

**AGENDA**  
**REGULAR MEETING**

**7:30 P.M.**

TROY CITY PLANNING COMMISSION

June 13, 1995

1. ROLL CALL
2. MINUTES - Special/Study Meeting of May 23, 1995
3. PUBLIC COMMENTS

**TABLED ITEMS**

4. PROPOSED REZONING - North of Big Beaver, West of I-75 - Section 21 - R-1B to R-C (and E-P)

**SITE PLANS**

5. SITE PLAN REVIEW - Proposed Office Building - North and East of Butterfield Curve, South of Big Beaver - Section 29

**SPECIAL USE REQUESTS**

6. PUBLIC HEARING - SPECIAL USE REQUEST AND SITE PLAN REVIEW - Proposed Building, Outside Storage, and Television Transmission Facilities - West of Rochester, South of Maple - Section 34

**REZONING PROPOSALS AND TEXT AMENDMENTS**

7. PUBLIC HEARING - PROPOSED REZONING - Southeast Corner of John R and Wattles - Section 24 - B-1 & R-1C to B-3 & P-1

## APPROVAL REQUIREMENTS

- A) The Planning Commission has final authority on the following types of matters. A minimum of *five (5) affirmative votes are required* for approval.
- 1) Site Plan Review
  - 2) Special Use Requests
  - 3) Master Plan Amendments (*six (6) votes required*)
- B) The Planning Commission acts in an advisory capacity on the following types of matters. Their action constitutes a recommendation to the City Council. Such recommending actions require a *majority vote* of those Commission members present.
- 1) Rezoning Proposals and Ordinance Text Amendments
  - 2) Subdivision Plats
  - 3) Street and Alley Vacations or Extensions
  - 4) Historic District Designations

Reports covering the Planning Commission's recommendations on these matters are directed to the City Manager's Office. The City Manager's Office is responsible for preparation of City Council Agendas. Inquiries as to when a matter will appear on a City Council Agenda should be directed to the City Manager's Office (524-3330).

When the City Council receives reports regarding Rezoning, Ordinance Text Amendments, and Street and Alley Vacations, they have the option of denying the proposals without a Public Hearing, or establishing a Public Hearing for a future date. The City Council will typically establish a Public Hearing, when requested by the petitioner, although they are not compelled to do so.

TO: Troy City Planning Commission  
FROM: Laurence G. Keisling, Planning Director  
SUBJECT: Regular Meeting Agenda - June 13, 1995

1. ROLL CALL

*(Resolution to excuse absent members, if necessary.)*

2. MINUTES - Special/Study Meeting of May 23, 1995

3. PUBLIC COMMENTS

TABLED ITEMS

4. PROPOSED REZONING - North of Big Beaver, West of I-75 - Section 21 - R-1B to R-C (and E-P) (Z-633)

*Robin Sloan; Jim Meredith; Daniel Van Fleteren*

Action was tabled for further study on this matter following an extensive Public Hearing at your April 25 Special Meeting. The primary matters of concern or interest included potential further response from the petitioners in relation to the concerns expressed by adjacent residents, and the potential for the establishment of a park site in the northerly portion of the property. The proposal is for the rezoning of a 31 acre portion of the 32.75 acre Michigan Department of Transportation parcel extending 1/2 mile north from Big Beaver Road along the west side of I-75, from R-1B to R-C (Research Center). The petitioners and potential property owners, Magna International, Inc., originally proposed to develop a three building research-office park, with buildings varying from one to three stories in height and totalling over 416,000 square feet in floor area. The advertisement for the April 25 Public Hearing also included the alternative of applying a 50 foot wide E-P zoned area along the northernmost and westernmost boundaries of the site.

