



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

248.524.3364  
planning@troymi.gov

## **PLANNING COMMISSION MEETING AGENDA REGULAR MEETING**

Tom Krent, Chairman, David Lambert, Vice Chairman  
Carlton Faison, Michael W. Hutson, Lakshmi Malalahalli,  
Marianna Perakis, Sadek Rahman, Jerry Rauch and John J. Tagle

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**August 24, 2021**

**7:00 P.M.**

**Council Chambers**

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1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – August 10, 2021
4. PUBLIC COMMENT – For Items Not on the Agenda

### **PLANNED UNIT DEVELOPMENT (PUD)**

5. PUBLIC HEARING - TROY CROSSING PLANNED UNIT DEVELOPMENT (File Number PUD JPLN2021-0008) – Proposed Amendment to Troy Crossing PUD, North side of Big Beaver, East of John R (Parcels 88-20-24-352-067 & -068), Section 24, Currently Zoned PUD 8 (Planned Unit Development 8) District.

### **CONDITIONAL REZONING**

6. PUBLIC HEARING - CONDITIONAL REZONING- (CR JPLN2021-001) – Proposed Pine View Condominiums, West side of Dequindre, north of Long Lake (88-20-12-476-070), Section 12, From NN (Neighborhood Node “J” and EP (Environmental Protection) to NN (Neighborhood Node “J”).
7. CONDITIONAL REZONING- (CR JPLN2019-003) – Proposed Livernois Court, East side of Livernois, North of Big Beaver, (88-20-22-301-007, 88-20-22-301-008 and 88-20-22-301-009 ), Section 22, From R-1E (One Family Residential) to BB (Big Beaver Road).
8. PUBLIC COMMENTS – For Items on the Agenda
9. PLANNING COMMISSION COMMENT
10. ADJOURN

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

Chair Krent called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on August 10, 2021, in the Council Chamber of the Troy City Hall. Chair Krent presented opening remarks relative to the role of the Planning Commission and procedure of tonight's meeting.

1. ROLL CALL

Present:

Carlton M. Faison  
Michael W. Hutson  
Tom Krent  
David Lambert  
Lakshmi Malalahalli  
Marianna Perakis  
Sadek Rahman  
Jerry Rauch  
John J. Tagle

Also Present:

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

2. APPROVAL OF AGENDA

**Resolution # PC-2021-08-055**

Moved by: Tagle  
Support by: Faison

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

Yes: All present (9)

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2021-08-056**

Moved by: Hutson  
Support by: Lambert

**RESOLVED**, To approve the minutes of the July 27, 2021, Regular meeting as submitted.

Yes: All present (9)

**MOTION CARRIED**

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

**PRELIMINARY SITE PLAN APPROVAL**

5. PRELIMINARY SITE PLAN REVIEW (File Number SP2021-0003) – Proposed The Alcove Site Improvements, East side of Livernois, South of Big Beaver (2600 Livernois), Section 27, Currently Zoned MF (Multiple-Family Residential) Zoning District

Mr. Savidant presented a review of the Preliminary Site Plan application for The Alcove Site Improvements, a proposed conversion of an extended-stay hotel to multi-family apartments. He addressed site improvements with respect to landscaping, architecture, and off-street parking. Mr. Savidant reported the Zoning Board of Appeals granted the applicant the required variances relating to units per acre and square footage of units. He specifically addressed the landscape plan and asked the applicant to provide clarification on trees and screening. Mr. Savidant said the vinyl building materials initially proposed have been replaced with fiber cement board and batten siding, noting the clubhouse would also include stone. Renderings were displayed showing the existing buildings and the proposed buildings as improved.

Mr. Savidant recommended approval of the Preliminary Site Plan application with the condition that the applicant clarify screening along the southern property line and modify, if necessary, based on Planning Commission input.

Present were Bryan Pritchard of TriCap Residential Group and Luke Bonner of Bonner Advisory Group.

There was discussion on:

- Landscaping; clarification of tree tables, screening.
- Screening of southern property; wall and landscaping.
- Interior improvements.
- Existing hotel industry.
- Apartment management team.
- Improvements to existing wood fence; paint and repair.
- Connection of internal sidewalk to Livernois; Zoning Ordinance requirement.
- Targeted market for tenancy; price point for leasing.
- Neighborhood concerns for safety; expressed support of proposed project.

**Resolution # PC-2021-08-057**

Moved by: Rauch  
Support by: Lambert

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed The Alcove Site Improvements, located on

the east side of Livernois, south of Big Beaver (2600 Livernois), Section 27, Currently Zoned MF (Multiple-Family Residential) District, be granted, subject to the following:

1. Clarify the proposed screening along southern property line and modify to include screening acceptable to Planning staff, in form A or B, in order to appropriately screen residences at the southern boundary on the eastern edge.
2. Install a sidewalk connecting the internal sidewalk to the sidewalk on Livernois.

Yes: All present (9)

### **MOTION CARRIED**

Mr. Savidant commended the applicant on their response and follow-through on staff recommendations.

### **OTHER ITEMS**

6. **PUBLIC COMMENTS** – For Items on the Agenda

There was no one present who wished to speak.

7. **PLANNING COMMISSION COMMENT**

Ms. Perakis addressed the training session at the City Council and Planning Commission Joint meeting and shared her ideas and thoughts with respect to the missing middle housing.

8. **ADJOURN**

The Regular meeting of the Planning Commission adjourned at 7:25 p.m.

Respectfully submitted,

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Tom Krent, Chair

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Kathy L. Czarnecki, Recording Secretary



DATE: August 19, 2021

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING - TROY CROSSING PLANNED UNIT DEVELOPMENT (File Number PUD JPLN2021-0008) – Proposed Amendment to Troy Crossing PUD, North side of Big Beaver, East of John R (Parcels 88-20-24-352-067 & -068), Section 24, Currently Zoned PUD 8 (Planned Unit Development 8) District.

The applicant Brian Najor of Najor Companies submitted an application to amend Troy Crossing (AKA The Phoenix Troy Apartments) Planned Unit Development (PUD). The PUD was approved in 2017. The approved project featured two retail buildings plus four apartment buildings totaling 96 units. The four apartment buildings are nearing completion. The applicant seeks to replace the two approved retail buildings along Big Beaver with another 25-unit apartment building featuring 2,000 square feet of retail/restaurant on the ground floor.

The Planning Commission is a recommending body for this application.

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

Attachments:

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

G:\PUD's\PUD 018 JPLN2021-0008 Troy Crossing (aka The Phoenix Troy Apts)\PC Memo 08 24 2021.doc

PUBLIC HEARING - TROY CROSSING PLANNED UNIT DEVELOPMENT (File Number PUD JPLN2021-0008) – Proposed Amendment to Troy Crossing PUD, North side of Big Beaver, East of John R (Parcels 88-20-24-352-067 & -068), Section 24, Currently Zoned PUD 8 (Planned Unit Development 8) District.

**Resolution # PC-2021-08-**

Moved by:  
Seconded by

**WHEREAS,** The applicant Najor Companies submitted an application to amend Troy Crossing Planned Unit Development (PUD), AKA The Phoenix Troy Apartments, located on the north side of Big Beaver, east of John R, in Section 24, approximately 4.77 acres in area; and

**WHEREAS,** Troy Crossing PUD was approved as a mixed use development including four 3-story apartment buildings and two retail/restaurant facilities; and

**WHEREAS,** The applicant has proposed to replace the two approved 1-story retail/restaurant facilities with one 3-story building featuring 25 apartment units and 2,000 square feet of retail/restaurant on the ground floor; and

**WHEREAS,** The proposed 3-story building is similar in design to the four buildings on site which are nearing completion; and

**WHEREAS,** The proposed revision to the PUD meets the Standards for Approval set forth in Section 11.03.

**BE IT RESOLVED,** That the Planning Commission recommends to City Council that Concept Development Plan Approval and Preliminary Development Plan Approval for the proposed amendment to Troy Crossing PUD, AKA The Phoenix Troy Apartments, be granted.

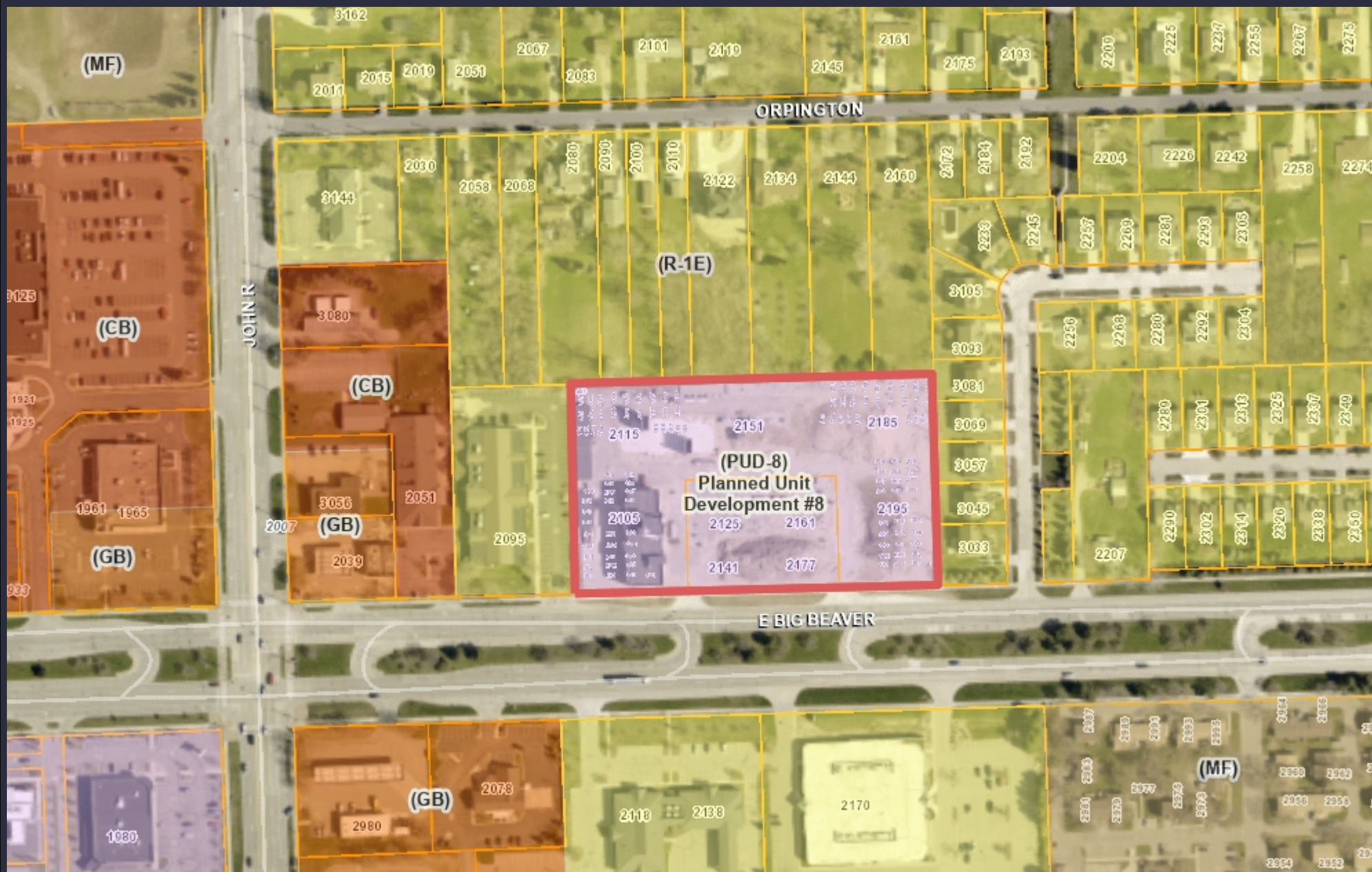
Yes:  
No:  
Absent:

**MOTION CARRIED/FAILED**

G:\PUD's\PUD 018 JPLN2021-0008 Troy Crossing (aka The Phoenix Troy Apts)\PC Resolution 08 24 2021.doc







595 0 297 595 Feet



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



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

## **PUD AMENDMENT For City of Troy, Michigan**

Date: August 16, 2021

<b>Applicant:</b>	Najor Companies
<b>Project Name:</b>	Big Beaver – Troy Crossing PUD
<b>Plan Date:</b>	June 5, 2017
<b>Location:</b>	North side of Big Beaver, east of John R.
<b>Zoning:</b>	Planned Unit Development
<b>Action Requested:</b>	Planned Unit Development Amendment
<b>Required Information:</b>	Deficiencies noted

### **PROJECT AND SITE DESCRIPTION**

The Troy Crossing Planned Unit Development received PUD and site plan approval in 2017. The 2017 approval included four (4) 3-story apartment buildings (totaling 108 units), two retail/restaurant facilities (totaling approximately 10,000 sq.ft), and a community center. The retail buildings front Big Beaver Road, with the apartment buildings along the north, east and west sides of the property. Arranged as a plaza style development, the four apartment buildings and retail centers all face the center parking lot and landscaped area.

To date all four (4) 3-story apartment buildings have been constructed. The applicant notes that due to market conditions, they are seeking an PUD amendment to convert the two retail/restaurant facilities, into one building that will include 25 additional residential units and approximately 2,000 sq/ft of restaurant/retail. Parking is sufficient with the change from retail to residential.

The proposed architecture matches the built apartments.

## SUMMARY

Planning Commission is to hold a public hearing and make a recommendation to the City Council.

Yours Truly,



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



### Response to Section 6 of the PDP Application:

In September 2019, the City of Troy Council approved the PUD, known as Big Beaver Place, consisting of four apartment buildings totaling 108 units and two retail buildings of up to 12,000 square feet in total. At this time, the apartment buildings are in various stages of development with tenants having moved into building number one in April 2021 and a planned completion of building two in July 2021. The two remaining apartment buildings are scheduled to be completed by early 2022. The demand for these premium quality units at this development has been extremely strong with 67 of the total 108 units having been leased as of the beginning of June 2021. Now that we have tenants moved in and we have received a substantial amount of feedback from prospective residents, we believe that the two retail buildings approved would be a detriment to the surrounding apartment community in the form of additional traffic and noise.

In lieu of the two retail buildings, we are proposing to construct a single three-story building consisting of 2,129 square feet of retail and/or restaurant use on the west end of the ground floor and 25 additional apartment units. The retail/restaurant uses will maintain the mixed-use component of the PUD while at a scale that is more appropriate for this principally residential community. The uses envisioned for this retail component would be complimentary to the apartment residents and include such offerings as a coffee shop, small restaurant and/or personal service uses. The elevations of the proposed building would be consistent with the other buildings in the development. The building will be situated in the same area as the previously approved retail building and will retain many of the landscape and hardscape elements such as planter boxes and pavers.

(Per First American Title Insurance Co. (Title Connect, LLC) commitment number TC13-80740, commitment date 04-04-19)

Commencing at the Southwest Corner of said Section 24; thence along the South line of said Section 24, N89°47'05"E, 600.07 feet (plotted as S89°59'E, 534.46 feet); thence N00°31'38"E, 102.03 feet to the North line of Big Beaver Road (102 feet = 1/2 width half-of-way) and the POINT OF BEGINNING; thence continuing N00°31'38"E, 102.03 feet to the intersection of the North line of said Section 24 and the West line of said Section 34; thence S89°45'05"E, 600.34 feet (plotted as 600 feet) to the Point of Beginning.

The Northwest Quarter of Section 34 contains a portion of the land known as the condominium, subdivision plan no. 1687, recorded in Layer 34569, Page 370, Oakland County Records; thence along said West line, S00°38'00"W, 348.57 feet (plotted as 348.57 feet) to the intersection of the West line of said Section 34 and the North line, N89°41'57"W, 164.38 feet (plotted as N89°23"W), thence N00°01'07"E, 183.50 feet; thence N89°41'57"W, 249.00 feet; thence S00°18'03"N, 183.50 feet to the intersection of the South line of said Section 34 and the North line, N89°41'57"W, 186.32 feet to the POINT OF BEGINNING.

Lands in the Southwest 1/4 of Section 24, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being part of Lots 16 through 19, "Big Beaver Poultry Farms" Subdivision, as recorded in Liber 23, Page 14, Oakland County Records, more particularly described as:

Commencing at the Southwest Corner of said Section 24; thence along the South line of said Section 24, S82°42'05"E, 535.07 feet (platted as S89°29'E, 534.86 feet - 1/2 mile, right-to-way); thence along said North line S89°41'E, 186.32 feet (platted as S89°29'E, 186.32 feet - 1/2 mile, right-to-way); thence along said North line, S89°41'E, 183.50 feet; thence S89°41'E, 249.00 feet; thence S00°18'03"W, 183.50 feet said North line, N89°41'E, 249.00 feet to the POINT OF BEGINNING.

(Per First American Title Insurance Co. (Title Connect, LLC) commitment number TC13-80740, commitment date 04-04-18.

- 7 Subject to the easements, restrictions and reservations contained in the Big Beaver Policy Forms Plat recorded at Liber 23, Page(s) 14, Oakland County Records. [DOES NOT AFFECT THE SUBJECT PROPERTY]
- 13 Terms and Conditions contained in Right of Way In favor of Michigan Bell Telephone Company as disclosed by Instrument recorded in Liber 7291, page 708. [DOES NOT AFFECT THE SUBJECT PROPERTY]
- 14 Terms and Conditions contained in Development Agreement as disclosed by instrument recorded in Liber 30785, page 864 as amended by First Amendment to Development Agreement recorded at Liber 30785 [AFFECTS ALL OF THE SUBJECT PROPERTY]
- 15 Covenants, conditions and restrictions and other restraints, but limiting restrictions, if any based on race, color, religion, sex, handicap, familial status or national origin as contained in Instrument recorded in Liber 30785, Page(s) 864, Oakland County Records. [DOES NOT AFFECT THE SUBJECT PROPERTY]

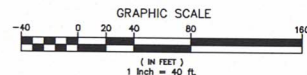
A. At the time of survey there was no evidence observed of any tanks, drainage fields, or use as a solid waste dump or sanitary landfill.

B. The site is currently under construction. The survey shows conditions as of January 23, 2017.

C. No evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor are there any other documentation of any wetlands being located on the subject property.

D. The sewers and water lines are based on record maps provided by the City of Dearborn Engineering Department and visual observation.

E. The existing conditions as shown herein, are as of the "last day of field work" noted in the certification.



**8** **NOEL PLAIN SET**

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CONAGERS ENERGY, GS MAP #22-B-1-24-3, DATED 4-20-15  
NAME NOT RECEIVED INFORMATION AS OF 1-18-17  
F.E.A.S. FIRM MAP #212300505, DATED 1-18-17  
"BOUNDARY AND TOPOGRAPHIC SURVEY BIG BEAKER PLACE", FAZ  
KAYIN & ASSOC., PROJECT #08-640, DATED 10-23-08

To: Troy Crossing, LLC  
Title Connect, LLC  
First American Title Insurance Company  
Bank of Ann Arbor

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for Real Property" and "Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes Items 2, 3, 4, 8, 9, 11(a), 13, 16-18 and 19 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further states that in my professional opinion, as a land surveyor registered in the State of Michigan, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The last day of field work was completed on January 23, 2017

Todd D. Shelly, PS  
Michigan Professional Surveyor-No. 41111  
Agent for PEA, Inc.

BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "X", AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0553G, DATED JANUARY 15, 2009.

