

LSK

AGENDA

SPECIAL MEETING

7:30 P.M.

TROY CITY PLANNING COMMISSION

December 5, 1995

1. ROLL CALL
2. MINUTES - Regular Meeting of November 14, 1995

STUDY ITEMS

3. BOARD OF ZONING APPEALS REPORT
 4. CURRENT DEVELOPMENT REPORT
 5. DOWNTOWN DEVELOPMENT AUTHORITY REPORT
 6. PROPOSED ZONING ORDINANCE TEXT AMENDMENT - Child Care Center Parking Requirements
 7. PROPOSED STREET VACATIONS - Lasier Gardens Subdivision Area - North of Big Beaver, West of John R - Section 23
- Handwritten notes:*
1) Agenda Delivery Monday for Wednesday Meeting
2) I-75/Long Lake Acquisition (Revised Plat)
3) Reschedule Jan. Mts to Wed/Fri Jan. 23rd (Avoid Lansing Conf.)

POTENTIAL REGULAR MEETING AGENDA ITEMS

(December 13, 1995 & Beyond)

1. SITE PLAN REVIEW - Industrial Building Expansion - North Side of Mapletawn, West of Crooks - Section 29
2. PRELIMINARY PLAT - TENTATIVE APPROVAL - Stonecrest No. 2 - West Side of Dequindre, North of Long Lake - Section 12
3. PRELIMINARY PLAT - TENTATIVE APPROVAL - Spruce Meadows - West Side of Livernois, North of Square Lake - Section 4
4. PRELIMINARY PLAT - TENTATIVE APPROVAL - Edenderry No. 2 - South Side of Wattles, West of Rochester - Section 22
5. PROPOSED REZONING - South Side of Long Lake, East of I-75 - Section 16 - R-1B to R-1C
6. PROPOSED STREET VACATIONS - North of Big Beaver, West of John R - Section 23

TO: Troy City Planning Commission
FROM: Laurence G. Keisling, Planning Director
SUBJECT: Special/Study Agenda - December 5, 1995

1. ROLL CALL

(Resolution to excuse absent members, if necessary.)

2. MINUTES - Regular Meeting of November 14, 1995

STUDY ITEMS

3. BOARD OF ZONING APPEALS REPORT

4. CURRENT DEVELOPMENT REPORT

5. DOWNTOWN DEVELOPMENT AUTHORITY REPORT

6. PROPOSED ZONING ORDINANCE TEXT AMENDMENT - Child Care Center Parking Requirements


Over the past months some Planning Commission members have expressed concern regarding the adequacy of Troy's parking requirements for Child Care Center or Nursery School facilities. Congestion has apparently been observed on several of our child care center sites, and the Planning Department was asked to assist the Commission in determining the feasibility of increasing our parking requirements.

To assist in your study, we reviewed the parking requirements presently in place for similar uses in several area communities, and in some cases, discussed these requirements with representatives of those communities. The following tabulation indicates the parking requirements presently in place in four area communities, along with the present Troy requirement.

CHILD CARE CENTER PARKING REQUIREMENTS

CITY	SPACES REQUIRED
Farmington Hills	(1) for each 250 square feet Usable Floor Area (80% of G.F.A.)
Rochester Hills	(1) for each 10 children in capacity (1) for each employee (minimum of 3) (5) spaces for drop-off/pick-up
Southfield	(1) for each 250 square feet Usable Floor Area (80% of G.F.A.)
Sterling Heights	(1) for each 4 children in capacity (1) for each employee (5) spaces for drop-off/pick-up
Troy	(1) for each 10 children in capacity (1) for each employee

In considering this matter, we would of course recognize that the traffic load on child care center sites would tend to be heavier during morning and evening drop-off and pick-up times. It is further the position of the writer that it would not be practical to provide parking for the absolute maximum conditions or times such as these. Observation of parking conditions during other hours of the day on child care center sites should also be considered in developing any recommendations. In the course of our investigation, we also talked with a real estate representative who has been active for many years in the securing of sites for national child care center operators. He felt that some modest increase in our parking requirement would be reasonable, but that we should not "go overboard". He further advised that the current trend is for larger child care facilities, in order to help to assure economic feasibility. He further suggested that, if we are interested in increasing our parking requirement, we should also consider reducing the play area requirement, in order to help to balance the site area requirements for child care facilities (see enclosed present text). He noted that typical multi-age level operations need far less outdoor play area than Troy's present requirement, and that a standard of 100 square feet or 120 square feet per child would be more than adequate. Finally, in response to my question as to the potential employee count on child care center sites, he noted that there would typically be one employee for each 10 children in such facilities, including teaching, child care, maintenance and food service employees, etc. *

"May"  As a result of our investigation, we have concluded that including a provision in our Ordinance which would require one "employee parking space" for each ten children cared for ~~would~~, in itself, have the effect of increasing our parking requirement (we are reviewing the plans for several of our existing facilities, in order to determine the hypothetical effect of such a standard on those sites). If an additional increase in parking is felt to be necessary, then we would recommend that the factor of one space for each ten children be increased to a factor of one space for each ~~seven~~ or ~~eight~~ children.

Enclosed is a map indicating the location of existing child care centers in Troy. We are also attempting to tabulate the child capacity for these facilities. At the Study Meeting, we will be pleased to further discuss this matter, along with other matters related to present and potential future child care center development.

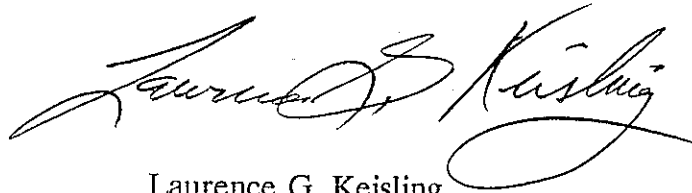
7. PROPOSED STREET VACATIONS - Lasier Gardens Subdivision Area - North of Big Beaver, West of John R - Section 23

A request has now been received from Dennis Bostick on behalf of "Troy Sports Center", for the vacation of all but a small portion of the interior street rights-of-way within the Lasier Gardens Subdivision, in the area north of Big Beaver and west of John R. Enclosed with this agenda is a copy of the letter of request and its attached map, along with a map which we have prepared indicating the present zoning and ownership patterns in this area. We also previously received a letter from Charles Solis of 1866 Crimson Drive, requesting vacation of the Floyd Drive stub street which extends south from Crimson along the west side of the Solis residence to the Lasier Gardens Subdivision. It is proposed that both of these street vacation requests be considered as a package by the Planning Commission and subsequently by the City Council.

By the enclosed memorandum, I have requested input from the City Manager and other staff members as to our response to these requests - - - what conditions should be attached, what property should be conveyed in conjunction with potential vacation, etc. As indicated, one potential approach would be to postpone potential vacation action in the northerly portion of the property, the area now zoned in the R-EC (Residential-Elder Care) classification, until the specific development direction is established in that area. Among the comments received thus far, the City Manager has proposed that consideration be given to entering an Agreement in conjunction with this request which would help to assure the occurrence of the uses proposed as a basis for the establishment of B-2 zoning in this area.

