Family, homes.

Thanks Niranjan Patel From: <u>Jennifer Patton</u>
To: <u>Planning</u>

Subject: Proposed Crooks Road Townhomes

Date: Tuesday, September 24, 2019 1:00:11 PM

Dear Members of the Troy Planning Commission,

Thank you for your dedication to the City of Troy. We appreciate the time you put in as volunteers for our city.

We have lived at 1417 Fountain Drive for the past twenty-two years. We love our neighborhood of single-family homes. We are strongly opposed to the building of townhomes on Crooks Road north of Wattles.

We have several concerns about this project. First of all, they will stick out like a sore thumb. Every other building in the neighborhood is either one or two stories tall. We are a well established neighborhood of single-family homes. The area will be densely populated and will change the character of our neighborhood.

Secondly, we are concerned about the infrastructure of the area. We have had two power outages in the past few months that weren't related to storms. We are also concerned about the storm sewers. Over the years we have seen the retaining pond behind Carson and Fountain fill up several times. We understand some of our neighbors on Carson have had water problems in their basements. Large buildings with many units will put more stress on the infrastructure.

Thirdly, we are concerned about the amount of traffic that will be added to our neighborhood. Cars will cut through to get to the high school and other areas. Our neighborhood's population is turning over. We have many new families with young children. We live close to the curve of Fountain and Gaylord. We already have cars that speed around the curve and put several children in peril. We are very concerned about the safety of our neighborhood.

Thank you for considering our concerns. We are strongly opposed to the Crooks townhomes.

Sincerely,

Larry and Jennifer Patton

1417 Fountain Drive Troy, MI 48098

Sent from my iPad

From: Kyra Yang
To: Planning

Subject: Against the Crooks Rd Townhouses!

Date: Tuesday, September 24, 2019 11:55:10 AM

Hi, dear officer,

My name is Waiting Peng. I lived in barnes Ct near the E wattles Rd. I heard about the planning commission hearing will be held today. I can't come but still want to email you and resist this plan.

- (1) The townhouse as planned, is very much incompatible with the existing single-family home community in this neighborhood developed mainly in the 1980s, and could potentially reduce the attractiveness and value of all existing homes in this area to potential buyers.
- (2) The proposed townhouse substantially reduces the amount of trees/wood land area and threatens local animals. These homeless animals including coyote and deers, have to migrate around and cause more inconvenience and even damage to the existing neighborhood. Eco-system will be damaged due to the homeless animal migration too.
- (3) The substantially increased number of residents from the proposed townhouse can hurt the quality of our school district, which can further exacerbate the fierce competition/huge pressure faced by our kids in the existing neighborhood, and make our school district less attractive.
- (4) The substantially increased number of residents from the proposed townhouse add more pressure to the existing traffic, flooding/sewer system, and common area/facility shared by the community.

Hope you will consider our opinion. Thank you so much.

Best regards, Waiting Peng From: <u>Dan Raubinger</u>

To: <u>Planning</u>; <u>Brent Savidant</u>

Subject: Crooks Road Town Homes - Inconsistent with Troy Master Plan

**Date:** Thursday, September 19, 2019 12:01:48 PM

### City of Troy Planning Commission Members,

You will see next week a development proposal located in the Crooks/Wattles Neighborhood Node. Multiple facets of this proposal are inconsistent with our Troy Master Plan.

- 1. There are 21 unique Neighborhood Nodes with detailed uses in the Troy Master Plan.
  - Broadly, 'These Economic Neighborhood nodes are destinations that draw people, visually distinguished from the balance of corridor strips through greater density and scale. Variation in building height will often be used to separate the node from the surrounding area, but will not be so extreme as to visually overpower abutting neighborhoods.' This is an obvious conflict with SP-1922.
  - The SP-1922 development proposal does not embrace the 'primary intended use and character of the Neighborhood Node' for the Crooks/Wattles node (p.79).
    - Development at this location should be *low-impact* and provide a high benefit to the neighborhood *using the least amount of land*. Compact, walkable mixed use development with a combination of uses serving the immediate surroundings would be an ideal fit. Integrated compact development which would allow a user to park once and meet several daily needs would be a positive contribution to the node. The City also recognizes that expansion of the White Chapel Cemetery into the northeast corner of this node would be appropriate.'
    - There is nothing low-impact in the proposed development. Sixty units crammed into a total of eight, 40-foot tall buildings 10 feet apart on a parcel less than three acres is not subtle.
- 2. Suggested neighborhood node site design attributes are largely unmet.
  - 'Buildings should be separated from the right-of-way line by a landscaped greenbelt, one lane of off-street parking or a pedestrian walk, or a combination of these.' A 5-foot perimeter sidewalk is all that is planned.
  - 'Flexible use of space allowing modest outdoor gathering spaces, such as plazas, will be encouraged.' There is no gathering space in the site plan.
- 3. Building design attributes are not met.
  - 'Buildings should be between two and three stories, although one–story structures accommodating gas stations or other special situations may be permitted.' SP-1922 proposes 3 and 1/2 story construction.
- 4. The site proposal better fits the High Density Residential classification typical in the Maple Road corridor. See Troy Master Plan p. 83-84. This is inconsistent with any Neighborhood Node.

For these reasons and others to be detailed at the Planning Commission meeting on September 24th the Woodlands of Troy Homeowners' Association Board of Directors recommends this proposal be tabled pending substantial modification.

Respectfully submitted,

Daniel F. Raubinger President, Board of Directors Woodlands of Troy Homeowners' Association From: Zachary Reed
To: Planning

Subject: The Crooks Road Townhomes

**Date:** Tuesday, September 24, 2019 12:50:10 PM

#### Good afternoon,

I would like to voice my opposition and concern over the proposed development at Wattles and Crooks, the Crooks Road Townhomes.

My family and I live one street north of Wattles off of Crooks. The traffic density in the area is horrible as it is. If we add condensed housing instead of single family homes, it will get exponentially worse. People cut through my street (Fountain Drive) to bypass that intersection to get to Northfield Parkway. My wife and I started our family here and people speed through our street. This concerns me as I have small children that will be riding their bikes and playing.

If the proposed development is approved, our street will become a main artery for people to cut through. My children's safety is of upmost concern for me, this frightens me if this is approved. More people cutting through. More people distracted staring at their phones while driving. Please do no approve this development. Please keep this area single family homes.

Thank you for your time in this matter.

Respectfully,

Zachary and Sara Reed 1395 Fountain Drive Troy From: Kristi Roncelli
To: Planning

Subject: Crooks Road townhouses

Date: Tuesday, September 24, 2019 6:27:54 PM

#### Dear Planning Commissioners,

I'm writing you to voice my concerns over the proposed "Crooks Road Townhomes" on the property located at 4115 Crooks Road. The proposed development as I understand it would convert a single family property into a 60 unit THREE story high multi-family property, on less than two buidable acres. In my opinion, this is an outrageous use of the land. The surrounding area is all single family homes, and there is nothing like the proposed development anywhere nearby.

I have concerns about the safety health and welfare of the area of surrounding single family homes. The development markets the units as "townhomes", but are they going to turn into rental "apartments" used by transients with no skin in the game? Will the apartments be maintained on par with the surrounding homes, many of which have benefitted from expensive renovations? What about the trees and greenspace? Where would residents and visitors to the apartments park? I imagine parking will spill over into the Merihill Acres subdivision and in particular Carson Drive (technically Woodlands Sub). Will the existing infrastructure sustain such a high density? With 60 units traffic will increase down Fountain Drive and Gaylord/Lehigh with the many new residents cutting through to access Northfield Parkway and Troy High School.

I purchased my home in Troy in 2005, in large part because of the quiet and safe neighborhood made up of single family homes. I deliberately avoided areas of high density. Had I known the master plan was being changed in 2008 to re-zone these single family homes I would have voiced opposition back then. I encourage you to vote no the Crooks Road Townhomes. The owner/developer needs to come up with a plan that is a better fit for this single family home neighborhood.

Thank you for your considerations.

Kristi Roncelli 1449 Fountain Dr. Troy, MI 48098 From: <u>David Rusing</u>
To: <u>Planning</u>

Subject: Proposed Crooks Road Townhomes

Date: Monday, September 23, 2019 1:45:56 PM

# Dear Madam or Sir,

I am very concerned and I am not in support of a proposal to develop 60 townhome units located at 4115 Crooks Road.

This plan to open a mult-unit in my neighborhood will increase congestion in my neighborhood and adversely affect our property values.

Please reconsider this proposed development.

Regards, David and Claudette Rusing 1425 Bradbury Troy, Michigan 48098 
 From:
 Ken Schack

 To:
 Planning

 Cc:
 amgcnm@aol.com

Subject: Crooks Road Townhomes Development

Date: Monday, September 23, 2019 9:45:45 AM

I am a resident of Merihills Subdivision which is adjacent to the proposed Crooks Townhomes Development and will be attending the Planning Commission Hearing this week on Tuesday (9/24) at 7 pm.

I am not opposed to development in general but this development located and possibly linked to the long established single family home subdivision does not make sense to me. The subdivision is filled with families including young families with children and senior families. The proposed **townhouses** (that is what these are, let's stop calling them homes) will target a different market including renters and empty nesting adults. There will be some young families as it is apparent that our location being close to elementary, middle and high schools is in high demand for families with school age children. Surely some of these will be interested in the townhouses which is a good thing. Some seniors may also be interested. However, this does not make the location of the townhouses and connection through Carson the right thing to do.

### The following is a list of my concerns:

- 1. High density of the townhouses will put additional traffic burden on the streets of the subdivision that were not as not designed for.
- 2. Higher traffic levels on Crooks has already created additional traffic overflow on the streets within the sub as people seek to cut through to avoid traffic jams.
- 3. The proposed connection through Carson would surely direct significantly additional traffic from the high density townhouses though the Merihills neighborhood as cars other outlets other than Crooks.
- 4. Attempting to exit the Merihills sub today onto Crooks has become very challenging due to increased traffic on Crooks and location between poorly timed traffic lights at Wattles and Long Lake. It has become high risk to exit the sub using Crooks. This will certainly be an issue with the townhouse residents forcing them to use the Carson option. I have been almost hit while cutting my lawn by cars speeding through the subdivision using Lehigh Drive.
- 5. Cars cutting through the Merihills sub ultimately exit at Durand and Northfield parkway which is already considered a dangerous partially blind intersection. The other option empties in front of the Troy High School where a student was struck a year ago.
- 6. A traffic light on Crooks either at the townhouses or at Crooks and Byron or Fountain will surely be needed. This will further jam traffic on Crooks.
- 7. The high density townhouses will located next to the single homes will affect the property values of the single homes. I have seen this in other Troy neighborhoods. I would propose that the developer extend Carson only if additional single home residences are built. This is consistent with the original area plan.

A resident of Troy for essentially my entire life, I have seen all the change. This proposal of placing

high density next ot and connected to single home residences is not consistent with Troy values.

Thank you, see at the hearing.

Ken Schack 4459 Lehigh Drive Troy, MI 48098 Cell: 248-709-0430 From: Cheryl A. Schmelzle

To: Planning

Subject:Crooks Road Townhome development opinionDate:Monday, September 23, 2019 10:14:35 AM

I have been a Troy resident for over 36 years in the Merrill Hill Acres sub.

In my opinion, 3 story townhomes are an eyesore, totally ruin our skyscrape and are totally inappropriate in the Troy city plan, anywhere. The Square Lake and Livernois townhomes are an eyesore, look crammed in and there are no green spaces. This is not the City Planning that has been during the initial growing years. I am truly disappointed. I moved my office from Big Beaver and Livernois because of all the congestion, traffic and nonsense restaurants going in. I am now at Long Lake and Crooks and hope you do not over build this area too. In 1981 when we build our home in Troy in the middle of a long recession, we picked Troy over Rochester because of the larger lots and abundant green spaces and parks etc. Please don't jam up Troy with over tall townhomes, tall eyesore public storage, big ugly signs and no green spaces in developments. We need to conserve our trees too. 60 families living on 2 acres is too many and to put a rental property in the middle of a residential community is not the Troy planning I have come to love and appreciate.