STATE OF MICHIGAN  
TODD D. SHELLEY  
PROFESSIONAL SURVEYOR  
NO. 41111  
LICENSED PROFESSIONAL SURVEYOR

[illegible]

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t 248.689.9090  
f 248.689.1044  
[www.peainc.com](http://www.peainc.com)

**NAJORA COMPANIES**  
950 NASHVILLE ROAD  
BIRMINGHAM, AL 35202

**ALTAMPS LAND TITLE SURVEY**  
**NAJORA BIG BEAVER PUD**  
PART OF THE SW 1/4 OF SECTION 24, T. 02 - R. 11 E.,  
CITY OF SW OKLAHOMA COUNTY, OKLAHOMA

ES.	DN.	MEAS.	SUR.	MS.	P.M.
SECTION 24, T. 02 - R. 11 E., CITY OF SW OKLAHOMA COUNTY, OKLAHOMA					

ORIGINAL ISSUE DATE: AUGUST 21, 2019
PEA JOB NO. 2016-286
SCALE: 1" = 40'
DRAWING NUMBER

1









Google Earth

9/2021 Google



# Troy Crossing

## Big Beaver Rd. Troy, MI 48083

05/04/2021 Fifth Apartment Building



**NAJOR COMPANIES**  
600 N. OLD WOODWARD AVE., SUITE 100, BIRMINGHAM, MI 48009 PH: (248)433-7000

**SERRA-MARKO AND ASSOCIATES INC.**  
189 E. BIG BEAVER, SUITE 106, TROY, MI 48083 PH: (248)457-6903

**PEA**  
2430 ROCHESTER COURT, SUITE 100, TROY, MI 48083 PH: (248)689-9090

**PEA**  
2430 ROCHESTER COURT, SUITE 100, TROY, MI 48083 PH: (248)689-9090

OWNER

ARCHITECT

CIVIL ENGINEER

LANDSCAPE CONSULTANT

### DRAWING LIST:

**GENERAL:**  
G00.01 ZONING ANALYSIS  
**ARCHITECTURAL:**  
A01.01 PROPOSED SITE PLAN  
A01.02 APARTMENT FIRST FLOOR PLAN  
A01.03 APARTMENT SECOND FLOOR PLAN  
A01.04 APARTMENT THIRD FLOOR PLAN  
A01.05 APARTMENT ELEVATIONS  
A01.06 APARTMENT ELEVATIONS



**PROJECT SUMMARY:**  
APARTMENT BUILDING 1-4: 4 EFFICIENCY UNITS  
2 (1) BEDROOM UNITS  
2 (2) BEDROOM UNITS  
TOTAL: 21 UNITS EACH  
APARTMENT BUILDING 5: 6 EFFICIENCY UNITS  
6 (1) BEDROOM UNITS  
2 (2) BEDROOM UNITS  
TOTAL: 29 UNITS  
**FIRST FLOOR RETAIL/RESTAURANT AREA: 1,100 SQFT.**  
**PARKING REQUIRED:**  
1 SPACE FOR EACH DWELLING UNIT, 1 SPACE FOR EACH EFFICIENCY UNIT  
40 DWELLING UNITS x 1 = 40 PARKING SPACES  
30 EFFICIENCY UNITS x 1 = 30 PARKING SPACES  
TOTAL: 70 PARKING SPACES  
**RETAIL: 1 PARKING SPACE PER 250 SQFT. OF GROSS AREA**  
1,100 SQFT. / 250 = 4.4 PARKING SPACES  
**CAFE/RESTAURANT: 1 SPACE FOR 8 SEATS**  
80 SEATS / 7 = 11.4 PARKING SPACES  
**TOTAL PARKING REQUIRED (RETAIL):** 145 PARKING SPACES  
**TOTAL PARKING REQUIRED (RESTAURANT):** 30 PARKING SPACES  
**TOTAL PARKING PROVIDED:** 24 PARKING SPACES

PROPOSED BUILDING			
CODE COMPLIANCE: CITY OF TROY CODE OF ORDINANCES, MINIMUM BUILDING CODE 360			
ANALYSIS	REQUIRED / ALLOWED	PROVIDED	REFERENCE
PROPERTY AREA		107,000 SF	
OPEN SPACE	MIN.	SEE LANDSCAPE DRAWINGS	
LAND	MIN.	SEE	
CONSTRUCTION TYPE		100 (RETAIL) / 100 (APARTMENTS)	MINC-D, SEC. 402
USE GROUP		BLT, A-2 (R)	MINC-D, SEC. 300
<b>BUILDING AREA</b>			
RETAIL/RESTAURANT BUILDING 1		5,400 SF	
RETAIL/RESTAURANT BUILDING 2		4,800 SF	
RETAIL/RESTAURANT BUILDING 3		4,800 SF	
RETAIL/RESTAURANT BUILDING 4		4,800 SF	
RETAIL/RESTAURANT BUILDING 5		4,800 SF	
RETAIL/RESTAURANT BUILDING 6		4,800 SF	
RETAIL/RESTAURANT BUILDING 7		4,800 SF	
RETAIL/RESTAURANT BUILDING 8		4,800 SF	
RETAIL/RESTAURANT BUILDING 9		4,800 SF	
RETAIL/RESTAURANT BUILDING 10		4,800 SF	
RETAIL/RESTAURANT BUILDING 11		4,800 SF	
RETAIL/RESTAURANT BUILDING 12		4,800 SF	
RETAIL/RESTAURANT BUILDING 13		4,800 SF	
RETAIL/RESTAURANT BUILDING 14		4,800 SF	
RETAIL/RESTAURANT BUILDING 15		4,800 SF	
RETAIL/RESTAURANT BUILDING 16		4,800 SF	
RETAIL/RESTAURANT BUILDING 17		4,800 SF	
RETAIL/RESTAURANT BUILDING 18		4,800 SF	
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RETAIL/RESTAURANT BUILDING 95		4,800 SF	
RETAIL/RESTAURANT BUILDING 96		4,800 SF	
RETAIL/RESTAURANT BUILDING 97		4,800 SF	
RETAIL/RESTAURANT BUILDING 98		4,800 SF	
RETAIL/RESTAURANT BUILDING 99		4,800 SF	
RETAIL/RESTAURANT BUILDING 100		4,800 SF	

**SERRA - MARKO & ASSOCIATES**  
ARCHITECTURAL DESIGNERS  
189 E Big Beaver, Suite 106 Troy, MI 48083  
Tel: 248.457.6903 Fax: 248.457.6906  
Email: info@s-m-associates.com  
Website: www.s-m-associates.com

ALL DIMENSIONS SHALL BE GIVEN IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.  
PREPARED IN COLLABORATION WITH D'AMICO ASSOCIATES, INC.  
STATE OF MICHIGAN  
JULIO GARCIA  
REGISTERED PROFESSIONAL ARCHITECT  
No. 0000000000

PROJECT NAME:  
TROY CROSSING

FIFTH APARTMENT  
BUILDING  
05-04-2021

ADDRESS:  
BIG BEAVER RD.  
TROY, MI 48083

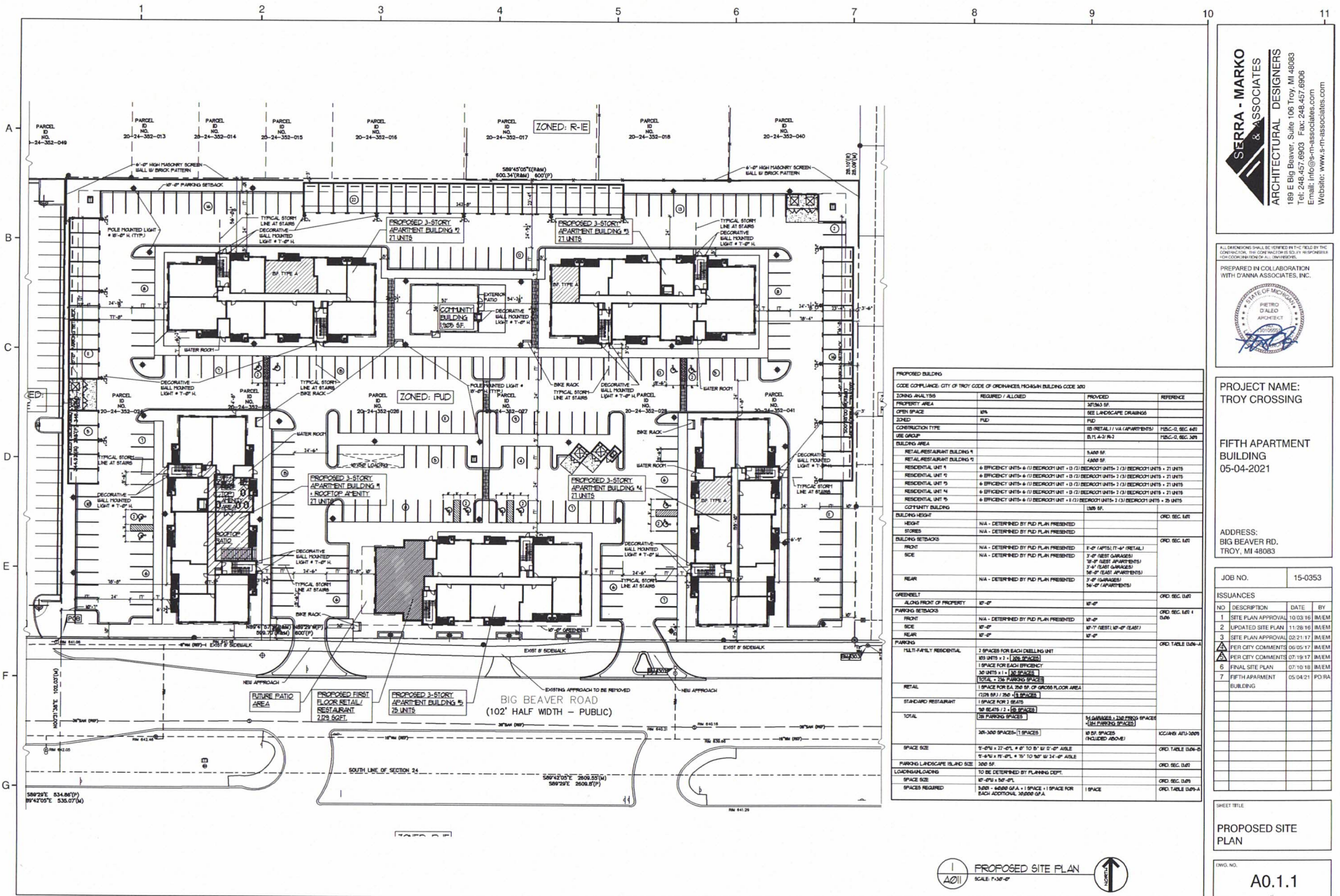
JOB NO. 15-0353

ISSUANCES			
NO.	DESCRIPTION	DATE	BY
1	SITE PLAN APPROVAL	10/23/16	BAEM
2	UPDATED SITE PLAN	11/28/16	BAEM
3	SITE PLAN APPROVAL	02/21/17	BAEM
4	PER CITY COMMENTS	06/05/17	BAEM
5	PER CITY COMMENTS	07/19/17	BAEM
6	FINAL SITE PLAN	07/19/18	BAEM
7	FIFTH APARTMENT BUILDING	05/04/21	PD/BA

SHEET TITLE:  
ZONING ANALYSIS

DWG. NO.:  
G0.0.1





PROPOSED BUILDING			
CODE COMPLIANCE: CITY OF TROY CODE OF ORDINANCES PROGRAM BUILDING CODE 300			
ZONING ANALYSIS	REQUIRED / ALLOWED	PROVIDED	REFERENCE
PROPERTY AREA	614	30763 SF	
OPEN SPACE	614	SEE LANDSCAPE DRAWINGS	
ZONED	RUD	RUD	
CONSTRUCTION TYPE		1B RETAIL / 1A APARTMENTS	IBC-2006 SEC. 401
USE GROUP		1B.1 A-2 B-3	IBC-2006 SEC. 309
BUILDING AREA		5400 SF	
RETAIL/RESTAURANT BUILDING 1		4800 SF	
RETAIL/RESTAURANT BUILDING 2		4800 SF	
RETAIL/RESTAURANT BUILDING 3		4800 SF	
RETAIL/RESTAURANT BUILDING 4		4800 SF	
RETAIL/RESTAURANT BUILDING 5		4800 SF	
RETAIL/RESTAURANT BUILDING 6		4800 SF	
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RETAIL/RESTAURANT BUILDING 98		4800 SF	
RETAIL/RESTAURANT BUILDING 99		4800 SF	
RETAIL/RESTAURANT BUILDING 100		4800 SF	

**SERRA - MARKO & ASSOCIATES**  
ARCHITECTURAL DESIGNERS  
189 E Big Beaver, Suite 106 Troy, MI 48063  
Tel: 248.457.6903 Fax: 248.457.6906  
Email: info@s-m-a-associates.com  
Website: www.s-m-a-associates.com

ALL DRAWINGS SHALL BE VERIFIED BY THE FIELD BY THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION.

PREPARED IN COLLABORATION WITH DANNIA ASSOCIATES, INC.

**PROJECT NAME:**  
TROY CROSSING

**FIFTH APARTMENT BUILDING**  
05-04-2021

**ADDRESS:**  
BIG BEAVER RD.  
TROY, MI 48063

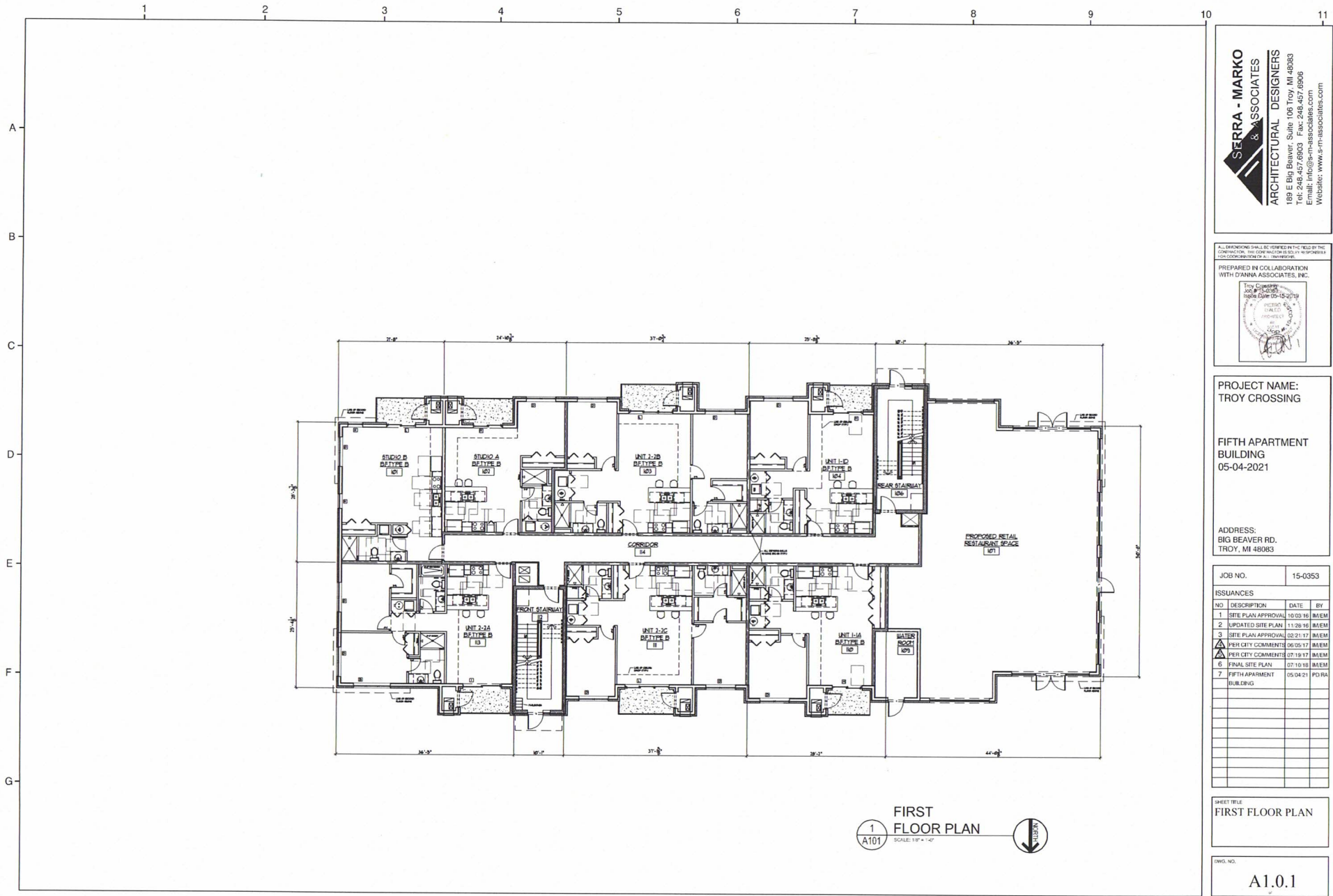
**JOB NO.** 15-0353

**ISSUANCES**

NO.	DESCRIPTION	DATE	BY
1	SITE PLAN APPROVAL	10/03/16	BA/EM
2	UPDATED SITE PLAN	11/28/16	BA/EM
3	SITE PLAN APPROVAL	02/21/17	BA/EM
4	PER CITY COMMENTS	06/05/17	BA/EM
5	PER CITY COMMENTS	07/19/17	BA/EM
6	FINAL SITE PLAN	07/19/18	BA/EM
7	FIFTH APARTMENT BUILDING	05-04-21	PD/BA

**SHEET TITLE**  
**PROPOSED SITE PLAN**

**OWN. NO.**  
**A0.1.1**



1  
A101  
FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**SERRA MARKO & ASSOCIATES**  
ARCHITECTURAL DESIGNERS  
189 E Big Beaver, Suite 108 Troy, MI 48063  
Tel: 248.457.6903 Fax: 248.457.6908  
Email: info@s-m-associates.com  
Website: www.s-m-associates.com

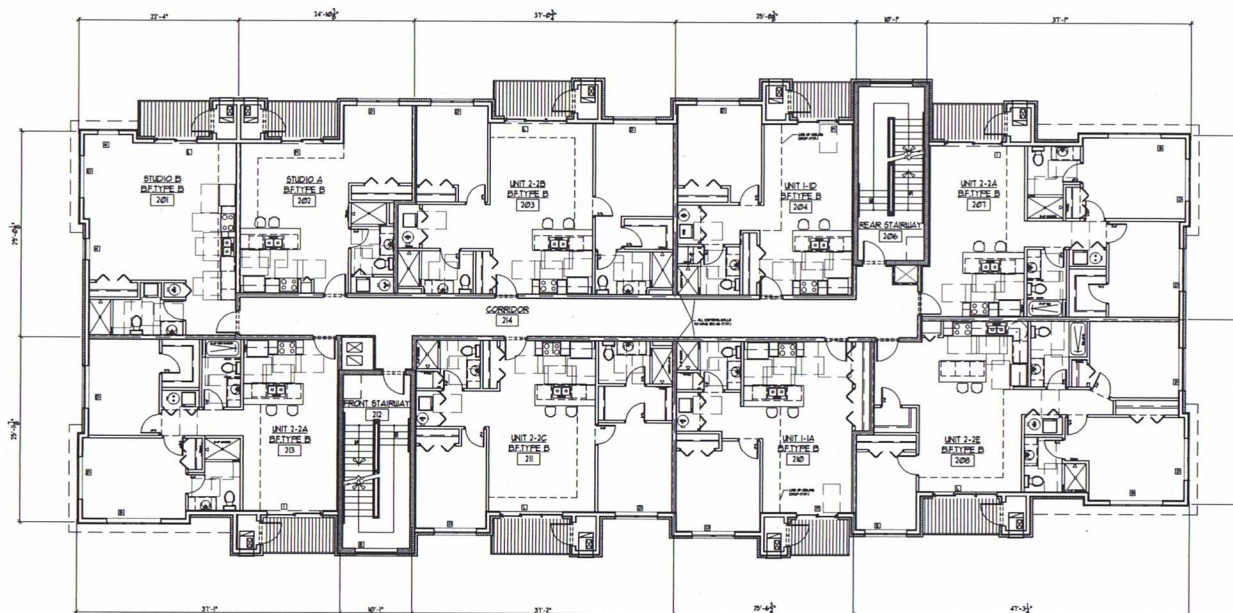
ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THIS CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND NOT THE ARCHITECT.  
PREPARED IN COLLABORATION WITH D'AMICO ASSOCIATES, INC.  
Troy Crossing  
Job # 15-0353  
Scale Date 05-04-2021  
PROJECT SEAL  
REGISTERED PROFESSIONAL ARCHITECT  
STATE OF MICHIGAN  
No. 045101  
Exp. 12/31/2024

PROJECT NAME:  
TROY CROSSING  
  
FIFTH APARTMENT BUILDING  
05-04-2021  
  
ADDRESS:  
BIG BEAVER RD.  
TROY, MI 48063

JOB NO.		15-0353	
ISSUANCES			
NO.	DESCRIPTION	DATE	BY
1	SITE PLAN APPROVAL	10/03/16	BA/EM
2	UPDATED SITE PLAN	11/28/16	BA/EM
3	SITE PLAN APPROVAL	02/21/17	BA/EM
4	PER CITY COMMENTS	06/05/17	BA/EM
5	PER CITY COMMENTS	07/19/17	BA/EM
6	FINAL SITE PLAN	07/19/18	BA/EM
7	FIFTH APARTMENT BUILDING	05/04/21	PO/RA

SHEET TITLE:  
FIRST FLOOR PLAN

DWG. NO.  
A1.0.1



1  
A102

SECOND  
FLOOR PLAN

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

North Arrow

**SERRA - MARKO  
& ASSOCIATES**

**ARCHITECTURAL DESIGNERS**

189 E Big Beaver, Suite 106 Troy, MI 48063  
Tel: 248.457.6903 Fax: 248.457.6906  
Email: [info@s-m-associates.com](mailto:info@s-m-associates.com)  
Website: [www.s-m-associates.com](http://www.s-m-associates.com)

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PREPARED IN COLLABORATION  
WITH D'ANNA ASSOCIATES, INC.



PROJECT NAME:  
TROY CROSSING

FIFTH APARTMENT  
BUILDING  
05-04-2021

ADDRESS:  
BIG BEAVER RD.  
TROY, MI 48063

JOB NO.	15-0353
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## ISSUANCES

[illegible]

SHEET TITLE  
SECOND FLOOR  
PLAN

DWG. NO.

