

AGENDA
SPECIAL MEETING

7:30 P.M.

TROY CITY PLANNING COMMISSION

March 24, 1992

1. ROLL CALL
2. MINUTES - Regular Meeting of March 10, 1992

REGULAR BUSINESS ITEMS

3. SITE PLAN REVIEW - Proposed Office Building Expansion/Connection - Southeast Corner of Big Beaver and Crooks - Section 28

STUDY ITEMS

4. BOARD OF ZONING APPEALS REPORT
5. CURRENT DEVELOPMENT REPORT
6. PROPOSED ZONING ORDINANCE TEXT AMENDMENT - Design Centers and Related Activities in M-1 Districts

POTENTIAL REGULAR MEETING AGENDA ITEMS

(April 14, 1992 & Beyond)

- 4 1. SITE PLAN REVIEW - Proposed Industrial Building Expansion - South Side of Brinston, West of John R - Section 26
- 6 2. PRELIMINARY PLAT - TENTATIVE APPROVAL - Sussex Corners Subdivision - East of John R, North of Maple - Section 25
- 5 3. REQUEST FOR MODIFICATION OF SPECIAL USE APPROVAL - Outside Storage of Vehicles and Contractor's Equipment - Southeast Corner of Heidi and Oliver - Section 28
- 8 4. PROPOSED ZONING ORDINANCE TEXT AMENDMENT - Various Environmental Provisions
- 9 5. PROPOSED ZONING ORDINANCE TEXT AMENDMENT - Dwelling Unit Definitions
- 7 6. PROPOSED MASTER THOROUGHFARE PLAN AMENDMENTS - Portions of Long Lake, Rochester and Crooks Roads & Typical Cross-Sections

*Note on Map Re
"Mapped Improvements
Act"*

TO: Troy City Planning Commission

FROM: Laurence G. Keisling, Planning Director

SUBJECT: Special/Study Meeting Agenda - March 24, 1992

1. ROLL CALL

(Resolution to excuse absent members, if necessary).

2. MINUTES - Regular Meeting of March 10, 1992

REGULAR BUSINESS ITEMS

3. SITE PLAN REVIEW (Tabled Item) - Proposed Office Building Expansion/Connection - Southeast Corner of Big Beaver and Crooks - Section 28

Action on this matter was tabled, following initial discussion at your February 11 Regular Meeting, and once again following discussion at your February 25 Special/Study Meeting. The February 25 tabling was in order to provide an opportunity for Kelly Services to complete their review of proposed driveway configurations, including a potential alternative layout in the southerly portion of the Crooks Road frontage, and to provide an opportunity for review by the City's Traffic Engineer of proposed driveway alternatives. The building proposal is for the construction of a meeting and conference room link which will connect the present Kelly Services Headquarters building with the former Kimberly Scott building, now owned by Kelly Services. These two O-S-C zoned sites along with the recently rezoned O-1 site to the south comprise a total net site area of 11.87 acres. The proposed building connection will have a total gross floor area of 16,050 square feet, bringing the total gross floor area of the building complex to 246,962 square feet. The usable floor area as indicated on the enclosed revised site plan reflects the full storage basement in the proposed link structure, and the storage and mechanical area in the basement of the current Kelly Headquarters building. The parking requirement for the link structure is based upon the larger meeting room requirement. As in the case of other office complexes in the area, Kelly Services has proposed use of the "parking area reserve" provisions contained in Section 26.50.03 of the Zoning Ordinance, wherein a portion of the required parking (up to 10%) can be replaced with additional landscaped area.

Considerable discussion has occurred regarding proposals to provide driveway interconnections between this site and abutting office sites, particularly the Lindsey Centre site immediately to the south on Crooks Road. At your request, we prepared an alternative driveway layout in the southerly portion of the Crooks Road frontage, a copy of which is enclosed. This layout would provide for joint access to a driveway opposite Butterfield Street, while at the same time intending to discourage movement through the Kelly site by those moving north from the Lindsey Centre site to the south. This layout also provides a "queuing area" for those entering Crooks Road, without interference from

★ Revised Plan Rebrates Substantial Landscaped Areas to More Visible and Countable Locations Such as Big Beaver Frontage.

★ ★
NOTE: Actually Provided Much More Landscaping Than Indicated

253
147

22,235

* the drives to the north, and is intended to visually separate the Crooks Road drive from the major Kelly parking area to the north (at least in relation to those viewing from Crooks Road). This proposal has been presented to Kelly Services for their review and comment. After reviewing the City's objectives in relation to the provision of cross-access or joint drives, Robert Thompson, Kelly Senior Vice President, noted that Kelly has achieved many of these objectives through their site consolidation and construction program. They have consolidated three previously separate sites, including the addition of a 3.73 acre parcel having approximately 308 feet of frontage on Crooks Road, while not adding any driveways to the site. Their site acquisition has enabled movement between the two previous and three potential office sites, while at the same time facilitating access to this area from Big Beaver Road.