Please make them 2 stories and cut down the number of units at a minimum.

Thank you for your consideration.

Please include this with the meeting opinions on 9/24/19.

Cheryl A. Schmelzle 4338 Gaylord Dr Troy, MI 48098 From: Fabrice Smieliauskas

To: Planning

Subject: Crooks Road Townhomes 9/24/19 Planning Commission Hearing

**Date:** Monday, September 23, 2019 8:28:46 PM

#### Hello,

I am hearing concerns expressed by Troy neighbors that the Tollbrook North LLC development at 4115 Crooks Road will detrimentally affect our neighborhood and should be opposed.

Our city should not fall prey to NIMBYism (Not In My Back Yardism) like this, and we should call out these participants which are which are always well represented at planning hearings for what they are: special interests. Planning decisions should never be taken in the interests of existing residents only; the benefits for future potential residents must also be considered.

We have created a jewel of a school system that is only open to families who can afford the price of admission to our rapidly appreciating detached home neighborhoods. Equal opportunity demands that we create more affordable living arrangements for young families of all income levels who want to join our schools.

Beyond this, the current exclusive single-family home zoning in the Boulan Park area is a legacy of past failed development strategies that have created square miles of unwalkable, automobile-necessary and residential-only blocks with little street vitality or commerce. We must move towards denser mixed use developments with access to public transit - more similar to the blocks around the Somerset Collection with connection to the FAST bus line, to the area around the Troy Amtrak station, and to cities like Royal Oak.

Crooks Road Townhomes seems like a step in the right direction on both of these fronts.

Fabrice Smieliauskas 4607 Lehigh Drive, Troy.

From: Sunny Sun To: Planning

Subject: Objection to Crooks Road Townhouses!

Date: Tuesday, September 24, 2019 6:54:27 PM

To whom it may concern,

I am writing to express my serious concern on the proposed "Crooks Road Townhouses" located at the crossing of Crooks and W Wattles Rd.

I am currently living in Birch Run Dr., my purchasing for a single family house is to create a better environment for my kids in middle school. However, the proposed townhouse development will significantly drag down the living quality of the neighborhood, due to increased traffic with through street, destruction of trees and landscaping including lane drain creek, enhanced burden for the storm sewer. **This development is very much unfair for the homeowners in the neighborhood.** It seems that those residents bought first-class tickets but will be seated in economy cabin.

In the nation wide, housing market has stepped in the downturn cycle. The housing price in recently months has experiences considerable depreciation, while the close neighboring communities with Troy High School, such as Merihill Acres and Woodlands, still demonstrated a robust market performance. These core sections have been functioned as the benchmark for the overall housing market in Troy. With the proposed "Crooks Road Townhouses" landed in Merihill Acres and potentially expanded in Woodlands, the housing price depreciation may be inevitable. This may bring about a widely spreading depreciation in the western Troy housing market.

The housing market price downtown in the future years will significantly lower down the property tax collection, and then destabilize the financial stability of the local government as well as the neighboring school system. For the interests of property tax payers, neighboring schools, and local government as well, it will be a quite short-sighted decision to proceed the proposed "Crooks Road Townhouses". Therefore, I hereby express my strongest objection to this proposal.

Jinlei Sun

Resident: 4322 Birch Run Dr., email: sunnysilgmail.com

--

Sunny Sun 248-817-9636 From: <u>Suresh Gopalakrishnan</u>

To: Planning

Cc: <u>Suresh Gopalakrishnan; suresh.gkrish@gmail.com</u>

Subject: Regarding the proposed development of the townhouse project at 4115 Crooks Road

**Date:** Tuesday, September 24, 2019 3:20:17 PM

Dear Sir/Madam:

Name: Suresh Gopalakrishnan

Address: 4607 Cahill Dr, Troy, MI-48098

I am a current resident of Merihill acres subdivision I am AGAINST the proposed development of the townhouse project at 4115 Crooks Road. Some of my concerns are as follows

- Traffic, parking, and safety, in the already congested area of Crooks and Wattles Roads
- Not enough guest parking in the development:
- Density & Height of the proposed townhomes is not compatible with the surrounding single-family homes.
- Altering Carson Drive to provide access from the proposed townhomes would change the landscape and character of this long-standing neighborhood.
- Increase in Pedestrian traffic through the Emergency Vehicle Access (EVA) into Carson Drive and the surrounding neighborhoods.
- That the EVA to Carson Dr. will open-up, creating a through street.
- Destruction of trees and woodlands, including Lane Drain creek will be harmful to many animals, including the rabbits & deer.
- That the development doesn't have enough open Green Space for occupant's use.
- Increase to storm sewer, which is already at capacity. Storm water already shoots out of the drain like a geyser when there's a very heavy rain & Carson residents have had storm water back-ups in their homes on multiple occasions.
- That the development will discharge their storm water into the Lane Drain creek & impact the existing flooding.
- That the development will be mostly rental units. This is a safety & health concern. (Concern is based on other similar 3-Story Townhome developments in Troy where the NON-Owner Occupied total is as high as 70%) Possible Expansion of Townhome Development onto the 4095 Crooks Rd. property that is currently for sale, causing another EVA into Penrose Dr.
- Reduction in the value to our existing Single-Family. homes.

Regards,		
Suresh		

Suresh Gopalakrishnan, Electric Drives and Power Electronics Systems Group Propulsion Systems Research Lab, GM R&D Center 30500 Mound Rd, Dock-7 Mail Stop: 480-106-RE3 Warren, MI-48090 Ph.no: 001-248-807-3779

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From: <u>Don Szachta</u>
To: <u>Planning</u>

Subject: Crooks Road Townhouses

**Date:** Monday, September 23, 2019 9:16:17 AM

I am a resident in Merrill Acres since July of 1985. My name is Donald Szachta at 4348 Cahill Dr. Our family is strongly apposed to this Townhome development. The design of all of these Townhomes are in sightly because of their height and size. The proposal to extend Carson Dr into this area would add noise and excessive traffic to our main sub entrance on Fountain Dr. and Carson. This is only a benefit to the developer not to the city and residents. Our city is being overdeveloped with retail and restaurants and squeezing these type of developments into small areas. We need some housing for seniors like ourselves. Please listen to the citizens in Troy not just the developers and builders.

Thank You,

Donald & Karen Szachta,

Sent from my iPad

From: Fred Tarazi
To: Planning

Subject: Crooks Road Townhomes

Date: Tuesday, September 24, 2019 9:14:43 AM

To whom it may concern...

I have lived in Troy for more than 30 years and have lived on both the East and the West side of the city. I love this city, but I am finding it harder and harder to justify the actions of both the City Council and the Planning department. I live off Crooks, North of Wattles and I do oppose the new proposed Townhomes and the continuing over development of our city.

All of the new developments that too place on Crooks, in the last five years, created havoc on our traffic and the quality of our lives in this beautiful city. Not only it is hard just to get on and off Crooks, but the noise level continues to increase. I feel like the City Council has started to overreach its authority and has not effectively managed our beloved City.

We used to be a bedroom community, but not anymore. We used to have quiet neighborhoods, but not anymore. We used to have less accidents and traffic, but not anymore. This new project is going to add more stress to an already saturated infrastructure. We, as a community in Troy, need to take the time to rethink how we want to continue fostering the growth of our City, without having to continue building in an already rapidly filling area. If we continue this path, the future of our City does not look good.

My question, is what are you doing to my City???

Stop this madness.

Thanks.

Fres Tarazi 4388 Cahill

Sent from Yahoo Mail for iPhone

From: Bill Wang
To: Planning

**Subject:** Against Rezoning Proposal for Crooks Road Townhomes

Date: Tuesday, September 24, 2019 2:24:29 PM

# To Troy City Council:

I am a member of the Crooks community who owns and resides at 1535 Banmoor Dr. Troy, MI 48084.

I am writing to inform you that my wife. Angela Wang and I are against the zoning proposal by Tollbrook LLC on Crooks Road Townhomes. With the proposition to zoning change to a high-density housing, it will bring in additional traffic to the Crooks Road southbound which is already heavily congested during the weekday morning hours. With the addition of traffic, the higher probability of traffic accidents could also increase which raises concerns about safety. Also, as the proposal is to build 60 condos on the acquired land, there's high likelihood the noise level generated by the residents will affect surrounding neighborhoods.

Please let me know if you have any questions or concerns by my email or street address.

Sincerely,

William Wang

From: Yongpeng Zhang
To: Planning

Subject: Objection to Crooks Road Townhomes

Date: Tuesday, September 24, 2019 4:58:50 PM

### To whom it may concern:

I am writing to express my serious concern on the proposed "Crooks Road Townhomes" located at the crossing of Crooks and W Wattles Rd.

I am currently living in Three Oaks Apartment, and recently bought a house in Woodlands community, which is just adjacent to the proposed townhome development. My purchasing for a single family house is to create a better environment for my kid in middle school. However, the proposed townhome development will significantly drag down the living quality of the neighborhood, due to increased traffic with through street, destruction of trees and landscaping including lane drain creek, enhanced burden for the storm sewer. **This development is very much unfair for the homeowners in the neighborhood.** It seems that those residents bought first-class tickets but will be seated in economy cabin.

In the nation wide, housing market has stepped in the downturn cycle. The housing price in recently months has experiences considerable depreciation, while the close neighboring communities with Troy High School, such as Merihill Acres and Woodlands, still demonstrated a robust market performance. These core sections have been functioned as the benchmark for the overall housing market in Troy. With the proposed "Crooks Road Townhomes" landed in Merihill Acres and potentially expanded in Woodlands, the housing price depreciation may be inevitable. This may bring about a widely spreading depreciation in the western Troy housing market.

The housing market price downtown in the future years will significantly lower down the property tax collection, and then destabilize the financial stability of the local government as well as the neighboring school system. For the interests of property tax payers, neighboring schools, and local government as well, it will be a quite short-sighted decision to proceed the proposed "Crooks Road Townhomes". Therefore, I hereby express my strongest objection to this proposal.

Yongpeng Zhang

Incoming Resident: 1372 Bradbury Drive, Troy, MI 48098

email: <a href="mailto:ypzhang@gmail.com">ypzhang@gmail.com</a>

From: Zhongping Zheng

To: Planning

**Subject:** Against crooks road townhomes

Date: Tuesday, September 24, 2019 3:17:58 PM

Hi sir or madam

I am the resident at 337 Ivy Troy 48098 owner. It's really dangerous for the traffic and safe to build the townhouse there. Pls don't do that thank you

Zhongping zeng Sent from my iPhone From: John Bridge
To: Planning

Subject: The "Crooks Road Townhomes" (Tollbrook North LLC) development proposes to build a total of 60 Units, 3-

Stories High (40 ft tall), Multi-Family Townhome Development, on 2.7 acres (with only about 2.04 buildable

acres) located at 4115 Crooks Road (north  $\dots$ 

**Date:** Monday, September 23, 2019 10:47:09 AM

I live in Woodlands neighborhood, and I strongly object to the plan proposed above for the following reasons.

Traffic, parking, and safety, in the already congested area of Crooks and Wattles Roads. Not enough guest parking in the development. Density & Height of the proposed townhomes is not compatible with the surrounding single-family homes. Altering Carson Drive to provide access from the proposed townhomes would change the landscape and character of this long-standing Increase in Pedestrian traffic through the Emergency Vehicle Access (EVA) into neighborhood. Carson Drive and the surrounding neighborhoods. That the EVA to Carson Dr. will open-up, creating a through street. Destruction of trees and woodlands, including Lane Drain creek will be harmful to many animals, including the rabbits & deer. That the development doesn't have enough open Green Space for occupant's use. Increase to storm sewer, which is already at capacity. Storm water already shoots out of the drain like a geyser when there's a very heavy rain & Carson residents have had storm water back-ups in their homes on multiple occasions. the development will discharge their storm water into the Lane Drain creek & impact the existing That the development will be mostly rental units. This is a safety & health concern. (Concern is based on other similar 3-Story Townhome developments in Troy where the NON-Owner Occupied total is as high as 70%) Possible Expansion of Townhome Development onto the 4095 Crooks Rd. property that is currently for sale, causing another EVA into Penrose Dr. Reduction in the value to our existing Single-Family homes.