A1.0.2



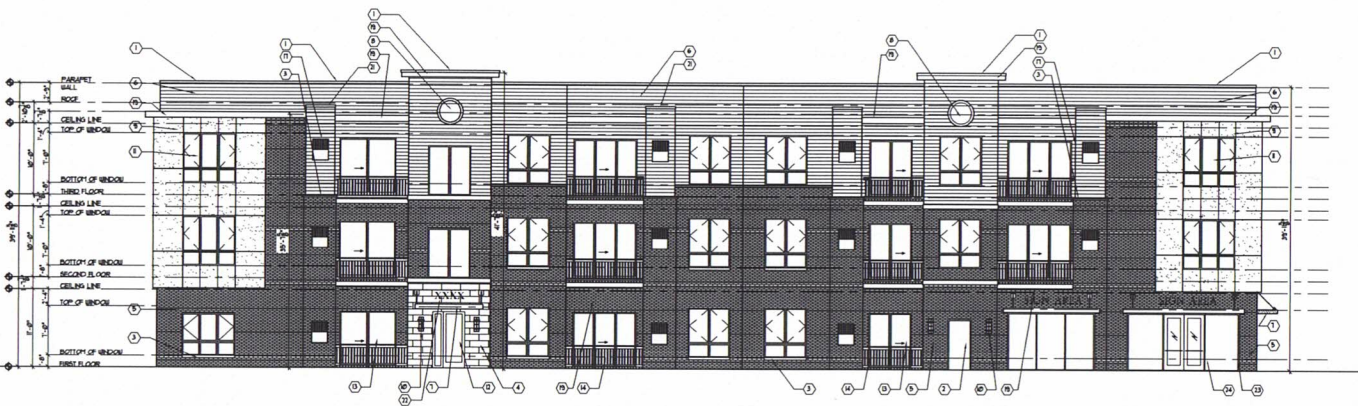


# APARTMENT BUILDING ELEVATION KEYED NOTES

- 1 PRE-FIN METAL COPING
- 2 HPI DOOR
- 3 LIFESTONE OR PRE-CAST SILL
- 4 BURNISHED BLOCK
- 5 BRICK
- 6 GEMENT SIDING (COLOR TBD)
- 7 OPEN STEEL CANOPY
- 8 DECORATIVE ELEMENT
- 9 PRE-FINISHED METAL PANEL
- 10 DECORATIVE WALL MOUNTED LIGHT FIXTURE
- 11 ROLL GLASS SET IN ALUM. FRAME UNDOU
- 12 ROLL 10" GLASS SET IN ALUM. FRAME DOOR
- 13 ROLL GLASS SET IN ALUM. FRAME SLIDING DOOR
- 14 ALUM. RAILING (BRONZE FIN. APPEARANCE)
- 15 DOWNPOUT (SEE PLUMBING FOR SIZE)
- 16 NOT USED
- 17 MECHANICAL SHUT
- 18 NOT USED
- 19 FASCIA WRAPPED IN PRE-FINISHED METAL (SEE SECTIONS FOR SIZES)
- 20 HVAC GRILLE (SEE MECHANICAL PLANS)
- 21 DRAIN EDGE METAL COPING
- 22 BUILDING ADDRESS NUMBERS TO BE A MINIMUM OF 4" HIGH WITH A "THIN" UNDOU OF 4" AND IN A COLOR THAT CONTRASTS THE BACKGROUND
- 23 TEMPLER GLASS UNDOU SET IN ALUM. FRAME
- 24 TEMPLER GLASS DOOR SET IN ALUM. FRAME



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



2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

**SERRA - MARKO & ASSOCIATES**  
ARCHITECTURAL DESIGNERS  
189 E Big Beaver, Suite 106 Troy, MI 48063  
Tel: 248.457.6903 Fax: 248.457.6906  
Email: info@serramarko.com  
Website: www.serramarko.com

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PREPARED IN COLLABORATION WITH D'ANNA ASSOCIATES, INC.



PROJECT NAME:  
TROY CROSSING

FIFTH APARTMENT  
BUILDING  
05-04-2021

ADDRESS:  
BIG BEAVER RD.  
TROY, MI 48063

JOB NO. 15-0353

## ISSUANCES

NO.	DESCRIPTION	DATE	BY
1	SITE PLAN APPROVAL	10/03/16	BAEM
2	UPDATED SITE PLAN	11/28/16	BAEM
3	SITE PLAN APPROVAL	02/21/17	BAEM
4	PER CITY COMMENTS	06/05/17	BAEM
5	PER CITY COMMENTS	07/19/17	BAEM
6	FINAL SITE PLAN	07/19/18	BAEM
7	FIFTH APARTMENT BUILDING	05/04/21	PD RA

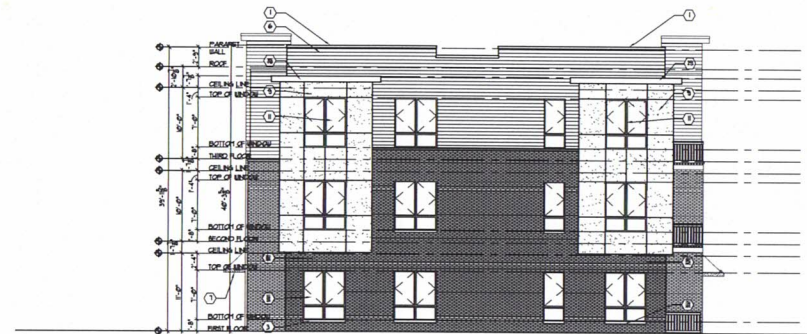
SHEET TITLE  
BUILDING  
ELEVATIONS

DWG. NO.  
A2.0.1



# APARTMENT BUILDING ELEVATION KEYED NOTES

- (1) PRE-FIN. METAL CORING
- (2) MET. DOOR
- (3) LIMESTONE OR PRE-CAST SILL
- (4) BURNISHED BLOCK
- (5) BRICK
- (6) CEMENT SIDING (COLOR TBD)
- (7) OPEN STEEL CANOPY
- (8) DECORATIVE ELEMENT
- (9) PRE-FINISHED METAL PANEL
- (10) DECORATIVE WALL MOUNTED LIGHT FIXTURE
- (11) INSUL. GLASS SET IN ALUM. PRIME WINDOW
- (12) INSUL. TEMP. GLASS SET IN ALUM. PRIME DOOR
- (13) INSUL. GLASS SET IN ALUM. PRIME SLIDING DOOR
- (14) ALUM. RAILING (ROUGH FIN. APPEARANCE)
- (15) DOWNPOUT (SEE PLUMBING FOR SIZE)
- (16) NOT USED
- (17) MECHANICAL SHUT
- (18) NOT USED
- (19) PANEL WRAPPED IN PRE-FINISHED METAL (SEE SECTION FOR SIZE)
- (20) HVAC GRILLE (SEE MECHANICAL PLANS)
- (21) DRAIN EDGE METAL CORING
- (22) BUILDING ADDRESS NUMBERS TO BE A FINISH OF 4" HIGH WITH A FINISH SURFACE OF 60° AND IN A COLOR THAT CONTRASTS THE BACKGROUND.
- (23) TINTED GLASS WINDOW SET IN ALUMINUM PRIME
- (24) TINTED GLASS DOOR SET IN ALUMINUM PRIME



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



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

**SERRA-MARKO & ASSOCIATES**  
ARCHITECTURAL DESIGNERS  
188 E Big Beaver, Suite 105 Troy, MI 48063  
Tel: 248.467.2666  
Email: info@serramarko.com  
Website: www.s-m-associates.com

ALL DIMENSIONS SHALL BE VERIFIED BY THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CORRECTING ANY DISCREPANCIES.

PREPARED IN COLLABORATION WITH D'ANNA ASSOCIATES, INC.



PROJECT NAME:  
TROY CROSSING

FIFTH APARTMENT  
BUILDING  
05-04-2021

ADDRESS:  
BIG BEAVER RD.  
TROY, MI 48063

JOB NO. 15-0353

## ISSUANCES

NO.	DESCRIPTION	DATE	BY
1	SITE PLAN APPROVAL	10-03-18	BAEM
2	UPDATED SITE PLAN	11-28-18	BAEM
3	SITE PLAN APPROVAL	02-21-17	BAEM
4	PER CITY COMMENTS	06-05-17	BAEM
5	PER CITY COMMENTS	07-19-17	BAEM
6	FINAL SITE PLAN	07-19-18	BAEM
7	FIFTH APARTMENT BUILDING	05-04-21	PD/BA

SHEET TITLE:  
BUILDING  
ELEVATIONS

DRWG. NO.  
A2.0.2

DATE: August 19, 2021

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING - CONDITIONAL REZONING- (CR JPLN2021-001) –  
Proposed Pine View Condominiums, West side of Dequindre, north of Long Lake  
(88-20-12-476-070), Section 12, From NN (Neighborhood Node “J” and EP  
(Environmental Protection) to NN (Neighborhood Node “J”).

The applicant GFA Development, Inc. seeks a conditional rezoning of the subject parcel from NN (Neighborhood Node “J” and EP (Environmental Protection) to NN (Neighborhood Node “J”). The applicant provided a complete Preliminary Site Plan application as a condition of approval, along with other conditions listed in the application.

The Planning Commission considered a Preliminary Site Plan application for a by-right 25-unit townhome development at the November 12, 2019 Regular meeting. At that meeting the Planning Commission appeared generally in favor the development. The applicant expressed a desire to use the EP portion of the site for guest parking and additional landscaping. The Planning Commission discussed the item and postponed the item “to allow the developer ample time to consider all the opinions and ideas expressed by the Commission”. The applicant is back before the Planning Commission with a Conditional Rezoning application for a 25-unit townhome development, and proposes to rezone the EP area along the north NN. This area would be utilized for guest parking and increased landscape materials.

The Planning Commission is a recommending body for this application.

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

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Minutes from November 12, 2019 Planning Commission meeting (excerpt)

G:\CONDITIONAL REZONING\JPCR2021-001 PINE VIEW CONDOMINIUMS\PC Memo 08 24 2021.docx

## **PROPOSED RESOLUTION RECOMMENDING APPROVAL**

PUBLIC HEARING - CONDITIONAL REZONING- (CR JPLN2021-001) – Proposed Pine View Condominiums, West side of Dequindre, north of Long Lake (88-20-12-476-070), Section 12, From NN (Neighborhood Node “J” and EP (Environmental Protection) to NN (Neighborhood Node “J”).

### **Resolution # PC-2021-08-**

Moved by:

Seconded by:

**RESOLVED**, That the Planning Commission hereby recommends to the City Council that the NN “J” and EP to NN “J” conditional rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the west side of Dequindre, north of Long Lake, within Section 12, being approximately 2.389 acres in size, be **GRANTED** for the following reasons:

1. The request complies with the Master Plan.
2. The EP district does not include any significant natural features.
3. The rezoning would permit greater flexibility in use and development of the property.
4. The conditions offered by the applicant reasonably protect the adjacent properties.
5. The rezoning would be compatible with surrounding zoning and land use.
6. The site can be adequately served with municipal water and sewer.

**BE IT FURTHER RESOLVED**, That the Planning Commission recommends the following site plan design considerations:

1. Submit photometric plans and fixture details.
2. Address the Engineering Departments pedestrian connection comments.
3. Provide site landscaping calculation.
4. Provide floor plans and elevations.

Yes:

No:

**MOTION PASSED / FAILED**

## **PROPOSED RESOLUTION RECOMMENDING DENIAL**

PUBLIC HEARING - CONDITIONAL REZONING- (CR JPLN2021-001) – Proposed Pine View Condominiums, West side of Dequindre, north of Long Lake (88-20-12-476-070), Section 12, From NN (Neighborhood Node “J” and EP (Environmental Protection) to NN (Neighborhood Node “J”).

### **Resolution # PC-2021-08-**

Moved by:

Seconded by:

**RESOLVED**, That the Planning Commission hereby recommends to the City Council that the NN “J” and EP to NN “J” conditional rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the west side of Dequindre, north of Long Lake, within Section 12, being approximately 2.389 acres in size, be **DENIED** for the following reasons:

1. The request does not comply with the Master Plan.
2. The conditions offered by the applicant do not reasonably protect the adjacent properties.
3. The rezoning would be incompatible with surrounding zoning and land use.

Yes:

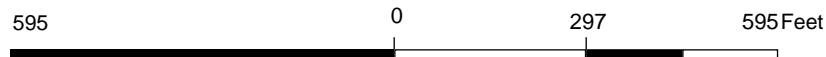
No:

**MOTION PASSED / FAILED**





# GIS Online



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.





# GIS Online



595 0 297 595 Feet



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



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: November 5, 2019  
August 16, 2021

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

<b>Applicant:</b>	GFA Development 3301 Mirage Drive Troy, MI 48083
<b>Project Name:</b>	Pineview
<b>Plan Date:</b>	September 18, 2019
<b>Location:</b>	West side of Dequindre Road between 18 Mile Road and English Drive
<b>Zoning:</b>	EP, Environmental Protection Neighborhood Node (NN) – J
<b>Action Requested:</b>	Conditional Rezoning and Preliminary Site Plan Approval

### **SITE DESCRIPTION**

The subject site is located on the west side of Dequindre Road between 18 Mile Road and English Drive. The site is 2.39 acres and is vacant, undeveloped property. There is a 40-foot wide strip of EP, Environmental Protection zoned property. The applicant is seeking to conditionally rezone the EP portion of the site to NN, in order to use that strip as landscaping, and provide guest parking.

A site plan application was previously reviewed by the Planning Commission. At that meeting the Planning Commission appeared generally in favor the development but the applicant noted a desire to use the EP portion of the site for guest parking. It was noted that EP zoning did not

*Richard K. Carlisle, President Douglas J. Lewan, Executive Vice President John L. Enos, Principal  
David Scurto, Principal Benjamin R. Carlisle, Principal Sally M. Elmiger, Principal Craig Strong, Principal R. Donald Wortman, Principal  
Laura K. Kreps, Associate Paul Montagno, Associate*



allow parking. The item was postponed to allow the applicant to submit a conditional rezoning application to rezone the EP portion of the site.

The applicant proposes to landscape, install underground detention, put a sidewalk, and put guest parking within the currently EP zoned portion of the site. There is already a 60' storm drain and a concrete screenwall within the area zoned EP. These items will remain. The remaining (all of the building area) area of the property is zoned Neighborhood Node (NN).

The applicant proposes two different building types. The buildings in the interior are narrower and provide for a front porch and entrance. The exterior buildings have a front entrance on the garage elevation and an elevated deck on the rear elevation.

**Figure 1: 60-inch drain**



The applicant proposes to develop the site as twenty-five (25) attached townhomes, accessed by an existing shared access drive with Taco Bell off of Dequindre road. The buildings are proposed to have individual, direct unit access from the proposed interior drive. At the center of the development, twelve (12) of the units will have pedestrian access to a pedestrian circulation area and courtyard. All proposed townhomes are two (2) stories, accompanied by a 2-car garage.



Multiple family residential is a permitted use in the NN. An aerial image of the subject site, with a zoning districts overlay, is provided in **Figure 1**.

**Figure 1. Subject Site**



Size of Subject Property:

The parcel is 2.389 net acres

Proposed Uses of Subject Parcel:

Twenty-five (25) attached townhomes

Current Use of Subject Property:

The subject property is currently unimproved and vacant.

Current Zoning:

The property is currently zoned NN, Neighborhood Node District

Surrounding Property Details:

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

## VOLUNTARY REZONING CONDITIONS

Voluntary conditions offered by the applicant include:

1. Site Plan as a condition of approval
2. Screen wall and trees adjacent to Taco Bell shall remain.
3. Development shall be limited to a maximum of 7-buildings and 25 total units.
4. Maximum building height shall be 2 – ½ story.
5. Minimum guaranteed open space shall be 15%
6. Minimum guaranteed landscape area shall be 15%
7. Building material shall be a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable low-maintenance or maintenance free materials
8. Each unit shall have a 2-car garage. A minimum of 10-guest parking spaces shall be provided
9. No exterior refuse containers shall be proposed. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days
10. Minor modifications to the site plan shall be permitted and administratively approved by the Planning Director. Minor changes would not adversely or substantially affect the conditions of the rezoning.

**Items to be addressed:** A conditional rezoning agreement between the City and the applicant will be required prior to City Council consideration.

## NATURAL FEATURES

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

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

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

**Woodlands:** The applicant has identified a total of 23 regulated trees on the site. Of the trees surveyed, 1 is a landmark tree and 22 are woodland trees. The applicant is preserving 21 of the 22 woodland trees.

Replacement Details		
Protected Tree	Inches Removed	Replacement Required
Landmark	22 inches	22 inches
Woodland	6 inches	3 inches
Preservation/Mitigation	Inches Preserved	Credit

Landmark	0 inches	0 inches
Woodland	197 inches	394 inches
Protected Replacement Required	25 Inches	
Preservation Credit	394 Inches	
<b>Total</b>	<b>+ 369-inch credit</b>	
<b>Total Tree Mitigation</b>	Zero. The number of inches preserved and credited exceed the mitigation required.	

**Items to be addressed:** None.

#### **BUILDING ARRANGEMENT**

The site configuration consists of twenty-five (25) townhomes in five clusters of three homes, one cluster of four homes, and a row of six homes. The clusters are configured around a central courtyard with pedestrian sidewalks connecting to a “meandering” sidewalk, through the currently EP zoned portion of the site, that provides access to the east and Dequindre Road. We find the proposed configuration suitable for the type and size of the development proposed.

**Items to be addressed:** None.

#### **AREA, WIDTH, HEIGHT, SETBACKS**

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

	Required	Provided	Compliance
Front (east property line)	10-foot build-to-line	25 feet (this property is a flag lot, however, and this requirement is not applicable)	Complies
Side (north)	30-foot minimum setback	40', 6"	Complies
Side (south)	N/A, building may be placed up to property line	9 feet	Complies
Rear (west)	30-foot minimum setback	40 feet	Complies.
Building Height	Maximum 2.5 stories/30 feet	2.5 stories (per voluntarily offered conditions)	Complies
Minimum Open Space	15%	15%	Complies

Parking Location	Cannot be located in front yard	Within garages and in guest spaces	Complies
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Please note that the applicant is providing decks that project 2-feet into the required rear yard. Uncovered decks are permitted to encroach up to 15-feet into a rear yard.

**Items to be addressed:** None.

#### **PARKING**

Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided
Residential: 2 spaces per unit	25 Units = 50 spaces	50 garage spaces + 18 guest spaces = 68 spaces
Barrier Free	0	0
Bicycle Parking	1	1
Loading	0	0
<b>Total</b>	<b>50 spaces</b>	<b>50 spaces within garages and 18 guest spaces</b>

The applicant is providing 2-car garages and 10 surface guest spaces.

**Items to be Addressed:** None

#### **SITE ACCESS AND CIRCULATION**

Vehicular access to the site is via Dequindre Road. The Engineering Department and Fire Department have reviewed the vehicular circulation and find it sufficient.

The Engineering Department has reviewed the pedestrian circulation and notes the following comments:

- *Improve pedestrian connectivity within the site, by adding or extending sidewalks to provide a continuous internal pedestrian walkway around the site and to each unit.*
  - *As shown on the preliminary site plan, there are no sidewalks connecting to the (presumed) front entry for Units 1-6 and Units 13-19.*
  - *The existing lone crosswalk is inconvenient for pedestrians traveling to/from the easterly buildings.*
  - *Add crosswalk markings to emphasize pedestrian crossing locations within the site.*

**Items to be addressed:** Incorporate the Engineering Departments pedestrian connectivity comments.

#### **LANDSCAPING**

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

	Required:	Provided:	Compliance:
<b>North Property Line:</b>			
<u>Landscape buffering:</u> Required buffering between two differentiating land uses. Alternative 1 or 2.	1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet. Approx. $370' / 10 = 37$ trees	39 evergreen screening trees	Complies
<b>East Property Line:</b>			
<u>Street Trees:</u> 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.	60-foot ROW = 2 trees	2 trees	Complies
<b>West Property Line:</b>			
<u>Landscape buffering:</u>	1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet. $240' / 10 = 24$ trees	26 evergreen screening trees	Complies
<b>South Property Line:</b>			
<u>Landscape buffering:</u>	1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet.  Alternative screening method may be considered by the Planning Commission.	Six (6) foot fence along property boundary.	Planning Commission shall consider alternative screening proposed.
<b>Overall:</b>			
<u>Site landscaping:</u> A minimum of twenty percent (20%) of the site area shall be comprised of landscape material. Up to twenty-five percent (25%) of the required landscape area may be brick, stone, pavers, or other public plaza elements, but shall not include any parking area or required sidewalks.	20%	Figure not provided	Unknown

<u>Mitigation:</u>	The tree inventory and calculations are in compliance with the requirements of the ordinance. T
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**Transformer / Trash Enclosure:**

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

***Items to be Addressed:*** 1) Planning Commission to consider the use of a fence in place of required screening at the south edge of the property; and 2). Provide site landscaping calculation.

**PHOTOMETRICS**

A photometric plan has not been provided. For final site plan a photometric plan and fixture details are required to be submitted.

***Items to be Addressed:*** Submit photometric plans and fixture details.

**FLOOR PLAN AND ELEVATIONS**

Applicant did not provide floor plans and elevations. Applicant should provide floor plans and elevations before the Planning Commission meeting.