The enclosed letter from Terence Adderley, President and CEO of Kelly Services, reviews the extensive series of improvements proposed, and confirms Kelly's position in opposition to cross access drives, even to the point of determining not to proceed with the project if such a connection is required. Their revised site plan, as now submitted, includes further interior circulation and landscape improvements, and a more clearly defined southerly driveway within the Crooks Road frontage, opposite an existing drive on the west side of Crooks. This drive is provided in place of the present northerly driveway which has been eliminated. It is the recommendation of the Planning Department that this site plan be approved, in order to enable the expansion and vast improvement of facilities for this substantial owner-occupied headquarters office complex. After reviewing the existing and potential roadway configurations in this area, the staff has asked that the petitioners execute an Agreement and Irrevocable Petition related to any potential future Big Beaver Road Special Assessment project, in lieu of the provision of acceleration/deceleration lanes at the Big Beaver Road driveways, which may be only relatively short-term in nature.

Proposed resolution

Moved by

Supported by

22,235
RESOLVED, that Preliminary Site Plan Approval, as requested for the construction of a 16,050 square foot building expansion and related landscape and parking improvements for the Kelly Services Headquarters office complex on their 11.87 acre O-S-C and O-1 zoned site at the southeast corner of Big Beaver and Crooks Roads is hereby (granted, subject to the following conditions: _____) or (denied, for the following reasons: _____).

Yeas:

Nays:

Absent:

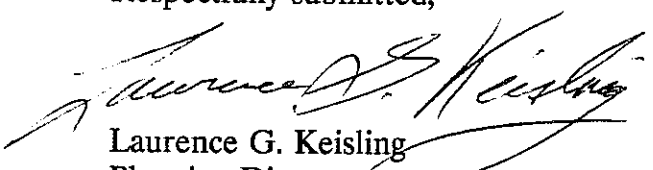
STUDY ITEMS

4. BOARD OF ZONING APPEALS REPORT
5. CURRENT DEVELOPMENT REPORT
6. PROPOSED ZONING ORDINANCE TEXT AMENDMENT - Design Centers and Related Activities in M-1 Districts

The City Council has referred to the Planning Commission the enclosed request from the Michigan Design Center, regarding a potential amendment to the text of the Zoning Ordinance. As indicated, the Design Center was established approximately 15 years ago on Stutz Drive north of Maple Road. This facility has operated on a strict wholesale basis since that time, including a definite prohibition of access for "retail customers". The owners are now, however, requesting Ordinance modifications in order to permit two additional types of activities: ¹the provision of space within their complex for interior designers, space planners, etc.; and ²the opportunity to have "floor sample sales", open to the public, on a limited occurrence basis.

As you are aware, the City has generally followed the direction of restricting or prohibiting retail-type activities within Industrial Districts. At the Study Meeting we would propose to review the background of matters of this type, including the evolution of provisions for support or service uses within M-1 Districts, and to discuss with you the ramifications of providing for activities such as those proposed by the Michigan Design Center.

Respectfully submitted,


Laurence G. Keisling
Planning Director

LGK/eb

C-F

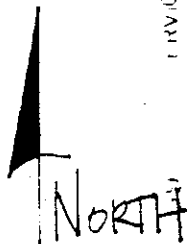
Proposed Office
Building Expansion

BIG BEAVER

NORTH

23

#3



NORTH

BIG BEAVER

CROOKS

SITE PLAN REVIEW
Proposed Office
Building Expansion

VILLAGE GREEN
APTS.