Sincerely, John W. Bridge 4089 Penrose Ct. Troy MI From: Ella Ayzenberg
To: Planning

Subject: "NO" to Crooks Road Townhomes

Date: Sunday, January 12, 2020 6:44:37 PM

The proposed Crooks Road Townhomes are NOT compatible and do NOT transition to our existing neighborhood and will devalue and detrimentally change the character of our environment.

Sincerely, Mrs. Ella Ayzenberg

1171 Fountain Dr. Troy, Mi 48098 ella@ayzenberg.org 248-952-1477 From: pat baker
To: Planning

Subject: Crooks TownHomes

**Date:** Monday, January 13, 2020 4:53:27 PM

I am so hoping you do not allow this three story structure to be be at the corner of Crooks and Wattles. Those people who live due west of the site would have a stream of strangers looking down into their backyards. When you find a nice area, and pay A LOT for your home, this is not what is expected. Do the right thing- tell the developers to build in a busy, urban area. The ugly buildings at Livernois and Town Center are well placed - The newer condos at LIvernois and Niles are another breach of goodwill to the homes sandwiched between the condo and the Troy Preschool. So unfair!

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 lowimpact 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: <u>steveandlisabarnett@yahoo.com</u>

To: Planning

Subject: Proposed Crooks Road Townhouses

Date: Monday, January 13, 2020 3:45:32 PM

#### To Planning Commission:

We are strongly opposed the proposed Crooks Road Townhouses development project. We have noticed that the entire character of our Troy community has slowly changed over the years due to the poor decisions that the planning commission has made, particularly concerning high density housing projects such as this one. Traffic has increased significantly, there is less and less green space, and we are beginning to feel that single family residential neighborhoods, once the backbone of this community, are now the exception rather than the rule. The peace and tranquility of our Troy neighborhoods have been sacrificed for the profits of a few greedy and short-sighted developers. The single most important factor for us in voting in the last election was whether or not the candidate was willing to fight to preserve the characteristics of Troy that attracted us to this area more that 40 years ago. We regret that the demands of raising children and furthering our careers has caused us to express our dissatisfaction with some projects between ourselves and our neighbors but we have not been more active in opposing development projects that we do not believe will be in the best interests of the community in the long run. I applaud our neighbors who have fought to preserve our neighborhoods.

Please keep us informed of this and any other project that is proposed for Troy. We planned on being at the meeting on Tuesday but had an unexpected death in the family, and so it is unlikely that we will be able to attend the meeting.

Sincerely,

Lisa and Stephen Barnett 4344 Bender Court Troy, MI 48098 (248) 641-8098 From: Brian Bartkowiak
To: Planning

Subject: Proposed Crooks Road Townhomes: concerns
Date: Sunday, January 12, 2020 5:08:42 PM

I am writing the Planning Commission to express profound concerns regarding the proposed Crooks Road Townhomes Development and to register my strong opposition to this proposal.

As a homeowner in the Merihill Acres Subdivision (for over 20 years) who is invested in keeping our neighborhoods safe for the children and families who live here, I believe this development would detrimentally affect our neighborhoods. The proposed development is far too densely populated for its proposed location! **Traffic, parking, and safety would all be detrimentally affected** in this already congested area of Crooks and Wattles. Altering Carson Drive even as an emergency access point would create serious safety and traffic congestion issues in the area of single-family homes where residents have invested their income to purchase homes in a quiet, family neighborhood. This proposed development would undoubtedly reduce the value of our existing single-family homes. Clearly, the height and population-density of the proposed townhomes is **not compatible with the surrounding single-family homes**. Additionally, the proposed development would likely be mostly rental units (based on data from similar townhomes in Troy) which causes further safety concerns.

We have a son with severe special needs; he is deaf, blind and has mobility issues. There is enough traffic through our subdivision during mornings and afternoons when people going to / coming from Troy H.S. cut through our subdivision. This development will no doubt increase the morning and afternoon traffic and will impact our son as he gets on his bus, as we transport him, or when we take walks with him in the neighborhood. This development will result in major risks to our son's safety.

Our family is happy to live in Troy and willing to pay the high taxes to reside here based on the character of the area: safe, family-friendly, diverse neighborhoods with a reasonable amount of green space to keep our families enjoying the outdoors, living healthy lifestyles, and appreciating the natural beauty that is being increasingly encroached upon. I have serious concerns that every possible inch of Troy is being built up with no apparent concern for the **dwindling green space** which we need to maintain if Troy

is to remain a desirable city for its residents. Big Beaver has increasingly become wall-to-wall restaurants and businesses: a continuous landscape of concrete with heavy traffic and noise all around. I feel as though that concrete giant is now invading our neighborhoods.

Along these lines, the proposed development does not allow for enough open green space for its own occupants' use, not to mention how it would affect those of us currently living here. The proposed development would take a natural area, **destroy its trees and woodlands** (including the lane drain creek), and harm numerous animals, including rabbits and deer. I consider myself a moderate in recognizing the need for balance between respecting nature and building-up; I see this development as showing disregard for the needs of human beings to enjoy a reasonable amount of green space and natural beauty (crucial for both physical and mental health) while also causing incidental harm to other living creatures.

I have other concerns, as well. Our storm sewer is already at capacity with residents suffering from storm water back-ups and flooding on multiple occasions. Add to that this proposed development discharging their own storm water into the lane drain creek, and there will be **further flooding issues**. Furthermore, there is the possible expansion of this development onto the 4095 Crooks Road property that is currently for sale, compounding all of the above problems.

I ask the members of the Planning Commission to use good judgment and their desire to keep our city safe and desirable when considering this proposal. The proposed location for the townhome development in an area of single-family homes--with its specific concerns for congestion, traffic, safety, green space, and flooding issues--is not compatible with such a densely populated development. Please reject the proposed Crooks Road Townhomes Development.

# Respectfully,

Brian Bartkowiak, Troy home owner for over 20 years and Troy resident for over 32 years 4278 Lehigh Drive Troy, MI 48098 From: Cheryl Blunden
To: Planning

Subject: Crooks Road Townhomes

**Date:** Tuesday, January 14, 2020 12:28:12 PM

Once again I am submitting my concerns regarding the proposed development of townhomes at Crooks Rd & Wattles. I have reviewed in detail the proposal as available on the the City's planning & development site and I continue to have 2 major concerns - 1) the density of the site affecting livability and lack of adequate parking within the development and 2) the impact on traffic flow near (north of) the intersection of Crooks & Wattles Roads. While I understand the city's mission to provide affordable housing for all who desire to live here I do not believe the 'solution' to affordability is to cram as many lower cost housing units as possible into a parcel of land. How is this desirable community? A simple example: Will the residents each be given the large recyclable bins that are picked up curbside weekly? Where will these as well as other trash containers be stored? In the 2 car garages that will barely fit the two vehicles likely owned per household. The idea that residents will rely less on personal vehicles thereby owning fewer and utilize mass transit instead is, at this time, fantasy for our city. What about the resident who cannot garage everything necessary to their daily living? No room to park outside. 37 additional parking spaces scattered within the entire development seems woefully inadequate. There is no parking on Crooks Rd and the subdivision nearby permits parking only on one side of the street.

The plan as proposed shows one entry/exit from the development via Crooks Rd. This point is less than one quarter mile north of Wattles Rd. Presently during rush hour traffic backs up in the southbound left turn lane beyond this point. It would be dangerous to allow left turns to northbound Crooks Road during these times. It would be difficult to enter southbound traffic as well. How will traffic flow be controlled? I am opposed to enabling another entrance/exit thru the adjacent subdivisions either east or north as that would feed and impact traffic flow on heavily travelled Northfield Parkway - where school busses transport students to Troy High, Bemis & Boulan.

I am not opposed to residential development of this parcel. A plan providing significantly less dense housing, providing a more livable community and that would not overburden our traffic and potentially endanger commuters would satisfy my concerns.

Respectfully submitted Cheryl Blunden 4687 Bentley Dr Troy 48098 248 952-5807

--

-cheryl

From: Sunil Bora
To: Planning

Subject: 1/14/2020 planning commission meeting
Date: Tuesday, January 14, 2020 1:03:02 PM

I and my wife Varsha would like to attend today meeting on proposed crooks road townhomes. Thank you.
Sunil and Varsha Bora
4562 hycliffe drive Troy mi 48098

Get Outlook for iOS

From: <u>John Bridge</u>

To: <u>Planning; Joan Bridge</u>
Subject: Crooks Road Townhomes

**Date:** Tuesday, January 7, 2020 11:15:35 AM

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 <u>entire</u> 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 From: <u>Donna Carter</u>
To: <u>Planning</u>

Subject:Proposed Crooks Rd. TownhousesDate:Sunday, January 12, 2020 1:04:15 PM

I have been a resident of Troy for over 50 years and do not approve of the sudden building of these townhouses around our city. They are only built for more tax dollars. They are ugly, do not fit with the homes and community, take away green space, destroy wild life, Cause traffic problems. They would be 3 stories high, in a surrounding community of single family homes. People moved into Troy for the beauty of the community, with lots of green space, single family homes, good schools. These proposed townhouses don't fit with our community and nearby residences.

I would be very much against this proposal. Donna. Carter 415 Lesdale dr. Troy.MI 48085

Sent from my iPad

From: <u>Daryl Dickhudt</u>
To: <u>Planning</u>

Subject: Crooks Road Townhomes development Date: Tuesday, January 14, 2020 9:22:37 AM

My name is Daryl Dickhudt and I live at 4143 Glencastle Drive in Troy MI. I would like to express my concerns with the planned townhome development on Crooks Road just north of Wattles.

- (1) I don't believe that the three-story townhomes fit in the neighborhood of two story single family homes. If you look at the townhome development on Square Lake and Livernois, the density fits better there because that immediate area is primarily a commercial area with a couple of homes. In contrast, the area of Crooks and Wattles is primarily a residential neighborhood.
- (2) I am concered about a decline in my property value because of the development. Because it is adjacent to my neighborhood and will be in the backyard of some the other residents in my neighborhood, it will negatively impact their property values and mine as well because real estate comparisons look at recent sales in your neighborhood. This is a big concern to me as we are still trying to come back from the significant drop in home prices in 2008-2010.
- (3) I am aware that the developer also owns the property on the northwest corner of Crooks and Wattles which is currently wooded. What are his plans for that property if the townhome development is approved? Will that wooded property be developed as well and what kind of development would it be? Would it further commercialize the area and further decrease my home's property value?

Thank you for your consideration of my comments regarding the planned Crooks Road townhome development.

Sincerely,

Daryl Dickhudt 4143 Glencastle Drive Troy, MI 48098 January 12, 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,

Let me start out by stating this Crooks Road development has been devastating to our neighborhood. It is frustrating that this is the third attempt by the developer and they have still not made modification recommended by the Planning Director.

My husband and I moved to Troy in 1980. We did an enormous amount of research to select a city that we wanted to live in to raise a family and would be able to accommodate us for retirement. We chose the city of Troy and have lived here ever since. It truly has been the city with a growing community, amazing city services, an outstanding school district and great residential neighborhoods for us to live in. However, we are now devastated that our retirement has been compromised by this project. Imagine our surprise when we were notified on July 12, 2019, by Tollbrook North, LLC, that a multi-family Townhome development plan was submitted to the city of Troy boarding our south property. They wanted feedback from us on the landscaping transition. We had no idea that this property was rezoned in 2011 to a **Neighborhood Node**. We are very disappointed that we were not notified by the city of Troy and given the opportunity (in the last 8 years) to make a decision to relocate before plans were made to change our neighborhood and the value of our house. From that point on our neighborhood has spent hours negotiating to protect our properties and the health, safety and welfare of our community.