***Items to be Addressed:*** Provide floor plans and elevations.

**DESIGN STANDARDS and SITE PLAN REVIEW STANDARDS**

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

Section 5.06.E. outlines Design Standards:

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

Please see Section 5.06.E for standard details.

We find that the design standards have been met.

Section 8.06 outlines Site Plan Review Design Standards.

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

Please see Section 8.06 for standard details

The applicant is providing a medium density multiple family residential project. The project transitions from a number of commercial uses and the rear yards of single family residential to the north and east. The applicant has provided the required evergreen screen between those yards and the multiple family development. We find that the site plan standards have been met.

#### REZONING STANDARDS

According to Rezoning Procedures in Section 16.04C, a conditional rezoning may only be approved upon a finding and determination that all of the following are satisfied:

- a. The conditions, proposed development, and/or proposed use of the land are designed or proposed for public health, safety, and welfare purposes.

**CWA:** *The purpose of the rezoning is in significant part to allow for additional guest parking and include a pedestrian sidewalk. These improvements are not possible without the rezoning. The applicant has provided sufficient landscaping along the northern property to mitigate any potential impacts upon the northern property line. These improvements are conditions of rezoning as the site plan documents are conditions of approval.*

- b. The conditions, proposed development and/or proposed use are not in material conflict with the Master Plan, or, if there is material conflict with the Master Plan, such conflict is due to one of the following:
  1. A change in City policy since the Master Plan was adopted.
  2. A change in conditions since the Master Plan was adopted.
  3. An error in the Master Plan.

**CWA:** *The purpose of the rezoning is in significant part to allow for additional guest parking and include a pedestrian sidewalk. These improvements are not possible without the rezoning. The applicant has provided sufficient landscaping along the northern property to mitigate any potential impacts upon the northern property line. Providing additional guest parking, when necessary, and better pedestrian connections, coupled landscaping buffer to protect adjacent properties is consistent with the Master Plan.*

- c. The conditions, proposed development and/or proposed use are in accordance with all terms and provisions of the zoning district to which the land is to be rezoned, except as otherwise allowed in the Conditional Rezoning Agreement.

**CWA:** *The conditions provided by the applicant, including the site plan, are consistent with all terms and provisions of the zoning district.*

- d. Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.

**CWA:** *The rezoning will not impact nor affect public services or facilities.*

- e. The conditions, proposed development and/or proposed use shall insure compatibility with adjacent uses of land.

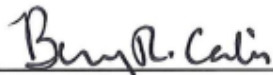
**CWA:** *The conditions provided by the applicant, including the site plan, insure compatibility with adjacent uses of land.*

## RECOMMENDATION

Planning Commission to consider the use of a fence in place of required screening at the south edge of the property. Based on that discussion, we recommend that the Planning Commission recommend to the City Council conditional rezoning and preliminary site plan with the following conditions:

1. Submit photometric plans and fixture details
2. Address the Engineering Departments pedestrian connection comments
3. Provide site landscaping calculation.
4. Provide floor plans and elevations.
5. A conditional rezoning agreement between the City and the applicant.

Sincerely,



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



6. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2019-0032) – Proposed GFA Long Lake Multifamily Development, West side of Dequindre, North of Long Lake (PIN 88-20-12-476-070), Section 12, Currently Zoned NN (Neighborhood Node “J”) and EP (Environmental Protection) Zoning Districts

Mr. Carlisle reviewed the Preliminary Site Plan application for the proposed multifamily development. He addressed the EP-zoned strip of property along the northern property line, shared access with Taco Bell, parking, landscaping and elevations. Mr. Carlisle said the application meets requirements of the NN zoning district and the Site Plan standards. He recommends shifting the development 10 feet to the east to provide a better transition with the residential homes on the west.

Mr. Carlisle recommended Preliminary Site Plan approval with the conditions as identified in his report dated November 5, 2019.

Gary Abitheira addressed the application as relates to the EP-zoned property along the northern property line, shared access and the target market for townhomes.

Chair Faison opened the floor for public comment.

- Avis Landmesser, 568 Ottawa; asked for clarification on general site plan specifics.
- Azhagu Subramanian, 5114 Fedora; addressed buffer transition and privacy.

Chair Faison closed the floor for public comment.

There was discussion on:

- Shared access drive with Taco Bell.
- Design layout as relates to proximity of Taco Bell.
- Courtyard and sidewalk connectivity; opportunity to create additional green space.
- Transition buffer to adjacent residential.
- Property zoned EP; intent of EP zoning district historically.
- Potential to rezone EP-zoned property for better design layout; traditional versus conditional rezoning.
- Building materials in relation to target market; millennials.

**Resolution # PC-2019-11-078**

Moved by: Krent

Support by: Tagle

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed GFA Long Lake Multifamily Development, located on the West side of Dequindre, North of Long Lake (PIN 88-20-12-476-070), Section 12, Currently Zoned NN (Neighborhood Node “J”) and EP (Environmental Protection) Zoning Districts, be postponed for the following reason:

1. To allow the developer ample time to consider all the opinions and ideas expressed by the Commission.

Yes: All present (9)

**MOTION CARRIED**

# PEA GROUP

2430 Rochester Court, Suite 100  
Troy, MI 48083

844.813.2949  
peagroup.com

June 8, 2021  
PEA Project No: 2016-368

Mr. Brent Savidant  
Community Development Director  
City of Troy Planning Department  
500 W. Big Beaver  
Troy, MI 48084

**RE: Conditional Rezoning Application  
Parcel # 20-12-476-070  
Dequindre Road, north of E. Long Lake Road  
City of Troy, Oakland County, Michigan**

Dear Mr. Savidant:

On behalf of **GFA Development, Inc**, we respectfully request a change in the zoning for Parcel # 20-12-476-070.

Pursuant to the provisions of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, and pursuant to all applicable provisions of law, we are requesting the Zoning Map of the City of Troy be amended to conditionally rezone Parcel Number 20-12-476-070, from Neighborhood Node J and EP to Neighborhood Node J, in order to construct 7-attached single-family dwelling buildings totally 25-units.

## **Location & Existing Conditions:**

The property is located on the east side of Dequindre Road just north of the East Long Lake Road intersection (behind Taco Bell). The parcel is 2.389 acres in size and is currently undeveloped. Surrounding uses include single-family dwellings to the north and west. To the east and south are commercial businesses.

A shared drive exists for the subject parcel and Taco Bell. A landscaped berm, mature trees and 6' high concrete screen wall separate the adjacent residential home and Taco Bell. Underground detention for the Taco Bell is located under the berm.

## **Existing Zoning & Future Land Use:**

Most of the site is zoned NN (Neighborhood Node). The northerly 40-feet of the property is zoned EP (Environmental Protection), to provide a buffer to the adjacent R-1C zoning (One Family Residential District). **(See Exhibit A)**

Prior to 2006, the City of Troy Zoning Ordinance did not have a zoning mechanism to provide open space buffers. Even though there may not be environmentally sensitive issues, the EP (Environmental Protection) zoning district was commonly used to provide a buffer between two different zoning classifications.

According to the Master Plan, The Future Land Use for the subject parcel is Neighborhood Node.

**Proposed Use & Site Plan:**

Under the proposed rezoning (**see Exhibit B**), the entire site would become a part of the Neighborhood Node J. The existing screen wall and trees would remain adjacent to Taco Bell and new Landscape screening would be provided along the northerly and westerly property lines (residential zoned areas).

With exception to the proposed guest parking, the area currently designated EP will remain an open space buffer.

The existing underground detention area will be expanded to the west to provide the required storm water detention for this development.

The proposed development (**see Site Plan Sheets C-0.0, C-1.0, C-2.0, C-3.1, C-4.0, L-1.0, T-1.0**), shall be limited to 7-buildings and 25 total units. Each unit is an attached two and a half-story single-family residential unit. Each unit will be 1,400 to 1,700-SF and include an attached 2-car garage. The buildings materials shall consist of a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable low-maintenance or maintenance free materials.

**Voluntary Conditions:**

Under Section 405 of the Zoning Enabling Act, the petitioner voluntarily offers uses and restrictions of the property as a condition to rezoning the land. These conditions result in recognizable and material benefits to the city that would unlikely be achieved otherwise under the site's existing zoning.

The following conditions are provided voluntarily as conditions of rezoning approval:

1. Screen wall and trees adjacent to Taco Bell shall remain.
2. Development shall be limited to a maximum of 7-buildings with 25 total units.
3. Maximum Building Height shall be 2-1/2 story.
4. Minimum guaranteed Open Space shall be 15%.
5. Minimum guaranteed Landscape Area shall be 15%
6. Building Materials shall be a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable low-maintenance or maintenance free materials.
7. Each Unit shall have a 2-car garage. A minimum of 10-guest parking space shall be provided.
8. No exterior refuse containers shall be proposed. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days.
9. Minor modifications to the site plan shall be permitted and administratively approved by the Planning Director. Minor changes would not adversely or substantially affect the conditions of the rezoning.

**Rezoning Standards:**

As set forth in Section 16.03.C, the Planning Commission shall consider the following:

*1. The proposed rezoning is consistent with the Master Plan. If the current zoning is in the material conflict with the Master Plan, such conflict is due to one of the following:*

- a. A change in City policy since the Master Plan was adopted.*
- b. A change in conditions since the Master Plan was adopted.*
- c. An error in the Master Plan.*

- The City of Troy Master Plan designates the subject parcel as Neighborhood Node J.
- Node J is defined as predominantly commercial, catering to both local needs and regional traffic, new development and redevelopment should be mostly commercial, identifying opportunities for small office mixed-use and variations in floor area to allow for a wide range of commercial types. Pedestrian access to the adjoining area and effective screening should be primary areas of focus during the site design process.
- The proposed townhouse development is a less intense use than a commercial or small office mixed-use.
- Landscape screening will be provided along residential zoning districts.

*2. The proposed rezoning will not cause nor increase any non-conformity.*

- There are no natural features to protect on this parcel, as per the definition of EP. The EP zoned area was provided to create an open space buffer from the commercial businesses to the single-family residence.
- Rezoning the EP area to Neighborhood Node will not provide any noticeable visual difference to what is currently provided. The proposed screening satisfies the intent to provide a buffer as was intended by the then Planning Commission. Additional landscape screening will be provided along the northerly property line.

*3. Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.*

- The proposed number of multiple-family dwelling units is compatible with surrounding uses and zoning in terms of:
  - Environment
  - Density
  - Traffic volumes
  - Aesthetics
  - Infrastructure
  - Potential influence on property values
- All public utilities are available at the property and sized to accommodate the development.
- Dequindre Road is capable of safely and efficiently accommodating expected traffic volumes generated by the proposed number of multiple-family dwelling units.

*4. The rezoning will not impact public health, safety, or welfare.*

- The capacity of public utilities and services is sufficient to accommodate the proposed number of multiple-family dwelling units without compromising the city's health, safety and welfare.

*5. The rezoning will ensure compatibility with adjacent uses of land.*

- Rezoning to NN is constant with the Future Land Use Map.
- The proposed number of multiple-family dwelling units is consistent with the characteristics of surrounding buildings and uses.
- Rezoning would create a uniform district that could not be provided prior to the Michigan Zoning Enabling Act.
- The Townhouse development will provide a transition between the Commercial Businesses and the Single-Family District.

**Rezoning Standards / Reasons of Recommendation:**

- A. Creates a uniform Zoning district that could not be provided prior to the Michigan Zoning Enabling Act.
- B. The site's physical and other environmental features are compatible with the proposed number of multiple-family dwelling units.
- C. The proposed number of multiple-family dwelling units is compatible with surrounding uses and zoning in terms of the environment, density, traffic volumes, aesthetics, infrastructure, and potential influence on property values.
- D. The street system is capable of safely and efficiently accommodating expected traffic volumes generated by the proposed number of multiple-family dwelling units.
- E. The capacity of public utilities and services is sufficient to accommodate the proposed number of multiple-family dwelling units without compromising the city's health, safety and welfare.
- F. There is an apparent demand in the City for multiple-family dwelling units in relation to the amount of land in the city currently zoned and available to accommodate the demand.
- G. The rezoning of the property does not unreasonably impact the adjacent properties.

The proposed rezoning will allow the site to be developed in a manner consistent with the City of Troy's Master Plan and maintain the intended open space buffer between proposed condominium and the existing single-family homes.

Thank you for your consideration,

**PEA Group, Inc.**



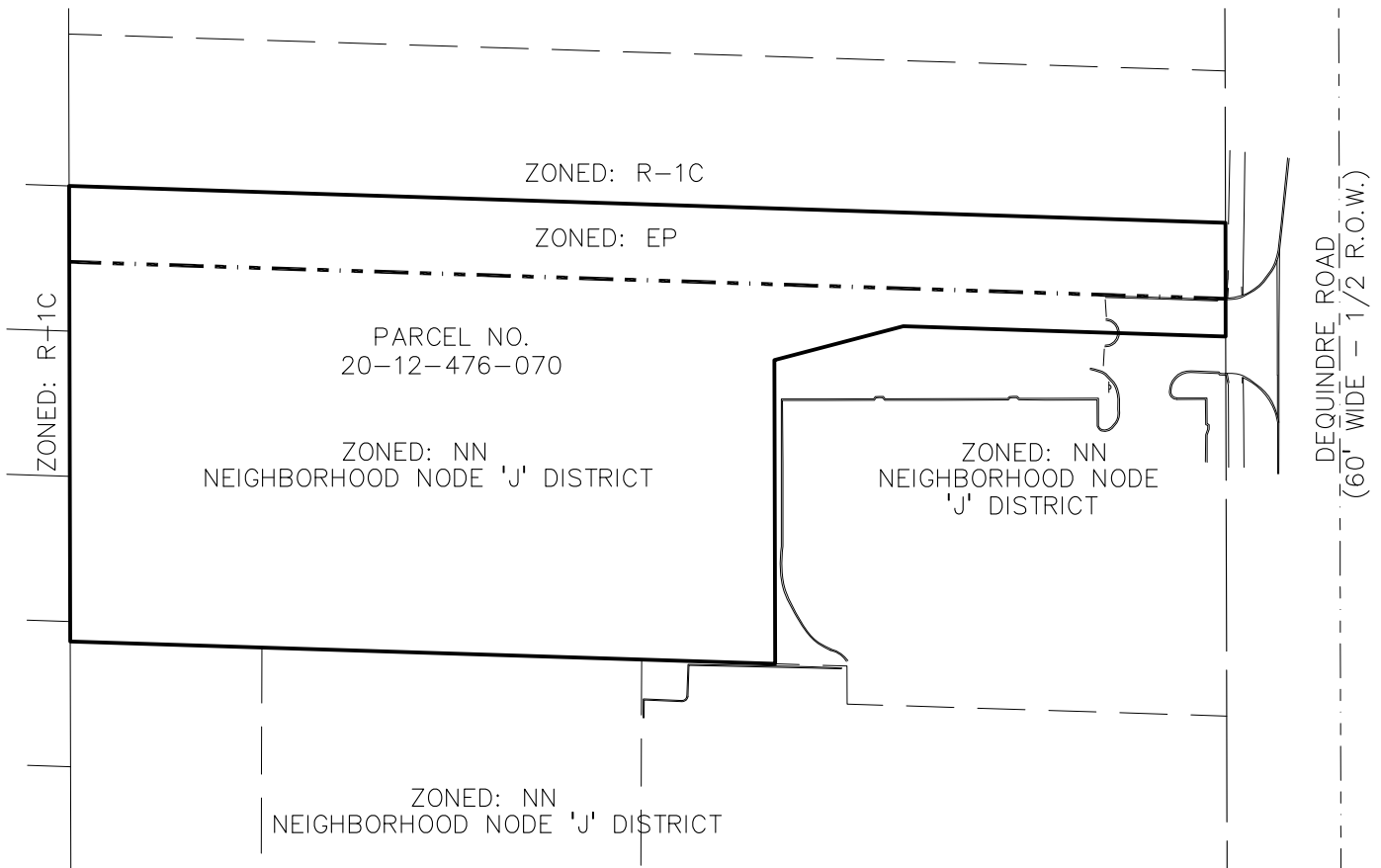
John B. Thompson, PE  
Senior Project Manager

Cc: Gary Abitheira, GFA Development, Inc.

Attachment: Application

Exhibit A – Existing Zoning  
Exhibit B – Proposed Zoning  
Exhibit C – Site Plan

EXHIBIT A  
EXISTING ZONING



**GFA DEVELOPMENT, INC.**  
986 ELMSFORD DRIVE  
TROY, MI 48083

0 50 100  
SCALE: 1" = 100'



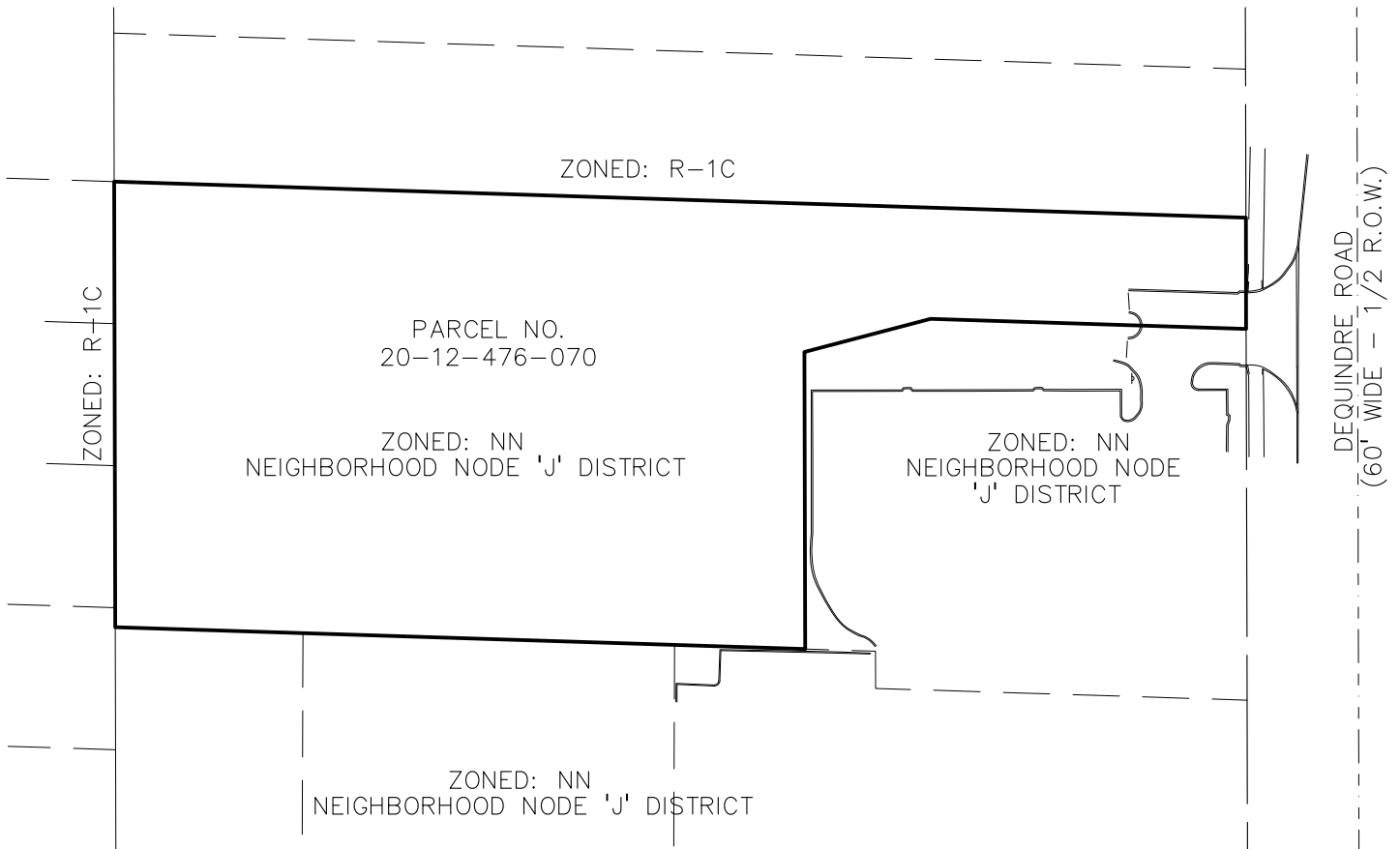
**GFA 18 MILE & DEQUINDRE**  
PART OF THE SE 1/4 OF SECTION 12, T. 2N., R. 11E.,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

**SHEET 1 OF 1**  
MAY 24, 2021  
2016-368

**PEA  
GROUP**

t: 844.813.2949  
www.peagroup.com

EXHIBIT B  
PROPOSED ZONING



**GFA DEVELOPMENT, INC.**  
986 ELMSFORD DRIVE  
TROY, MI 48083

0 50 100  
SCALE: 1" = 100'



**GFA 18 MILE & DEQUINDRE**  
PART OF THE SE 1/4 OF SECTION 12, T. 2N., R. 11E.,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

**SHEET 1 OF 1**  
MAY 24, 2021  
2016-368

**PEA**  
GROUP

t: 844.813.2949  
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PRELIMINARY SITE PLANS