As noted in our previous presentation and discussion of this matter, the Master Land Use Plan presently indicates a combination of high-rise office use in the Big Beaver/I-75 northwest quadrant, with low-rise office use extending to the north, and an open space area (and a suggested City park site) at the far north end of the property. The proposed open space area is intended, in part, to serve as a transition between the planned high-intensity office area and the adjacent low-density residential area to the north and west. Over the years, as the MDOT has considered various approaches to the sale and development of their property, they have not indicated any willingness to convey any portion of this property to the City for open space purposes. (Although we have attempted to encourage developments which would enable the preservation of a significant amount of open area in the northerly portion of the property, the high level of land coverage resulting from the predominance of single story building configuration in Magna's proposal does not enable such a high level of open space area to be reserved. As previously stated, the lower-intensity development factor available under R-C zoning (as compared to a development which would be primarily high-rise office use in nature) is, therefore, quite important in relation to the maintaining of compatibility with the adjacent

plan

residential area. On the basis of this potential lower-intensity of development, we felt that the change in zoning and land use direction to a research category was justified, and therefore, supported this request, with the inclusion of an E-P zoned area at least 50 feet in width along the northernmost and westernmost boundaries of the site.

The further discussion of this matter as held in conjunction with your May 23 Study Meeting effectively served as a second Public Hearing. Representatives of the adjacent Wilshire-Muer Homeowners Association, the Washington Square Homeowners Association, and the Wattles Creek Condominium Association continue to indicate their strong opposition, both to the extent of the proposed use, and to the nature of the potential uses which could occur under R-C zoning. Robin Sloan on behalf of Magna indicated that they had given some consideration to reducing the scale of their proposed development, but the extent of research development presented at the May 23 meeting was the same as that presented at the April 25 Public Hearing.

In discussions with Magna representatives since the time of the May 23 meeting, they have expressed concern as to the feasibility of substantially reducing the extent of their research center development, particularly as related to the potential selling price of the site as established by MDOT. It is our understanding that they will be discussing this matter with MDOT representatives before your June 13 Regular Meeting. At the time of this writing, however, we have received no further information in relation to potential revisions to the Magna proposal.

6/12/95 Revised Proposal - (150' E-P areas)  
Proposed resolution (5.35 Acres)  
Moved by \_\_\_\_\_ Seconded by \_\_\_\_\_

RESOLVED, that the Planning Commission hereby recommends to the City Council that the request for the rezoning of a 31 acre portion of the 32.75 acre site extending north from Big Beaver Road along the west side of I-75, from R-1B to R-C, be (granted, with the inclusion of the application of E-P zoning along the northernmost and westernmost 50 foot portions of the site, as such rezoning will enable reasonable and desirable development of this important portion of the City Center area, in a manner which will be compatible with both the adjacent residential and non-residential areas) or (denied, for the following reasons: \_\_\_\_\_).

Yeas:

Nays:

Absent:

#### SITE PLANS

5. SITE PLAN REVIEW - Proposed Office Building - North and East of Butterfield Curve, South of Big Beaver - Section 29 (SP-645)

Kevin Hart, AIA

A site plan has been submitted for the construction of a three-story 24,807 square foot office building on the 3.94 acre O-S-C zoned parcel lying northeast of Butterfield Street south of Big Beaver Road. This development will occupy a major portion of this remaining vacant site within the Big Beaver-Butterfield-Todd Street block. Immediately to the north of this site is the three

story building now occupied by NBD, while the Drummer Building-Casa Lupita site extends south along the east boundary of this parcel. It is our understanding that this building is to be occupied by the owners Flexben (Flexible Benefits) Corporation.

We have been working with the petitioner's architect in order to modify the plan to include no more than two driveways entering Butterfield Street, while at the same time providing a drop-off drive adjacent to the building entrance in accordance with their desires. The plan as now submitted also indicates provision for a cross-access drive connecting this site with the NBD site to the north. (At this point in time, a screenwall on the NBD site precludes this access.) In response to our question, the petitioner's architect indicated that there are no present plans for development of the remaining portion of the site. It is our intention, however, that no further driveways will be necessary in conjunction with such future development. All applicable Ordinance requirements are complied with and approval of this site plan is recommended by the Planning Department.

*Proposed resolution*

Moved by

Seconded by

RESOLVED, that Preliminary Site Plan Approval, as requested for the construction of a three-story 24,807 square foot office building on the 3.94 acre O-S-C zoned parcel lying northeast of the Butterfield Street curve south of Big Beaver Road is hereby (granted, subject to the following conditions: \_\_\_\_\_) or (denied, for the following reasons: \_\_\_\_\_).