2701

TRAY CENTER DRIVE

ME 2600

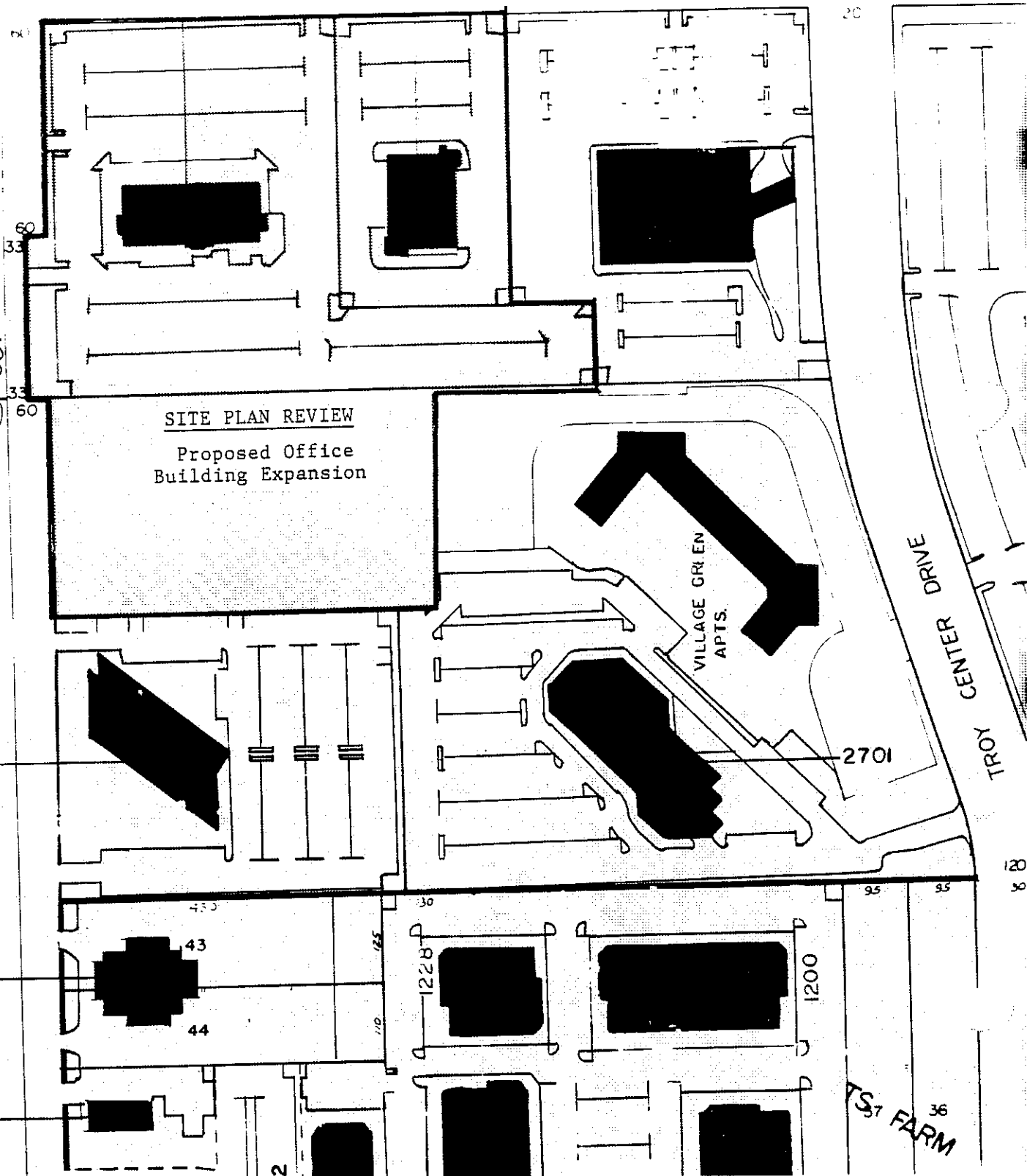
DG. 2560

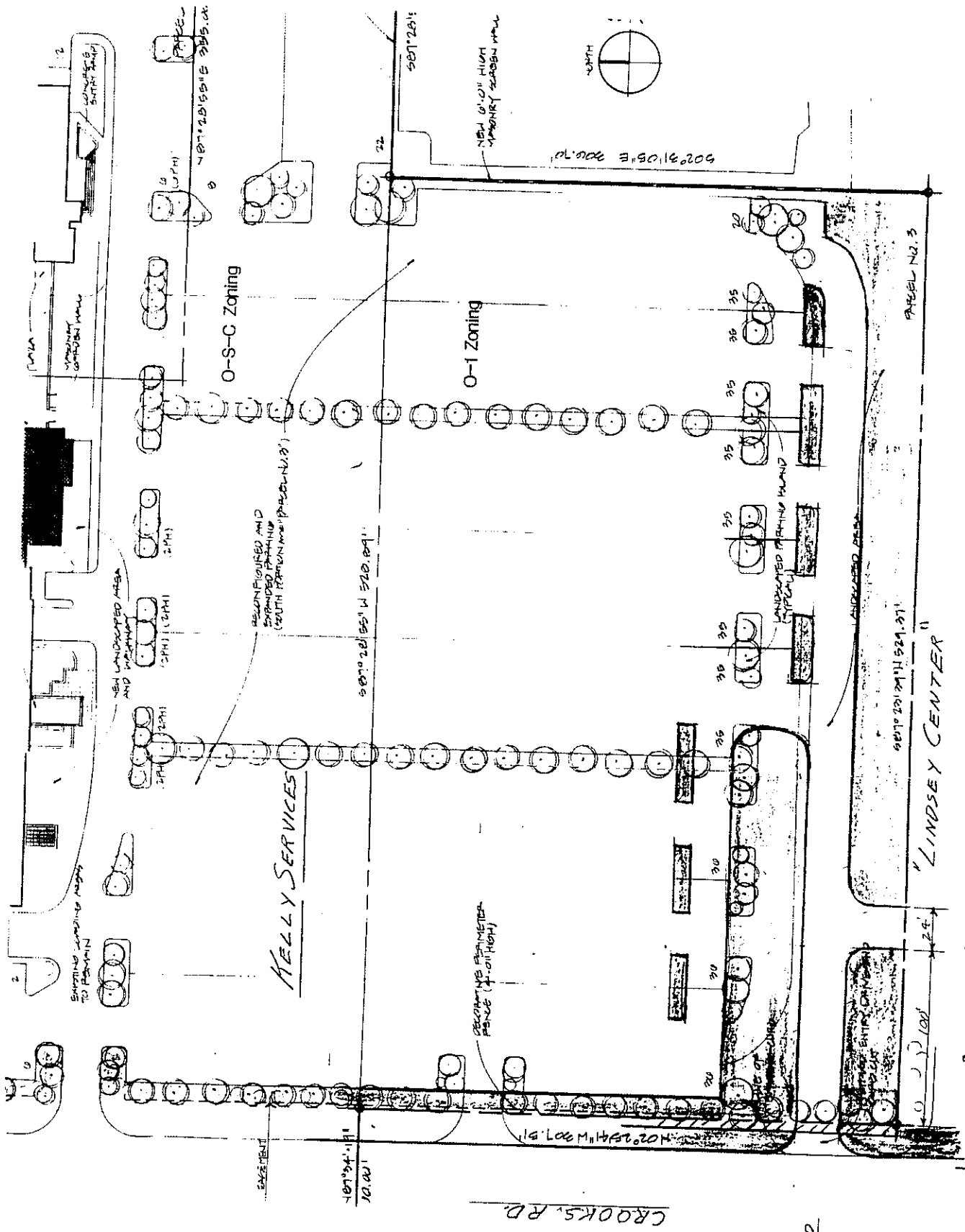
43
44

1228

1200

TS7 FARM





CROOKS RD.

BUTTERFIELD

LINDSEY CENTER

KELLY

SERVICES

TERENCE E. ADDERLEY
PRESIDENT AND
CHIEF EXECUTIVE OFFICER

March 20, 1992

Planning Commission
City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

Gentlemen:

As you are aware, Kelly Services, Inc. has acquired the Kimberly-Scott Building and is planning major improvements to its World Headquarters' facilities which will include, among other things:

- An 11,000 square foot, one-story conference/training center and connector which will link the Kelly and Kimberly-Scott buildings in an attractive, campus-like setting with landscaped plazas for employee use on each side of the connector.
- Reconfiguration of parking lots utilizing the now vacant Kelly-owned property between the Lindsey Centre and Kelly Headquarters and incorporating major landscaping improvements throughout the site. These landscaping improvements will be nearly 20,000 square feet in excess of current City of Troy requirements.
- Privatizing the total site by means of decorative fencing and buffer landscaping along the perimeter of the property so as to clearly identify the site as a private Corporate Headquarters.

We have retained the firm of Luckenbach/Ziegelman and Partners, Inc. of Birmingham, Michigan, to do a complete evaluation of the property and to develop project design goals. For landscape design, we have retained John Grissim and Associates. His firm is also doing the landscape design for the expanded Somerset Collection. Ford & Earl and Associates is doing the interior office design work. The total cost of the improvements we are planning to make is in excess of \$6 million not including the cost of acquiring the Kimberly-Scott property.

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With respect to Site/Image, the Luckenbach/Ziegelman firm has made the following recommendations:

- a. Change the image of the complex, through sensitive site development, from that of a speculative office development to a "corporate campus" with usable outdoor space and other site amenities for employees.
- b. Provide the feeling of a safe and secure environment without being obtrusive. Discourage traffic through the site by proper design of the parking lot and interior roads.
- c. Enhance the visual appeal of the complex from both of the major roads at which it is located through landscape, signage, lighting and architecture. This should be perceived as a major up-grading of the urban environment for the City of Troy.
- d. Unify the disparate building elements that occur on the site, i.e., the four-story annex building, the ten-story Kelly building and the one-story link and Conference Center.
- e. Provide a more welcoming and unambiguous "front door" expression for visitors as well as Kelly staff, at the existing front entrance.