We respectfully request the planning Commission deny this application and require the developer to file a new application consistent with the zoning ordinance, due to the following concerns:

**Troy master plan zoning ordinance section 13.20 B.2.:** which states "a landscape buffer shall be constructed to create a visual screen at least six feet in height along all adjoining boundaries". Although Tollbrook North LLC. wanted to meet with us regarding the landscape transition there is still no landscape buffer around our property. It would be unreasonable to subject a single-family resident to the lack of privacy as the 3 story townhome residents would be able to look down right into our bedroom and living room windows as they sit on their second floor balconies. We have a beautiful professional landscaped yard with a putting green, waterfall, hot tub, fire pit and paver patio that also would be a view from these balconies. As we discussed at our first meeting, these units should not be facing our neighborhood. **We deserve the privacy we are accustom to.** 

**Value of our homes:** According to the Troy Assessment Role the home owners of Woodlands of Troy subdivision have invested \$50 million in our homes and improvements. Density, Height, & Quality of Materials of the prosed townhomes are not compatible with the surrounding

single-family homes. We have lived at this location, 4180 Carson Dr, for 27 years and have worked hard to keep our house and neighborhood updated to real estate standards to increase the value of our house. We have had our house estimated to sell for over \$500,000.00, compared to (according to information from Tollbrook) the townhomes at \$300,000.00 to \$400,000.00. Also, this development will end up being mostly rentals units. This is a safety & health concern. (Concern is based on similar 3-story Townhome developments in Troy where NON-Owner Occupied total is as high as 70%). Building townhomes that are not the same value of our houses would definitely reduce the value of our house not to mention hinder the selling of our house. 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. It is Imperative that the value of these townhomes compare to our single-family homes.

The proposed development is to dense and not compatible with our neighborhood: The planned townhomes have a footprint of about 642 sq ft compared to Woodlands homes of 3,000 sq ft. The single-family homes on Crooks are on .7 acre lots, Woodlands sub. homes are .35 acre vs. the development which will have 74 homes on 5.4 acres or .07 acre per unit, I can't even imagine what this is going to due to our sewage systems, Our homes are 2 story bricked houses without fences compared to their 3 story vinyl siding with a vinyl fence border. With the average household having 1.9 children per house hold, this development could have 140 or more children under the age of 18. I am very worried about the safety of these children. With the density of this development they would have no where to play or ride bikes, there isn't even side walks for them to walk their dogs. I'm not even sure how buses will be able to pick them up for our already over crowed schools. This is a very sad!

**Traffic:** The intersection of Crooks Rd and Wattles has already been compromised with the tremendous amount of traffic by adding the 7/11 and the Medical building near this corner. The new proposed plan of multi-family townhomes would be 74 units, 3-stories high, with 3 bedrooms which means a population of at least 150 cars merging out on to Crooks Rd, not to mention all the added traffic going into the complex (Ex; visitors, delivery trucks, mail trucks, garbage trucks, food deliveries, and school busses) would definitely effect the traffic flow on Crooks Rd. As it is now on high traffic times it is very difficult to turn left on Fountain Dr, I can't image how it's going to be turning into and out of the townhome development. **Again, this is a huge safety issue.** 

In closing I would like to say; in the last 6 months we have been agonizing over this potential development and how it will impact our lives and home values. We are single family residential home owners who, for some of us, have lived it this area for 30 years. This proposed development is not compatible to our residential area and would impact the health, safety and welfare of our community. For these reasons we are respectfully asking the Planning Commission to deny this third site plan.

Respectfully,

Carol and Don Fichter 4180 Carson Dr 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 <u>unattractive</u> 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: Praveen Gomer
To: Planning

Subject: Proposed Development of Town Houses on CROOKS & WATTLES

**Date:** Sunday, January 12, 2020 3:09:16 PM

ΗΙ

My name is Praveen Gomer and live north of wattles at 1062 Whisper Way Ct Troy MI 48098.

I am concerned on the new townhouse proposal on crooks. This type of housing does not fit into this neighbourhood. This will cause congestion at the corner and reduce values of existing homes. Also this will take away a lot of green space in the area and cause environmental issues.

I hope this is rejected and approved for large single family homes

Praveen Gomer 1062 Whisper Way Ct Troy MI 48098 shybeg@hotmail.com From: James Gong <u>Planning</u> To:

Subject: No to "The Crooks Road Townhomes Development

Date: Tuesday, January 14, 2020 6:26:37 PM

Name: Xikui Gong 1456 Bradbury Dr, Troy, MI 48098

From: Kostas Hardaloupas

To: Planning

Subject: "Crooks Road Townhomes"

**Date:** Monday, January 13, 2020 9:56:06 PM

As residents of Merihill Acres since 1992, my husband and I have witnessed tremendous growth in the city of Troy. With more development brings adverse effects as we see the disappearance of green spaces, more congestion, and a decrease of estheticism in our communities. In particular, is the intersection of Wattles and Crooks. We have seen rezoning take place without any notification to the nearby residents and the razing of existing homes inorder to erect commercial buildings. What this has resulted in is more traffic and near misses as vehicles brake suddenly to accomodate cars turning into the Seven Eleven from Crooks turning eastbound unto Wattles. Now we have the proposed "Crooks Road Townhomes" that will add a 74 unit 3-stories multi-family development on 5.44 acres and with **ONLY** 3.64 buildable acres. If approved, this in itself sets a precedence that the city of Troy is more interested in accomodating overdevelopment for the sake of profit for a few without regards to the impact this would have on the nearby environment and the quality of life for its residents. The concerns that we have are both serious and numerous and it is our hope that the Planning Commission will view this proposal as being detrimental in all aspects.

Regards, Kosta and Carol Hardaloupas From: Jo Lyn
To: Planning

**Subject**: Crooks/Wattles development

**Date:** Sunday, January 12, 2020 8:21:06 AM

As a resident of Troy, I am opposed to the new development of 3 story townhouses at Crooks and Wattles.

Jo Lyn Hindelang 5066 Buckingham Troy

Sent from my iPhone

From: <u>Huijun He</u>

To: <u>Planning</u>; <u>Huijun He</u>

Subject: Crooks and Wattles Town home plan

Date: Sunday, January 12, 2020 7:43:09 PM

#### Dear Planning commission members,

My name is Huijun He. My house is located on 1347 Fountain Dr.. I am strongly opposing to the new Crooks Town home development plan for the following reasons.

- 1. The new plan will bring in this neighborhood about 140 children who will attend one of three schools nearby. With already overwhelmingly crawdad classroom size, how can the three schools accommodate significant increased enrollment? We all know new families come to Troy for its best public education Michigan can offer. The schools have already struggled on classroom space. In Troy high, my son sometimes has to eat lunch in the hallway. In Bemis, teacher has to be creative to find a space for winter coat and boots so kids won't be tripe on them. Adding 50 k-5 students would increase 10% of Bemis enrollment. I don't see developer addresses any of this concern.
- 2. The 70 plus families will live in these small multifamily homes. This will change the whole neighborhood. The current community contains single family home. It's quite and safe. This increased population and dramatically changed style of housing would totally change character of this part of community.
- 3. The woody and green area on and behind the proposed lot will be replaced by these 7-9 buildings and concrete paving. Sure, these units will sell at a high price and sell fast, but how much damage to the environment this kind of development will cost? When the green is replaced by concrete at the speed like this plan without the sense of guilty, we failed the future generation.

This developer's plan probably fits all codes and regulations. it doesn't mean it's the right thing to do. Hear the voice from the community. I have the trust on you that you will make the right decision.

\*\*\*\*\*\*\*\*\*

313-204-7437??(Cell) 248-458-2057??(Home)

hehuijun@hotmail.com

\*\*\*\*\*\*\*\*

From: Tom Jean
To: Planning

Subject: Crooks Road Townhomes

**Date:** Sunday, January 12, 2020 7:10:17 PM

I'm writing to voice my concerns about the proposed Crooks Road Townhomes. The proposed 74 3-story units is excessive for the location. I drive by this area every day and I cannot imagine that number of new homes at the site. It will take away from the character of the area, result in increased traffic, and issues with storm water management.

There are sufficient other areas in the city that are in need of redevelopment if additional tax revenues are needed. Overdevelopment like this proposal could contribute to an overall decline in the desirability of Troy as a place to live.

Regards,

Tom Jean 1106 Byron Drive Troy, MI 48098 From: <u>ekobylak</u>
To: <u>Planning</u>

Subject:Crooks Road Townhomes ProposalDate:Monday, January 13, 2020 1:43:41 PM

We are strongly opposed to the current Crooks Road Townhouse proposal.

The density and style of the proposed construction are detrimental to the character of the neighborhood and will have a negative impact on the area.

Lester and Elizabeth Kobylak 1938 Canary Court

Sent from my T-Mobile 4G LTE Device

 From:
 Dr Claudia

 To:
 Planning

 Cc:
 Scott Leman

Subject: "Crooks Road Townhome Project"

Date: Monday, January 13, 2020 1:25:09 PM

#### Dear City of Troy,

I live at 1075 Fountain Dr in Troy. I am married with two young children. We have lived on Fountain Dr for eleven years. We love our neighborhood and the community and would like to stay and raise our children here. The proposed "Crooks Road Townhomes" could sadly change our minds. I have included our previous email with concerns over the first plan the developer submitted. Sadly, their revised plan only strengthens our opposition.

We are still opposed to the development based on most of the points brought up in our first email but will point out again our major issues:

- Traffic, parking, and safety, in the already congested area of Crooks and Wattles Roads.
- Density (115,736 sq. ft. of residences), 3-Story Height, & Quality of Materials of the proposed townhomes is NOT compatible with the surrounding single-family homes.
- The majority of the existing homes around the proposed development are setback over 100' from the sidewalk vs. the proposed 3-Story Townhomes, will be setback only 15'.
- That the 2nd Story Balconies are looking down into the existing homeowner's front & back yards.
- Destruction of trees and woodlands, including Lane Drain Creek will be harmful to many animals, including the deer.
- Not enough "guest" parking in the development. There is only ½ "guest" space per unit & with most people using ½ of the inside of their garage for storage & most households having 2 cars, one car will have to be parked in the "guest" spots.
- That the development will discharge their storm water into the Lane Drain creek & impact the
  existing flooding.
- Increase to storm sewer, which is already at capacity. Storm water already shoots out of the drain like a geyser when there's a very heavy rain & Carson residents have had storm water back-ups in their homes on multiple occasions.
- That the development will end up being mostly rental units. This is a safety & health concern.
   (Concern is based on other similar 3-Story Townhome developments in Troy where the NON-Owner Occupied total is as high as 60%)
- Reduction in the value to our existing Single-Family homes. Possibly reducing values by somewhere from 5% to 10%

Thank you for your time,

Scott and Claudia Leman 1075 Fountain Dr Troy, MI 48098

Scott Leman Claudia Leman 248-240-3058 586-242-2570

----Forwarded Message-----

From: Dr Claudia

Sent: Aug 3, 2019 10:52 AM To: planning@troymi.gov

Cc: Scott Leman

Subject: "Crooks Road Townhome Project"

Dear City of Troy,

I live at 1075 Fountain Dr in Troy. I am married with two young children. We have lived on Fountain Dr for eleven years. We love our neighborhood and the community and plan to stay and raise our children here.

My husband and I have major concerns regarding the proposed "Crooks Road Townhomes" Project, which proposes to build 56 units in 3-story multi-family townhomes with a detention pond on 3.4 acres located at 4115 & 4165 Crooks Road, north of Wattles Road. The proposed densely populated development at this location will detrimentally change the character of our neighborhood. The plan includes opening Carson Drive (which is currently a dead end, residential street) to enable "emergency" access from the proposed townhomes to the existing subdivision of single-family homes with many young children.