Yeas:

Nays:

Absent:

**SPECIAL USE REQUESTS**

6. **PUBLIC HEARING - SPECIAL USE REQUEST AND SITE PLAN REVIEW** - Proposed Industrial Building, Outside Storage, and Television Transmission Facility - West Side of Rochester, South of Maple - Section 34 (SP-578)

*John Riley; Richard Riley*

Ameritech is proposing to construct or place several facilities on a 5.26 acre M-1 zoned site basically lying to the west or rear of the Testing Engineers and Consultants buildings at 1333 and 1343 Rochester Road, south of Maple Road. The subject parcel, which was previously split from the developed Testing Engineers site, will have its access by way of a single driveway from Rochester Road within the 30 foot Rochester frontage portion of this irregularly-shaped site. The easternmost facility proposed will be a 30,000 square foot building which is intended to house the vehicles and equipment used by Ameritech for the placement and servicing of fiber optic cable and related facilities throughout the area. To the west or rear of the proposed building will be an outside storage area for additional equipment and materials. As this storage is not necessarily "accessory to" the activities occurring within the building, we felt that Special Use Approval for this outside storage activity would be necessary in accordance with Section 28.30.04 of the Zoning Ordinance. Storage areas of this type require screening from any other

Existing  
Drive  
Improved  
Approach

Zoning District, and from adjacent thoroughfares. Although it appears that the existing and proposed buildings lying between the storage site and Rochester Road will serve to screen this storage area, the petitioners have agreed to provide any additional screening which the Planning Commission might feel is necessary.

*Screen Walls Proposed on N.E.S. Sides  
of East Edge of Storage Area*

To the west of the proposed building and storage area, Ameritech New Media Enterprises, Inc., proposes to establish a TVRO (Television Receive Only) facility to serve the surrounding area. As described in the enclosed Project Summary, this facility will consist of a 2,400 square foot unmanned equipment building, nine to twelve satellite dishes hanging from 12 feet to 15 feet in diameter, and one 100 foot monopole antenna structure. After reviewing this portion of the proposal with the petitioner's attorneys, we concluded that these facilities would fall under the category of "Commercial Television and Radio Towers - -", as provided for under Section 40.75.02 of the Zoning Ordinance. This use category falls within a group entitled "Uses Not Otherwise Included Within A Specific Use District". A process similar to the Special Use Approval process is required, with final action (and thus the necessary Public Hearing) by the City Council. Your action on this portion of the proposal will thus be in the form of a recommendation to the City Council. You will note that the related Ordinance provisions do require the "fall zone" approach wherein the land parcel must have dimensions which would extend in all directions from the base of any tower a distance at least equal to the height of the tower. The subject site exceeds this requirement in relation to the proposed monopole structure.

In reviewing this proposal, we have also requested information from the petitioners, by way of the property owners, in order to confirm that the two-building Testing Engineers' site conforms with applicable Ordinance requirements, and thus that no modification of the site to be used by Ameritech will be necessary. It is our understanding that the Rochester Road access drive will continue to be used by Testing Engineers, by way of a joint drive easement. Our review indicates that all applicable Zoning Ordinance requirements are complied with. It is our belief that the proposed site for this series of Ameritech facilities is an appropriate one, and thus that the following approval actions can be taken:

1. Preliminary Site Plan Approval for the overall site, subject to City Council action on the TVRO facilities.
2. Special Use Approval for the proposed outside storage area, subject to your concurrence as to the need (or lack of need) for additional screening facilities.
3. A resolution recommending Special Use Approval by the City Council in relation to the TVRO facilities.

*Proposed resolution*

Moved by

Seconded by

RESOLVED, that Preliminary Site Plan Approval, as requested for the construction of a 30,000 square foot building and other facilities on a 5.26 acre M-1 zoned site lying west of Rochester Road and south of Maple Road is hereby (granted, subject to final action by the City Council

on the proposed TVRO (Television Receive Only) facilities on the site) or (denied, for the following reasons: \_\_\_\_\_).