In terms of exterior architecture, Luckenbach/Ziegelman have recommended the following:

- a. Connecting link and Conference Center should relate strongly to the existing Kelly Building and to the Annex.
- b. Materials and forms should be compatible with the Kelly Building, but the addition should, by its presence, enhance the overall complex.
- c. The link should be made of enduring and classic materials. The addition should be dignified and work together with the landscaped plazas and other site development features to connect the two different sized and shaped existing buildings. A "background" or subdued link building expression may best achieve the project's design goals.

KELLY

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It has been suggested by the Planning Commission that site planning include a cross-access drive between the Kelly property and the Lindsey Centre so as to permit traffic to flow from the parking lots to the south and east surrounding the Continental Plaza Building and Lindsey Centre across Kelly's Corporate Headquarters' parking lot in order to exit directly onto Big Beaver Road. Under such a scheme, the Kelly Headquarters' parking lot would be effectively appropriated as a privately owned and maintained alternate thoroughfare for use by the public to access Big Beaver Road.

Encouraging such a flow of non-Kelly traffic by means of a cross-access drive is inconsistent with our existing and proposed use of the Kelly Headquarters' site and is contrary to the recommendations of our architects and security consultants.

The principal reasons why we believe that such a cross-access drive is inappropriate and not in the best interest of the City of Troy or Kelly Services are as follows:

1. Cross-access drives may be appropriate to improve circulation, reduce traffic congestion and advance safety in the case of multi-tenant buildings and strip malls open to the general public. We do not believe, however, that a cross-access drive between the Kelly site and the Lindsey Centre will improve safety on either site or be compatible with our private headquarters' facility where we are attempting to control access and improve employee safety and security. To our knowledge, no site in the City of Troy operated exclusively as a privately owned corporate headquarters' facility has been required to have a cross-access connection to adjacent property occupied by multi-tenant buildings.
2. In developing its plans, Kelly retained Professor James C. Snyder of the University of Michigan, an expert on site security, to make recommendations regarding security and limiting access of persons not having a business purpose for being on our

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property. His report provides in significant part:

"The parking lot and grounds should be redeveloped to create the image and reality of a corporate headquarters facility, with apparent access only to employees and authorized visitors."

x x x

"Unauthorized persons should feel uncomfortable using, or cutting across, the parking lot and grounds because it is inconvenient, they would be intruding on a clearly private space, and they would be observed if involved in a criminal act."

x x x

"The lot design should create a friendly but private entity, not interconnected (visually or functionally) with other lots in the area."

x x x

"Circulation geometry should enhance observability (natural surveillance), facilitate convenient entrance and exit, and discourage thru traffic."

3. Approximately 75% of the employees working in the Kelly Headquarters are women. 62% of the officials and managers and 72% of the professionals at the Kelly Headquarters are women. Employees in these categories are the most likely to be working before or after normal business hours. We want to do everything we can to provide a secure environment for employees going to and from their vehicles. We believe that encouraging access to our property from abutting properties by means of a cross-access drive will jeopardize our ability to provide the kind of secure parking facility our employees deserve. We would have no valid basis to challenge strangers using our property as a cross-access.

KELLY

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4. While cross-access easements may make good sense between multi-tenant office buildings open to the public where visitors and tenants have reason to go from building to building, that is not true in our case. We normally have no more than 80-90 outside visitors to our premises in a single day, and they are requested to log in and out at the security desk in the lobby and to wear an identifying tag while on the premises.
5. By acquiring the Kimberly-Scott Building and by integrating its parking lot with that of the Kelly Building, we have already provided an interior cross-access that did not previously exist. In reality, the Kelly site plan interconnects three parking lots, the present Kelly lot, the Kimberly-Scott lot, and the now vacant parcel between the Kelly lot and the Lindsey Centre.
6. In order to limit to two the number of driveways opening onto Crooks Road from the Kelly property, we are prepared to close the present driveway closest to Big Beaver Road.
7. Unlike multi-tenant buildings which frequently have restaurants, copy services, barber shops, travel agencies, medical offices, stock brokers and other types of uses which invite outsiders to come onto the property, the Kelly Headquarters has none of these services. The only people invited to come onto our property are those who work for Kelly or are applying for employment and those who have business to conduct with Kelly. All others are technically trespassers.
8. The Kelly facility operates 24 hours a day. Security personnel patrol the parking lots throughout the day. We need to be able to challenge persons on our premises without a business reason to be there and to request them to leave. We are trying to protect our employees and our property from people who have no reason to be there. We believe that the City of Troy Ordinances should be interpreted in such a way as to assist private business in achieving these goals.