We have serious concerns about this project which include:

#### Density:

- The proposed density looks to be significantly higher than that found in the area (56 townhomes on 3.4 acres)
- The "pattern of new development" (the way it is laid out and designed) is not in keeping with the area (three stories high).
- This development density could set a precedent that could be repeated over and over and thus destroy the character of the area

#### Traffic:

- The proposed Emergency Vehicle Access "EVA" will be adjacent to Carson Dr. The concern comes when guests, or even residents of the townhomes start parking on Carson when parking is full or as an alternate parking area. There are only 17 proposed "guest" parking spots on the plans.
- With a development comprised of 56 two-bedroom units which could mean car numbers totaling well over 100 - the proposed development will have a significant impact on the already congested rush hour, Crooks Rd traffic. On Fountain Dr we are already dealing with cars that turn into the street in order to change direction on Crooks Rd.

#### **Environmental:**

• The "Tree Presevervation Plan" proposal calls for the removal of 23 trees and not all will be replaced. Currently it is my belief that they City of Troy has a tree protection program: "The City of Troy encourages the preservation of trees and woodlands on undeveloped, underdeveloped, and developed land and provides for the protection, preservation, maintenance and use of trees and woodlands in order to minimize damage from erosion and siltation, loss of wildlife and vegetation, and/or from the destruction of the natural habitat."

## Design:

- Proposal is out of scale: well over 100 people will soon live where one or two homes currently exist.
- A three story townhome is well out of the design aesthetic of the area.

These are just some of our concerns as well as how this project will effect our school district and class sizes.

We, 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 my husband or me with any questions or concerns.

Claudia Leman Scott Leman 586-242-2570 248-240-3058

### 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 prosed development, since it directly affects us in the present & in the future.

Thank you for your Time & Sevice,

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

From: Sharon Maaske
To: Planning

Subject: Proposed Condos at Wattles & Crooks

Date: Saturday, January 11, 2020 2:30:16 PM

My name is Sharon MAASKE, 1511 Devonshire, Troy. 48098

I oppose the building of these condos. There is too much traffic on this corner and these condos are not appropriate for our neighborhood, it will bring property values down.

**Thanks** 

Sharon & Phil MAASKE

248 635-9738

From: Ken McCabe
To: Planning

**Subject:** Crroks Road Town Homes

**Date:** Sunday, January 12, 2020 5:03:30 PM

Dear Planning Commission Members,

I have lived in Troy since 1970, and I have seen the city develop over the last 50 years. I have been supportive in seeing the city evolve. However, I am opposed to the proposed 74 unit Tollbrock North LLC townhome development for the following reasons. The proposed development will not blend in to the existing environment. Replacing two homes with the three story 74 unit building does match the surrounding homes and businesses. The proposed development will be much larger than any other building in the area, and the development will have a much high popularity density than the surrounding homes and businesses.

Also, can the city ensure the infrastructure can support the new development without compromising the services provided to the existing residents in the area? Can the Lane Drain adequately handle the volume of water it sees during construction and after the property is being developed? Can the sewers handle the volume of water of 74 new residences?

Ken McCabe 1315 Fountain Drive From: <u>Urvashi Mehta</u>
To: <u>Planning</u>

Subject: Crooks road townhouses

**Date:** Sunday, January 12, 2020 10:24:56 AM

#### To whom it may concern.

I would like to raise my concerns about the proposed building of townhouses on Crooks. I have been a Troy resident for over twenty years and found it a wonderful place to live and raise two children. I am appalled at the monstrosity that will impact our home prices, traffic and general well-being of those that live near the site. Please reconsider. Thanks

Urvashi Mehta

From: <u>Katherine M</u>
To: <u>Planning</u>

Subject: Proposed "Crooks Road Townhomes"

Date: Monday, January 13, 2020 10:57:47 AM

### To the Planning Commission:

As a current resident near the proposed development of the potential Crooks Road Townhomes I would like to express my opposition.

The first matter that comes to mind is the fact that there is no data supporting the benefits of building townhomes near a crowded intersection. The only point that I can consider leading to the motivation of this development is greed.

Has there been data collected on the amount of cars passing by throughout the intersection during the day? Although, I do not have exact quantitative data supporting my claims I can express a subjective account that this intersection is condensed to its full capacity. Not only during rush hour, there have been times around noon where it has taken me approximately 5 minutes waiting just to make a left turn onto Crooks road from Fountain Drive.

The second matter that comes to mind is sewer management issues. In discussion with my fellow neighbors and seeing the amount of drainage, I question whether it has been considered that building 74 units will increase flooding for current residents living near the homes? Given the unpredictable Michigan weather, one can see that the storm sewer drain has reached its capacity to the point where neighbors have constantly dealt with storm water back-ups in their homes. Increasing the amount of inhabitants in a confined space will only enhance the problem.

The last matter that I would like to point out is the change in the quality of life for residents. Being a past Rochester Hills resident, I will say that Troy has a diverse makeup. There's a suburban sprawl mixed with commercial development. That being said, building townhomes is more of a commercial development due to the amount of people being put into a confined space. Unlike the residential homes that are currently present. This area is more residential than in comparison to Big Beaver. Families picked these homes to provide a safe environment. I am sure they, just like us, also enjoy the small aspects of nature that are present near the area. My daughter thoroughly enjoys watching deer pass by in the morning. Destroying the small woodland that we have left will displace many of them.

For the reasons above, I suggest to vote "NO" for the development. I also recommend to vote "NO" as a final statement to the developer due to the fact that continuously allowing this proposition to endlessly continue on, suggests that there is some monetary benefit involved.

Katherine Mikulski 4408 Cahill Dr. Troy, MI 48098 
 From:
 V M

 To:
 Planning

 Cc:
 V Montrose

Subject: Crooks Road Townhouse Development

Date: Saturday, January 11, 2020 12:33:00 PM

As a Troy resident I am concerned about these "go up quickly" townhomes because:

- 1. Not a quality product
- 2. Does not fit with homes in the area
- 3. Impact to Lane DraIn Creek a big impact
- 4. Long term blight, these types of homes typically lose any aesthetic benefit in 5 years or less.

In direct opposition to a quote from the 80's movie, Wall Street, "GREED IS NOT GOOD".

I hope other options are considered.

Regards,

Victoria Montrose <u>Hrhvr2@gmail.com</u> From: <u>MikeLNeel</u>
To: <u>Planning</u>

Subject: Comments Related to Proposed "Crooks Road Townhomes Development" (January 14 Meeting Agenda Item)

**Date:** Monday, January 13, 2020 3:55:31 PM

January 13, 2020

To: City of Troy Michigan Planning Commission

My name is Michael L. Neel, 4411 Lehigh Drive, Troy and I am voicing my strong OPPOSITION to the "Crooks Road Townhomes Development" proposal for construction of three-bedroom, multi-family, three stories high town houses (74 units) to be located primarily at 4115 and 4095 Crooks Road. These townhouses are not compatible with the existing single-family homes in the area, and in in fact will be detrimental to the existing property values and way of life for existing long-time Troy homeowners. The possibility of adding 74 families (each with a reasonable assumption of owning a minimum of 2 cars, and occupancy of over 300 persons in aggregate) to an area of just over 5 acres of land, can only detrimentally change the character of our neighborhood (for comparison purposes 5 acres of existing single-family homes would likely equate to approximately 7 homes, or less than 30 individuals, only 1/10 of that estimated for these townhouses). Adding this magnitude of people (including children looking for play areas) will add significant congestion to an already congested area. Furthermore, if Carson Drive is opened to allow access to/from the rear of this proposed development, traffic will significantly increase on Fountain Drive, and onward most likely through Lehigh or Gaylord Drives as Townhome occupants travel eastward to reach Northfield Parkway (where Troy High School is also located, adding to the already high congestion during peak school hours).

There are many, many other reasons to deny this proposal as residents have conveyed to the Troy Planning Commission. I hope that the Commission will carefully consider these objections from longtime Troy homeowners, and deny approval of this proposed development.

Yours truly,

Michael L. Neel 4411 Lehigh Drive Troy, Michigan 48098

Sent from Mail for Windows 10

From: Andrea Noble

To: <u>Planning</u>; <u>Brent Savidant</u>

Subject: Crooks Road Townhomes Proposal Feedback
Date: Saturday, January 11, 2020 11:55:40 AM

# **Woodlands of Troy Homeowners' Association**

1330 Bradbury Dr. Troy, MI 48098-6312 January 10, 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,

The purpose of this communication is to express my agreement with other members of the Board of Directors of the Woodlands of Troy Homeowners' Association, who have previously written to you, and the members of our association whom I represent, in our opposition to the Crooks Road Townhomes project in its current format.

Mr. Jerry Rauch has delineated in great detail the reasons behind our mutual opposition to this project. Please refer to his letter dated January 2, 2020. He has included fact-based evidence as well as pictures and diagrams in support of our claims. There is nothing more that I can add to his assertions without being redundant.

Mr. Daniel Raubinger has also communicated the reasons behind his objection to this development in his letter of January 8, 2020.

Many other residents have also written to you expressing their concerns about the long-term consequences of allowing this development to continue.

Those of us who reside in the Woodlands have a vested interest in maintaining the value of our property and the environment that drew us to this location. The Crooks Road Townhomes will be a detriment to all that we hold dear.

This development, which violates the intent of the City of Troy Master Plan, will decimate the green space that we enjoy, replace that green space with concrete and asphalt, and destroy the local flora and fauna. There are untold unintended consequences to building these units in a flood plain and near a drainage system that have not been addressed.

The imposing three-story structures will also create a lack of privacy for the neighboring homes as the townhome balconies will overlook the bedrooms and

backyards of our residents. The sheer numbers of residents residing in these units will cause traffic problems on a major intersection.

The developer was given the direction at the last Planning Commission meeting to address the issues raised by the residents and the Commission. He has had multiple opportunities to take corrective measures, yet each new submission to your commission yields a plan that is worse than the previous one. This latest project is the worst.

Ignoring the repeated requests of the Commission shows an utter disregard for your authority and any responsibility to the surrounding community. For these reasons and those expressed by my neighbors, I urge you to deny this developer's request for permission to build this project.

Thank you for your time and consideration.

Sincerely,

Andrea Noble
Treasurer, Board of Directors
Woodlands of Troy Homeowners' Association
anoble415@att.net

From: <u>Victor Nowak</u>
To: <u>Planning</u>

Subject: Crooks Road Townhomes proposed development Date: Wednesday, January 8, 2020 3:35:04 PM

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: <a href="mailto:pmpp@aol.com">pmpp@aol.com</a>
To: <a href="mailto:planning">Planning</a>

Subject: Proposed Crooks Road Townhomes

Date: Sunday, January 12, 2020 1:11:20 PM

## Troy Planning Commission,

I am writing to voice my vehement objection to the proposed development of a 60 unit 3-story multi-family townhome development at 4115 Crooks Road. This development will increase traffic in the area, destroy trees and woodlands, and potentially impact storm water runoff and the Lane Drain. In addition, it would not be in keeping with the character of the single-family homes in the area.

I don't believe that every lot and green space in Troy needs to be developed, especially with additional multi-unit townhomes, particularly in an area dominated by single-family homes. This development, and other similar developments, will continue to negatively impact the character of our neighborhoods.

I request that you reject the proposed development and maintain the integrity of our neighborhoods.

Thank you,

Paul Pabian 4266 Gaylord Dr

From: <u>Lisa</u>
To: <u>Planning</u>

Subject: Crooks townhomes

**Date:** Saturday, January 11, 2020 1:01:50 PM

Attention Planning Commission,

Re: Crooks Townhomes

Please reject any new development that is more than two stories high. (Should complement the neighborhood)

Please require that any new development is not overcrowded with units.

Please require that any new development exterior is brick.

Please require that any new development has plenty of green space and is landscaped with lots of trees and well landscaped.

Please require that any new development has sufficient road for vehicles to turn around in without disrupting the surrounding neighborhoods.

Thank you for the tough road ahead with this proposed project!