Yeas:

Nays:

Absent:

Moved by

Seconded by

RESOLVED, that Special Use Approval, as requested for the outside storage of materials and equipment in conjunction with the construction of a 30,000 square foot Ameritech cable service equipment building on a 5.26 acre M-1 zoned site lying west of Rochester Road and south of Maple Road is hereby (granted, in accordance with Section 28.30.04 of the Zoning Ordinance, subject to the following conditions: \_\_\_\_\_) or (denied, for the following reasons: \_\_\_\_\_).

Yeas:

Nays:

Absent:

Moved by

Seconded by

RESOLVED, that the Planning Commission hereby recommends to the City Council that Special Use Approval, as requested by Ameritech in order to establish a TVRO (Television Receive Only) facility on a 5.26 acre site lying west of Rochester Road and south of Maple Road, be (granted, in accordance with Section 40.75.02 of the Zoning Ordinance, subject to the following conditions: \_\_\_\_\_) or (denied, for the following reasons: \_\_\_\_\_).

Yeas:

Nays:

Absent:

### REZONING PROPOSALS AND TEXT AMENDMENTS

7. PUBLIC HEARING - PROPOSED REZONING - Southeast Corner of John R and Wattles - Section 24 - B-1 & R-1C to B-3 & P-1 (Z-58)

*Richard Atto*

A request has been submitted by the owners of the Raintree Plaza, the small commercial complex at the southeast corner of John R and Wattles, for the rezoning of their site from its present (B-1) (Local Business) classification to the (B-3) (General Business) classification. At the same time, they are requesting R-1C to P-1 (Vehicular Parking) rezoning for a 23 foot wide strip extending along the east side of their commercial site. This combination of rezoning actions would enable them to expand their building complex from 10,061 square feet to 12,082 square feet, in order to accommodate the placement of a Perry or Rite-Aid drug store facility at this location, which would include a drive-up service window. Drive-up facilities are presently permitted only in B-2, B-3 and H-S Districts, but not in the B-1 District, which is intended to be the most restrictive commercial Zoning District.

The dimension selected for P-1 zoning apparently reflects the petitioner's efforts to balance their needs for building, parking, and site expansion with the ability to meet the landscape area requirements. It should be noted that the proposed commercial complex will involve only two tenants, the proposed drug store and the present beauty salon. On this basis, the somewhat higher parking standards related to a "shopping center" would not be required. The petitioners are, however, attempting to continue to provide parking at the "shopping center" standard, in order to avoid future problems in the event that the building is re-divided into three or more units.

(The petitioners are also the owners of the remaining portion of the R-1C zoned lot which extends east to the Wattles Square Subdivision. Excluding the 24 foot parcel proposed for P-1 zoning, this site would have an east-west dimension varying from approximately 308 feet at the north to approximately 305 feet at the south. In our discussions with the petitioners, we have indicated that, in conjunction with the consideration of any request for additional non-residential zoning abutting their commercial site, we would have to be assured that the remaining residentially-zoned parcel could be reasonably developed. In this regard, the petitioners are also preparing a Tentative Preliminary Plat for the remaining residential parcel, which would involve a street extending south from Wattles Road, with three lots on each side of the street. At this point, they have not involved any further residential land to the south, which we understand is owned by the Bosticks. At the time of this writing, we have been advised that the preliminary layout (potentially a Tentative Preliminary Plat) for the residential site will be submitted before your Regular Meeting. Subject to confirmation as to the feasibility of the residential development, approval of the requested rezoning would be recommended.)

As an alternative to the B-3 and P-1 zoning pattern requested by the petitioners, the advertisement for this Public Hearing also provided for the alternative of establishing P-1 zoning for the east 50 feet of the proposed commercial site, including a 24 foot portion of the present B-1 zoned area. This alternative action would not affect their proposed development layout, but would serve to assure adjacent residents that buildings on the commercial site would at no time in the future be placed any closer than 50 feet from the east line of the commercial site.

Proposed resolution

[Proceed @ Resid. Dev't First!]