GFA 18 MILE & DEQUINDRE

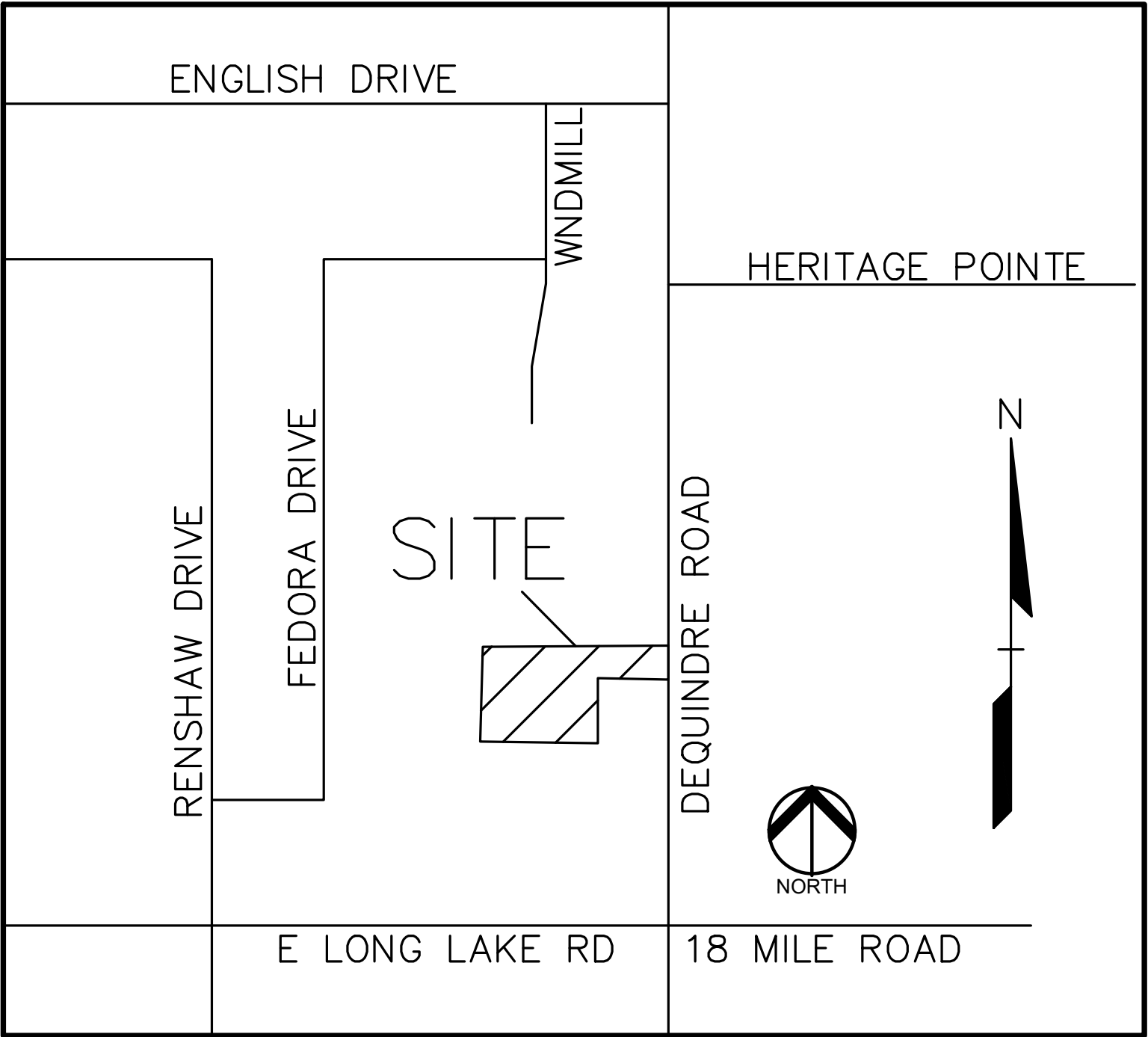
PART OF THE SOUTHEAST 1/4 OF SECTION 12, T.02N., R. 11E.,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL

**LEGAL DESCRIPTION**  
(Per City of Troy Assessor)

PARCEL ID 20-12-476-070  
Land in the City of Troy, Oakland County, Michigan, described as follows:

Part of Lots 10, 11 and 12 of JENNINGS SUBDIVISION, as recorded in Liber 59, Page 8, Oakland County Records, beginning at point distant North 00 degrees 08 minutes 52 West 60 feet and North 89 degrees 32 minutes 26 seconds West 60 feet and North 00 degrees 08 minutes 52 West 493.11 feet from the Southeast section corner; thence North 88 degrees 10 minutes 33 seconds West 170 feet; thence South 75 degrees 18 minutes 21 seconds West 70.21 feet; thence South 00 degrees 08 minutes 52 seconds East 159.88 feet; thence North 88 degrees 11 minutes 10 seconds West 371.57 feet; thence North 00 degrees 08 minutes 43 seconds West 240 feet; thence South 88 degrees 10 minutes 33 seconds East 609.56 feet; thence South 00 degrees 08 minutes 52 seconds East 59.99 feet to beginning.



LOCATION MAP  
NO SCALE

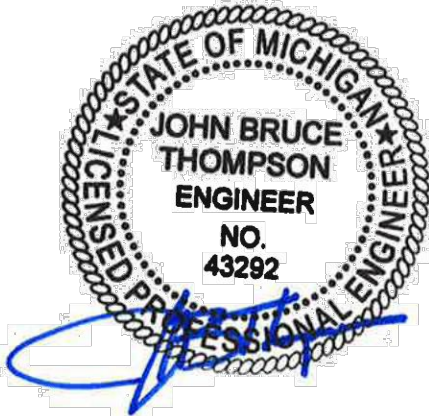
INDEX OF DRAWINGS	
NUMBER	TITLE
C-0.0	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-2.0	PRELIMINARY SITE PLAN
C-3.0	PRELIMINARY GRADING PLAN
C-4.0	PRELIMINARY UTILITY PLAN
L-1.0	PRELIMINARY LANDSCAPE PLAN
T-1.0	PRELIMINARY PRESERVATION PLAN

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
GFA DEVELOPMENT, INC. 986 ELMSFORD DRIVE TROY, MI 48083 CONTACT: GARY ABITHEIRA PHONE: 248.840.2828 EMAIL: GFAHOMES@GMAIL.COM	PEA GROUP 2430 ROCHESTER COURT, STE. 100 TROY, MI 48083-1872 CONTACT: JOHN B. THOMPSON, PE PHONE: 844.813.2949 EMAIL: JTHOMPSON@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
MGA ARCHITECTS/DESIGNERS MOISEV/GORDON ASSOCIATES, INC. 4351 DELEMERE COURT ROYAL OAK, MI 48073 CONTACT: ANDREW J. MOISEEV, RA PHONE: 248.549.4500 EXT. 221 EMAIL: ANDREWWM@MGA-ARCHITECTS.NET	PEA GROUP 45 W. GRAND RIVER AVE., STE. 501 DETROIT, MI 48226 CONTACT: KIMBERLY DIETZEL, RLA PHONE: 844.813.2949 EMAIL: KDIEZEL@PEAGROUP.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	9/18/2019
CONDITIONAL REZONE APPLICATION	6/8/2021





**LEGAL DESCRIPTION**  
(Per City of Troy Assessor)

PARCEL ID 20-12-476-070

Land in the City of Troy, Oakland County, Michigan, described as follows:

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

**BENCHMARKS**  
(GPS DERIVED - NAVD88)

BM #300  
PUNCH MARK ON ARROW OF A HYDRANT LOCATED ON THE WEST SIDE OF DEQUINDRE ROAD, APPROX. 45± NORTHEAST OF THE NORTHEAST PROPERTY CORNER.  
ELEV. - 645.78

BM #301  
PUNCH MARK ON THE NORTHWEST BOLT OF A LIGHT POLE LOCATED AT THE NORTH SIDE OF THE ARBY'S PARKING LOT, APPROX. 26± SOUTH OF THE SOUTH PROPERTY LINE.  
ELEV. - 645.29

**LEGEND**

●

IRON FOUND

⊗

IRON SET

⊗

NAIL FOUND

⊗

NAIL & CAP SET

⊗

BRASS PLUG SET

⊗

MONUMENT FOUND

⊗

MONUMENT SET

⊗

SEC. CORNER FOUND

⊗

RECORDED

⊗

MEASURED

⊗

CALCULATED

—OH-ELEC—

ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE

—UG-CATV—

UNDERGROUND CABLE TV, CATV PEDESTAL

—UG-PHONE—

TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE

—UG-ELEC—

ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE

—GAS—

GAS MAIN, VALVE & GAS LINE WARMER

—WATER—

WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE

—SEWER—

SANITARY SEWER, CLEANOUT & MANHOLE

—STORM—

STORM SEWER, CLEANOUT & MANHOLE

—COMB—

COMBINED SEWER & MANHOLE

—SQUARE—

SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN

—POST—

POST INDICATOR VALVE

—WATER—

WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF

—MBOX—

MARLBOROUGH, TRANSFORMER, IRRIGATION CONTROL VALVE

—UNID—

UNIDENTIFIED STRUCTURE

—SPOT—

SPOT ELEVATION

—CONTOUR—

CONTOUR LINE

—FENCE—

FENCE

—RAIL—

GUARD RAIL

—LIGHT—

STREET LIGHT

—SIGN—

SIGN

—CONC—

CONCRETE

—ASPH—

ASPHALT

—GRAVEL—

GRAVEL SHOULDER

—WETLAND—

WETLAND

0

15

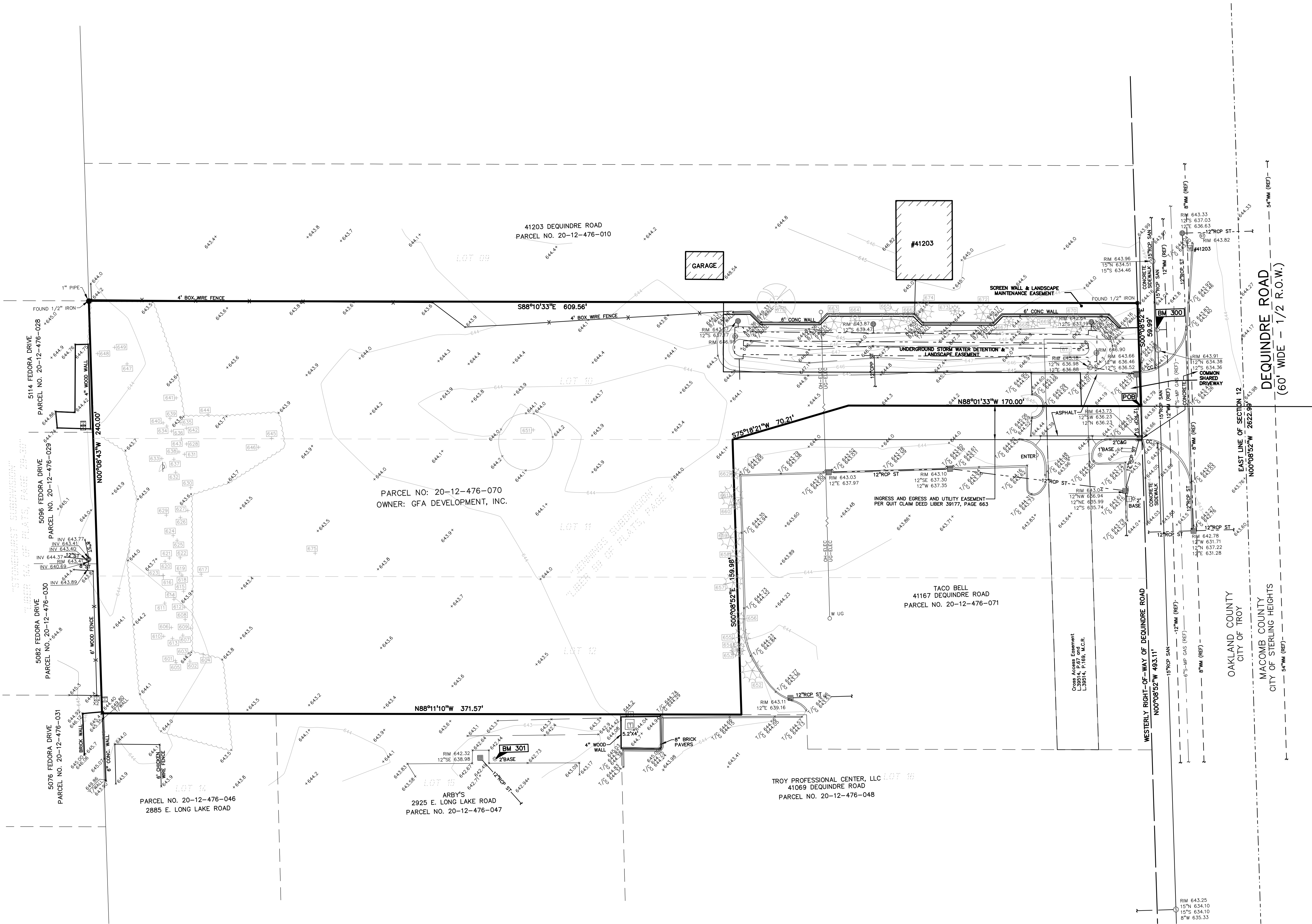
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60

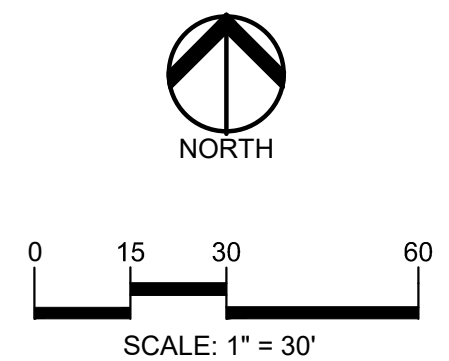
SCALE: 1" = 30'

**REFERENCE DRAWINGS**

GAS - CONSUMERS ENERGY QUARTER SECTION MAP 02-61-12-4, DATED 10-21-05  
CITY OF TROY UTILITY GIS MAP  
TACO BELL GRADING AND UTILITY PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 0600T, DATED 11-07-07  
TACO BELL SITE PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 0555P, DATED 06-27-07



**PEA GROUP**  
t. 844.813.2949  
www.peagroup.com



**811** Know what's below. Call before you dig.

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

**CLIENT**  
**GFA DEVELOPMENT, INC.**  
988 ELMFORD DR.  
TROY, MI 48063

**PROJECT TITLE**  
**GFA 18 MILE & DEQUINDRE**  
PART OF THE SE 1/4 OF SECTION 12, T.02N, R.11E, TROY, OAKLAND COUNTY, MI

REVISIONS		
CONDITIONAL REZONE APP.	6/8/21	

**ORIGINAL ISSUE DATE:**  
SEPTEMBER 18, 2019

**DRAWING TITLE**  
**TOPOGRAPHIC SURVEY**

PEA JOB NO.	2016-368
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	

NOT FOR CONSTRUCTION

C-1.0



BM #301  
PUNCH MARK ON THE NORTHWEST BOLT OF A LIGHT POLE  
LOCATED AT THE NORTH SIDE OF THE ARBY'S PARKING  
LOT, APPROX. 26'± SOUTH OF THE SOUTH PROPERTY LINE.  
ELEV. - 645.29

**● IRON FOUND**  
**⊗ IRON SET**  
**○ NAIL FOUND**  
**⊗ NAIL FOUND**  
**⊗ NAIL FOUND**

**● BRASS PLUG SET**  
**○ MONUMENT FOUND**  
**○ MONUMENT SET**

**⊗ SEC. CORNER FOUND**  
**R RECORDED**  
**M MEASURED**  
**C CALCULATED**

**PROPOSED**

**EXISTING**

OH-ELEC

CATV

UG-UG-PHONE

UG-ELEC

GATE VALVE

TAPPING SLEEVE

SANITARY SEWER

CLEANOUT

STORM SEWER

SQUARE

BENCH MARK

POST INDICATOR

VALVE

WATER VALVE

BOOKEND

SERVICE SHUT OFF

MAILBOX

TRANSFORMER

IRRIGATION GATE

UNIDENTIFIED STRUCTURE

SPOT ELEVATION

COUNTER LINE

FENCE

GUARD RAIL

STREET LIGHT

SIGN

CONC.

ASPH.

GRAVEL

WETLAND

ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE

UNDERGROUND CABLE TV, CATV PEDESTAL

TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE

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GAS MAIN, VALVE & GAS LINE MARKER

WATERMAIN, H.D., GATE VALVE, TAPPING SLEEVE & VALVE

SANITARY SEWER, CLEANOUT & MANHOLE

STORM SEWER, CLEANOUT & MANHOLE

CORDED SEWER & MANHOLE

SQUARE, ROUND & RECTANGULAR CATCH BASIN, YARD DRAIN

POST INDICATOR OR VALVE

WATER VALVE, BOOKEND, WATER VALVE BOX, SERVICE SHUT OFF

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SPOT ELEVATION

COUNTER LINE

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WETLAND

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CITY OF TROY UTILITY GIS MAP  
TACO BELL GRADING AND UTILITY PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 055UT, DATED 11-07-07  
TACO BELL SITE PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 055SP, DATED 06-27-07

t: 844.813.2949  
www.peagroup.com



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CLIENT

**GFA  
DEVELOPMENT,  
INC.**

986 ELMSFORD DR.  
TROY, MI 48063

PROJECT TITLE  
**GFA 18 MILE &  
DEQUINDRE**  
PART OF THE SE 1/4 OF SECTION 12,  
T.02N., R.11E.  
TROY, OAKLAND COUNTY, MI

REVISIONS	
CONDITIONAL REZONE APP.	6/8/21

ORIGINAL ISSUE DATE:  
SEPTEMBER 18, 2019

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DRAWING TITLE  
**PRELIMINARY  
GRADING PLAN**

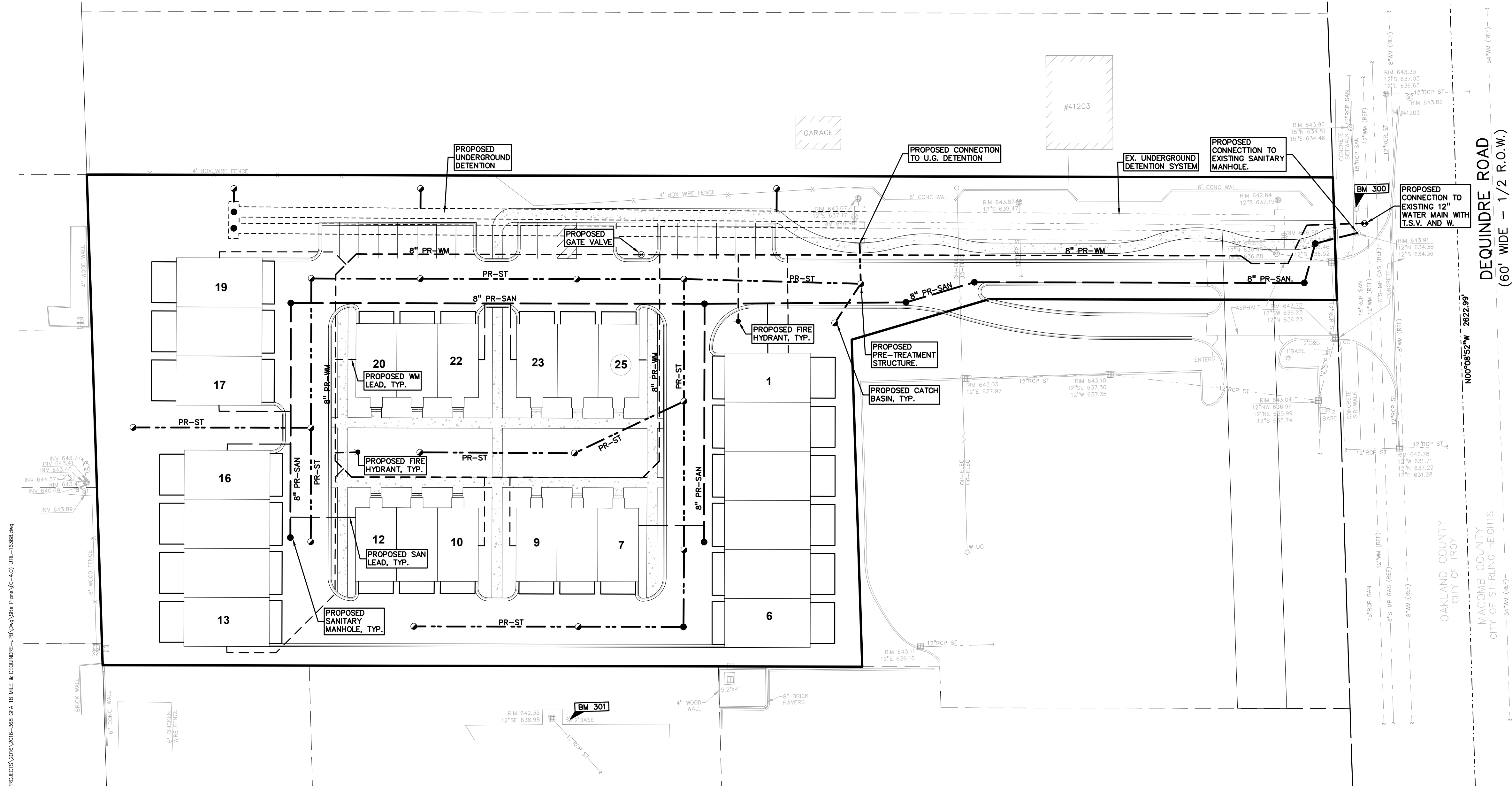
PEA JOB NO.	2016-368
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	

**C-3.0**

S:\PROJECTS\2016\2016-368 GFA 18 MILE & DEQUINRE-JFB\DWG\Site Plans\C-3.0 GRADE-16368.dwg



S:\PROJECTS\2016-2018\GFA 18 MILE & DEQUINDRE-JPS Dwg (Site Plans)\C-4.0 UTIL-16066.dwg



Project: GFA 18 MILE & DEQUINDRE  
Location: TROY, MI  
Date: 3/16/2019  
Project No: 2016-368

25 YEAR STORM DETENTION DESIGN (OAKLAND COUNTY DESIGN METHOD)

Contributing Area (A): 2.39 AC.  
Allowable Discharge (Qa): 0.48 C.F.S. (=0.2 CFS/AC)  
Coefficient of Runoff (C): 0.56

Calculation of Required Discharge/Acre

$Q_o = ((Q_a)/(A))(C)$ : 0.36  
 $T = -25 + ((8062.5/Q_o))0.5$ : 125.25

Storage Volume Required:

$V_s = (12900(T))/(T+25) - 40Q_o(T)$ : 8964.29

$V_t = (V_s)(A)(C)$ : 11997.8

PIPE STORAGE:	
L=	612 ft
SIZE=	60 in.
C.F./F.T.=	19.625 c.f./ft.
VOLUME=	12,010.50 c.f.