Lisa Paglino

Merihill Acres homeowner

From: Chris Preston

To: Planning; saveourneighborhoodtroy@gmail.com

Subject: Regarding Crooks Road Townhouse

Date: Monday, January 13, 2020 6:34:34 PM

## Hello,

This email is regarding the proposed development at Crooks and Wattles that Kamal - Choice development is seeking approval from the city planning officials.

When we chose to move to Troy in 2003 the decision was based primarily because of the sense community the city exudes, the green space it provides and the well-established neighborhoods. As a neighbor in this north west Troy community, it is very concerning that the city planning officials would even consider a development to this magnitude that would affect the water shed, the surrounding nature, the negative impact it would have the single family neighborhoods and forever changing the area from a cozy close knit community to just another over developed city area.

The developer is not considering how this will affect this part of the city instead sees it as another profitable venture that he will impact him by since he doesn't live in this area. The concerns of the residents have been expressed and should be the primary concern of the planning commission and not the wishes of the developer. The planning of Troy's landscape should allow for parts of Troy to remain only as single-family neighborhoods, maintain and expand their green space all the while allowing the sense of community to continue. All parts of the proposal go against what matters to the residents. You can say no and should say no. Listen to the residents that is what we ask you to do.

As we asked you to not build another exist at Long Lake we are asking again for you listen to our desires.

Regards,

Kristy Denby & Chris Preston

4451 Cahill Drive

From: Nancy Philippart

To: Planning

Cc: McGrail, Thomas

Subject: Crooks Road Townhouses

**Date:** Tuesday, January 14, 2020 1:01:53 PM

#### Dear Planning Commission,

I understand that you will be discussing the proposed development of townhouses on the small parcel of land on Crooks road north of Wattles at your meeting this evening. My husband and I are unable to attend in person this evening so wanted to share our concerns about this development.

We support the fact that Troy needs to increase the diversity of its housing, especially affordable, accessible multi-family housing. However, from the plans that have been shared with our neighborhood association, it appears that this development is too dense for the size of land parcel available. It appears the developer is less interested in the quality of life for propective tenants or surrounding neighbors and more interested in packing as many units as possible in the space. This will be detrimental to the character of the surrounding neighborhoods and will create more congestion near an already congested intersection. I urge you to reject this plan and inform the developer that he will not be granted approval until he works with the neighborhood associations and submits a plan that is compatible with the area.

Your commission has done a lot of good work to balance development with the need to protect natural spaces. I have confidence that you will reject this poorly concevied proposal.

thank you for your consideration,

Nancy Philippart Tom McGrail 1302 Bradbury Dr. Troy 48098

--

Nancy Philippart, PhD General Partner 248.497.3665 www.bellefunds.com



From: <u>Daphne W Ntiri</u>
To: <u>Planning</u>

 Cc:
 dwntiri@gmail.com; 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

# 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

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 in the hearing and is not in the best interest of the health, safety and welfare of the community.

# The Developer has:

- Made no effort to comply with the intent of the ordinance as supplemented with the Troy Master Plan including:
  - o providing "low-impact and provide a high benefit to the neighborhood using the least amount of land"
- 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.
- Not provided a landscape buffer to create a visual screen at least six (6) feet in height 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."
- Not provided any "spaces that attract and welcome neighborhood residents," "outdoor "gathering spaces," or "sense of community through shared community."
- Not taken into consideration that the average household has 1.9 children per household and with 74 units 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.
- Not provided considered the dramatic difference between the proposed homes and density and the neighboring brick homes on large lots.
- The zoning allows for a minimum of 2 stories and a maximum of 4 stories for a reason.
   To be compatible with the surrounding homes and large lots this area is only suitable for the minimum of two stories. Three stories belong next to big commercial buildings like on Big Beaver.
- This area is supposed to have a "Development at this location should be **low-impact** and provide a high benefit to the neighborhood using the least amount of land." This proposal is not low impact.
- The Master Plan states we are supposed to have "densities which fall between traditional single family and multiple family"<sup>2</sup>

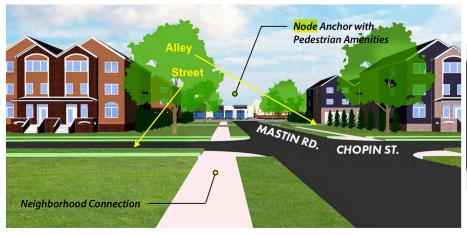
<sup>&</sup>lt;sup>1</sup> Troy Master Plan Page 79

<sup>&</sup>lt;sup>2</sup> Troy Master Plan Page 67

- The proposed development is too dense and not compatible for the following reasons
  - o 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.

The size and density of the townhouses at Livernois and Square Lake Rd. aren't compatible with our neighborhood. The development at Wattles and John R. on Applewood and Summerfield Streets is what would fit here.

- 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. With the entrance being so close to Wattles it will be impossible to get in and out, blocking traffic on Crooks.
- These townhouses don't front on a street like what they show in the Master Plan. "The
  primary building entrance shall be clearly identifiable and useable and located in the front
  façade parallel to the street". Delivery people don't pull into driveway or parking spaces,
  they will be blocking streets at the end of buildings to walk to front doors or blocking the
  alley to cut through between buildings.
- The plan should be changed to provide a street between the fronts of each building and an alley between the rear of the buildings.





<sup>&</sup>lt;sup>3</sup> Troy Zoning Ord. 5.06 E 1.) a.)

- This area floods with very heavy rain storms. This development will make it worse.
- The proposed retaining wall is 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 adjoining properties
- There is insufficient off-street parking. Without considering parking for visitors, there is only ½ space per unit.
- 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% \$25,000 to \$50,000.
- 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. As it is now we can see the homes on
  Crooks in the winter. We need more and higher screening.
- We don't want construction equipment, dump trucks etc. to access the site thorough the Woodlands subdivision via Penrose Drive. It would be unreasonable for our subdivision to endure the noise, safety and damaging equipment in our neighborhood.
- 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" 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?
- 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.

For the foregoing reasons we respectfully request the Planning Commission deny this third site plan and require a new application be filed with Single Family Attached Residential or two story structures with streets and alleys.

-

<sup>&</sup>lt;sup>4</sup> Zoning Ord. Section 13.02 h.

From: <u>Dan Raubinger</u>

To: <u>Planning</u>; <u>Brent Savidant</u>

Subject: Crooks Road Townhomes Proposal Feedback

Date: Wednesday, January 8, 2020 9:07:20 PM

Attachments: Crooks Road Townhomes Detention Basin and Tree Considerations.pptx

## City of Troy Planning Commission Members,

I intend to verbally present the enclosed points at the January 14, 2020 Planning Commission meeting during the public comment period related to the proposed Crooks Road Townhomes development.

#### **Trees**

The developer takes gross liberties in counting trees to his advantage in the landscaping plan. The current proposal counts 'saving' the 20 trees on the lot to the north at 4165 Crooks that is no longer part of the proposal. The Woodlands of Troy Homeowners Association owns four parcels as common areas that abut the proposed development. Approximately 65 trees are counted in the landscaping calculation from this source and adjacent property owners. Further, the City of Troy owns a parcel east of the dead-end Penrose Drive that abuts the proposed development. This small but densely treed parcel contains an additional 15 trees that have been credited by the developer as 'remaining'.

In total, over 100 trees that are *not* on property owned by the developer that are included in the landscaping calculations part of the proposal.

## **Detention Pond Construction**

While the proposed development contains a privacy fence on the north boundary there is no visual break on the western boundary. The trees that are there now, on *City* property at the end of Penrose Drive, must be removed to permit access to construct the detention pond in the extreme southwest corner. At a minimum, any proposal accepted must not remove trees on property not owned by the developer and the calculations redone to ensure the proper number of new trees are planted. See PowerPoint slide for visual detail.

There is no culvert or bridge over the Lane Drain shown in the site plan. What is the developer's plan to construct the detention basin without removing the trees at the end of Penrose Drive?

## **Totality of Non-Conformance to Troy Master Plan**

From density to building height to traffic to storm run-off to parking to snow removal to building materials and so on, this developer has shown no inclination to comply with the Troy Master Plan, the Neighborhood Node zoning requirements nor the requests of the neighboring property owners. What are the criteria for denying a developer's proposal vs. sending it back for revisions when they have been ignored in subsequent filings?

The threshold has been passed. The proposal must be denied, and a new proposal must meet the revised Neighborhood Node rules.

Please have the attached PowerPoint presentation available for viewing at this meeting.

Thank you,

Daniel F. Raubinger President, Board of Directors Woodlands of Troy Homeowners Association

# **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 tenents 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.

Planning Commission 12/29/2019 Page 2 of 13

## **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:

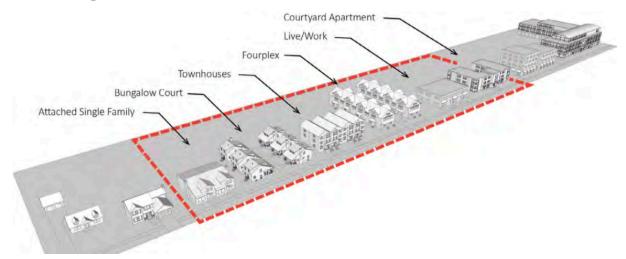
- Made no effort to comply with the intent of the ordinance as supplemented with the Troy Master Plan including:
  - o providing "low-impact and provide a high benefit to the neighborhood using the least amount of land"
  - building structures consistent with the missing middle transitional to R1-B
- 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 <u>doesn't provide any</u> "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.

<sup>&</sup>lt;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" which in the Master Plan, and our zoning ordinance would be comparable to Attached Residential.

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

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

<sup>&</sup>lt;sup>4</sup> Troy Master Plan Page 79

<sup>&</sup>lt;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 L	ot Size Per D	welling Unit	Maximum Height		Minimum Yard Setback					
Area in Sq. Ft.	Width in Ft.	Frontage in Ft.	In Stories	In Feet	Front Sides		Rear	Minimum Floor Area Per	Maximum % of Lot Area	
					9	Least One	Total Two	9	Unit (Square Feet)	Covered by Buildings
15,000 without sewers	75	N/A	0.1/0	20	25		15	25	1.000	2007
5,000 with sewers	40	40	2 1/2	30	25	5	15	35	1,000	30%

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 Units Per Acre		Maximum Height		Minimum Yard Setback			Distance	Minimum Floor Area Per	Maximum % of Lot Area
		In Stories	In Feet	Front	Rear (3)	Sides	Between Buildings	Unit (Square Feet)	Covered by Buildings
When not abutting single-family residential	24	8	100	30	30	30	30	Efficiency or 1 BR - 600 2 BR - 800 3 BR - 1,000 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 denity 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.

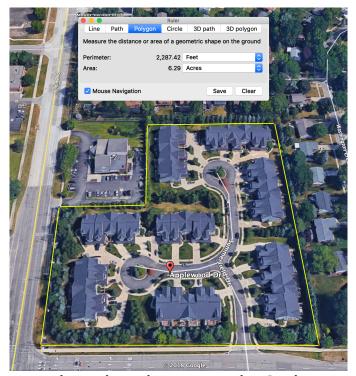
Using these guidelines one can see that the Crooks Road Townhomes should be no larger than 2 stories and not greater than 10 units per acre, which closer reflects Attached Residential standards. In further support, that the proposed development does not fall in the middle and is not transitional. Below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

Planning Commission 12/29/2019 Page 5 of 13

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.

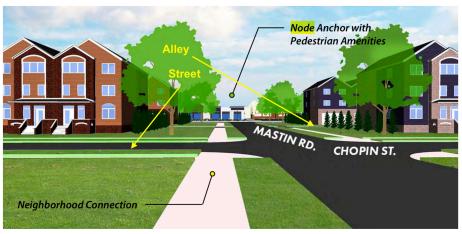
## **SAFETY, HEALTH & WELFARE**

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". 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?
- NN Building Form C Lot Access & Circulation Standards states driveways must be "integrated into buildings from the rear, in an alley configuration." 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>&</sup>lt;sup>6</sup> Troy Zoning Ord. 5.06 E 1.) a.)

