

AGENDA

REGULAR MEETING

7:30 P.M.

TROY CITY PLANNING COMMISSION

August 10, 1993

1. ROLL CALL
2. MINUTES - Regular Meeting of July 27, 1993
3. PUBLIC COMMENTS

TABLED ITEMS

4. SITE PLAN REVIEW - Proposed Tire Center Expansion - Southwest Corner of Livernois and Biltmore - Section 28

SPECIAL USE REQUESTS

5. PUBLIC HEARING - SPECIAL USE REQUEST AND SITE PLAN REVIEW - Proposed Outside Storage of Vehicles - South Side of Maple, between Crooks and Coolidge Roads - Section 32

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 established 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 - August 10, 1993

1. ROLL CALL

(Resolution to excuse absent members, if necessary).

2. MINUTES - Regular Meeting of July 27, 1993

3. PUBLIC COMMENTS

TABLED ITEMS

4. SITE PLAN REVIEW - Proposed Tire Center Expansion - Southwest Corner of Livernois and Biltmore - Section 28

Steve Slavik, General Contractor (SP-159)

Action was tabled, following discussion at your July 27 Regular Meeting, on a request for Site Plan Approval for the expansion of the Goodyear Tire Center facilities at the southwest corner of Livernois Road and Biltmore Boulevard, in order to provide an opportunity to consider potential alternative on-site circulation patterns. The owner proposes to add two service bays to the building, and has acquired an additional 70 foot O-1 zoned Livernois Road frontage parcel to the south in order to provide additional parking area. This parking area requirement results both from the expansion of the building, and from the efforts to bring about conforming landscaping on the total site, which involves removal of a portion of the existing paving.

* The concern expressed by some of the Commission members related to the inability to move from the front to the rear of the site without entering Biltmore Boulevard (or without driving through the interior service bays). We have reviewed this matter with the petitioners' representatives, who have also involved Gary Shripka, the Chief Building Inspector and John Robbins, our Transportation Engineer in the discussions. We have concluded that the only feasible way of achieving the suggested interior site connection would be through placing a driveway immediately south of Biltmore Boulevard, in the presently paved area, and thus falling significantly short of the landscape area requirement. Gary Shripka has expressed concern about returning these petitioners to the Board of Zoning Appeals, where they have been on two previous occasions. He questioned the petitioners' ability to demonstrate a "hardship" in this case. John Robbins has reviewed the potential traffic situation in this area, and feels that the proposed circulation pattern would not create any traffic problems. In this regard, it should be noted that, under the present zoning configuration, Biltmore Boulevard will remain a short dead-end street, extending no further west than the turn-around in the partially vacated Hepworth Street right-of-way. The total existing and potential residential portion of Biltmore is indicated on the enclosed aerial photograph. The area to the west is part of a large R-C (Research Center) zoned property assembly, where the platted streets have not as yet been vacated.

In summary then, it is recommended that the site plan for this proposed site, building and parking expansion be approved in the form as presented at your July 27 Regular Meeting.

Proposed resolution

Moved by

Supported by

RESOLVED, that Preliminary Site Plan Approval, as requested for the site, building and parking area expansion of the Goodyear Tire Center at the southwest corner and Biltmore, is hereby (granted, subject to the following conditions: _____) or (denied, for the following reasons: _____).

Yeas:

Nays:

Absent:

SPECIAL USE REQUESTS

5. PUBLIC HEARING - SPECIAL USE REQUEST AND SITE PLAN REVIEW - Proposed Outside Storage of Vehicles - South Side of Maple, between Crooks and Coolidge Roads - Section 32

Michael Kane, Vice President and General Manager (#276)

In October of 1992, the Planning Commission granted Special Use Approval and Preliminary Site Plan Approval for the establishment of an outside storage area for vehicles (rental cars), and for the expansion of the parking area serving the existing building addressed at 1497 Maplelane, on the south side of Maple Road west of Coolidge, immediately east of the Birmingham boundary. The petitioners, the Enterprise Rent-A-Car organization, were not able to proceed with the purchase of that site. After extensive site search, they are now proposing to establish the same combination of activities within the building and site addressed at 2545 W. Maple Road, east of Coolidge and directly opposite Maxwell Drive. This 4.7 acre site has 220 feet of frontage on the south side of Maple Road and extends 929 feet to the south.