CALCULATIONS OF EXISTING U.G. DETENTION:  
PER TACO BALL AS-BUILT DRAWINGS DATED 11-09-07.

EXISTING UNDERGROUND 25 YEAR STORM DETENTION DESIGN

Contributing Area (A): 1.35 AC.  
Allowable Discharge (Qa): 0.27 C.F.S. (=0.2 CFS/AC)  
Coefficient of Runoff (C): 0.59

Calculation of Required Discharge/Acre

$Q_o = ((Q_a)/(A))(C)$ : 0.34  
 $T = -25 + ((8062.5/Q_o))0.5$ : 129

Storage Volume Required:

$V_s = (12900(T))/(T+25) - 40Q_o(T)$ : 9057

$V_t = (V_s)(A)(C)$ : 7214

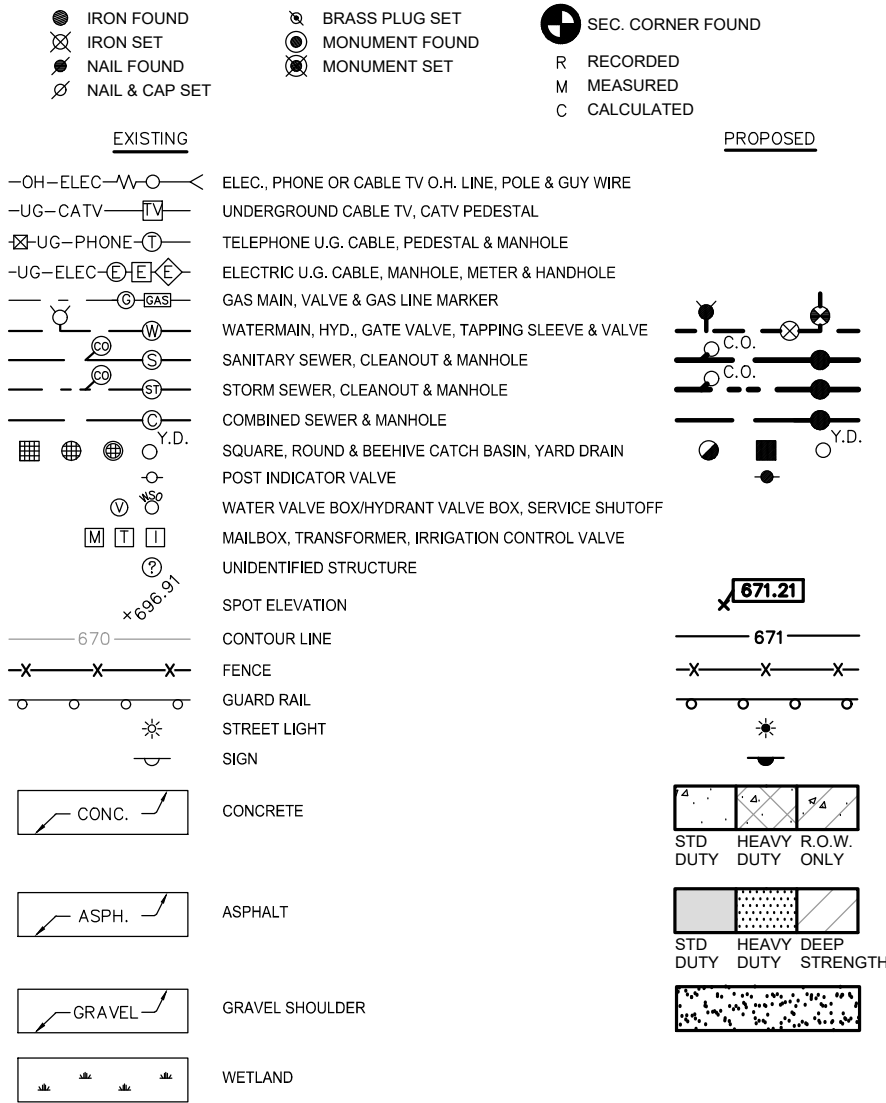
PROVIDED STORAGE IN UNDERGROUND DETENTION

DETENTION SYSTEM PROVIDED: 80' SLOPP PIPE  
STORAGE PER LINEAR FOOT OF PIPE: 19.63 C.F.  
NUMBER OF ROWS PROVIDED: 2  
LENGTH OF ROWS PROVIDED: 200 L.F.  
TOTAL STORAGE VOLUME PROVIDED (2 X 200 X 19.63): 7852 C.F.

NOTE:

ALL WORK IN THE DEQUINDRE ROAD RIGHT-OF-WAY IS UNDER THE JURISDICTION OF THE ROAD COMMISSION FOR OAKLAND COUNTY AND REQUIRES A PERMIT.

LEGEND



REFERENCE DRAWINGS

GAS - CONSUMERS ENERGY QUARTER SECTION MAP 02-61-12-4, DATED 10-21-05  
CITY OF TROY UTILITY GIS MAP  
TACO BELL GRADING AND UTILITY PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 060UT, DATED 11-07-07  
TACO BELL SITE PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 055SP, DATED 06-27-07

PEA GROUP  
t: 844.813.2949  
www.peagroup.com



0 15 30 60  
SCALE: 1" = 30'



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CLIENT

GFA DEVELOPMENT, INC.  
988 ELMSFORD DR.  
TROY, MI 48063

PROJECT TITLE

GFA 18 MILE & DEQUINDRE  
PART OF THE SE 1/4 OF SECTION 12,  
T.02N., R.11E.  
TROY, OAKLAND COUNTY, MI

REVISIONS

CONDITIONAL REZONE APP. 6/8/21

ORIGINAL ISSUE DATE:  
SEPTEMBER 18, 2019

DRAWING TITLE

PRELIMINARY  
UTILITY PLAN

PEA JOB NO. 2016-368

P.M. JBT

DN. TMK

DES. TMK

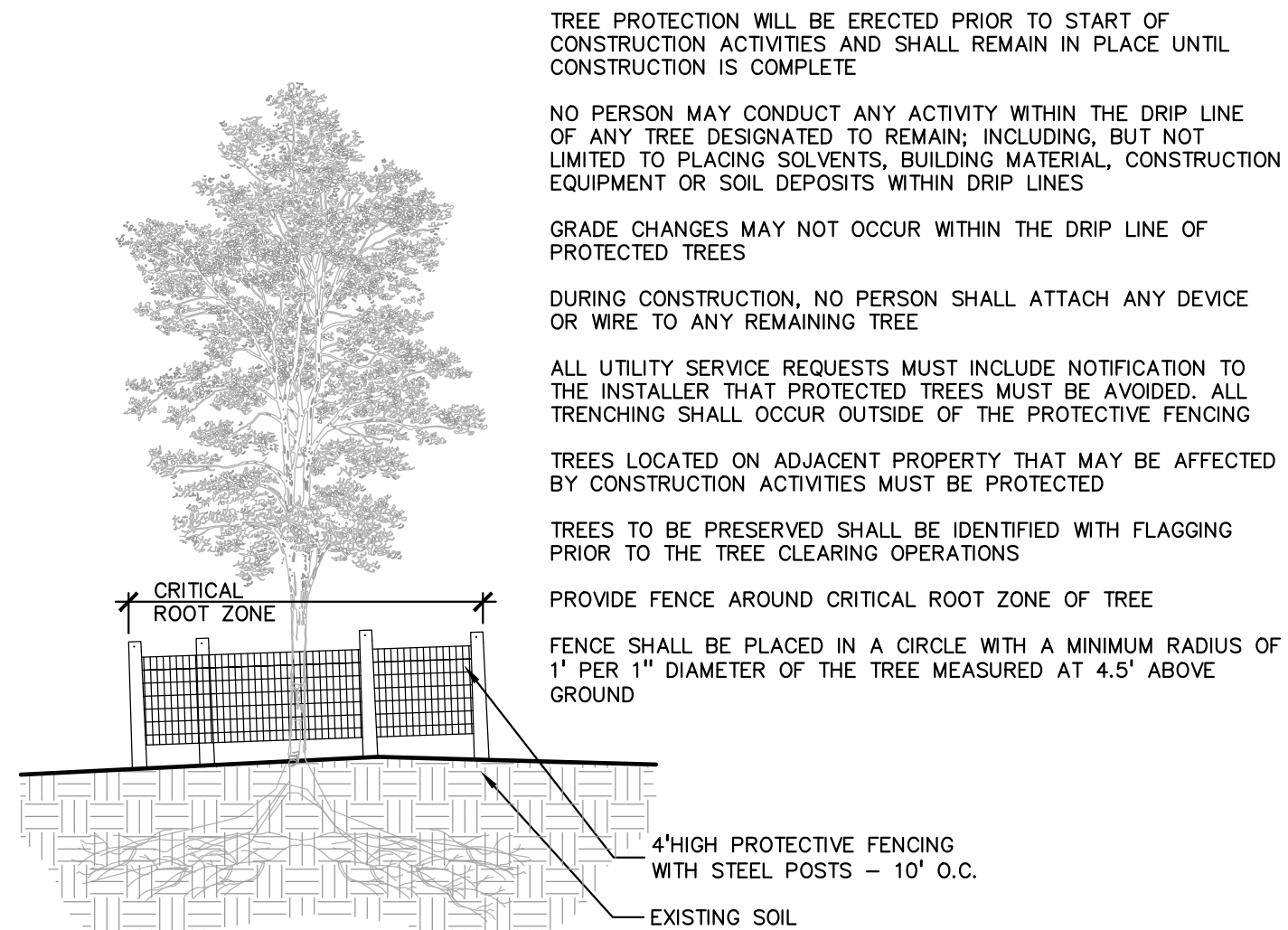
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C-4.0

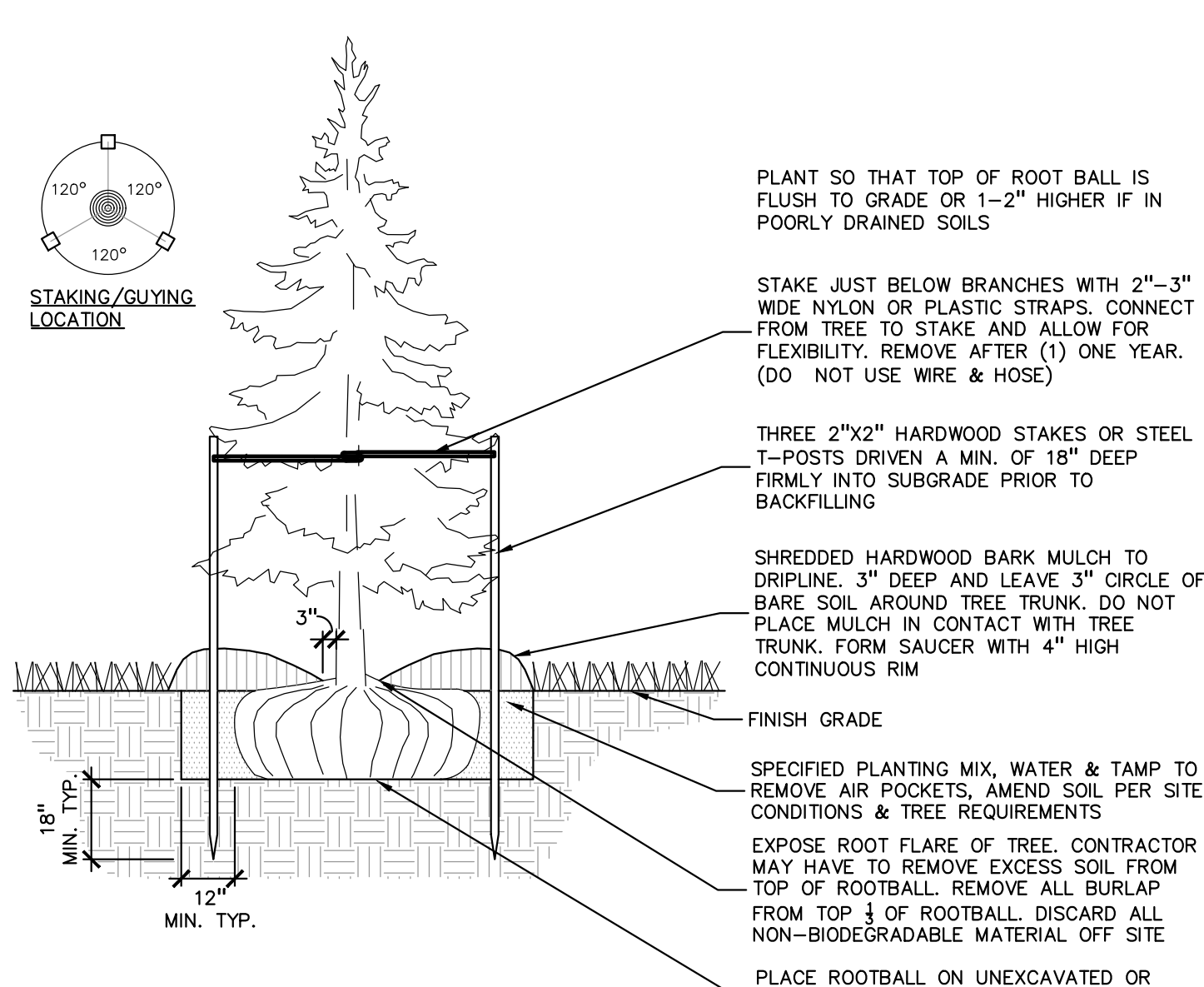
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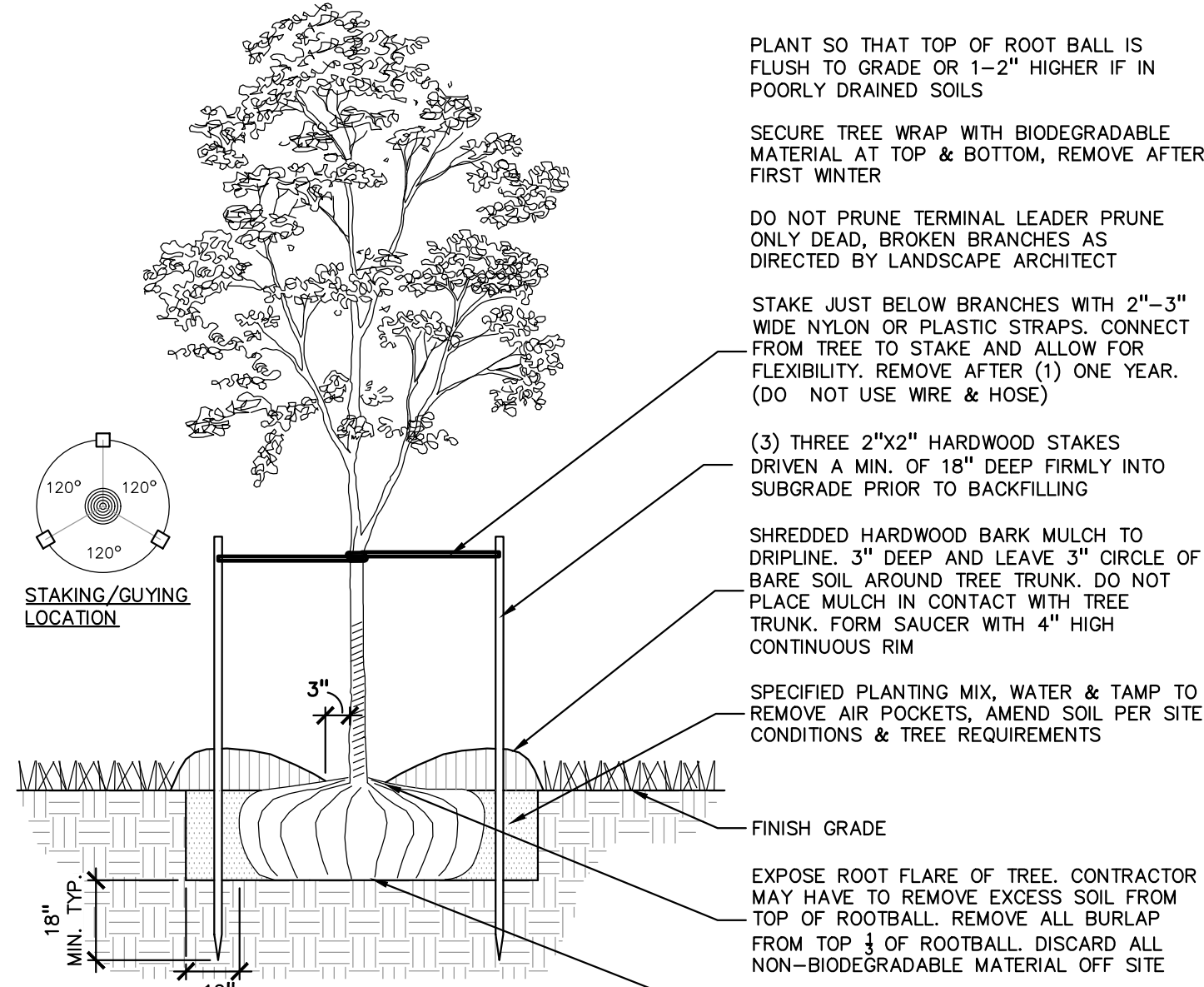
DECIDUOUS TREE PLANT LIST:				
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE SPEC
3	AS2.5	Sugar Maple	<i>Acer saccharum</i> 'Green Mountain'	2.5" Cal. B&B
2	QR2.5	Red Oak	<i>Quercus rubra</i>	2.5" Cal. B&B
5	TOTAL DEC.			
EVERGREEN TREE PLANT LIST:				
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE SPEC
7	AC8	Concolor Fir	<i>Abies concolor</i>	8' Ht. B&B
7	PA8	Norway Spruce	<i>Picea abies</i>	8' Ht. B&B
8	PC8	Columnar Norway Spruce	<i>Picea abies</i> 'Cupressina'	8' Ht. B&B
14	PG8	Black Hills Spruce	<i>Picea glauca</i> 'Densata'	8' Ht. B&B
5	PO8	Serbian Spruce	<i>Picea omorika</i>	8' Ht. B&B
6	PB8	Lacebark Pine	<i>Pinus bungeana</i>	8' Ht. B&B
11	PN8	Austrian Pine	<i>Pinus nigra</i>	8' Ht. B&B
7	PS8	Eastern White pine	<i>Pinus strobus</i>	8' Ht. B&B
65	TOTAL EVG.			