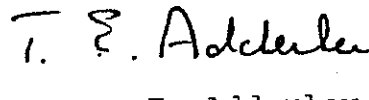
KELLY

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9. We will be installing a CCTV 24-hour monitoring of our parking lot. Allowing cross-access is inconsistent with this security measure.
10. Finally, the provision for joint access or cross-access interior drives in the City of Troy Zoning Ordinance is not mandatory. The Planning Commission clearly has discretion not to require cross-property access where, as in this case, the circumstances do not warrant it.

Kelly Services has enjoyed its location at the corner of Big Beaver and Crooks Road for over fifteen years. We believe it is an excellent location to continue our Corporate Headquarters. However, in making a decision to remain in Troy, it is our desire and objective to create a private, secure campus-like setting which the general public should readily recognize as a private corporate headquarters with access limited to employees and those persons who have business to conduct there. We believe very strongly that a requirement that would make access available to persons attached to or doing business with other office buildings in the area would destroy the important goals which we have identified in this letter.

Very truly yours,



Terence E. Adderley
President and Chief
Executive Officer



2024 102307 JARIPK

REC'D

FEB 14 92

PLANNING DEPT

DESIGN
CENTER

1700 Stutz Drive #25
Troy, Michigan 48064
(313) 649-4770/4772
FAX: (313) 649-1224

February 14, 1992

City Council
City of Troy
500 W. Big Beaver
Troy, MI 48084

Ladies and Gentlemen:

We own and have operated the Michigan Design Center (MDC) at 1700 Stutz Drive, since 1977. We are a 210,000 square foot regional wholesale market center for the upper-end interior furnishings trade, serving Michigan, Ohio, Indiana and southern Ontario. Our showrooms sell to interior designers, architects, contract specifiers, retail stores and institutional and corporate purchasers. We currently have about 1500 manufacturers shown in our showrooms. Competitive market centers are the Merchandise Mart (Chicago) to the west, and the Marketplace (Philadelphia) and the New York Design Center (New York) to the east. The end-users who, with their designers, shop MDC, are among the wealthiest people in the tri-state area.

We also own Design Center of the Americas (DCOTA) in Florida (just south of the Ft. Lauderdale Airport on I-95), a 550,000 square foot facility serving all the south-east states, the Caribbean, Latin America and South America. DCOTA is regarded as the most successful design center in the United States by industry insiders. We operate DCOTA in the same manner as MDC.

MDC is located in the M-1 (Industrial) Zoning Area, adjacent to the Troy Motor Mall, although our operation is about as different from "industrial" as you can imagine. From a zoning ordinance perspective, we are a hybrid and do not fit into any existing classification.

Up until now, our zoning has not been a problem. However, like a lot of other industries today, ours is evolving and changing, and we are changing with it. Some of this evolution may be in conflict with the strict guidelines of M-1 zoning, and therefore we need to address the issues up front and determine how we can work together to accommodate our reasonable needs.

I met with Larry Keisling recently, and he indicated the method for accommodating our needs is to write to the City Council and request a zoning ordinance text amendment, which is the purpose of this letter.

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Without getting into an extensive dissertation about our industry, I will briefly outline the two areas we need to address.

First: Our industry is seeking better ways to service the design community (our showrooms' clients) and the end-user (designers' client). One avenue toward better service and efficiency is to allow interior designers, decorators, specifiers, architects, buying services, and space planners (the "trade") to establish small offices within the design center. This significantly enhances the operating convenience of the trade having their offices near their sources, gives the trade a place to work with their clients in the privacy of their own offices, and helps our showrooms by keeping their clients (the trade) close to them like a captured audience. Therefore, we request a text change to "permit interior designers, decorators, specifiers, architects, buying services and space planners, who deal directly with the public, to establish offices within a design center (a wholesale multi-showroom interior furnishings building).

Second: Our showrooms sell mostly custom-ordered merchandise specified after the client sees a showroom sample, and very little merchandise is actually sold off the showroom floors in the normal course of business. Because the interior furnishings manufacturers introduce new merchandise twice a year, our showrooms (the manufacturers' representatives) must re-merchandise their floors accordingly, to include the new and current product lines. In order to accomplish this, the showrooms must sell their existing floor samples quickly and efficiently, as the showroom owners do not normally own warehouses to store any merchandise. This is a problem that occurs in design centers nationwide, and after many years, a solution has been devised, which we have been using successfully. The solution is a public floor sample sale held on a weekend, where the floor samples are moved out of the showrooms and into common areas, and sold at cost or below (at least 60% off showroom list prices). The sale is advertised and publicized in the media, and the public must pay an admission fee to enter the building (we give half of the admission to charity). The public cannot order any merchandise from the showrooms. The public purchases only floor samples displayed in landlord controlled areas. The public has enthusiastically grasped this opportunity to purchase designer quality merchandise at cost or below. The additional traffic caused by these sales is no problem to our neighbors because no one in our area is open for business on Saturdays or Sundays.