At the Study Meeting, we would propose to discuss the overall approach which should be taken in relation to this matter, in preparation for further consideration at your Wednesday December 13 Regular Meeting.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Laurence G. Keisling".

Laurence G. Keisling
Planning Director

LGK/eh

10.00.00 ARTICLE X ONE FAMILY RESIDENTIAL DISTRICTS
 R-1A THROUGH R-1E

10.30.00 USES PERMITTED SUBJECT TO SPECIAL USE APPROVAL

The following uses may be permitted in R-1A through R-1E, One Family Residential Districts, subject to the conditions hereinafter imposed for each use; and also subject to the review and approval of the use by the Planning Commission. Before approving any such uses, the Planning Commission 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 of the Zoning District in which it is situated, and shall not be detrimental to the orderly development, property values, environment 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 serves its location.

Planning Commission approval of the Site Plan for such uses is also required. Site Plans for the expansion of such uses, which also involve the expansion of off-street parking and driveway facilities, shall also be subject to the approval of the Planning Commission.

10.30.01 Persons seeking Special Use Approval for specified uses governed by this Article shall conform to the requirements of Section 03.30.00.

10.30.02 Schools:

- A. Public, parochial and other private elementary, intermediate (including junior high and middle) and/or high schools offering courses in general education, including those under the control of the State Superintendent of Education and those which are non-profit corporations in accordance with State Law, subject to the following conditions:
 - 1. Private and parochial schools shall be located so as to have at least one (1) property line abutting a Major Thoroughfare or Secondary Thoroughfare, as indicated on the Master Thoroughfare Plan. The frontage on such a thoroughfare shall be at least equal to the minimum frontage required by the applicable Zoning District.
 - 2. Sites for such facilities shall have a minimum area of at least five (5) acres, or one (1) acre for each 50 students permitted within the capacity of the proposed establishment, whichever is greater.
 - 3. The front side and rear yard setbacks shall be a minimum of fifty (50) feet.
 - 4. Parking shall not be permitted in the required yards adjacent to any public street, and said yards shall be maintained as landscaped open space.
 - 5. Buildings or building elements of greater than the maximum height allowed in Article XXX, "Schedule of Regulations", may be allowed, provided that the yard setbacks from property lines for such a building element shall be at least four (4) times the height of the building element. In no instance shall such a building element exceed eighty (80) feet in height. These setback requirements shall apply to building elements and elements of building expansions wherein construction is initiated after January 1, 1990. School structures existing prior to January 1, 1990 are exempt from height requirements delineated in Article XXX, "Schedule of Regulations".

6. All structures, appurtenances, and fixtures related to outdoor recreational purposes shall be located a minimum of 200 feet from any residentially-zoned property line.

10.30.03

Child Care Centers, Nursery Schools or Day Nurseries (not including dormitories), subject to the following conditions:

- A. That for each child so maintained or cared for, there shall be provided and maintained a minimum of one hundred fifty (150) square feet of outdoor play area. Such play area shall have a total minimum area of not less than five thousand (5000) square feet and shall be visually screened from any adjoining lot in any residential District, in a manner acceptable to the Planning Commission.
- B. Such uses shall not be permitted in the interior of any residential block. Such uses shall be located adjacent to a multiple family residential, office or commercial District, or within a previously established church complex.
- C. Such uses shall, as transitional uses between non-residential and residential development, be so designed architecturally as to reflect the predominant architectural character of the residential District within which they are located.

10.30.04

Churches and other facilities normally incidental thereto, subject to the following conditions:

- A. Building of greater than the maximum height allowed in Article XXX, "Schedule of Regulations", may be allowed provided that the front, side and rear yards are increased one (1) foot for each foot of building height which exceeds the maximum height allowed.
- B. Front, side and rear yard setbacks shall be a minimum of fifty (50) feet.
- C. The site shall be so located as to have at least one (1) property line abutting a Major Thoroughfare of not less than one hundred twenty (120) feet of right-of-way width, existing or proposed, and all ingress and egress to the site shall be directly onto such major thoroughfare or a marginal access service drive thereof, with the following exceptions:
 1. The Planning Commission may permit access drives to streets or thoroughfares other than Major Thoroughfares, in those instances where they determine that such access would improve the traffic safety characteristics in the area of the site, while not negatively impacting adjacent residential properties.
- D. One or more of the following locational criteria may be considered by the Planning Commission as a basis for approval or denial of proposals for church development:
 1. Location at the intersection of two (2) Major Thoroughfares, each of which has a right-of-way width of at least one hundred twenty (120) feet (existing or proposed).
 2. Location abutting a Freeway right-of-way.
 3. Location involving a total Major Thoroughfare frontage block (extending between two intersecting local streets).

4. Location where the site has at least one (1) property line, apart from its Major Thoroughfare frontage, in common with land which is developed, zoned, or otherwise committed for use other than the construction of One-Family Residential dwellings.