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



2 EVERGREEN TREE PLANTING DETAIL  
SCALE: 1" = 3'-0"



1 DECIDUOUS TREE PLANTING DETAIL  
SCALE: 1" = 3'-0"

KEY

- = EVERGREEN SCREENING TREES
- = PARKING LOT TREES
- = GREENBELT TREES
- = IRRIGATED SEED LAWN
- = EXISTING TREES W/ TREE PROTECTION FENCING

**LANDSCAPE CALCULATIONS:**  
PER CITY OF TROY ZONING ORDINANCE; NN

**GREENBELT TREES:**  
REQUIRED: 1 DEC TREE / 30 LF OF STREET FRONTAGE. 60' OF RIGHT OF WAY/ 30 = 2 DEC TREES REQUIRED.  
PROVIDED: 2 PROPOSED TREES

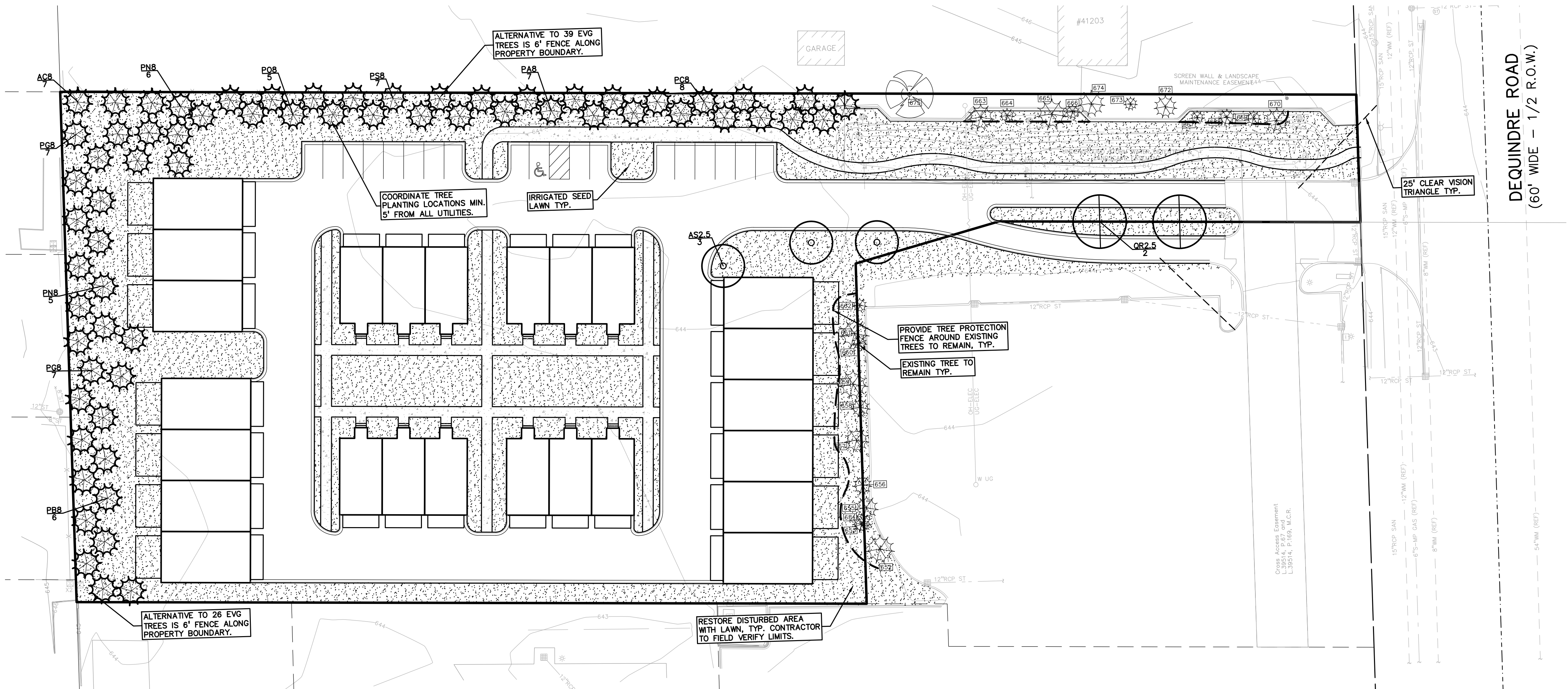
**PARKING LOT TREES:**  
REQUIRED: 1 TREE / 8 PARKING SPACES. 18 SPACES / 8 = 3 TREES  
PROVIDED: 3 TREES

**REPLACEMENT TREES:**  
REQUIRED: REPLACE 50% OF REMOVED DBH OF WOODLAND TREES, AND 100% OF REMOVED LANDMARK TREES DBH. 1 WOODLAND AND 1 LANDMARK TREES REMOVED, SEE CALCULATIONS THIS SHEET. 384" DBH CREDIT SAVED, 0 REPLACEMENT TREES REQUIRED.  
PROVIDED: 27 EXISTING TREES SAVED, NO REPLACEMENT REQUIRED.

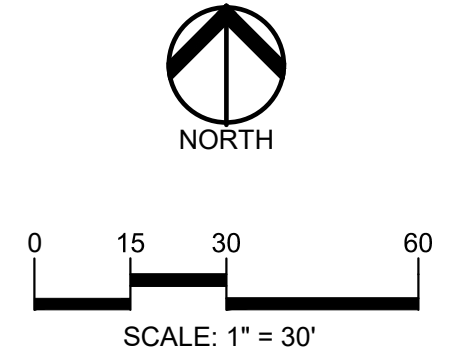
**SCREENING TREES:**  
REQUIRED: 1 LARGE EVG TREE / 10 LF (USE ALT 2: MULTIFAMILY ADJACENT TO SINGLE FAMILY RESIDENTIAL -NORTH & WEST).  
- NORTH: 370 LF/10 = 37 LG EVG (6' FENCE ALONG REMAINING PROPERTY BOUNDARY.)  
- WEST: 240 LF /10 = 24 LG EVG  
PROVIDED: 65 TREES (NORTH- 39 LG EVG; WEST- 26 LG EVG)

**GENERAL PLANTING NOTES:**

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.



S:\PROJECTS\2016-2018\016-368 GFA 18 MILE & DEQUINDRE-18100 Landscape\18100 Landscape-18100.dwg



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

CLIENT  
**GFA DEVELOPMENT, INC.**  
988 ELMFORD DR.  
TROY, MI 48063

PROJECT TITLE  
**GFA 18 MILE & DEQUINDRE**  
PART OF THE SE 1/4 OF SECTION 12, T.02N, R.11E, TROY, OAKLAND COUNTY, MI

REVISIONS	
CONDITIONAL REZONE APP.	6/8/21

ORIGINAL ISSUE DATE:  
SEPTEMBER 18, 2019

DRAWING TITLE  
**PRELIMINARY LANDSCAPE PLAN**

PEA JOB NO.	2016-368
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	

NOT FOR CONSTRUCTION

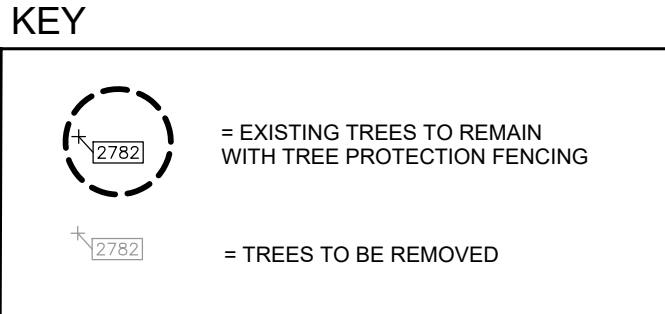
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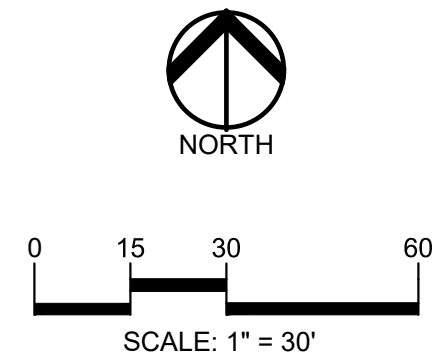
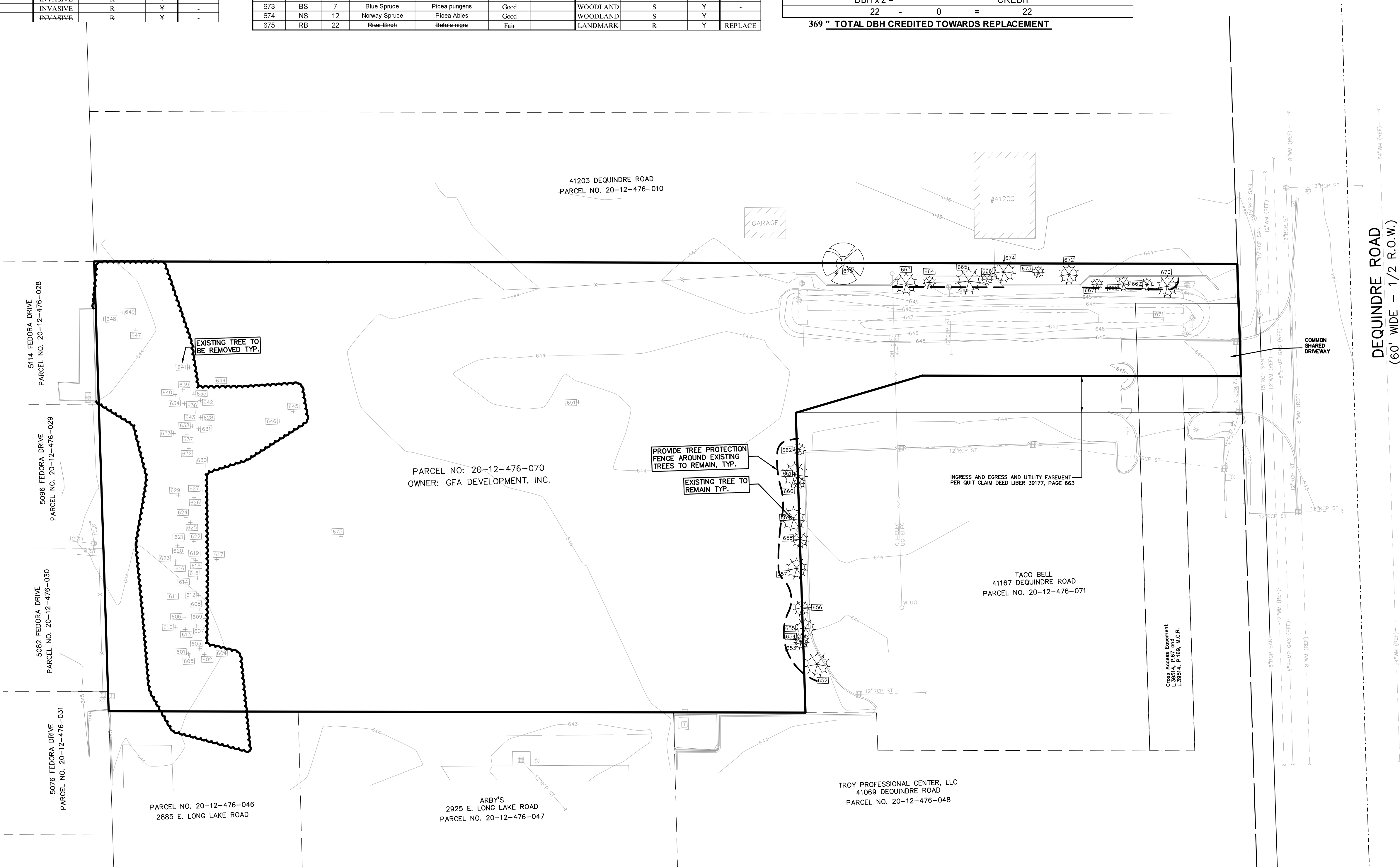
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TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	NOTE	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
601	EE	25	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
602	NS	6	Norway Spruce	Picea Abies	Very Poor		WOODLAND	R	Y	-
603	EE	14	Siberian Elm	Ulmus pumila	Fair	4	INVASIVE	R	Y	-
604	CC	6	Choke Cherry	Prunus virginia	Poor		WOODLAND	R	Y	-
605	EE	6	Siberian Elm	Ulmus pumila	Good		INVASIVE	R	Y	-
606	EE	22	Siberian Elm	Ulmus pumila	Good		INVASIVE	R	Y	-
607	EE	7	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
608	EE	22	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
609	EE	25	Siberian Elm	Ulmus pumila	Good		INVASIVE	R	Y	-
610	EE	6	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
611	EE	13	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
612	EE	14	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
613	EE	17	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
614	EE	13	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
615	EE	19	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
616	EE	8	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
617	EE	24	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
618	EE	14	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
619	EE	12	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
620	EE	13	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
621	EE	18	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
622	EE	8	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
623	EE	8	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
624	EE	9	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
625	EE	20	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
626	EE	9	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
627	EE	11	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
628	EE	8	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
629	EE	20	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
630	EE	13	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
631	EE	6	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
632	EE	19	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
633	MW	8	White Mulberry	Morus alba	Fair		INVASIVE	R	Y	-
634	EE	12	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
635	EE	14	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
636	EE	8	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
637	EE	20	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-

TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	NOTE	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
638	EE	9	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
639	EE	22	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
640	MW	7	White Mulberry	Morus alba	Poor		INVASIVE	R	Y	-
641	E	12	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
642	EE	8	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
643	EE	22	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
644	BW	7	Black Walnut	Juglans nigra	Poor		WOODLAND	R	Y	-
645	CA	11	Crab Apple	Malus canadensis	Very Poor		WOODLAND	R	Y	-
646	EE	20	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
647	E	10	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
648	EE	16	Siberian Elm	Ulmus pumila	Good		INVASIVE	R	Y	-
649	EE	7	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
650	BX	20	Box elder	Acer negundo	Very Poor		INVASIVE	S	Y	-
651	EE	13	Siberian Elm	Ulmus pumila	Fair	4	INVASIVE	R	Y	-
652	DF	13	Douglas Fir	Pseudotsuga menziesii	Good		WOODLAND	S	Y	-
653	BS	6	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y	-
654	NS	8	Norway Spruce	Picea Abies	Good		WOODLAND	S	Y	-
655	NS	10	Norway Spruce	Picea Abies	Good		WOODLAND	S	Y	-
656	BS	7	Blue Spruce	Picea pungens	Poor		WOODLAND	S	Y	-
657	NS	10	Norway Spruce	Picea Abies	Good		WOODLAND	S	Y	-
658	BS	7	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y	-
659	NS	13	Norway Spruce	Picea Abies	Fair		WOODLAND	S	Y	-
660	NS	6	Norway Spruce	Picea Abies	Good		WOODLAND	S	Y	-
661	NS	14	Norway Spruce	Picea Abies	Good		WOODLAND	S	Y	-
662	BS	6	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y	-
663	DF	13	Douglas Fir	Pseudotsuga menziesii	Good		WOODLAND	S	Y	-
664	BS	7	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y	-
665	DF	15	Douglas Fir	Pseudotsuga menziesii	Good		WOODLAND	S	Y	-
666	BS	6	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y	-
667	BS	6	Blue Spruce	Picea pungens	Fair		WOODLAND	S	Y	-
668	DF	8	Douglas Fir	Pseudotsuga menziesii	Good		WOODLAND	S	Y	-
669	BS	7	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y	-
670	NS	12	Norway Spruce	Picea Abies	Good		WOODLAND	S	Y	-
671	FC	6	Flowering Cherry	Prunus spp.	Good		WOODLAND	R	Y	REPLACE
672	DF	11	Douglas Fir	Pseudotsuga menziesii	Good		WOODLAND	S	Y	-
673	BS	7	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y	-
674	NS	12	Norway Spruce	Picea Abies	Good		WOODLAND	S	Y	-
675	RB	22	River Birch	Betula nigra	Fair		LANDMARK	R	Y	REPLACE



<b>WOODLAND TREES</b>			
<b>WOODLAND TREES REMOVED:</b>	1	(REPLACE AT 50% OF REMOVED DBH)	
6" DBH x 0.5 =	3"	REPLACEMENT	
<b>WOODLAND TREES SAVED:</b>	21	(CREDIT OF 2X DBH)	
197 DBH x 2 =	394"	CREDIT	
3 -	394	= -391	
"	<b><u>DBH REQUIRED FOR WOODLAND REPLACEMENT</u></b>		
<b>LANDMARK TREES</b>			
<b>LANDMARK TREES REMOVED:</b>	1	(REPLACE AT 100% OF REMOVED DBH)	
22" DBH x 1 =	22"	REPLACEMENT	
<b>LANDMARK TREES SAVED:</b>	0	(CREDIT OF 2X DBH)	
" DBH x 2 =	"	CREDIT	
22 -	0	= 22	
<b>369 " TOTAL DBH CREDITED TOWARDS REPLACEMENT</b>			



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CLIENT  
**GFA DEVELOPMENT, INC.**  
988 ELMSFORD DR.  
TROY, MI 48063

PROJECT TITLE  
**GFA 18 MILE & DEQUINDRE**  
PART OF THE SE 1/4 OF SECTION 12,  
T.02N., R.11E.  
TROY, OAKLAND COUNTY, MI

REVISIONS  
CONDITIONAL REZONE APP. 6/8/21

ORIGINAL ISSUE DATE:  
SEPTEMBER 18, 2019

DRAWING TITLE  
**PRELIMINARY PRESERVATION PLAN**

PEA JOB NO. 2016-368  
P.M. JBT  
DN. TMK  
DES. TMK  
DRAWING NUMBER:



# CITY OF TROY

## CONDITIONAL REZONING APPLICATION

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



**CONDITIONAL REZONING  
REVIEW FEE  
\$1,800.00**

**ESCROW FEE  
\$1,500.00**

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

PLEASE FILE A COMPLETE CONDITIONAL REZONING APPLICATION, TOGETHER WITH THE APPROPRIATE FEE, NOT LESS THAN THIRTY (30) DAYS PRIOR TO THE DATE OF THAT MEETING.

A PLANNING COMMISSION PUBLIC HEARING SHALL BE SCHEDULED FOLLOWING A DETERMINATION BY THE PLANNING DEPARTMENT THAT THE CONDITIONAL REZONING APPLICATION IS COMPLETE AND MEETS THE REQUIREMENTS OF THE TROY ZONING ORDINANCE.

- 
1. NAME OF THE PROPOSED DEVELOPMENT: \_\_\_\_\_
  2. ADDRESS OF THE SUBJECT PROPERTY: \_\_\_\_\_
  3. CURRENT ZONING CLASSIFICATION OF SUBJECT PROPERTY: \_\_\_\_\_
  4. PROPOSED ZONING CLASSIFICATION OF SUBJECT PROPERTY: \_\_\_\_\_
  5. TAX IDENTIFICATION NUMBER(S) OF SUBJECT PROPERTY: \_\_\_\_\_
  6. PLEASE PROVIDE A STATEMENT THAT ADDRESSES THE FOLLOWING ARCHITECTURAL DESIGN QUESTIONS:
    - A. DESCRIPTION OF CONTEXT OF SITE AND HOW PROJECT RESPONDS TO CHARACTER OF THE AREA
    - B. DESCRIPTION OF THE PROJECT'S DESIGN CONCEPT
    - C. DESCRIPTION OF HOW THE PROJECT ACHIEVES THE DESIGN CONCEPT
    - D. DESCRIPTION OF THE DEVELOPMENT PROGRAM (INTENDED USES, KNOWN OR POSSIBLE TENANTS, ETC.).
    - E. DESCRIPTION OF HOW THE BUILDING MATERIALS ENHANCE THE DESIGN CONCEPT
    - F. IF THE PROJECT IS IN A FORM-BASED DISTRICT, PROVIDE DESCRIPTION OF HOW THE PROJECT MEETS THE TRANSPARENCY REQUIREMENTS
    - 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 THE DESIGN OF THE BUILT ENVIRONMENT

APPLICANT:

NAME \_\_\_\_\_  
COMPANY \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
TELEPHONE \_\_\_\_\_  
E-MAIL \_\_\_\_\_

PROPERTY OWNER:

NAME \_\_\_\_\_  
COMPANY \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
TELEPHONE \_\_\_\_\_  
E-MAIL \_\_\_\_\_

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

8. **SIGNATURE OF THE APPLICANT** \_\_\_\_\_ **DATE** \_\_\_\_\_

9. **SIGNATURE OF THE PROPERTY OWNER** \_\_\_\_\_ **DATE** \_\_\_\_\_

*BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC OF THE REQUEST FOR CONDITIONAL REZONING.*

DATE: August 19, 2021

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING - CONDITIONAL REZONING- (CR JPLN2019-003) – Proposed Livernois Court, East side of Livernois, North of Big Beaver, (88-20-22-301-007, 88-20-22-301-008 and 88-20-22-301-009), Section 22, From R-1C (One Family Residential) to BB (Big Beaver Road).

The applicant Eureka Building Co. seeks a conditional rezoning of the subject parcel from R-1C (One Family Residential) to BB (Big Beaver) Zoning District. The applicant did not provide a complete Preliminary Site Plan application but did provide a conceptual sketch. The sketches indicate the potential for twenty four (24) units on the subject property. The applicant also voluntarily offered some conditions which are outlined in the attached report.

This application was considered by the Planning Commission on December 10, 2019 and April 27, 2021 but postponed at both meetings (minutes attached). The item was postponed on April 27, 2021 “to allow time for the petitioner to discuss the purchase or other acquisition of the property owner to the north and give City staff an opportunity to address some of the concerns Commissioners have raised tonight. The application id before the Planning Commission again for consideration.

The site is within the Single Family Residential classification in the City of Troy Master Plan. The Planning Commission is a recommending body for this application.

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

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Application
4. Minutes from December 10, 2019 Planning Commission Regular meeting.
5. Minutes from April 27, 2021 Planning Commission Regular meeting.