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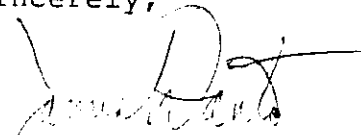
We have recently been advised by a Zoning Inspector that these sample sales are not currently permitted in the M-1 district, and therefore we request a text change to "permit up to two weekend floor sample sales to the public per year to be conducted by a design center (a wholesale multi-showroom interior furnishings building)".

We believe the above requests are fair and reasonable, and will allow us to continue successfully operating MDC in a high caliber fashion. We feel our operation reflects very well on the City of Troy, and brings the quality of people into the area that support other high caliber businesses.

If you do not believe a text change is in order, we would be pleased to obtain a variance or interpretation of the existing ordinances to accommodate our needs.

If you have any questions, or wish to visit MDC to better understand our needs, please call me at 649-4770. Thank you for your consideration, and we look forward to hearing from you and remain,

Sincerely,



James Danto
President

JD/ejk

cc: Frank Gerstenecker, City Manager
Larry Keisling, City Planner✓

R-1E

R-1E

BIG BEAVER

SITE PLAN REVIEW
Proposed Industrial
Building Expansion

LOW R

25

R-1



MAPLE

RING

HICAGO

R-



BELLINGHAM

ELDRIDGE

JOHN R

SITE PLAN REVIEW

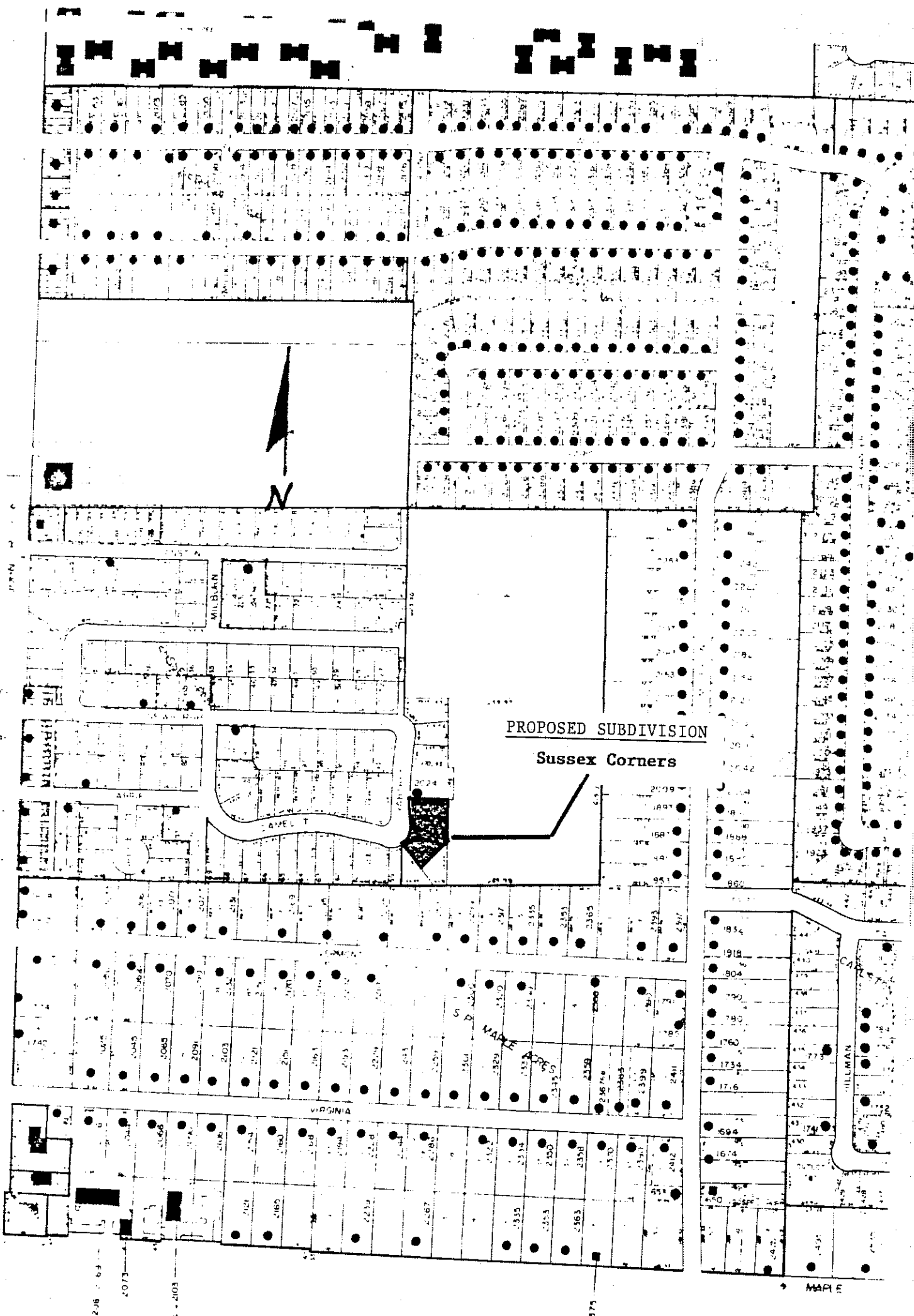
Proposed Industrial Building Expansion

BRINSTON

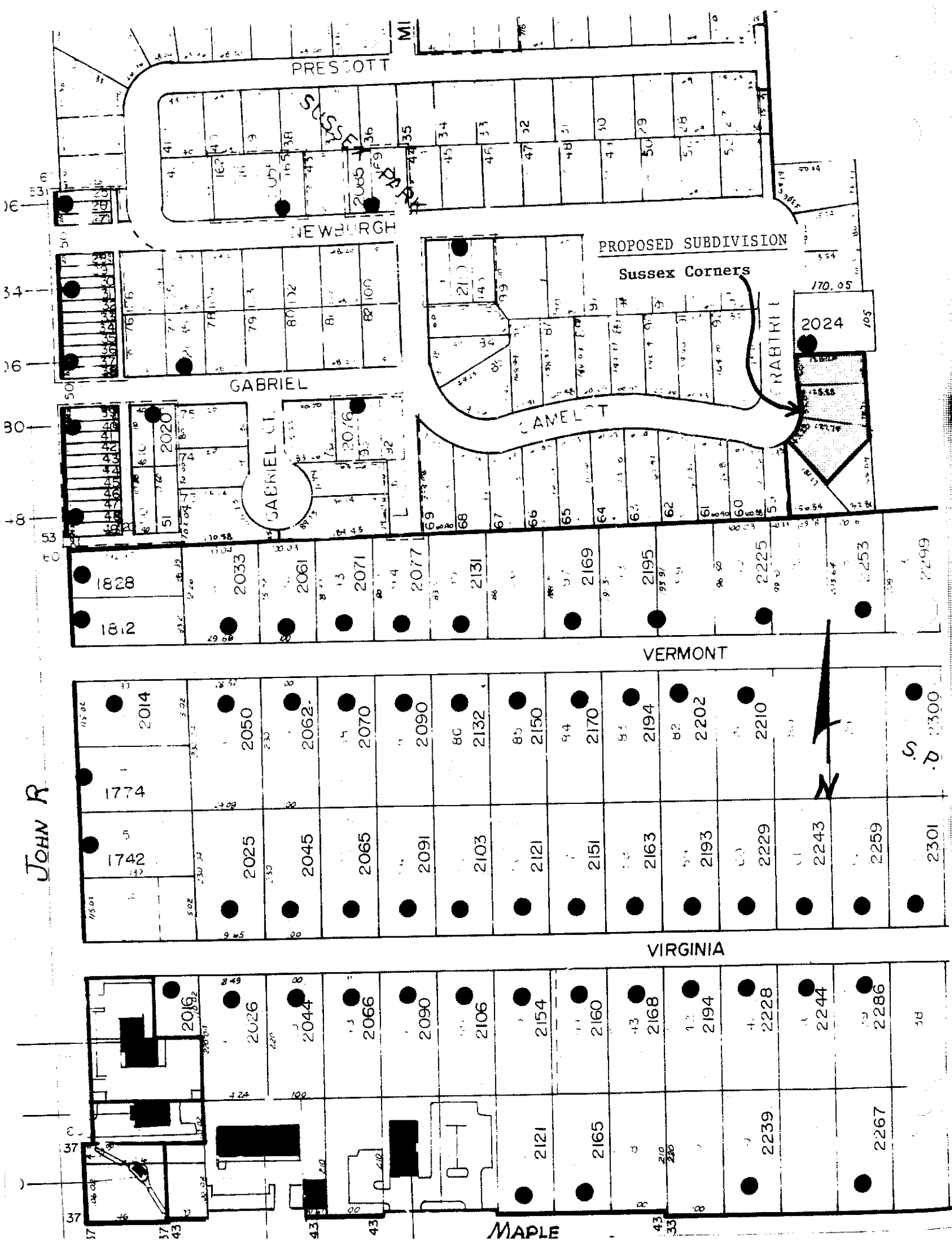
LARCHWOOD

WOODS





JOHN R



THUNDERBIRD