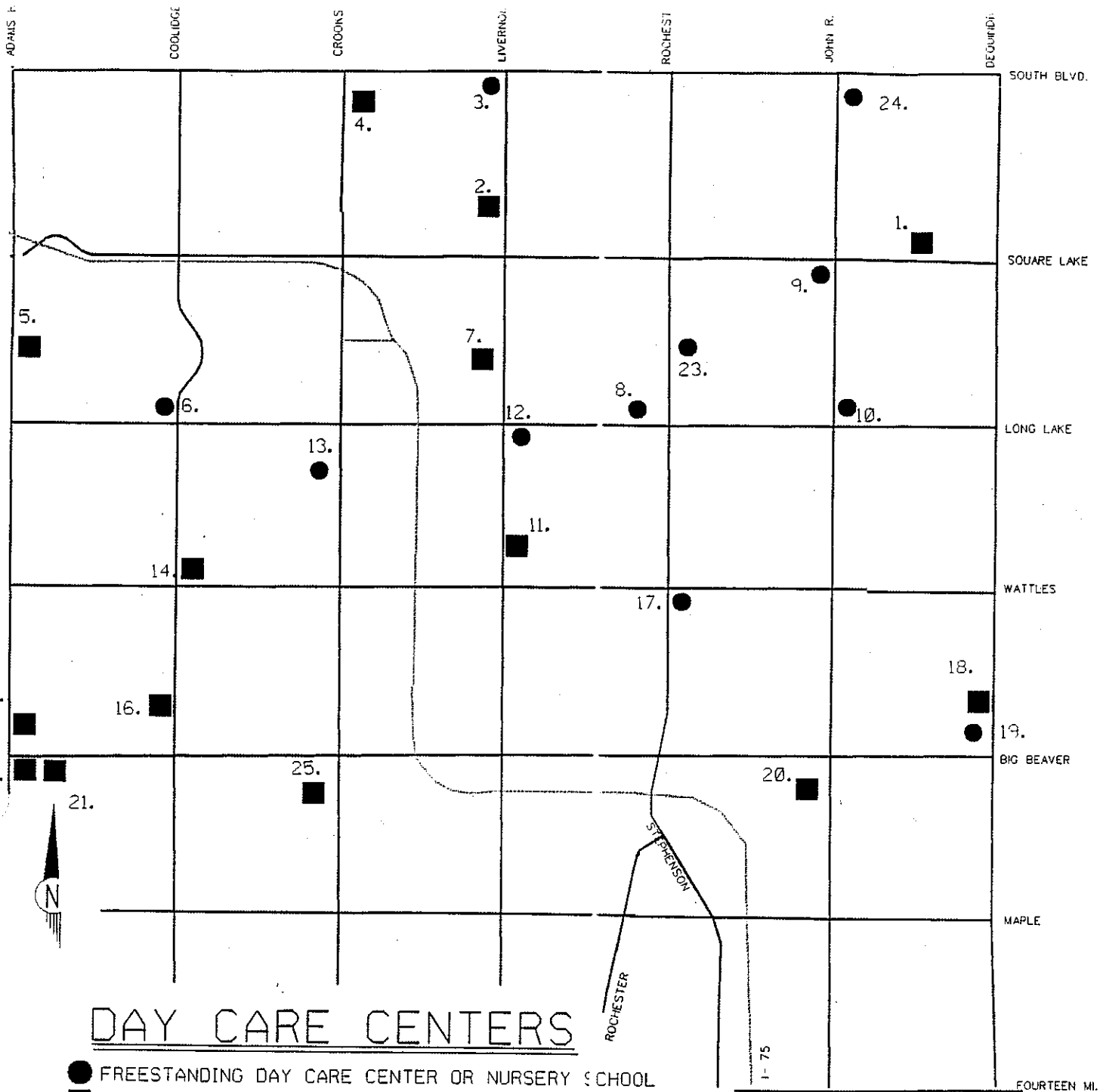
These criteria are intended, in part, to assure that the location of a church will not negatively impact the potential for the logical extension of single-family residential development in the adjacent area.

- E. Parking shall not be permitted in the required yards adjacent to any public street, and said yards shall be maintained as landscaped open space.
- F. Whenever the off-street parking is adjacent to land zoned for residential purposes, a continuous obscuring wall, four (4) feet six (6) inches in height, shall be provided along the sides of the parking area adjacent to the residentially zoned land. The wall shall be subject to the provisions of Article XXXIX, Environmental Provisions.
- G. Whenever facilities such as community halls, fellowship or social halls, recreation facilities and other similar uses are proposed as incidental to the principal church or worship facility use, such secondary facilities shall not be constructed or occupied in advance of the sanctuary or principal worship area of the church complex.
 1. The seating capacity of such incidental use areas shall not exceed that of the sanctuary or principal worship area of the church complex.
 2. Parking shall be provided for such incidental use areas at 1/2 the rate of that required for the sanctuary or principal worship area, and shall be in addition to the parking required for the principal worship area.
 3. Such incidental facilities must be used for church, worship, or religious education purposes, in a manner which is consistent with residential zoning and compatible with adjacent residential property. They shall not be used, leased or rented for commercial purposes.

Chapter 39 - Zoning Ordinance

40.21.13	One Family Cluster	Two (2) for each dwelling unit.
40.21.14	Two Family	Two (2) for each dwelling unit.
40.21.15	Multiple Family	Two (2) for each dwelling unit.
40.21.16	Senior Citizen Housing	0.65 for each unit, and one (1) for each one (1) employee. Should the units revert to general occupancy, then two (2) spaces per unit shall be provided.
40.21.17	Convalescent Homes	One (1) for each two (2) beds.
40.21.18	Mobile Home Park	Two (2) for each mobile home site and one (1) for each employee of the mobile home park.
40.21.20	<u>INSTITUTIONAL</u>	
40.21.21	Religious Worship Facilities	One (1) for each three (3) seats or six (6) feet of bench seating in the main unit of worship. [Also See Section 10.30.04 (G)]
40.21.22	Hospital	Three (3) for each one (1) bed.
40.21.23	Nursery Schools and Child Care Centers	One (1) for each one (1) teacher, employee or administrator and one (1) for each ten (10) students or children cared for.

1-7-91



1. BEGINNINGS PRESCHOOL
2. TROY CO-OP NURSERY
3. MEADOWBROOK NURSERY SCHOOL
4. SOMERSET EARLY CHILDHOOD CTR.
5. ST. STEPHENS CO-OP NURSERY
6. KINDERCARE LEARNING CENTER
7. RENAISSANCE MONTESSORI CENTER
8. BABES IN TOYLAND
9. KINDERCARE LEARNING CENTER
10. CREATIVE CORNER LEARNING CTR.
11. DISCOVERY CORNER
12. GERBER CHILDRENS CENTER
13. RAINBOW RASCALS LEARNING CENTER

14. GREENTREES NURSERY SCHOOL
15. NORTH HILLS CHILD CARE CENTER
16. SOMERSET SCHOOL
17. CHILDRENS WORLD
18. FAITH LUTHERAN CO-OP & PRESCHOOL
19. KINDERCARE LEARNING CENTER
20. FIRST BAPTIST CHILD CARE CENTER
21. NORTHMINSTER CO-OP PRESCHOOL
22. LUCKETT PRESCHOOL
23. NANNAS CHILD CARE CENTER
24. TROY NURSERY SCHOOL
25. GRACE CHRISTIAN LEARNING CENTER

November 20, 1995

Mr. Laurence G. Keisling
Planning Director,
City of Troy
500 West Big Beaver Road
Troy, MI 48084

*copy to City 11/21/95
City Clerk
City Engineer
REC'D*

NOV 21 1995

RE: Vacation of Right of Ways
Troy Sports Complex
Corner of Big Beaver & John R. Road

Dear Mr. Keisling;

Please accept this letter as our formal request of the City of Troy to vacate the following Right of Ways with respect to the roadways listed below:

- 1) 50 foot roadway commonly known as Manhattan Street
- 2) 50 foot roadway commonly known as Alger Street or Martini Street
- 3) 50 foot of roadway commonly known as Bronx Street *
- 4) Eastern 25 foot portion of roadway commonly known as Bellingham Street or Dewar Street *
- 5) Southern 25 foot portion of roadway commonly known as Walford Street or Walker Street *

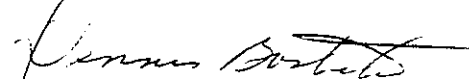
* Each of these roadway sections are those which are only on our property as indicated on the enclosed site drawing

I have enclosed a site drawing which highlights the roadways and sections which I am requesting vacation of. I recognize that you will require exact legal description of these right of ways and will submit them to you as you request.

Please contact me at your convenience should you have any questions or should you need any additional information.

Thank you for your consideration.