G:\CONDITIONAL REZONING\JPCR2019-003 LIVERNOIS COURT\PC Memo 08 24 2021.docx

**PROPOSED RESOLUTION**  
**RECOMMENDING APPROVAL**

PUBLIC HEARING - CONDITIONAL REZONING- (CR JPLN2019-003) – Proposed Livernois Court, East side of Livernois, North of Big Beaver, (88-20-22-301-007, 88-20-22-301-008 and 88-20-22-301-009), Section 22, From R-1C (One Family Residential) to BB (Big Beaver Road).

**Resolution # PC-2021-08-**

Moved by:

Seconded by:

**RESOLVED**, That the Planning Commission hereby recommends to the City Council that the R-1C to BB conditional rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the west side of Livernois, north of Big Beaver, within Section 22, being approximately 9.7 acres in size, be granted for the following reasons:

1. The rezoning of the site to Big Beaver would allow for the potential project to have more flexibility to provide for the consideration of a range of components such as improving walkability and sense of place in the City, and even reducing emphasis on parking. Additionally, Chapter 8 of the City of Troy 2017 Master Plan indicates that there is a lack of availability of innovative housing styles due to the predominance of single-family detached homes. The rezoning of the site to Big Beaver with the creation of a multiple-family residential development would remedy this lack of housing variation, which is consistent with the Master Plan
2. The Form-Based District would permit greater flexibility in use and development of the property.
3. The conditions offered by the applicant reasonably protect the adjacent properties.
4. The rezoning would be compatible with surrounding zoning and land use.
5. The site can be adequately served with municipal water and sewer.
6. The development of the property should not unreasonably impact adjacent properties.

**BE IT FURTHER RESOLVED**, That the Planning Commission recommends the following site plan design considerations:

Yes:

No:

**MOTION PASSED / FAILED**

**PROPOSED RESOLUTION**  
**RECOMMENDING DENIAL**

PUBLIC HEARING - CONDITIONAL REZONING- (CR JPLN2019-003) – Proposed Livernois Court, East side of Livernois, North of Big Beaver, (88-20-22-301-007, 88-20-22-301-008 and 88-20-22-301-009), Section 22, From R-1C (One Family Residential) to BB (Big Beaver Road).

**Resolution # PC-2021-08-**

Moved by:

Seconded by:

**RESOLVED**, That the Planning Commission hereby recommends to the City Council that the R-1C to BB conditional rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the west side of Livernois, north of Big Beaver, within Section 22, being approximately 9.7 acres in size, be denied for the following reasons:

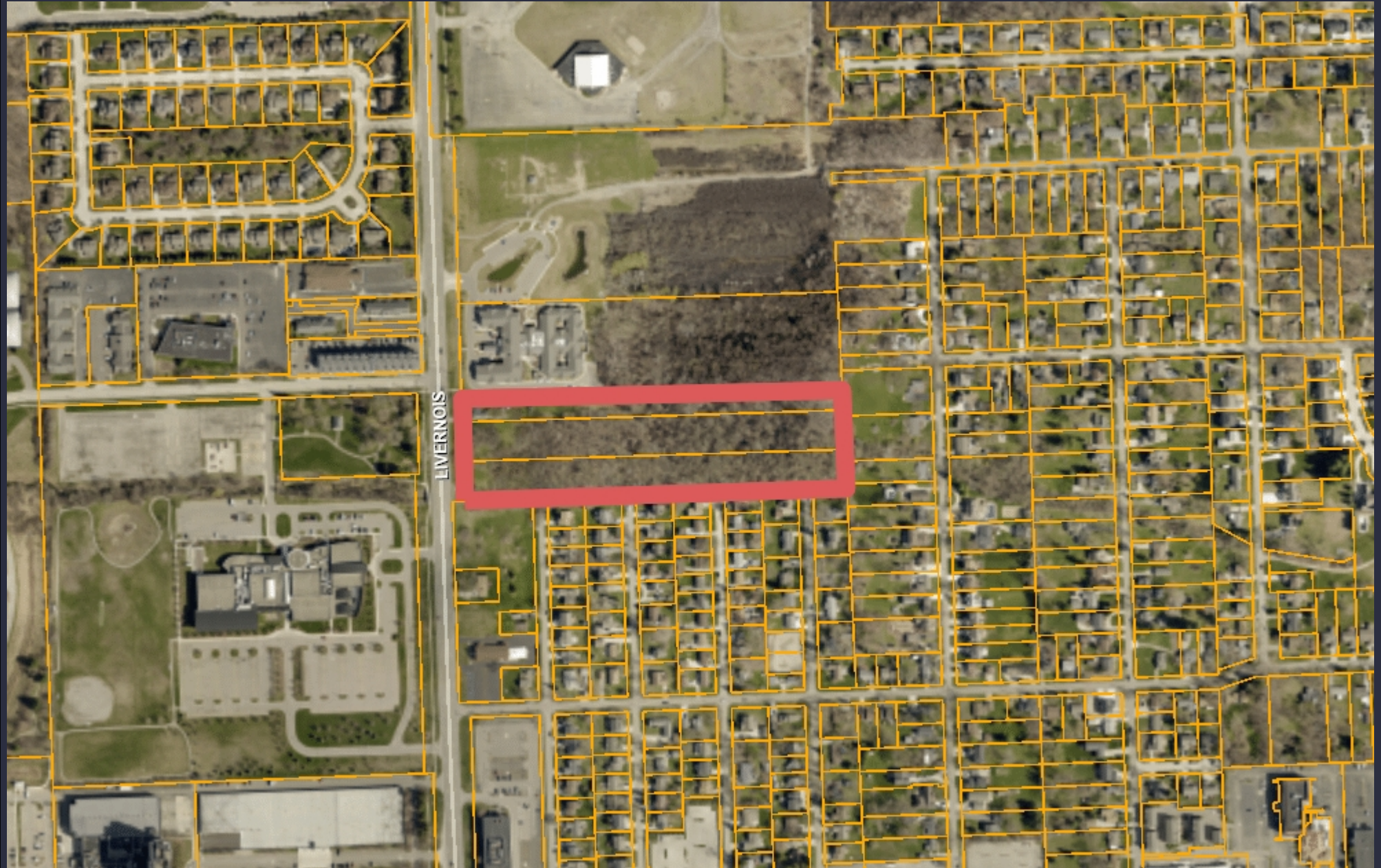
1. The conditions offered by the applicant do not reasonably protect the adjacent properties.
2. The rezoning would be incompatible with surrounding zoning and land use.
3. The development of the property would unreasonably impact adjacent properties.

Yes:

No:

**MOTION PASSED / FAILED**



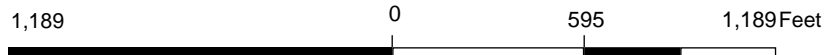


1,189 0 595 1,189Feet



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





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

## **CONDITIONAL REZONING**

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

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

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

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

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

There was discussion on:

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

### **PUBLIC HEARING OPENED**

- David and Debra Black, present to represent their father who resides on the parcel to the north of the subject application (3364 Livernois). They indicated they were not approached by the developer, not invited to the church meeting and unaware of the proposal until they saw the building sketch on their father’s property. The Black’s expressed concerns with the value of their father’s home if rezoned and the property rights of their elderly father.

- Lynne Fuller, 23211 Brook Forest, identified herself as the broker representing the sellers of the two properties. She indicated that she attempted multiple times to contact Mr. Black, both at the home and by mail, to no avail. Ms. Fuller said the seller of the property to the south is also elderly and wishes to sell for financial reasons. She said it was her understanding through a conversation with the seller's son that Mr. Black had no concerns with the rezoning if the zoning stayed residential. She indicated the seller would have an interest in purchasing Mr. Black's property.
- Jerry Rauch, 4187 Penrose; addressed alternative development options, such as attached single family.

### **PUBLIC HEARING CLOSED**

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

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

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

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

Moved by: Lambert

Support by: Hutson

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

Yes: All present (9)

**MOTION CARRIED**

### **CONDITIONAL REZONING**

8. PUBLIC HEARING - CONDITIONAL REZONING (File Number CR JPLN2019-003) – Proposed Livernois Court, East side of Livernois, North of Big Beaver (88-20-22-301-007, 88-20-22-301-008 and 88-20-22-301-009), Section 22, From R-1C (One Family residential) to BB (Big Beaver Road)

After a brief explanation of a Conditional Rezoning application, Mr. Carlisle reviewed the Conditional Rezoning application for the Board's consideration this evening. He addressed the existing wetlands and floodplain, the concept plan provided by the applicant and conditions offered by the applicant. Mr. Carlisle indicated that due to traffic, surrounding land uses and limited developable area because of the wetlands and floodplain, it is unlikely that the site will develop as currently zoned single family residential. Mr. Carlisle asked the applicant to confirm how the development relates to the floodplain and wetlands, how he plans to preserve the wetland/floodplain area and explain the necessity of a 40-foot easement for the parcel to the north.

Mr. Carlisle said the change in the application since it was last considered at the December 10, 2020 meeting is that the parcel to the north and owned by Mr. Black is now included in the proposed rezoning. He addressed how the property could be developed by right and how the application relates to the Rezoning Standards and the Master Plan. Mr. Carlisle recommends that the Planning Commission consider the application, hold a public hearing and consider any public comments.

Mr. Rauch stated he attended the December 10, 2020 meeting in which this item was considered and spoke at the public hearing as a member of the public. He said his comments were based on the information presented at that time and do not reflect any pre-determined opinion on the application before the Board this evening.

Present were Erion Nikolla of Eureka Building Company and James Butler of Professional Engineering Associates.

Mr. Nikolla said Mr. Black, owner of the parcel to the north, does not want to sell his property but Mr. Black supports the proposed rezoning to the Big Beaver zoning district. He said the proposed 40-foot easement is for access to and from the Black property. Mr. Nikolla said the same rezoning conditions would apply to the Black property. Mr. Nikolla said the development would not interfere with the floodplain or wetlands and conservation of the wetlands would be determined during legal discussions and incorporated into the Conditional Rezoning agreement.

There was discussion on:

- Applicant bound by any approval of a conditional rezoning, even if subsequent zoning changes are made to the Master Plan.
- Uniqueness of this particular application.
  - not tied to a specific site plan



- submittal by co-applicants, co-property ownership
- future development on northern parcel unknown
- uncertainty that conditions offered are associated to northern parcel
- Comparison of building heights of surrounding developments.
- Allowable building heights in Big Beaver district versus multi-family district.
- Process to draft Conditional Rezoning agreement.
- Assurance that wetlands, green space to the east remain undeveloped.

Ms. Dufrane stated that any conditions offered by the applicant, or in this case co-applicants, must be associated to all the parcels; one parcel cannot be singled out and acquire a zoning change only.

Ms. Dufrane will work with the applicants on the application submittal as it relates to property ownership and conditions offered.

**PUBLIC HEARING OPENED**

There was no one virtually present to speak.

The following email messages were read:

- Chance Tess, property owner of Parcel 88-20-22-301-009; in support
- George Contis, legal representative for Judith A. Bill and B. Suzanne Giarmarco, property owners of Parcel 88-20-22-301-008; in support
- William B. Black, 3364 Livernois, property owner of Parcel 20-22-301-007; in support

Ms. Ferencz reported no voicemail messages were received.

**PUBLIC HEARING CLOSED**

**Resolution # PC-2021-04-033**

Moved by: Lambert  
Support by: Rahman

**RESOLVED**, To postpone action on the application so that the petitioner has time to resolve issues raised by City staff, the Planning Consultant and members of the Commission.

Yes: All present (9)

**MOTION CARRIED**

## Rezoning Statement.

### ONE (1) HARD COPY OF A PROPOSED SITE PLAN INDICATING THE SUBJECT PROPERTY AND THE BUILDINGS / USES PROPOSED TO BE CONSTRUCTED

A detailed development is not proposed at this time, since the uses will be tied directly into the requirements of the BB one family attached. Once the rezoning to BB is approved, through Planning Department direction the development site plan layouts and associated requirements under the zoning ordinance will be pursued in the ordinary course of action. All site plan, and associated form-based elements, will then be addressed through a site plan submission meeting pursuant to ordinance requirements.

Re-zoning request is subject to the following conditions:

1. BB development to occur only in the areas outside of 100-year flood plain and wetland delineation as per the attached site plan concept. The 100-year flood plain and wetlands areas to be treated as conservation and are not to be developed under the proposed re-zoning request.
2. Proposed parcels to provide 40' egress easement to parcel 2022-301-007 from parcel 2022-301-008 in case of future development. Easement to satisfy egress guidelines for such development.
3. BB development to include only attached multifamily unit buildings. Such buildings shall not exceed 35' in height and shall have a minimum setback of 35' to R-1C parcels.

### ONE (1) HARD COPY OF A STATEMENT INDICATING WHY, IN THE OPINION OF THE APPLICANT, THE REZONING REQUESTED IS CONSISTENT WITH THE MASTER PLAN, AND WHY SUCH A REZONING IS CONSISTENT WITH ADJACENT ZONING DISTRICTS AND USES, AND WILL NOT BE DETRIMENTAL TO THE PROPERTY OF OTHER PERSONS LOCATED IN THE VICINITY

The above referenced properties are located within BB zoning areas to the west of Livernois. Re-zoning to BB should meet Troy Master Plan objectives by providing a transition from non-residential area & main artery roadway and lower density residential land use areas. The City of Troy Zoning Ordinance has additional requirements that must be met for all rezoning approvals. More specifically, Section 16.03(C), Rezoning Procedures, of the ordinance provides the following standards for rezoning requests:

C. Standards for Approval. A rezoning may be approved upon a finding and determination that all of the following are satisfied:

1. The proposed rezoning of the subject site from R1-C, One Family Residential District, to BB Multi Family Residential, is consistent with the Land Use of the surrounding areas. The project enables medium density residential development in one of the "Targeted Locations in Troy for Missing Middle housing." (See Master Plan Chapter 8 Pg. 6)

Rezoning the site to BB would enable the project to satisfy the characteristics of Missing Middle Housing as noted in the Master Plan by providing for: 1. Walkable context and sense of community; Transitional density, by creating housing at densities which fall between traditional single family and multiple family; Smaller, well designed units and efficient use of space; Deemphasizing parking.

2. The proposed rezoning will not cause nor increase any non-conformity.

The proposed rezoning to BB One Family Attached will not cause or increase any non-conformity. It will allocate ~ 7 acres of wetland conservation to the east of the parcels. Any new development will be in conformity with current City ordinances and Planning Department site plan review and approval as such the development will of necessity continue and transition the current theme of the neighborhood.

3. Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.

The subject site is not large in size (~1.7 acres) and any proposed development, in compliance with the BB One Family Attached would be easily accommodated by public services and facilities that serve the surrounding commercial and residential developments.

4. The rezoning will not impact public health, safety, or welfare.

The proposed BB designation for this site, and the associated development review process, is intended to ensure that a project does not impact the public health, safety, or welfare. The very designation of the site is intended to provide affordable housing for young families.

5. The rezoning will ensure compatibility with adjacent uses of land.

The rezoning will continue an ongoing theme in the Livernois Road corridor north of Big Beaver road where a number of BB developments have been approved by the city and constructed in recent years in conformity with the Master Plan and its dictates.

ONE (1) CD CONTAINING AN ELECTRONIC VERSION OF THE COMPLETE REZONING APPLICATION

A flash drive with the complete application is provided







## CITY OF TROY CONDITIONAL REZONING APPLICATION

CITY OF TROY PLANNING DEPARTMENT  
500 W. BIG BEAVER  
TROY, MICHIGAN 48064  
PHONE: 248-524-3364  
E-MAIL: [planning@troymi.gov](mailto:planning@troymi.gov)



CONDITIONAL REZONING  
REVIEW FEE  
\$1,800.00

ESCROW FEE  
\$1,500.00

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

PLEASE FILE A COMPLETE CONDITIONAL REZONING APPLICATION, TOGETHER WITH THE APPROPRIATE FEE, NOT LESS THAN THIRTY (30) DAYS PRIOR TO THE DATE OF THAT MEETING.

A PLANNING COMMISSION PUBLIC HEARING SHALL BE SCHEDULED FOLLOWING A DETERMINATION BY THE PLANNING DEPARTMENT THAT THE CONDITIONAL REZONING APPLICATION IS COMPLETE AND MEETS THE REQUIREMENTS OF THE TROY ZONING ORDINANCE.

- 
1. NAME OF THE PROPOSED DEVELOPMENT: Livernois Court
  2. ADDRESS OF THE SUBJECT PROPERTY: Parcel # 2022301007, 008, 009
  3. CURRENT ZONING CLASSIFICATION OF SUBJECT PROPERTY: R-1C
  4. PROPOSED ZONING CLASSIFICATION OF SUBJECT PROPERTY: BB
  5. TAX IDENTIFICATION NUMBER(S) OF SUBJECT PROPERTY: 2022301007, 008, 009.
  6. PLEASE PROVIDE A STATEMENT THAT ADDRESSES THE FOLLOWING ARCHITECTURAL DESIGN QUESTIONS:
    - A. DESCRIPTION OF CONTEXT OF SITE AND HOW PROJECT RESPONDS TO CHARACTER OF THE AREA
    - B. DESCRIPTION OF THE PROJECT'S DESIGN CONCEPT
    - C. DESCRIPTION OF HOW THE PROJECT ACHIEVES THE DESIGN CONCEPT
    - D. DESCRIPTION OF THE DEVELOPMENT PROGRAM (INTENDED USES, KNOWN OR POSSIBLE TENANTS, ETC.).
    - E. DESCRIPTION OF HOW THE BUILDING MATERIALS ENHANCE THE DESIGN CONCEPT
    - F. IF THE PROJECT IS IN A FORM-BASED DISTRICT, PROVIDE DESCRIPTION OF HOW THE PROJECT MEETS THE TRANSPARENCY REQUIREMENTS
    - 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 THE DESIGN OF THE BUILT ENVIRONMENT

APPLICANT:

NAME E. Nikolla  
 COMPANY Eureka Building Co.  
 ADDRESS 5960 Livernois  
 CITY Troy STATE Mi ZIP 48084  
 TELEPHONE 586 405 4080  
 E-MAIL Eurekabld@gmail.com

PROPERTY OWNER: Delora A. Black  
 NAME David W. Black  
 COMPANY Robert R. Black  
 ADDRESS Parcel ID 20-22-301-007 / 3364 Livernois  
 CITY Troy STATE Mi ZIP 48083  
 TELEPHONE 947-218-9087  
 E-MAIL dblack7701@wowway.com

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

8. SIGNATURE OF THE APPLICANT E. Nikolla Digitally signed by E. Nikolla  
Date: 2020.09.23 09:18:59 -04'00' DATE 5/25/21
9. SIGNATURE OF THE PROPERTY OWNER Delora A. Black DATE 06-23-2021

BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC OF THE REQUEST FOR CONDITIONAL REZONING.

David W. Black  
Robert R. Black

APPLICANT:

NAME E. Nikolla  
COMPANY Eureka Building Co.  
ADDRESS 5960 Livernois  
CITY Troy STATE Mi ZIP 48084  
TELEPHONE 586 405 4080  
E-MAIL Eurekabld@gmail.com

PROPERTY OWNER:

NAME B. Suzanne Giacormo & Judith A. Bill  
COMPANY \_\_\_\_\_  
ADDRESS Parcel ID 20-22-301-008  
CITY Troy STATE Mi ZIP \_\_\_\_\_  
TELEPHONE \_\_\_\_\_  
E-MAIL \_\_\_\_\_

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

8. SIGNATURE OF THE APPLICANT E. Nikolla Digitally signed by E. Nikolla  
Date: 2020.09.23 09:18:59 -0400 DATE 5/25/21

9. SIGNATURE OF THE PROPERTY OWNER *Peter Bill* AuthenticSIGN  
5/25/2021 12:13:08 PM EDT DATE 05/25/2021  
**Attorney for Sellers**

BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC OF THE REQUEST FOR CONDITIONAL REZONING.



APPLICANT:

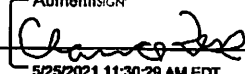
NAME E. Nikolla  
COMPANY Eureka Building Co.  
ADDRESS 5960 Livernois  
CITY Troy STATE Mi ZIP 48084  
TELEPHONE 586 405 4080  
E-MAIL Eurekabld@gmail.com

PROPERTY OWNER:

NAME Mary Tess / Chance Tess POA  
COMPANY \_\_\_\_\_  
ADDRESS Parcel ID 20-22-301-009  
CITY Troy STATE Mi ZIP \_\_\_\_\_  
TELEPHONE \_\_\_\_\_  
E-MAIL \_\_\_\_\_

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

8. SIGNATURE OF THE APPLICANT E. Nikolla Digitally signed by E. Nikolla  
Date: 2020.09.23 09:18:59 -0400 DATE 5/25/21

9. SIGNATURE OF THE PROPERTY OWNER  AuthenticSign  
5/25/2021 11:30:28 AM EDT DATE 05/25/2021

BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC OF THE REQUEST FOR CONDITIONAL REZONING.