Moved by

Seconded by

RESOLVED, that the Planning Commission hereby recommends to the City Council that the request for the rezoning of the parcel at the southeast corner of John R and Wattles, from B-1 (Local Business) and R-1C to B-3 (General Business) and P-1 (Vehicular Parking) be (granted, as such rezoning will enable improvement of the existing commercial complex while at the same time not negatively impacting the adjacent residential area) or (denied, for the following reasons: \_\_\_\_\_).

Yeas:

Nays:

Absent:

or



Moved by

Seconded by

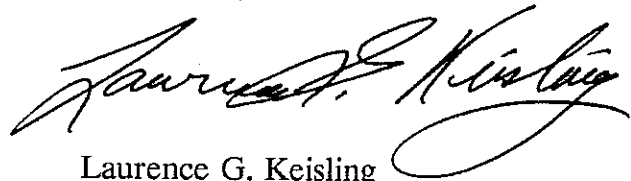
RESOLVED, that the Planning Commission hereby recommends to the City Council that the request for rezoning of the parcel at the southeast corner of John R and Wattles Roads, from B-1 (Local Business) and R-1C to B-3 (General Business) and P-1 (Vehicular Parking) be (granted, on the basis of a modified zoning pattern which would result in the east 50 feet of the subject site being zoned in the P-1 classification, as such rezoning will enable improvement of the existing commercial complex while at the same time not negatively impacting the adjacent residential area) or (denied, for the following reasons: \_\_\_\_\_).

Yeas:

Nays:

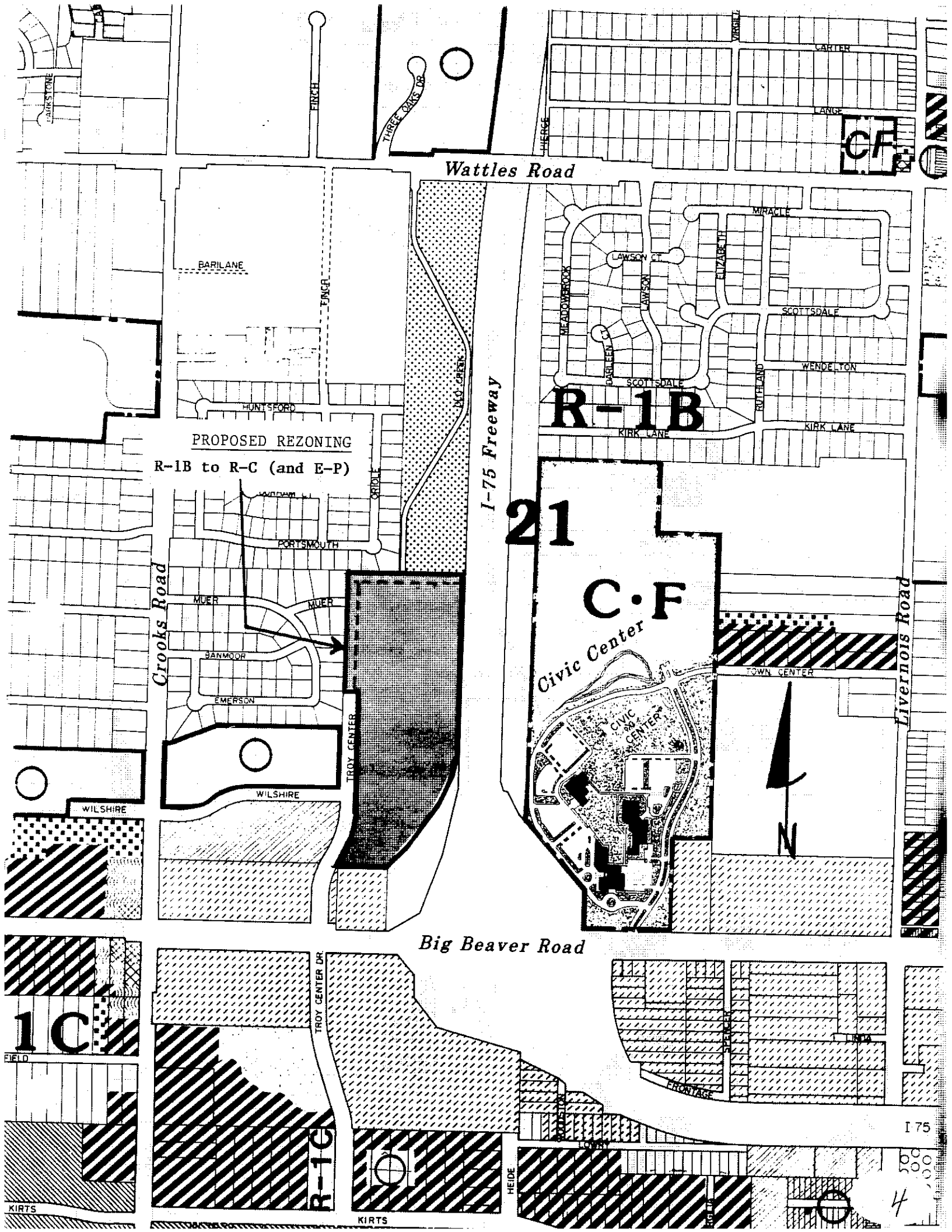
Absent:

Respectfully submitted,



Laurence G. Keisling  
Planning Director

LGK/eh



PROPOSED REZONING  
R-1B to R-C (and E-P)

21

C.F.

Civic Center

CIVIC CENTER

1C

R-1C

10F

I 75

4

Crooks Road

PORTSMOUTH

MUER

MUER

BANMOOR

EMERSON

WILSHIRE

TROY CENTER

Big Beaver Road

Proposed (E.P.)

Proposed Rezoning  
R-1B to R-C (and E.P.)

I - 75 Freeway

Civic Center

AQUATIC CENTER

COMMUNITY CENTER

N

I-75

TROY CENTER DRIVE

VILLAGE GREEN DRIVE

2704

20

R-1B

SITE PLAN REVIEW  
Proposed Office Building

BIG BEAVER

R-1C

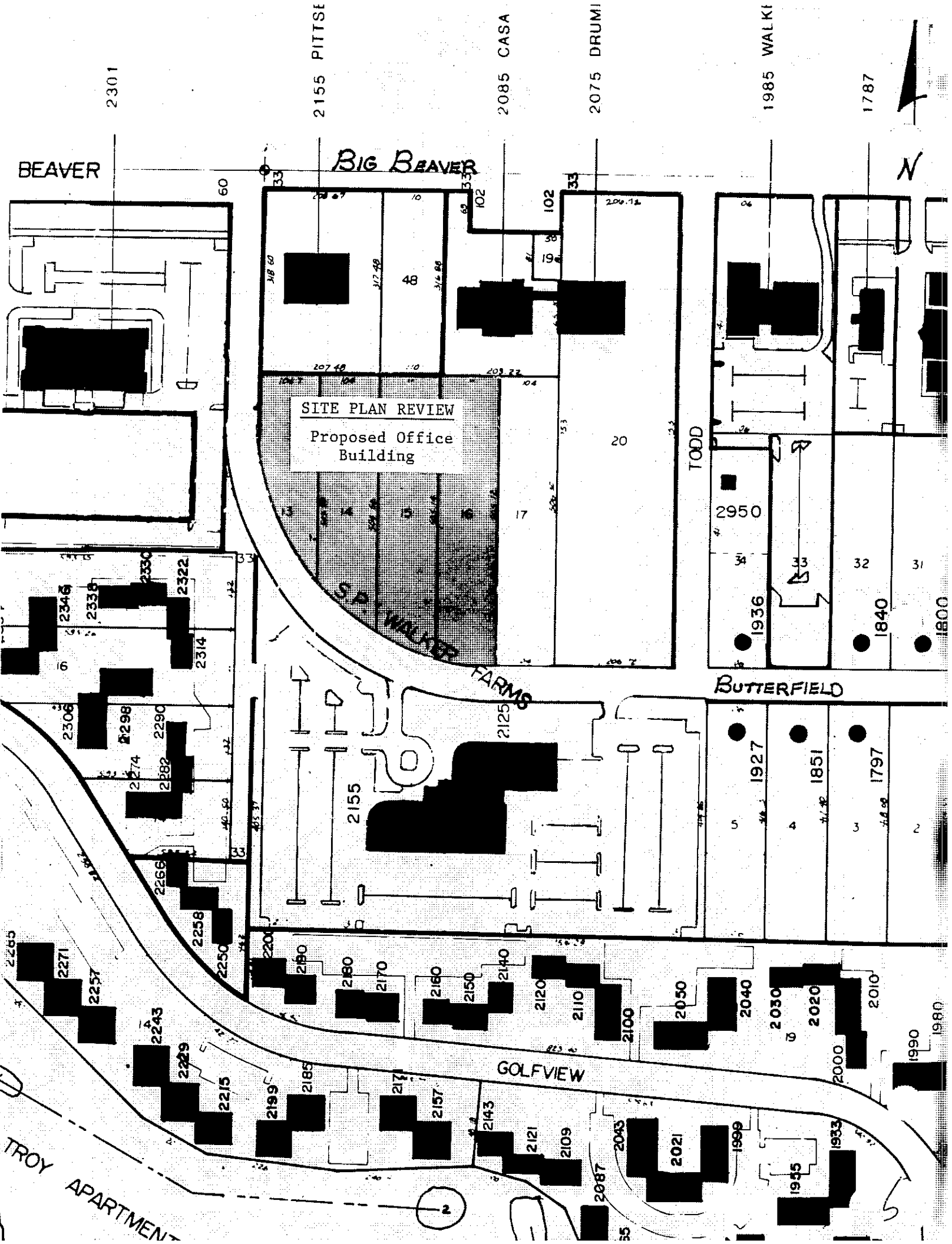
BUTTERFIELD

R-1C

29

N

5



2301

2155 PITTSBURGH

2085 CASA

2075 DRUM

1985 WALKER

1787

BEAVER

BIG BEAVER

N

SITE PLAN REVIEW

Proposed Office Building

TODD

BUTTERFIELD

FARMS

GOLFVIEW

TROY APARTMENT

2

I 75

27  
R-1E

Maple Rd.

SPECIAL USE REQUEST  
and SITE PLAN REVIEW

Proposed Building, Outside  
Storage, and Television  
Transmission Facilities

34

ROCHESTER

LIVERNOIS

Stephenson Hwy.

Rochester Rd.

ROCHESTER RD.

HENDRICKSON

KEY WEST

6

# N

28, 30  
3, 34

**AMERITECH NEW MEDIA ENTERPRISES, INC.  
TROY, MICHIGAN TVRO (TELEVISION RECEIVE ONLY) FACILITY  
PROJECT SUMMARY**

**Zoning Request Summary**

Ameritech New Media Enterprises, Inc., is requesting a special use permit to permit the construction of a TVRO (Television Receive Only) facility consisting of an 85' x 30' unmanned electronic equipment building, twelve satellite dishes ranging from 12' to 15' in diameter and one 100' monopole antenna structure. Only nine satellite dishes will be built initially, with the remaining three reserved for future growth.

Ameritech will also be constructing an unrelated and independent 30,000 square foot industrial building which will house equipment and vehicles necessary for the residential installation of cable, and they are requesting preliminary site plan approval for this structure.

**Location of Subject Parcel**

This proposal concerns the construction of a TVRO facility which will be located in the southwest quadrant of the intersection of Rochester Road and Maple Road. The site will be located directly west of and behind the Testing Engineers Buildings which have a common address of 1333 Rochester Road. The antenna structures will be approximately 925' west of Rochester Road and 800' south of Maple Road. This facility has been centrally located in a large M-1 (Light Industrial) District and will be surrounded in all directions by existing industrial uses.

**Nature of Proposal**

Ameritech New Media Enterprises, Inc. proposes a TVRO site which will gather video signals to be used in a new consumer television service. As stated above the proposed TVRO facility will consist of an 85' x 30' unmanned electronic equipment building, twelve satellite dishes from 12' to 15' in diameter (nine dishes initially with three to accommodate future growth) and one 100' monopole antenna structure.

The satellite dishes (earth stations) will be positioned on small concrete pads on the ground to face the southwest to southeast horizon. The dishes will be focused on and receive signals from various satellites orbiting above the earth. The earth stations will receive news, premium entertainment and sports programming.