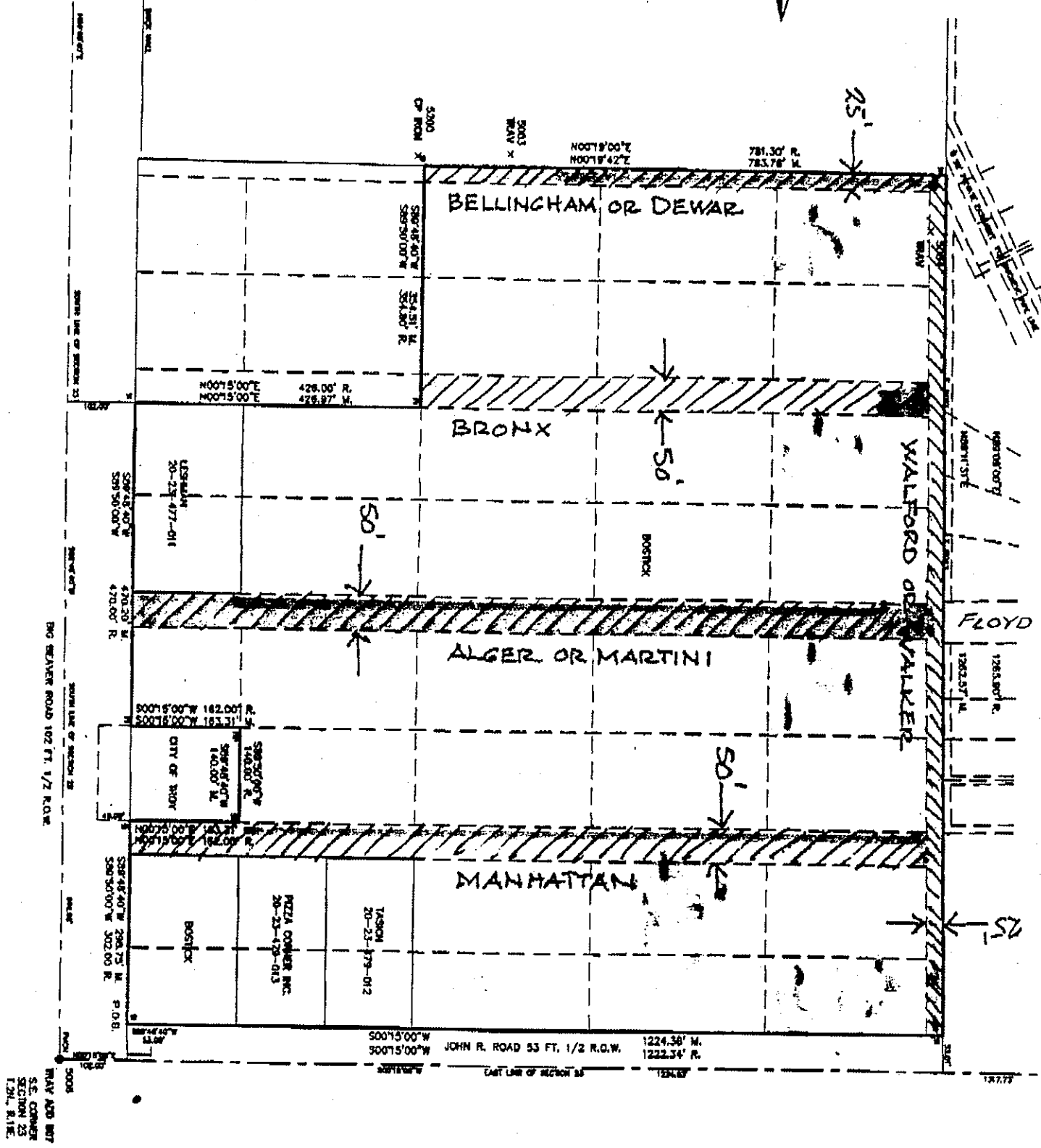
Sincerely,

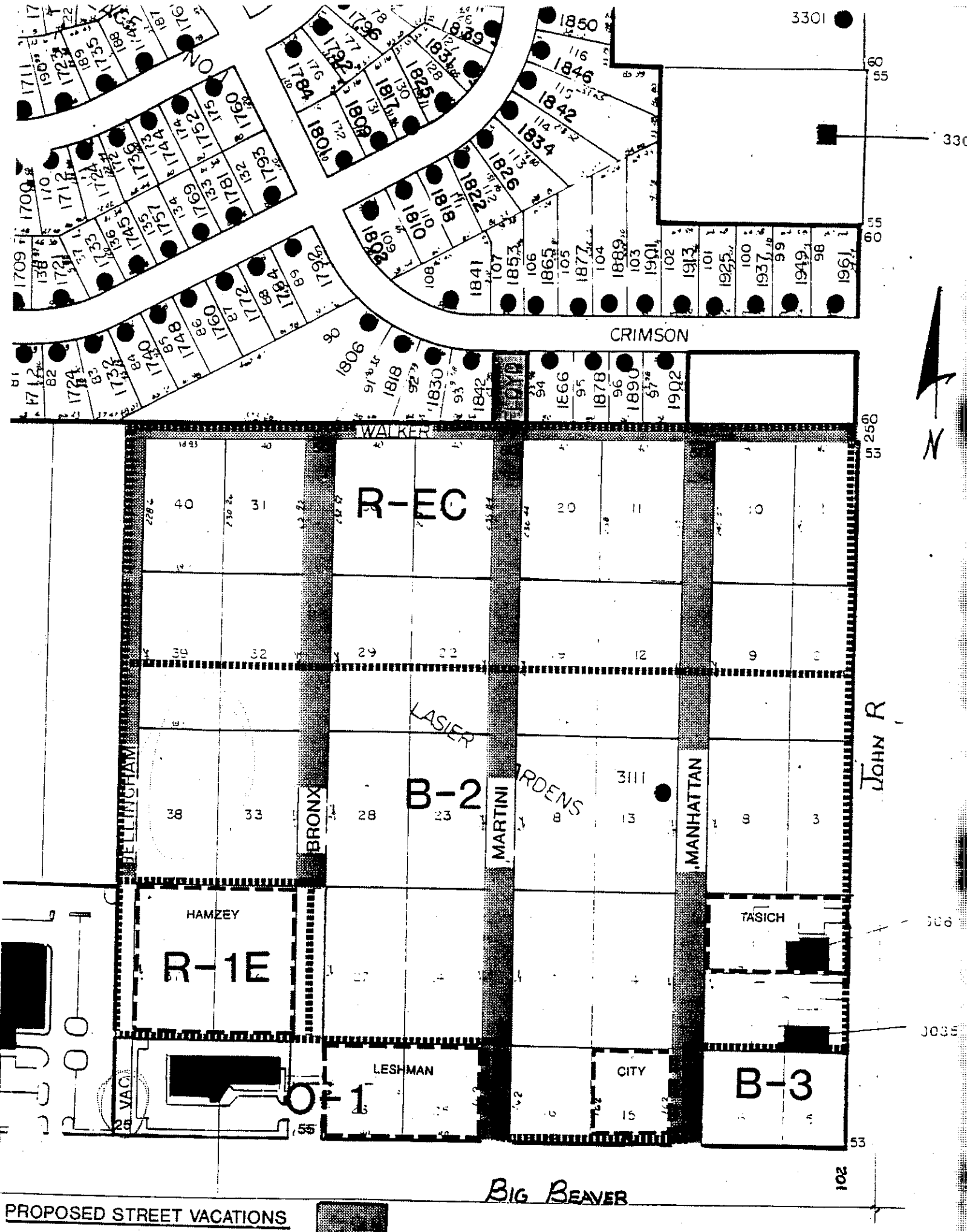


Dennis K. Bostick

TROY SPORTS CENTER

P.O. BOX 758 * TROY, MI * 48099-0758 * 810.939.5407





PROPOSED STREET VACATIONS

10-30-95
MGR
PLAN

October 21, 1995

Charles A. Soils
1866 Crimson Drive
Troy Mi. 48083

City Clerk
City of Troy
500 West Big Beaver Road
Troy 48084

To Whom It May Concern:

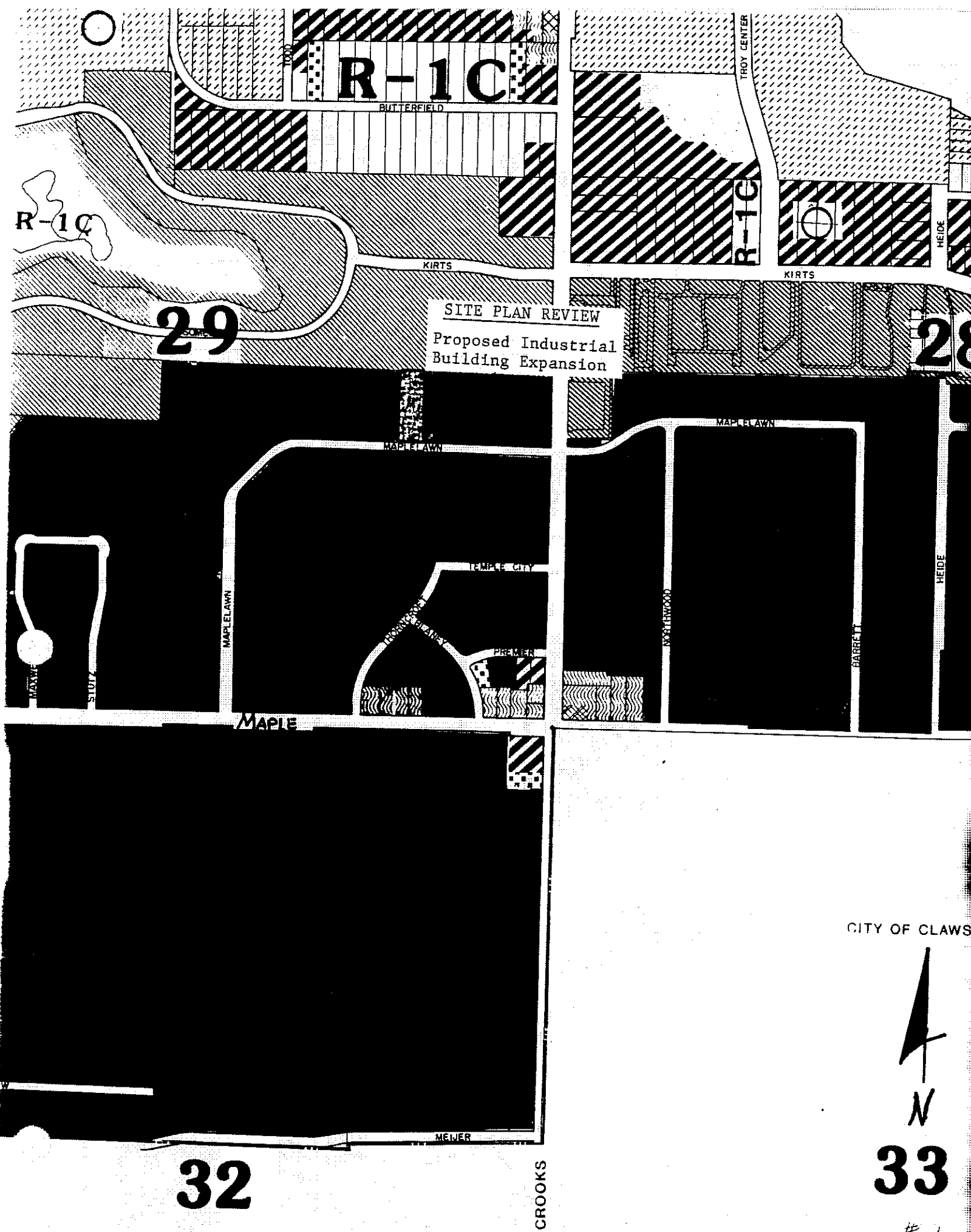
I am requesting that the Troy street know as "Floyd" located between 1866 and 1842 Crimson in "Raintree Village" Lot 94 of Raintree subdivision No 1 Plate, libber 138801 on pages 12, 13, 14, 15, and 16 of the Oakland County Records be vacated.

Floyd presently is to the west of my property and ends in an empty field, I have talked to the developers of the property that "Floyd" enters into and they have stated "Floyd will be permanently closed with the development of the new Ice Arena". Based on this information, your consideration and earliest approval is appreciated.