As in the case of the previous proposal, the Enterprise Rent-A-Car organization proposes to occupy this building as a headquarters facility. A large area to the south of the building will, however, be paved and used for outdoor vehicle storage, thus making this overall facility more appropriate within the M-1 District. The outdoor vehicle storage is primarily intended to enable "seasonal flips" of the rental fleet, which occurs several times per year. This proposal has, therefore, been submitted in accordance with Section 28.30.04 of the Zoning Ordinance, which provides for the outdoor storage of vehicles in M-1 Districts. In conjunction with this proposal, the petitioners will also be modifying the site in order to provide conforming landscape area. In order to achieve this objective, they will be removing a portion of the existing parking area ~~nearest to Maple Road, on the west side of the entrance drive,~~ and a substantial amount of paved area along the west side of the building itself. ~~(Review of the plan most recently submitted indicated the need to eliminate the paving in the area nearest to Maple Road along the west side of the driveway. If the plan distributed with this agenda does not reflect this revision, the latest version of the plan will be available at the Regular Meeting.)~~ Additional area adjacent to and south of the building will be paved in order to provide the necessary additional employee parking, and the total auto storage area will also be paved. A masonry screenwall will be provided across the westerly portion of the north boundary of the storage area, in order to screen this area from Maple Road in accordance with Ordinance requirements. The plan, with the indicated landscape area modification, would meet all applicable Ordinance requirements, and approval of this Special Use Request and Preliminary Site Plan would be in order.

Proposed resolution

Moved by

Supported by

RESOLVED, that Special Use Approval, as requested for the establishment of an outside storage area for rental vehicles in conjunction with the occupancy by Enterprise Rent-A-Car of an M-1 zoned site having 220 feet of frontage on the south side of Maple Road east of Coolidge is hereby (granted, in accordance with Section 28.30.04 of the Zoning Ordinance, with the provision that outside storage or display of parts or equipment is prohibited) or (denied, for the following reasons: _____).

Yeas:

Nays:

Absent:

Moved by

Supported by

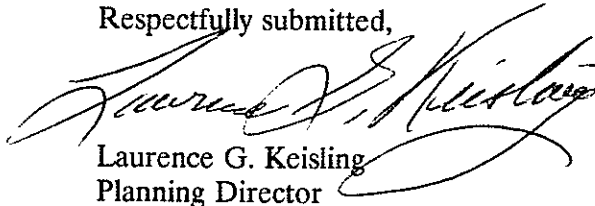
RESOLVED, that Preliminary Site Plan Approval, as requested for the placement of an outside vehicle storage area and expansion of the parking area on an M-1 zoned site having 220 feet of frontage on the south side of Maple east of Coolidge Road is hereby (granted, in accordance with Section 28.30.04 of the Zoning Ordinance, with the provision that outside storage or display of parts or equipment is prohibited.) or (denied, for the following reasons: _____).

Yeas:

Nays:

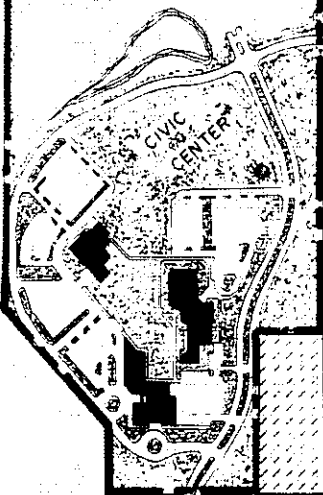
Absent:

Respectfully submitted,



Laurence G. Keisling
Planning Director

C-F



TOWN CENTER

R-1



BIG BEAVER

I-75

R-1C



KIRTS

HEIDE

KIRTS

28

27

SITE PLAN REVIEW

Proposed Tire Center Expansion

R-1

HEIDE

OLIVER

BARRETT

THUNDERBOLT

OLYMPIA

TACOMA

REGENTS

BILTMORE

CLOVERDALE

PORTLAND

VERMONT

BIRCHWOOD

CHOPIN

MAPLE

ARTISAN

WOODSIDE

VERMONT

BIRCHWOOD

CHOPIN

MAPLE

LARCHWOOD

VERMONT

VERMONT

BIRCHWOOD

CHOPIN

MAPLE

TACOMA

REGENTS

BILTMORE

CLOVERIDGE

FORTHTON

MAPLE

LIVERNOIS

2017 UN

2011

1973 MAR

1909, 19

1845

1755

1707, 1711

1631 MIC

161

SITE PLAN REVIEW

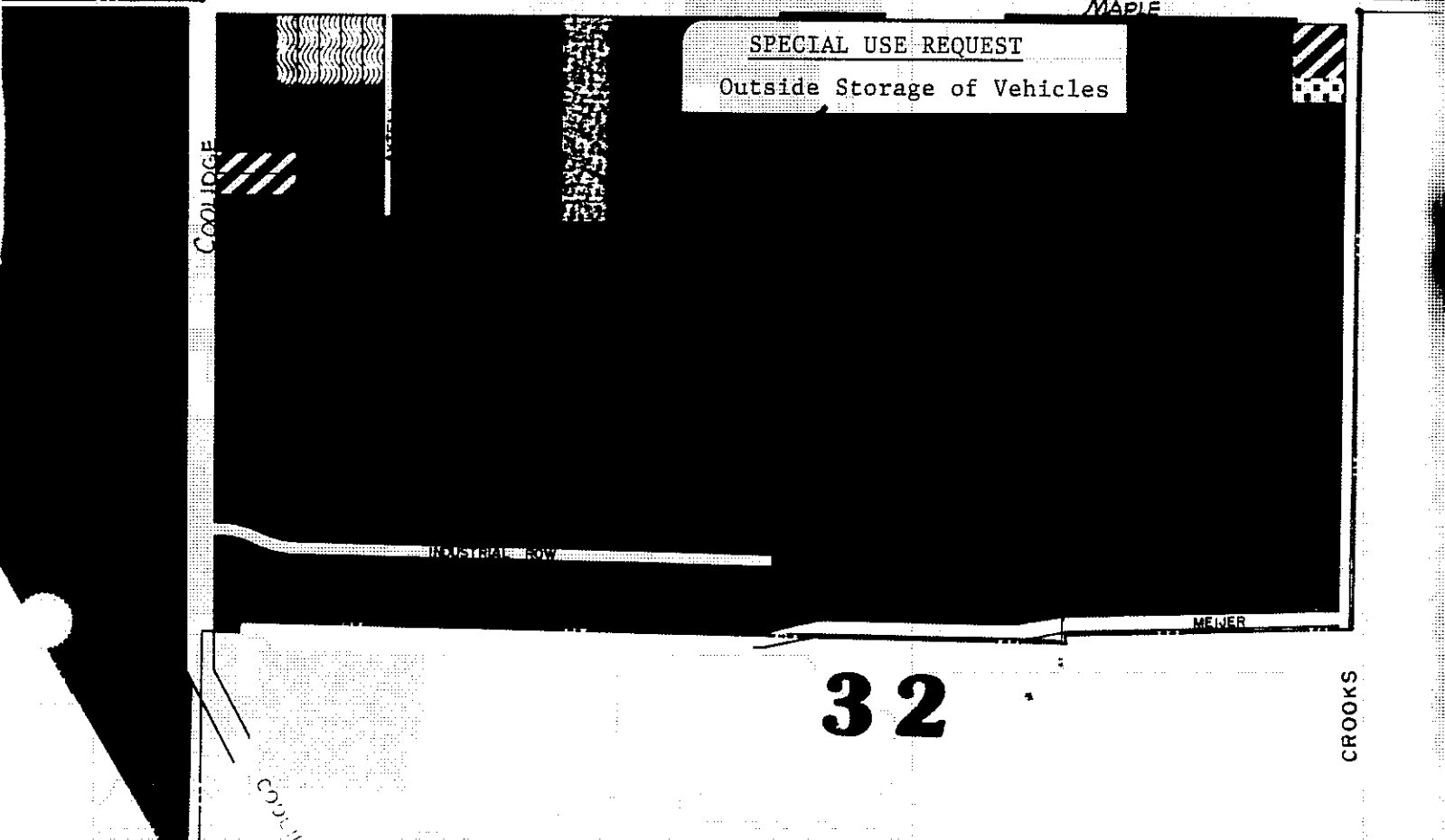
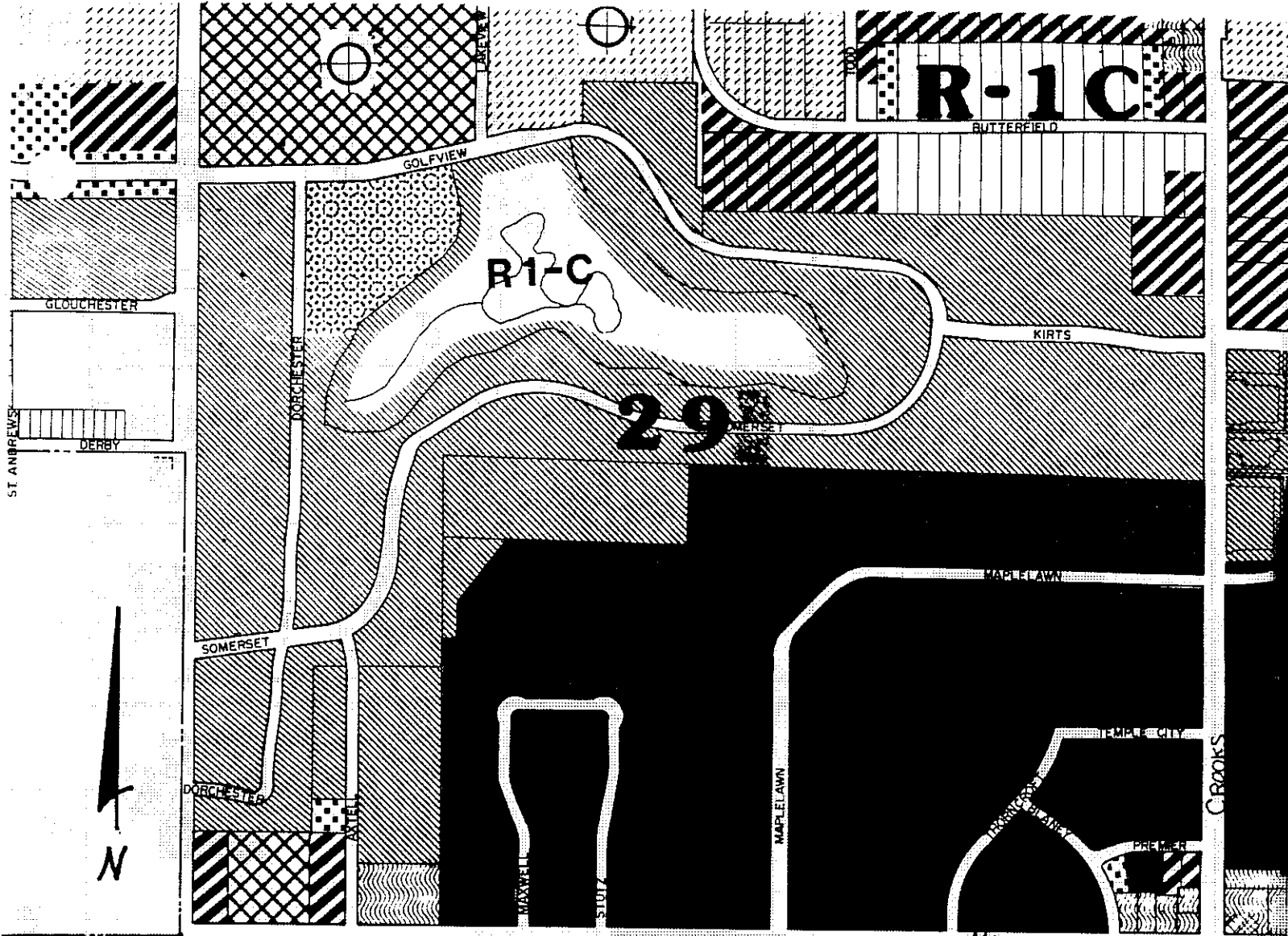
Proposed Tire Center Expansion

Handwritten: RIG

Handwritten: SUMMIT PARK

Handwritten: CLOVER RIDGE NO. 1





COOLIDGE

60
60

MAPLE
COOLIDGE ESTATES

AXTELL

MAPLE

SPECIAL USE REQUEST

Outside Storage of Vehicles

2585

N

