

Pg. Kersling

A G E N D A
REGULAR MEETING

TROY CITY PLAN COMMISSION

December 9, 1980

1. ROLL CALL
2. MINUTES - Special Meeting - November 25, 1980
3. PUBLIC COMMENTS

SITE PLANS

Postpone

4. SITE PLAN REVIEW - Proposed Research/Office Building - West Side of Crooks, South of I-75 (South of Square Lake) - Section 8
5. SITE PLAN REVIEW - Proposed Restaurant Site Expansion - North Side of 14 Mile, East of John R - Section 36

REZONING PROPOSALS AND TEXT AMENDMENTS

6. PUBLIC HEARING - PROPOSED REZONING - South Side of Big Beaver, East of John R - Section 25 - R-1E to M-1

Discuss

① Z. B. A. / Plan Comm. Inter relationship

leg ② December 23 Meeting Cancel

Sterling Heights

Study - E - P
Bikeway / Sidewalks
Somerset North

January - Elect Officers
Z. B. A. Rep.
Set Meeting Dates

TO: Troy City Plan Commission
FROM: Laurence G. Keisling, Planning Director
SUBJECT: Plan Commission Regular Meeting Agenda - December 9, 1980

1. ROLL CALL
2. MINUTES - Special Meeting - November 25, 1980
3. PUBLIC COMMENTS

SITE PLANS

4. SITE PLAN REVIEW - Proposed Research/Office Building - West Side of Crooks, South of I-75 (South of Square Lake) - Section 8

This item involves a proposal for the construction of a 77,136 square foot research/office building on a 7.97 acre site in the R-C zoned area on the west side of Crooks Road south of Square Lake Road. The subject 3-story building is the first proposed to be constructed in this area by the Bellemead/McDonald-Halliday partnership which owns the majority of the office and commercial land in the Long Lake-Crooks-I-75 area.

The proposed site and building areas will result in a building intensity of less than 9,700 square feet of building area per acre, a very low intensity. A major factor of this proposed development is the extension of New King Road, the public street which was initially extended north from the roadway opposite the Crooks-I-75 intersection in order to serve the Lucas Industries development which is immediately south of this site. The subject street will be extended north and east to an intersection with Crooks Road. This street will then provide access to and frontage for developments in the O-1 and R-C zoned areas to the north and west. As for this site, its sole access will be to the proposed New King Road, and no driveways are proposed from Crooks Road. Zoning Ordinance requirements as to setbacks and off-street parking are complied with, and landscape area requirements are substantially exceeded. The developers have prepared a model covering the total series of their properties in the Northfield office and commercial area, and will add buildings to their model as development proceeds, much in the same manner as was done in the case of the Robbins Executive Park West development. Approval of this Site Plan is recommended by the Planning Department.

One element of this Site Plan which may be revised is the geometrics of proposed New King Road at the northwest corner of the site. We are discussing with the developers the alternatives of providing a 90° intersection in this area or else increasing the proposed curve radius to provide for safer vehicular movement around that curve. We have also asked for some other detail revisions including the extension of sidewalks as noted on the enclosed Plan, and the provision of curbed islands on the easterly ends of the parking area drives. We would expect that these matters would be resolved prior to the Regular Meeting.

Proposed resolution

Moved by

Supported by

RESOLVED, that Site Plan Approval, as requested for the proposed 77,136 square foot research/office building on the 7.97 acre R-C zoned site on the west side of Crooks south of Square Lake Road is hereby (granted, subject to the following conditions: _____) or (denied, for the following reasons: _____).

Yeas:

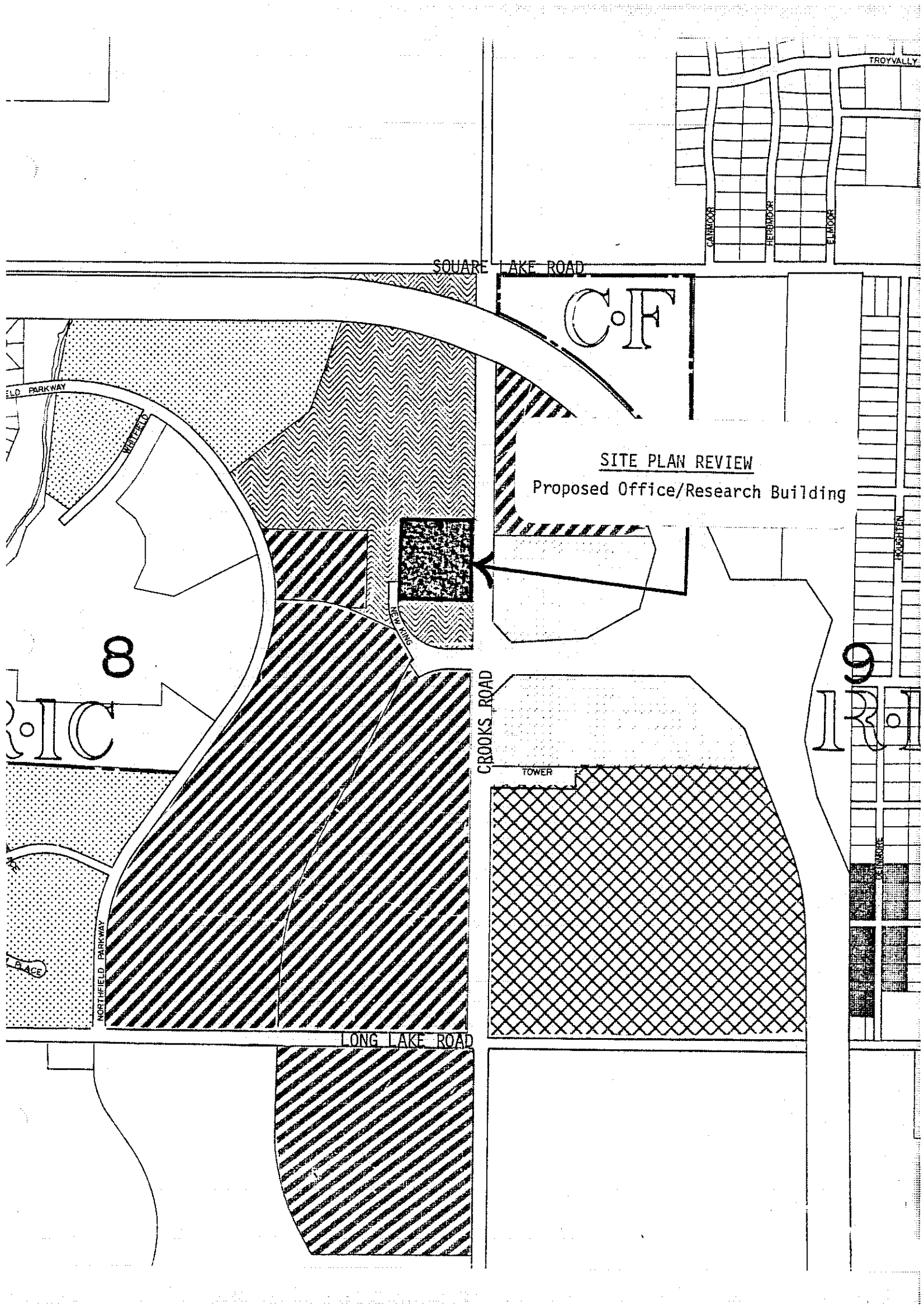
Nays:

Absent:

5. SITE PLAN REVIEW - Proposed Restaurant Site Expansion - North Side of 14 Mile, East of John R - Section 36

This item involves a proposal to expand the site of the Burger King restaurant which presently exists within an H-S zoned parcel having 175 feet of frontage on the north side of 14 Mile Road east of John R. For the purpose of this discussion and our recommendation, the proposal should be considered in two parts. The shaded areas indicated on the enclosed Site Plan are those involved in the proposed changes.

First, the petitioners have proposed to expand the site to the north in order to increase the waiting area available for the drive-up service facilities. In conjunction with this expansion, they also propose to provide a cross-access drive between this site and the site of the



TROYVALLY

CANWOOD

FETHERWOOD

ELMWOOD

SQUARE LAKE ROAD

C.F

SITE PLAN REVIEW

Proposed Office/Research Building

8

R.I.C

9

R.I.C

CROOKS ROAD

TOWER

LONG LAKE ROAD

NORTHFIELD PARKWAY

PLACE

abutting Oakland Plaza Shopping Center which is presently being completed. This expansion will also provide some additional parking spaces.