Sincerely



Charles A. Soils



SITE PLAN REVIEW
Proposed Industrial
Building Expansion

CITY OF CLAWS



33

32

CROOKS

MEIER

MAPLE

MAPLE CITY

MAPLE LAWN

MAPLE LAWN

KIRTS

KIRTS

BUTTERFIELD

TROY CENTER

HEIDE

BARRETT

COOPERSON

MAPLE LAWN

STUTZ

MAXWELL

WILSON

PREMER

R-1C

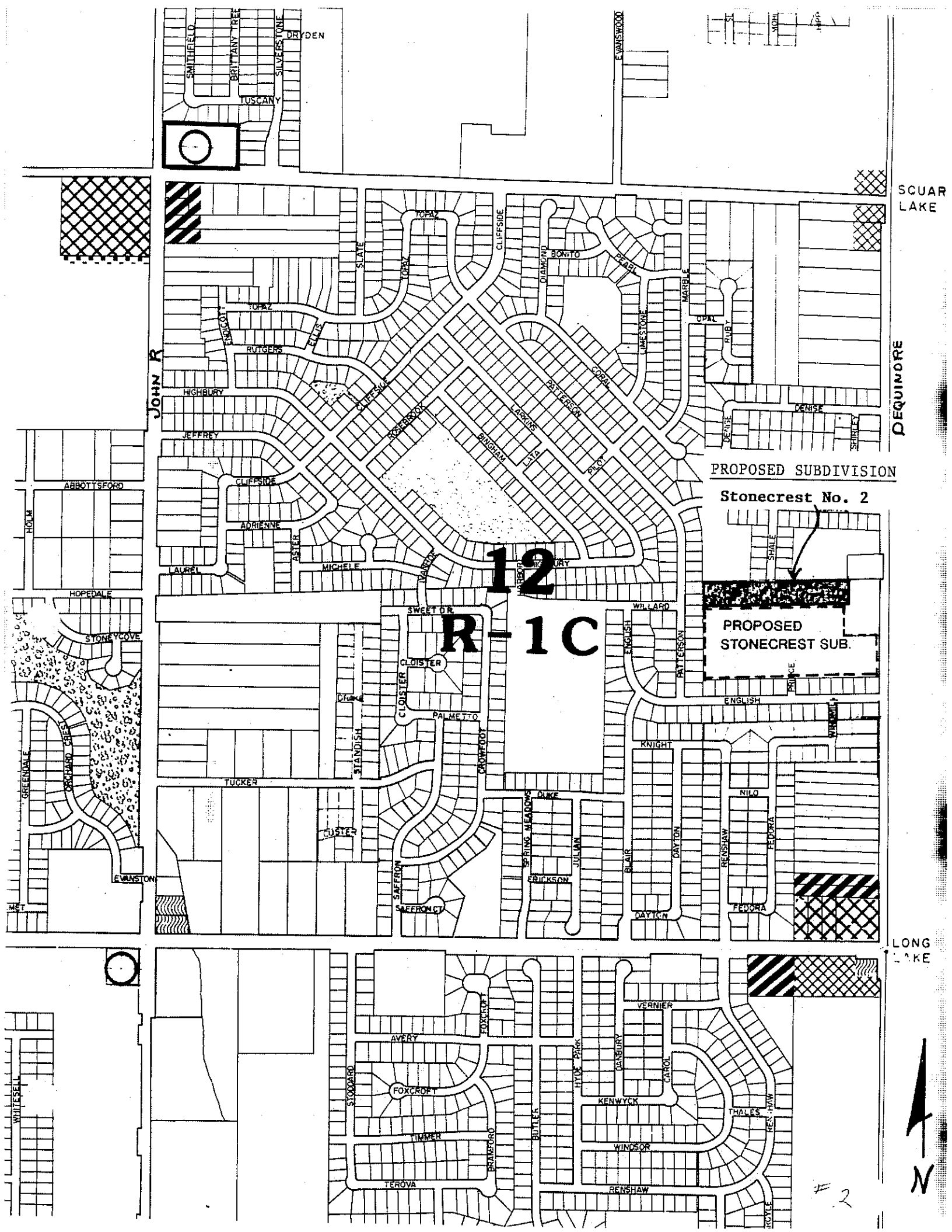
R-1C

R-1C

101

28

29



JOHN R

DEQUINDE

SQUAR LAKE

LONG LAKE

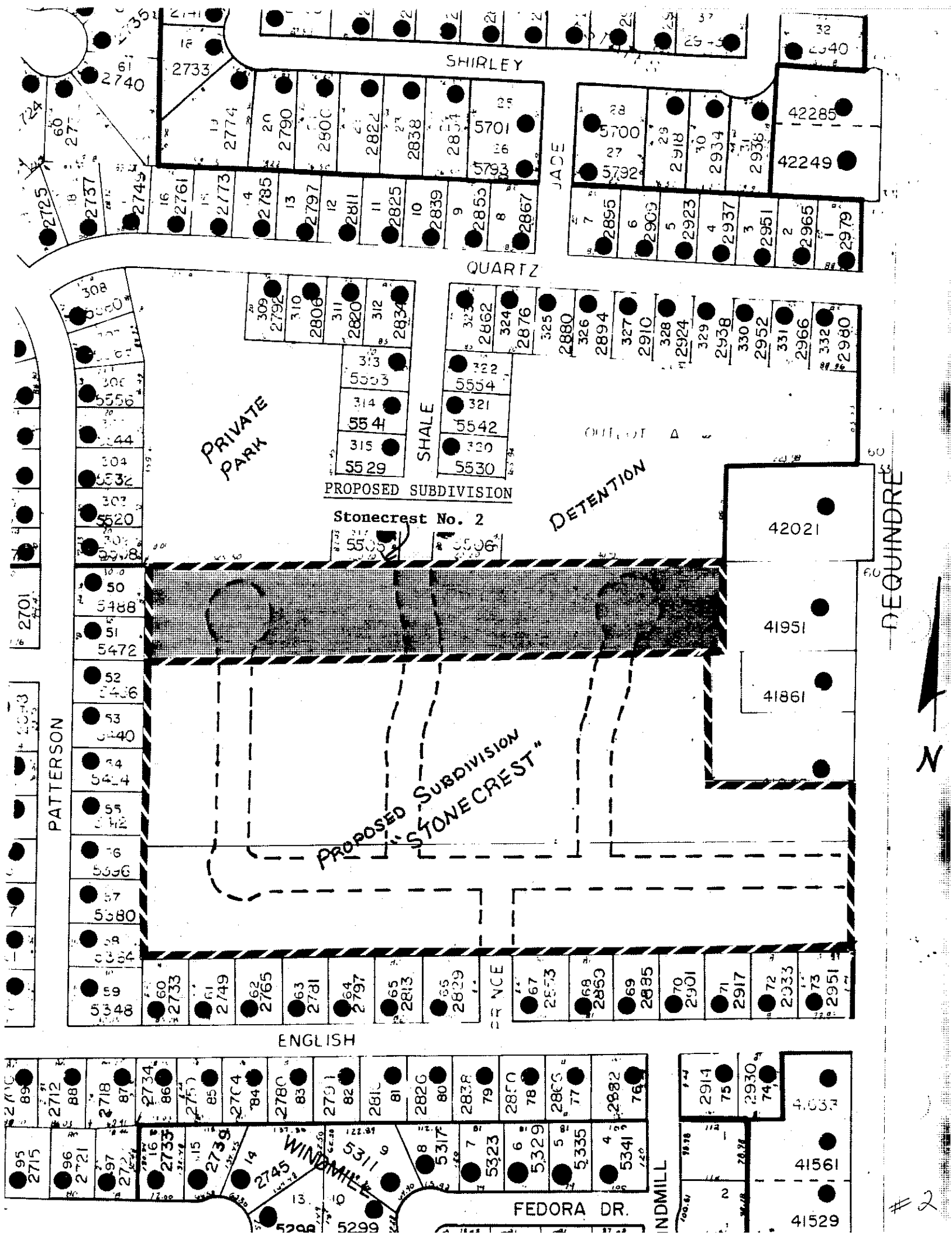
PROPOSED SUBDIVISION

Stonecrest No. 2

PROPOSED STONECREST SUB.