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

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

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### 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.

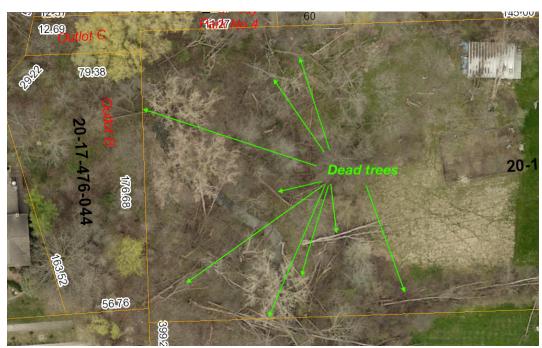
## Welfare

- 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" 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?

<sup>&</sup>lt;sup>9</sup> Zoning Ord. Section 13.02 h.

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- 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

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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." 10 ...." 11 (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. "12

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

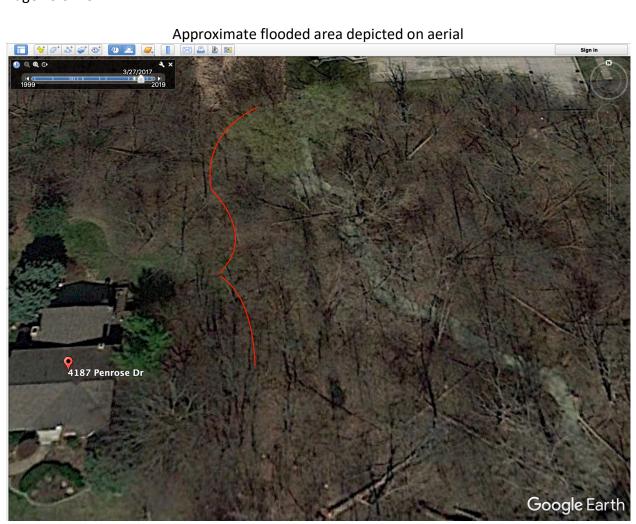
<sup>&</sup>lt;sup>10</sup> Troy Master Plan Page 79

<sup>&</sup>lt;sup>11</sup> Zoning Ord. Sec 5.06 A

<sup>&</sup>lt;sup>12</sup> Zoning Ord. Sec 5.06 A

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





From: <u>rayrictroy@aol.com</u>

To: Planning

Subject: Crooks Road Townhouses

**Date:** Monday, January 13, 2020 12:21:23 PM

I would like to voice our opinion to the City of Troy planning board about the Crooks road Town homes. We have been residents of this fine city of Troy since 1974 (46) years. In our opinion it is not a good idea to build this type of housing in an area like the Crooks road corridor or any lead into a residential neighbor hood. We are seeing this type of housing pop up all around the city. Our fear is that the units could fall into rentals, Air B&B, many ways that are not residential's properties. My wife & I are leaving on vacation the morning of 1-14-2020 otherwise we would be, attend this Planning board meeting latter that evening. Please consider our voice as a NO VOTE to this project and any other Town Home project's in the future. We do not see these projects as part of the view for the City of Tomorrow!

Thank you!!!
Yours truly:
Raymond A. Richard
344 Colebrook Dr.
Troy Mi. 48083
Cell # 248-720-9223

E-Mail address: rayrictroy@aol.com

Marie E. Richard 344 Colebrook Dr. Troy Mi. 48083 Cell # 248-720-9219

E-Mail address: mrichard53@aol.com

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



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









**From:** Ralph Schick [mailto:rhschick@comcast.net] Sent: Wednesday, January 8, 2020 11:50 AM **To:** Brent Savidant <SavidantB@troymi.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: <u>Aashit Shah</u>
To: <u>Planning</u>

Subject:Crooks Road Townhomes- OBJECTIONDate:Monday, January 6, 2020 9:27:06 PM

## 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 chaning the long time residnets 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  $^{\sim}150$  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 form 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: <u>Jigna Shah</u>
To: <u>Planning</u>

**Subject:** Crooks and Wattles Proposed Plan for Townhome development.

Date: Wednesday, January 8, 2020 7:38:19 AM

#### 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 form "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 crammed quarters and neighborhood, I cannot imagine impact on psychological wellbeing of the children. Being a Child and Adolescent and general

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: Sunil D
To: Planning

**Date:** Tuesday, January 14, 2020 12:48:02 PM

Dear Planning Council,

From: Sunil Duruvasan 1127 Whisper Way Ct, Troy, 48098

I am a current resident of Merihill acres subdivision I am AGAINST the proposed development of the townhouse project at 4115 / 4009 Crooks Road. Some of my concerns are as follows

- Traffic, parking, and safety, in the already congested area of Crooks and Wattles Roads and this development, will add more load to this road and junction
- There might be not enough guest parking in the development:
- Density & Height the proposed townhomes are not compatible with the surrounding single-family homes which have been here for decades
- Altering Carson Drive to provide access from the proposed townhomes would change the landscape and character of this long-standing neighborhood.
- Increase in Pedestrian traffic through the Emergency Vehicle Access (EVA) into Carson Drive and the surrounding neighborhoods.
- Destruction of trees and woodlands, including Lane Drain creek, will be harmful to many animals, including the rabbits & deer.
- That the development doesn't have enough open Green Space for occupant's use.
- Increase to the storm sewer, which is already at capacity. Stormwater already shoots out of the drain like a geyser when there's a very heavy rain & Carson residents have had stormwater back-ups in their homes on multiple occasions.
- That the development will discharge their stormwater into the Lane Drain creek & impact the existing flooding.
- That the development will be mostly rental units. This is a safety & health concern. (Concern is based on other similar 3-Story Townhome developments in Troy where the NON-Owner Occupied total is as high as 70%)
- Possible Expansion of Townhome Development onto the 4095 Crooks Rd. property that is currently for sale, causing another EVA into Penrose Dr.
- Reduction in the value to our existing Single-Family. homes.

I hope you listen to the valid concerns made by the residents of this community and city and do what is good for everyone. We have already lost so much of green space in terms of treelines for new sub division that are coming at every corner. We dont want another heavy occupancy neighbourhood pop up in our serene community.

--

Sunil D 248-760-9830 From: Don Szachta
To: Planning

**Subject:** Crooks Road Townhomes

Date: Wednesday, January 15, 2020 7:37:21 AM

My name is Donald Szachta. We have lived in this sub since 1985. We were at the Meeting Tuesday night about this topic. We would like to know what are the consequences if the planning commission turnes this plan down. Does this development company have the right to keep coming back with revision after revision? Also can they sue the city to get approval? Do we as homeowners have the right to litigate to stop this development? I don't think most homeowners know the process of how this commission does their job. Are the developers taking advantage of zoning in our community that is either to wide open and liberal or just wrong for that area of our community in our master plan.

Also along with the environmental issues of wet lands and flooding the commission needs to know this sub has had several power outages the past year due to underground cable failures. DTE has been working on this but can the infrastructure handle more development in this area?

Please either respond by email or feel free to call me. Thank You,

Donald Szachta 4348 Cahill Dr. 248-408-2172

Sent from my iPad

From: <u>Don Szachta</u>
To: <u>Planning</u>

Subject: Proposed site plan for Crooks road Townhomes

Date: Tuesday, January 14, 2020 10:00:01 AM

My name is Donald Szachta. My wife and myself have lived in Merrihill Acres since 1985. This area at Wattles and Crooks has been a ideal location for our family. Over all these years we have seen an increase in traffic and congestion from commercial and retail development in this area of Troy. What we don't need or want is a Townhome development as the proposed 74 unit 3 stories multi family as proposed. The plan will add more congestion to our area and ruin our subdivisions look and family makeup. Our voices need to be heard and our city needs to slow development and pay attention to our environment and infrastructure. Our subdivision is already experiencing power outages due to old under ground cables and the Lane drain creek is at or over capacity in this area. Don't give into the developers and increased tax revenue listen to the residents and the people who have been long and supporters of the city of Troy.

Thank You, Donald Szachta 4348 Cahill Dr. 248-641-7429

Sent from my iPad

From: Fred Tarazi
To: Planning

Subject: Proposed "Crooks Road Townhomes" - Tuesday 01/14/20 Meeting

**Date:** Tuesday, January 14, 2020 10:30:36 AM

To whom it may concern...

When was the last time you drove on Crooks road???? I am not sure why we even have to continue debating this proposed development!!! I have lived in Troy for more than 30 years on both the East and West side of the city. I love this city but I am finding it harder and harder to justify the actions of both the City Council and the Planning Committee. I live off Crooks, North of Wattles and I do oppose the new proposed Townhomes and the continued over development of our city and neighborhoods.

All of the new developments that took place on Crooks, in the last five years, created havoc on our traffic and the quality of our lives. This proposed townhouse will just add more stress on an already overwhelmed road - congestion, getting on and off Crooks, increased noise levels and the distortion of the character of our neighborhood. It is time for our new elected officials and mayor to end this madness and begin restoring the damage that was inflected on our beautiful City.

We used to be a bedroom community...but not anymore. We used to have quiet neighborhoods... but not anymore. We used to have less accidents and traffic...but not anymore. We, as a community need to take the time to rethink how we want to continue fostering the growth of our City, without sacrificing quality of our lives and safety. If we continue this path, the future of our City and neighborhoods does not look good.

My question, to the City Council and the Planning Committee WHAT ARE YOU DOING TO MY CITY?????
Stop this madness.
Thanks.

Fred Tarazi

4388 Cahill

From: <u>Janet Tessmer</u>
To: <u>Planning</u>

Subject: Proposed 3 story townhouses off of Crooks Rd.

Date: Saturday, January 11, 2020 6:14:05 PM

I am writing to urge the Troy Planning Commission to NOT approve this townhome project. The proposed project does not have the look and feel of our community. Having these townhomes packed onto such a small parcel of land, and so close to the street is not only unsightly, but will further congest an area of our city that is already congested.

The townhomes built off of Livernois near Square Lake is another example of extremely poor planning, an eyesore and a reduction in property values. Please don't make yet another poor decision.

Thank you for your consideration.

Janet Tessmer 6993 Forest Park Dr Troy, Mi 48098

Janet Tessmer - iPad

From: Susan Turpin
To: Planning

Subject: Crooks Road Townhomes

**Date:** Monday, January 13, 2020 8:34:20 PM

#### Dear Members,

My name is Susan Turpin, I live at

4216 Carson Drive. My home is 3 houses down from the planned development.

Once again, myself along with my neighbors, find ourselves trying to prove to you all what a mistake this planned development will be.

We have given you all countless information to show what a negative impact this development will be to our surrounding neighborhood.

Between traffic, safety, parking, and wildlife concerns, my intention by this letter is please have you all stop this construction from ruining the reason why I bought this house 14 years ago.

Thank you all for your time.

Regards,

Susan Turpin 248-252-4476

From: <a href="yumin sheng">yumin sheng</a>
To: <a href="Planning">Planning</a>

Subject: CONCERNS over and OPPOSITION to the proposed Crooks Road Townhomes Development project

**Date:** Sunday, January 12, 2020 10:46:12 PM

# Dear Troy City Planning Commission:

New year's greetings from Ying Zhang, a resident of Troy (4678 Tipton Dr., Troy, MI 48098).

I am writing to express my gravest concerns about and my vehement opposition to the proposed Crooks Road Townhomes Development project to be on the agenda of your commission meeting this week as it is going to be directly impacting my subdivision in the most harmful way.

Only coming to awareness of this project of late due to the efforts of some of my concerned neighbors, I am deeply disturbed by the utter disregard for any possible input from the most directly affected residents in the decision-making process at the City Planning Commission. In fact, I strongly believe that this proposed project will surely sharply reduce the property value of our subdivision and further undermine the quality of the local schools by threatening to overcrowd and exhaust the local facilities and resources.