- ① The second portion of the petitioners' request involves a request to provide an access drive to this site from John R Road through the improvement of a 65 foot frontage parcel on the east side of John R immediately north of the service station site. Although the driveway is the item of principal interest to the petitioners, they are also proposing to add additional parking spaces along this drive. They have noted that these parking spaces are not necessary, but are simply being done as a means of efficiently utilizing the land which they will purchase for the provision of their proposed driveway. If this John R Road driveway facility is permitted, it will be necessary to provide a drive across the front of the site in order to enable those entering from John R Road to properly approach the drive-up facilities without re-entering 14 Mile Road. The shaded driveway indicated in the 14 Mile frontage is therefore included in the second portion of this proposal. Provision of that driveway would of course eliminate some of the landscaped area in front of the building, and require its replacement elsewhere on the site.

Yes

No

P.D.*

It is the opinion of the Planning Department that the first portion of this proposal represents a definite improvement in the configuration and operation of the subject site. You will recall that we briefly discussed the potential for the proposed cross-access drive at the time that the Oakland Plaza Site Plan was being considered. On the other hand, it is our opinion that the proposed driveway entering from John R Road would represent a definite traffic hazard. The situation of particular concern here would be the conflict between those who would attempt to enter this drive from the boulevard turn-around in the center of John R Road, and those moving north on John R Road just after clearing the 14 Mile Road intersection. It is further our opinion that the overall drive access concept which has been followed in the development of the Oakland Plaza Shopping Center area would provide adequate access to this site from John R Road by way of the proposed cross-access drive. It is therefore our recommendation that the request to provide a direct drive entrance to this restaurant site from John R Road be denied, as such would create a traffic hazard in this area. We would however strongly recommend approval of the first portion of the petitioners' proposal, subject to the following notations to which the petitioners have agreed:

- 1) A raised curbed island having a minimum width of 5 feet will be provided between the beginning of the drive-up entrance drive and the adjacent parking area drive system.
- 2) The configuration of the parking area will be revised from 90° to angle parking spaces so as to reinforce the intended one-way circulation pattern on this site. This revision will be accomplished not only through re-lining of the spaces, but through the removal of segments of asphalt pavement at the south ends of the parking bays as indicated in the enclosed alternative sketch which we have prepared.

Proposed resolution

Moved by

Supported by

RESOLVED, that Site Plan Approval, as requested for the expansion of the Burger King restaurant site on the north side of 14 Mile Road east of John R, be granted in accordance with the plan presented on this date, with the exception of the proposed driveway entering from John R Road, the parking spaces along that drive, and the related drive crossing the front of the existing site. In taking this action it is the position of the Plan Commission that the proposed John R Road driveway would create a traffic hazard in this area.

Yeas:

Nays:

Absent:

Add Drive Across Front

Planning Dept.

REZONING PROPOSALS AND TEXT AMENDMENTS

6. PUBLIC HEARING - PROPOSED REZONING - South Side of Big Beaver, East of John R - Section 25 - R-1E to M-1

This item involves a request for the rezoning of a series of five platted lots having a total of 800 feet of frontage on the south side of Big Beaver east of John R, from R-1E to M-1 (Light Industrial). This request is submitted, in part, to provide for the construction of a new building and facilities for the Future Products Tool Company, on the easterly portion of the subject property as indicated on the enclosed Site Plan. The subject property has a net depth averaging approximately 436 feet, and thus a net area of 8 acres.

As indicated on the enclosed map, the property immediately to the west is zoned in the B-3 classification while that to the east is the RM-1 zoned Wexford/Cross-Keys condominium development. The land to the south is partially zoned in the M-1 classification, and is developed with the building of the Pegasus Division of the Koehring Corporation.