12
R-1C

F 2



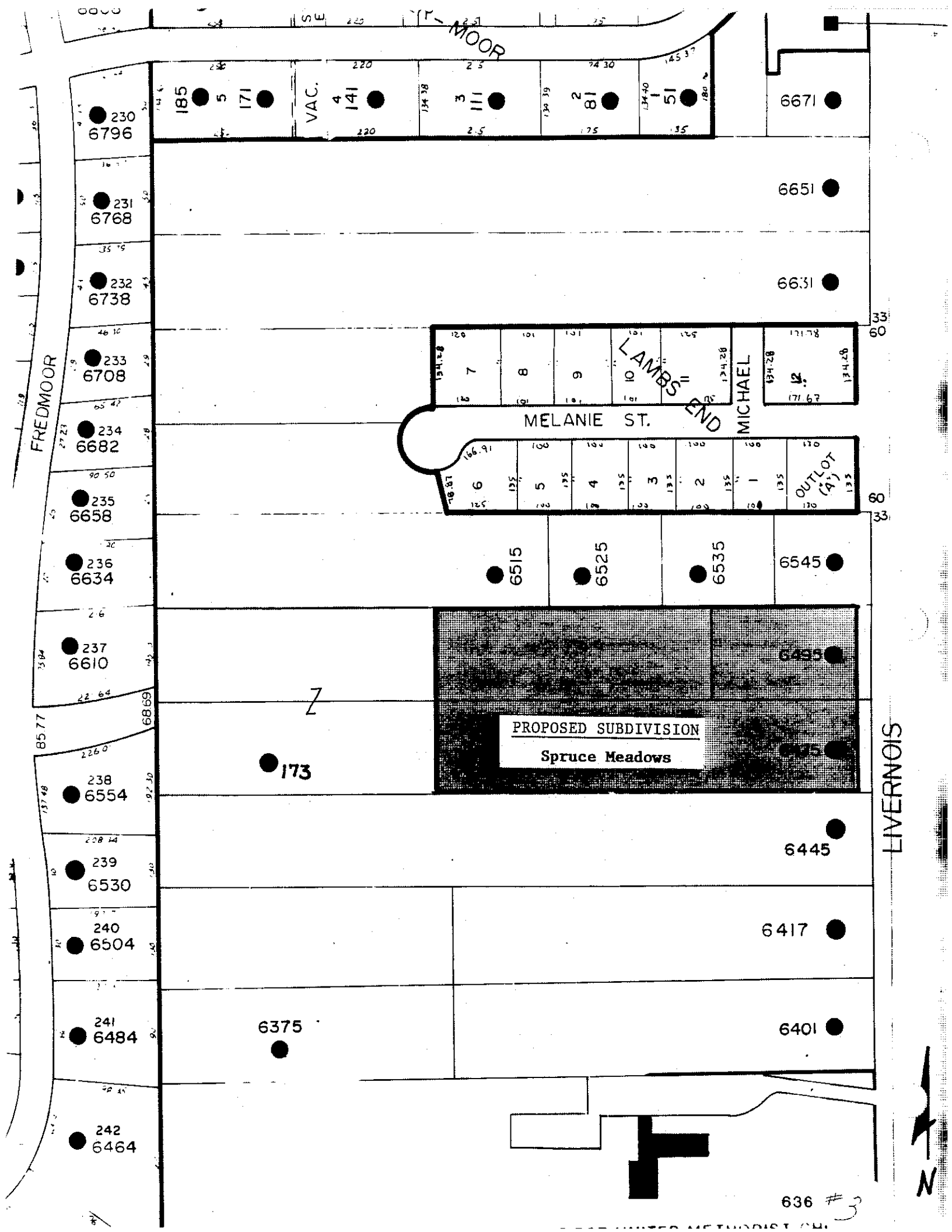
SOUTH BLVD.

LIVER:



3
R-1E

#3



FRED MOOR

MOOR

MELANIE ST.

LAMBS END

MICHAEL

LIVERNOS

PROPOSED SUBDIVISION
Spruce Meadows



636 #3

15

R-1C

ECKFORD

YANICH

LONGFELLOW

157

The map shows a grid of streets. A large 'R-1C' label is in the top left. The streets shown are R-1C, LONGFELLOW, RANDALL, and BRESS. The map is oriented with Rochester, New York, at the top right.

SHADOW
MAYO
CLARKE
REILLY
ROBERTSON
WILLOW CREEK
HARDY

14
R-10

PROPOSED SUBDIVISION

Edenderry No. 2

Edenderry No. 2

WATTLES

CYRESS

A map of the area around Wattle Park. The map shows several streets: Wattle Park, Wattle Park Road, Wattle Park Lane, Wattle Park Drive, Wattle Park Way, Wattle Park Avenue, Wattle Park Boulevard, Wattle Park Circle, Wattle Park Square, Wattle Park Terrace, Wattle Park Crescent, Wattle Park Promenade, Wattle Park Parade, Wattle Park Walk, Wattle Park Path, Wattle Park Trail, Wattle Park Lane, Wattle Park Drive, Wattle Park Way, Wattle Park Avenue, Wattle Park Boulevard, Wattle Park Circle, Wattle Park Square, Wattle Park Terrace, Wattle Park Crescent, Wattle Park Promenade, Wattle Park Parade, Wattle Park Walk, Wattle Park Path, Wattle Park Trail. A large black arrow points to a specific location on Wattle Park Road, labeled 'WATTLE PARK'.

A detailed street map of the area around 1C. The map shows a grid of streets including JENNIN, FOOT, BRISTOL, EDENDERRY 1, and ROYWOOD. The map shows various lot numbers and street layouts. The area is divided into several blocks, with lot numbers ranging from 1 to 100. The streets are labeled with their names and the map shows the layout of the roads and the locations of the lots.

A detailed street map of the area around Bristol. The map shows several streets and lots. At the top left, a large '1C' is visible. To its right, a street is labeled 'BENDERRY 1'. Below these, a horizontal street is labeled 'ROYWOOD'. To the left of 'ROYWOOD', a vertical street is labeled 'BRISTOL'. Below 'ROYWOOD', a street is labeled 'HIDDEN RIDGE'. The map includes lot numbers and various street names.