I want to find out how the decision by the City Planning Commission could have been made with such total lack of transparency and who might have been responsible for it. I look forward to the opportunity to continue the conversation on Tuesday evening.

Sincerely,

Ying Zhang

From: Peng Zhao
To: Planning

 Cc:
 saveourneighborhoodtroy@gmail.com

 Subject:
 Stop the planning of Crooks Townhouse

 Date:
 Sunday, January 12, 2020 7:26:18 PM

Dear Troy Government Officers,

I am Peng Zhao, professor of Mechanical Engineering at Oakland University. We recently bought a single-family home at 4385 Bender Ct., which is one block away from the proposed site for the Crooks Townhouse. After careful consideration with my family, we are strongly against the planning and construction for such a townhouse in the neighborhood of our community. Our biggest concerns are as follows:

- (1) The townhouse as planned, is very much incompatible with the existing single-family home community in this neighborhood developed in the 1980s, and will substantially reduce the attractiveness and value of all existing homes in this area to potential buyers.
- (2) The townhouse as planned reduces the value of existing homes and in the long term hurts the property tax of the city and stability of the entire community.
- (3) The proposed townhouse substantially reduces the amount of trees/wood land and threaten local animals in danger. These homeless animals including coyote and deers, have to migrate around and cause more inconvenience and damage to the existing neighborhood.
- (4) The substantially increased number of residents from the proposed townhouse unfairly shares our education resources and hurts the quality of our school district, which further aggravates the fierce competition/huge pressure faced by our kids in the existing neighborhood, and make our district less attractive.
- (5) The substantially increased number of residents from the proposed townhouse add more pressure to the existing traffic system, flood/sewer system, and common area/facility. There is no sufficient parking space and all vehicles will make the existing traffic through the community even worse.
- (6) This three-floor townhouse plan substantially hurts the privacy of the existing home owners and neighbors. Nobody wants to live in a neighborhood where they can be observed all day long!

Due to these considerations, we strongly urge you to stop the plan for the crooks townhouse. This won't add any value to the existing surrounding community, instead it will substantially hurt the interest of residents in this area by all means.

Thank you for your understanding and cooperation! Please think and act on behalf of our people, not MONEY! Save our neighborhood!

Best regards,

Peng Zhao, Lu Liu and Andrew Zhao 4385 Bender Ct. Troy 48098 From: MAUREEN CASH
To: Planning

Subject: Proposed Crooks Road Townhomes

Date: Monday, January 13, 2020 12:10:57 PM

I am writing the Planning Commission to express profound concerns regarding the proposed Crooks Road Townhomes Development and to register my strong opposition to this proposal.

As a homeowner in the Merihill Acres Subdivision (for over 20 years) who is invested in keeping our neighborhoods safe for the children and families who live here, I believe this development would detrimentally affect our neighborhoods. The proposed development is far too densely populated for its proposed location! Traffic, parking, privacy, and safety would all be detrimentally affected in this already congested area of Crooks and Wattles. The 3-story height and quality of materials proposed to be used is not compatible with the surrounding homes and would undoubtedly reduce the value of our existing single-family homes, perhaps by 5-10%. The proposed setback of just 15' from the sidewalk on Crooks (vs. the majority of existing homes around the proposed development which are more than 100' from the sidewalk) is a significant issue, as is the fact that second-story balconies would look down into the existing homeowners' back and front yards. Clearly, the height and population-density of the proposed townhomes is **not** compatible with the surrounding single-family homes. Additionally, the proposed development would likely be mostly rental units (based on data from similar townhomes in Troy) which causes further safety concerns.

Our family is happy to live in Troy and willing to pay the high taxes to reside here based on the character of the area: safe, family-friendly, diverse neighborhoods with a reasonable amount of green space to keep our families enjoying the outdoors, living healthy lifestyles, and appreciating the natural beauty that is being increasingly encroached upon. I have serious concerns that every possible inch of Troy is being built up with no apparent concern for the **dwindling green space** which we need to maintain if Troy is to remain a desirable city for its residents. Big Beaver has increasingly become wall-to-wall restaurants and businesses: a continuous landscape of concrete with heavy traffic and noise all around. I feel as though that concrete giant is now invading our neighborhoods.

Along these lines, the proposed development does not allow for enough open green space for its own occupants' use, not to mention how it would affect those of us currently living here. The proposed development would take a natural area, **destroy its trees and woodlands** (including the lane drain creek), and harm numerous animals, including rabbits and deer. I consider myself a moderate in recognizing the need for balance between respecting nature and building-up; I see this development as showing disregard for the needs of human beings to enjoy a reasonable amount of green space and natural beauty (crucial for both physical and mental health) while also causing incidental harm to other living creatures.

I have other concerns, as well. Our storm sewer is already at capacity with residents suffering from storm water back-ups and flooding on multiple occasions. Add to that this proposed development discharging their own storm water into the lane drain creek, and there will be **further flooding issues**. Also, snow removal for the development will be dumped into the wetlands, backing up the creek even more and dumping whatever trash is in the snow into and down the creek.

Furthermore, there is not ample guest parking in the proposed development. With the population density issues of the proposed development, where will the development's children play and ride their bikes? What about the already overcrowded schools in Troy--how will they absorb the approximately 140 additional children under the age of 18 that are likely to be living in this **densely populated** development? On a very personal level these issues, combined with the safety concerns historically arising from rental units, cause additional **safety concerns for my DeafBlind son** who resides in our home here in Merihill Acres.

I ask the members of the Planning Commission to use good judgment and their desire to keep our city safe and desirable when considering this proposal. The proposed location for the townhome development in an area of single-family homes--with its specific concerns for congestion, traffic, safety, green space, and flooding issues--is not compatible with such a densely populated development. Please reject the proposed 74-unit Three-Story Crooks Road Townhomes Development.

Respectfully,

Maureen Cash Homeowner 4278 Lehigh Drive Troy, MI 48098 From: Brian Conolly
To: Planning

Subject: "Crooks Road Townhomes" Project

Date: Sunday, January 5, 2020 9:54:24 AM

### 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. <u>Density</u> 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 <u>not</u> 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. <u>3 Story Buildings</u> 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. <u>Limited Guest Parking</u> 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. <u>Safety</u> 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. <u>Traffic & Road Noise</u> 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

## **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

From: Cynthia Nowak
To: Planning

Subject: Crooks Road Townhomes

**Date:** Monday, January 6, 2020 11:23:53 AM

## 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: Thomas Reiss
To: Planning

Cc: SaveOurNeighborhoodTroy@gmail.com

Subject: Tollbrook North LLC proposed multifamily development on Crooks Rd

**Date:** Tuesday, January 14, 2020 3:02:40 PM

#### Dear Commissioners:

Re: Tollbrook North LLC's proposal for a 74 Unit Multifamily Townhouse Development located at 4115&4095 Crooks Road, Troy, Michigan

We object to the above-captioned proposed multifamily development for the following reasons. Multifamily and Commercial Uses WILL:

1. <u>Depreciate Property Values</u> of nearby well-to-do, single-family residential subdivisions, including Woodlands Subdivision which abuts it, and for which residents over many years have paid large and often expensive mortgages. **FOR THIS REASON ALONE, IT SHOULD BE PROHIBITED.** 

For this reason alone, this Commission should not even be discussing the detail of any such plan, much less a revised plan!

- 2. Will almost certainly depreciate the surrounding property, which in our opinion constitutes an <u>unnecessary and unjust taking</u> from the surrounding single-family residential property owners without just compensation.
- 3. <u>Change the character of the neighborhood</u>, making it less family-friendly, and more transient, and will cheapen one of the nicest neighborhoods in the state of Michigan.
- 4. <u>Destroy the beauty of the area</u>, by reducing its greenery.
- 5. Destroy the <u>ambience of the cemetery</u> across the street. It is simply out of place.
- 6. <u>Adversely impact the current Lane Drain greenbelt and wetland</u>. In order to pack as many units into the space, the plan canalizes the lane drain with retention walls, destroying the natural beauty of its slopes.
- 7. Will <u>look like a cheap barracks</u>, totally incompatible in a of single-family residential neighborhood, with homes valued in the range of \$500,00, more or less.
- 8. Will <u>force the deer</u> herd more into the residential areas, threatening flower beds and shrubbery.
- 9. Multifamily populations are more conducive to crime.
- 10. Multifamily populations will bring more noise.
- 11. Multifamily populations will bring more congestion.

#### NO NEED.

- The neighborhood has no need for multifamily or any more commercial development.
- We have already converted Rochester Road and Big Beaver into 5-Mile long strip malls.
- There is no need to add any more traffic, noise and blight along the Crooks Road corridor.
- Here, as in so many cases, NIMBY protesters have genuine concerns to which their elected representatives and their appointees should pay serious attention and honor. Dismissiveness of such home owner concerns has rightly caused electoral consequences in the past.

### **IMPROVIDENT ZONING.**

Converting the Wattles-Crooks Road intersection into a "Neighborhood Node" zoning district in the first place, at the behest of its "development-minded owners," with minimal and

obscure notice of its eventual effects on the many more populous, surrounding residential-subdivision owners has been a mistake. The residential homeowners are the ones that end up living with a "development," while the property owner of the development and the developer suck what value they can out of the land and move on to their next gig, leaving the surrounding residents to live with the results.

## Accordingly, we respectfully ask:

- That this development be totally and finally DECLINED.
- That the City of Troy AMEND its zoning ordinance to require that written notice of zoning changes be mailed to every property owner in every subdivision within one-half mile of the area proposed for a zoning change, detailing the possible uses and effects of the zoning.
- That the City of Troy REZONE the site (and the other Neighborhood Node zoned areas in the vicinity of Crooks and Wattles) to maintain their current single-family residential and greenbelt/wetland actual current uses, notwithstanding the current Node zoning.

Thomas and Patricia Reiss Woodlands Subdivisions single home owners 1400 Bradbury Dr. Troy, Michigan 48098-06313 January 14, 2020

Sent from Mail for Windows 10

From: Rhea Sautter
To: Planning

Subject: Crooks Road Townhomes

**Date:** Friday, September 27, 2019 12:30:56 PM

I recently became aware of the proposed development on the northwest side of Crooks and Wattles. I have lived at <u>4363 Lehigh Drive in Merihill Acres</u> 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

From: William Schmidt
To: Planning

 Cc:
 Saveourneighborhoodtroy@gmail.com

 Subject:
 Crooks Road Townhomes Development

 Date:
 Sunday, January 12, 2020 7:16:25 PM

## Dear Planning Commission:

We are current residents of Troy, 5757 Ruby Drive, and have just purchased a house near the proposed development, 4590 Bentley Drive. We are strongly opposed the "Crooks Road Townhomes" development as proposed by the developer. It would appear that this development is similar the townhomes at Square Lake and Livernois. The townhomes at Livernois and Square Lake are ugly, out of character for the area and over crowded. This type of development should not be repeated in Troy. Consequently we strongly oppose this development.

Sincerely,

William and Shirley Schmidt wschmidt2009@yahoo.com

From: <u>Jeanette Tomaszewski</u>

To: Planning

Subject: Crooks Rd. Town Homes

**Date:** Tuesday, January 14, 2020 12:23:59 PM

#### Troy City Planning Dept.,

I have been to several meeting regarding the proposed building of Town Homes being built on Crooks at Wattles. I am convinced that the proposed building of these town homes will be an "eyesore" and will increase traffic. It is just not a good fit for our neighborhood.

I am seeing more of these "popup" town homes and/or apartments being built around various parts of the city. To name a few, the one being built on Livernois, north of Maple, and a bigger development south of Maple on Livernois. They just look out of place and look awful.

I have lived here for over 30 years. The City of Troy has always been interested in preserving the beauty of the city. This no longer seems to be the case. What has changed in recent years? And why? Troy residents who have lived here for a long time need to hear that we have some say in preserving the beauty of our city..

Please scrap the building of the these town homes on CROOKS ROAD AT WATTLES RD!

Thank You.

Jeanette Tomaszewski 4499 Cahill Dr; Troy, Mi 48098