The monopole antenna structure will receive local network affiliate signals broadcast from various television transmitters located in the greater Detroit Metropolitan Area. The monopole structure will not exceed 100' in height and will be designed to hold several antennas which are similar in construction and size to residential television antennas.

The equipment building is an unmanned facility that will contain several rows of electronic components that receive the raw video signals from the earth stations and monopole antennas. These components take the raw signals and descramble/demodulate them to be transported digitally over the fiber optic network.



## **Zoning Analysis**

The subject property is located in the M-1 (Light Industrial) District. Section 40.75.00 of the City of Troy Zoning Ordinance is titled "Uses Not Otherwise Included Within A Specific Use District." This section contains subsection 40.75.02 titled **Commercial Television and Radio Towers** and Public Utilities Microwave and Public Utility T.V. Transmitting Towers (emphasis added):

**Radio and television towers**, public utility microwaves and public utility T.V. transmitting towers, and their attendant facilities shall be permitted in "M" Districts and only when the site in question is surrounded by an "M" District, subject further to the following conditions (emphasis added):

- A. Said use shall be located centrally on a continuous parcel having a dimension at least equal to the height of the tower measured from the base of said tower to all points on each property line.
- B. The proposed site plan shall receive approval from the City Engineer as to adequacy of drainage, lighting, general safety, and other technical aspects.
- C. The proposed use shall be subject further to the review and approval of the City Council.

The Ameritech New Media Enterprise site will comply with the above conditions and accordingly they are requesting a special use permit.

In addition, Section 03.30.00 titled "Special Use Approval" contains subsection 03.31.05 which states:

Before approving any requests for Special Use Approval, the Planning Commission, or the City Council where indicated, shall find that:

- A. The land use or activity being proposed shall be of such location, size and character as to be compatible with the orderly development or use of adjacent land and/or Districts.

**Response:** The proposed Ameritech TVRO facility is centrally located in an M-1 (Light Industrial) District, is removed from any existing thoroughfares, and is surrounded on all sides by industrial uses. Accordingly, the size and character of this facility is compatible with the existing uses and will have no detrimental affect on the orderly development or use of adjacent land and/or districts.

- B. The land use or activity under consideration is within the capacity limitations of the existing or proposed public services and facilities which serve its location.

**Response:** The proposed Ameritech TVRO facility is unmanned and will require only electrical power. Additional telephone lines and/or fiber optic connections will also be utilized. Accordingly, this facility is well within the capacity limitations of the existing or proposed public service and facilities which currently serve this location.

#### **Statement of Operations**

The proposed Ameritech New Media Enterprises TVRO site is an unmanned facility. The only employees who will be visiting the site will be service personnel who will visit the site on the average of twice a week in a station wagon or a panel/van-type vehicle. The site will be electronically monitored 24 hours per day.

Access to the site is proposed off of Rochester Road whereby an existing access road will be utilized and extended to the west to serve the Ameritech facilities.

#### **Impact on Surrounding Property**

The Ameritech TVRO facility is centrally located on a large contiguous parcel in the M-1 (Light Industrial) District and is approximately 925' west of Rochester Road and 800' south of Maple Road. Further, the site is surrounded on all sides by existing industrial uses. Accordingly, this facility will have no negative impact on the surrounding area. The only structure which will be visible will be the 100' monopole. A monopole structure was utilized instead of a lattice structure so as to reduce the aesthetic impact on the surrounding manufacturing uses.

The TVRO facility and its antennas only receive signals and do not transmit. The use of the proposed facility will not interfere with any other form of communications or electronics, whether public or private. Neither the earth stations nor the antennas mounted on the monopole transport or emit radio signals or power that could harm the surrounding environment or population.

14  
R-1C

13  
R-1C



PROPOSED REZONING  
B-1 & R-1C to B-3 & P-1

1C

R-1C

C·F

23

R-1D

24

R-1D

R-1E

R-1E

B-1 & R-1C to B-3 & P-1

JOHN A

NO. 19

# WAYFAER

S/P NO. 19

**FAIR FAX**

ANVIL

N

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7.