2 TROMBLEY

DICKENS

MADISON

23

CHARRINGTON

TORREY

BOYO

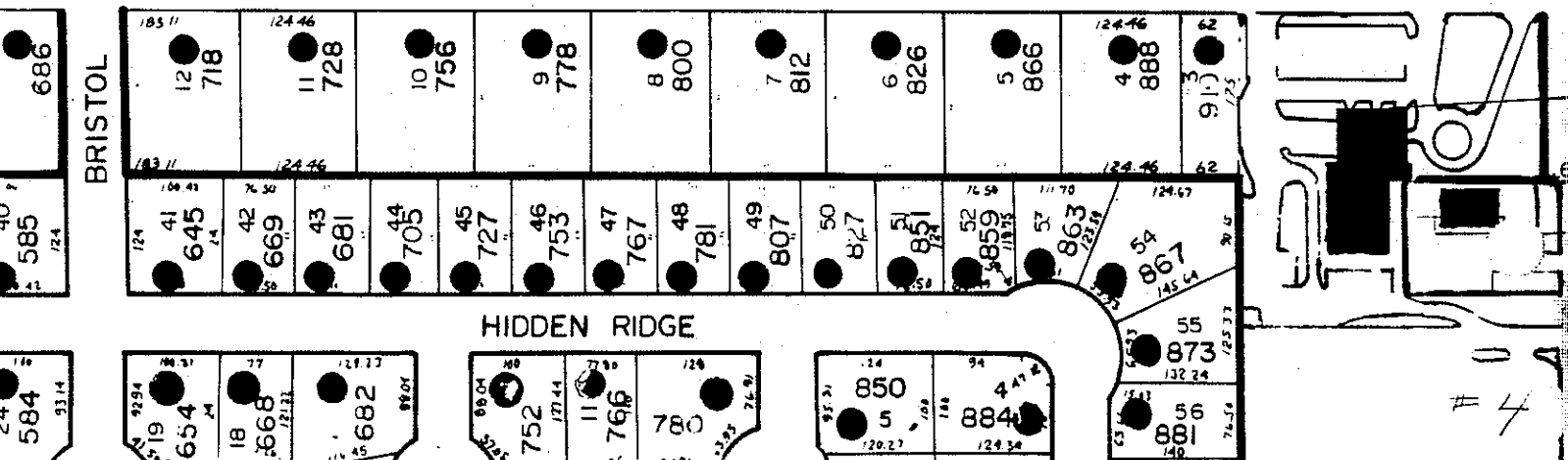
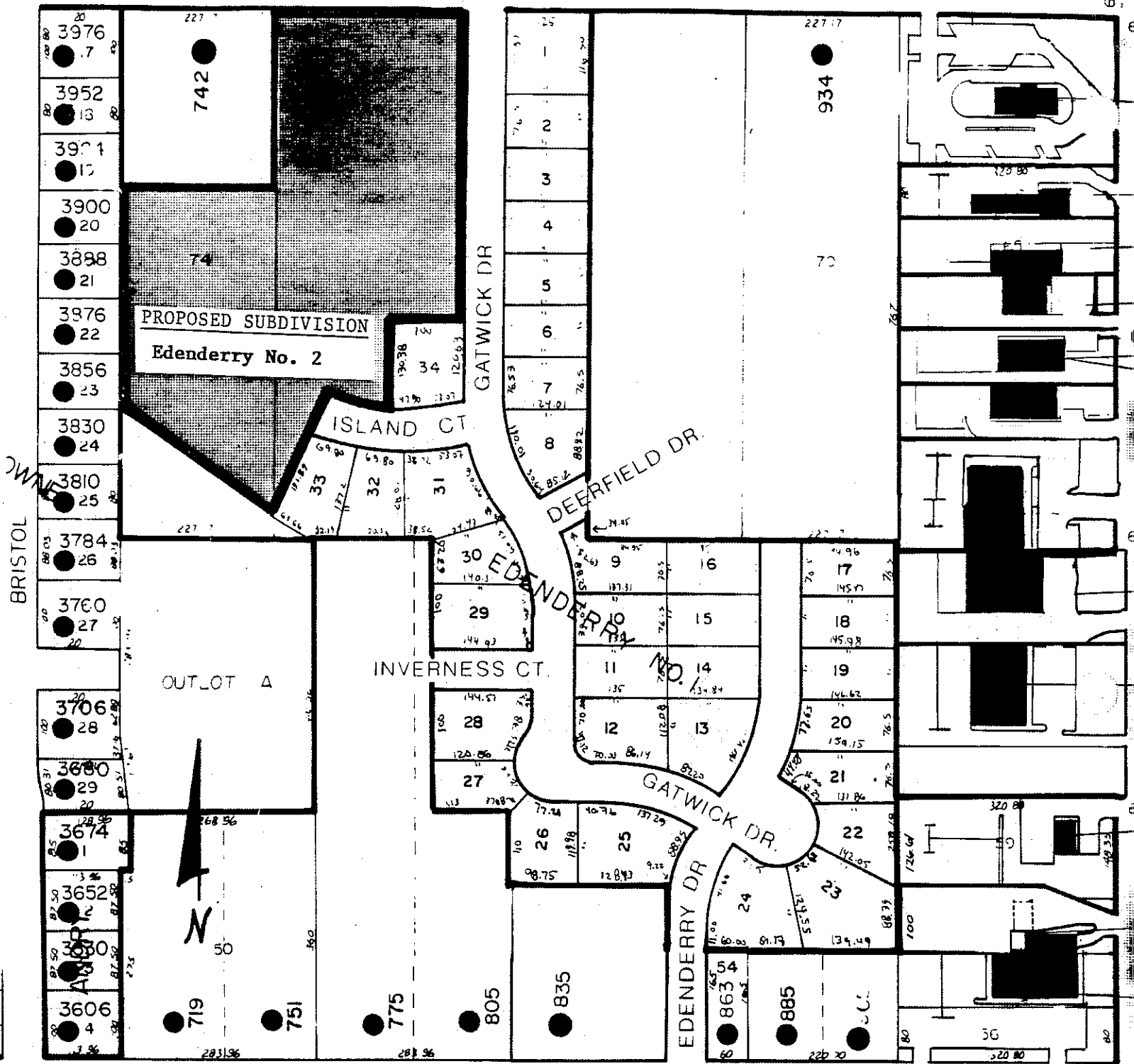
N

R 1

WARRICK

4

4



R-1B

PROPOSED REZONING

R-1B to R-1C

R-1B

CR-1

16

R-1B



FINCH

THREE OAKS DR

BARILANE

FINCH

WATTLES

MIRACLE

LAWSON CT

ELIZABETH

SPYTERALE

5

E

SYRON

WAY CT

CROOKS

I-75

STALWART

BRADDOCK

CANBELL

WEIGHT

VERGILIA

WINCHESTER

BRADDOCK

HAMPSHIRE

CLAY

BRADFORD

ABERDEEN

CLAY

GORDON

MAC LYN

BONNIEBROOK

DUNCAN

HART

WEBB

PARAGON

VERGILIA

CARTER

LARGE

LIVERNOIS

RANDALL

EVALINE

LEONIA

CHESHIRE

LONG LAKE ROAD

PROPOSED REZONING
R-1B to R-1C



PROPERTY OF TROY SCHOOL DISTRICT

LARCHMONT

WOOD

PARTRIDGE RUN DR

BRAEMAR

ABERDEEN

GORDON

HEATHERBROOK

MAC LYNN

BONNIE BROOK

DUNCAN

TROY SCHOOL DIST

SARABE

HART

McCORMICK

WEBB

UTILE

FARM

VINGILA

ELVERNOIS