C.F

R.I.C

24

R.I.D

PROPOSED REZONING
R-1E to M-1

R.I.E

25

R.I.D

1600' 1600' 800' 1600' 5000.0'

LOT 6 LOT 7 LOT 8 LOT 9

30.0' DRIVE

20.0' REAR YARD

50.0' SIDE YARD

OFFICE

SHOP

LANDSCAPED COURT

VOLLEY BALL COURT

TRUCKWELL 2 TRUCKS

BLACK TOP PAVING 30 SPACES

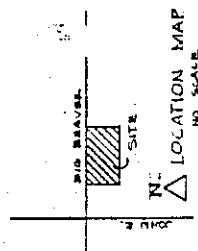
5 12 12 12

REQUIRED PARKING 62 SPACES

TOTAL PARKING 71 SPACES

120.0' REAR YARD

PROPERTY LINE



PROPERTY DESCRIPTION
LOTS 6, 7, 8, 9 & 10
SUPERVISORS' PLAT NO. 20
CITY OF TROY
DARLAND COUNTY, MICHIGAN

SHOP & OFFICE BUILDING
FOR
FUTURE PRODUCTS INC.
MICHIGAN
TRAY.

S. E. STONE --- ARCHITECT

273 S GRATIOT AVE , MT CLEMENS, MICH

NOV 25 1980

1990 NO 23,1800 52H.

REVISED

SITE PLAN
SCALE 1" = 50'0"

Paragraph # 9: *(Rezoning Application)*

This requested zoning change would not be detrimental to any of the property of other persons in the vicinity because it is bounded on the West by B-3 General Business zoned land that is still vacant, on the South by the M-1 Light Industrial zoned land of the Pegasus Division of Koehring Corporation (which is the same zoning classification requested herewith), on the East by the high Density Residential RM-1 Multiple Family Residential zoning district and on the North by the proposed 204.00 foot wide BIG BEAVER Road.

If this zoning classification change from the present R-1 E classification to the M-1, Light Industrial classification is approved, it will in fact enhance the entire neighborhood, for it will call for the removal and replacement of three (3) marginal, sub-standard and condemned structures which will be replaced with a modern fully air conditioned facility which will have all of the appearance of a new and modern "office structure" very much in keeping with the character of "The Golden Corridor" image of Big Beaver Road.

- ① The easterly extent of non-residential (B-3) zoning in the Big Beaver-John R intersection was established in 1973 in conjunction with a rezoning request which also involved the westerly 320 feet of the property presently under consideration. A 1974 request for O-1 zoning for that westerly 320 foot segment was also denied by the City Council, in accordance with the recommendation of the Plan Commission. In 1978, a request for the B-3 zoning of this total series of properties, so that such could be combined with a small portion of the adjacent B-3 zoned area in order to enable a shopping center development, was also denied by the City Council in accordance with the Plan Commission's recommendation. Following that action, the Plan Commission also considered potential M-1 rezoning for this property at the request of the City Council, and recommended that such rezoning not be enacted.

The Master Land Use Plan in this area indicates high-density residential use in the area surrounding the non-center commercial corner. This rezoning request would therefore be clearly in conflict with that Plan direction. The rezoning which enabled the establishment of the Koehring facilities was enacted approximately 13 years ago, in conflict with the Plan which existed at that time, and of course in conflict with the present Master Land Use Plan. Rezoning which enabled the development of the Wexford/Cross-Keys condominium development was subsequently applied surrounding the southeast quadrant of the Big Beaver-John R intersection, and extending further east from John R than had previously been projected. At the time that that rezoning was under consideration, it was felt that the property between that site and the present commercial corner could reasonably be considered for multiple-family residential use. This use direction continues to be favored by the Planning Department. In the course of considering the intervening requests for partial non-residential zoning in this area it was noted that, by reducing the scale of the land available for residential development, the potential for a reasonable and desirable development of that form would be significantly reduced. Finally, we are concerned as to the effect which non-residential rezoning and development of this significant portion of southerly Big Beaver Road frontage would have on the residentially-planned and zoned frontage on the north side of Big Beaver. For these several reasons, it is the recommendation of the Planning Department that this request for rezoning be denied. *Wexford*

Proposed resolution

Moved by

Supported by

RESOLVED, that the Plan Commission hereby recommends to the City Council that the request for the rezoning of property having 800 feet of frontage on the south side of Big Beaver east of John R, from R-1E to M-1 (Light Industrial) be (granted) or (denied, as such rezoning is clearly in conflict with the intent of the Master Land Use Plan, and would tend to have a negative impact on the existing and future residential development in the adjacent area.)

Yeas:

Nays:

Absent:

Respectfully submitted,

Laurence G. Keisling
Laurence G. Keisling
Planning Director

LGK/ph