

LGR

**AGENDA**  
**REGULAR MEETING**

**7:30 P.M.**

TROY CITY PLANNING COMMISSION

December 10, 1991

1. ROLL CALL
2. MINUTES - Special/Study Meeting - November 26, 1991
3. PUBLIC COMMENTS

*Litton R.C.  
Not Chair*

**SITE PLANS**

4. PUBLIC HEARING - RENEWAL OF SITE PLAN APPROVAL (Additional Height Request) - Proposed Research/Office Development - Northeast Corner of 14 Mile and Stephenson - Section 35
5. SITE PLAN REVIEW - Proposed Parking Area Expansion - North Side of Troywood, West of Rochester - Section 22
6. SITE PLAN REVIEW - Proposed Commercial Building - Southeast Corner of Rochester and Glaser - Section 14

**SPECIAL USE REQUESTS**

7. PUBLIC HEARING - SPECIAL USE REQUEST AND SITE PLAN REVIEW - Proposed Child Care Center - South Side of Long Lake, East of Rochester - Section 14

**SUBDIVISIONS**

8. PRELIMINARY PLAT - TENTATIVE APPROVAL - Cricket Cove Subdivision - East Side of Crooks, South of Wattles - Section 21

**REZONING PROPOSALS AND TEXT AMENDMENTS**

9. PUBLIC HEARING - PROPOSED ZONING ORDINANCE TEXT AMENDMENT - "Frontage" Definition

## APPROVAL REQUIREMENTS

- A) The Plan 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 Plan 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 Plan 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 - December 10, 1991

1. ROLL CALL

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

2. MINUTES - Special/Study Meeting - November 26, 1991

3. PUBLIC COMMENTS

SITE PLANS

4. PUBLIC HEARING - RENEWAL OF SITE PLAN APPROVAL (Additional Height Request)  
- Proposed Research/Office Development - Northeast Corner of 14 Mile and Stephenson - Section 35

In September of 1988 the Planning Commission and subsequently the City Council considered and approved a site plan for the construction of two six-story research/office buildings, each having a gross floor area of 137,500 square feet, on the now vacant 16.4 acre R-C zoned site at the northeast corner of Fourteen Mile Road and Stephenson Highway. The City Council was involved in the plan review and approval process as the proposal involved the additional height development option available within the R-C District. The enclosed memorandum of September 20, 1988 reviews the proposal and the matters considered at the time, up to the point of City Council action on September 26, 1988.

As construction of this project has not proceeded within the one year plan approval period, the property owners and petitioners, Kojaian Properties and The Becker Group have requested renewal of Site Plan Approval. The plan as now submitted is identical to that which was approved in 1988. The two six-story buildings are still proposed to have a height not exceeding 80 feet, plus mechanical penthouses. These buildings far exceed the additional setbacks required under the subject development option, wherein one (1) foot of building setback is required per foot of building height. The landscaped area provided far exceeds that required under the landscaped yard modification provision which appears under footnote (L) of the Zoning Ordinance Schedule of Regulations. Under this approach the minimum landscaped yard can be reduced (from 50 feet to 20 feet along the freeway) with the provision of additional landscaped area over and above that normally required. The development plan also includes several improvements both to Fourteen Mile Road and to Stephenson Highway. <sup>1</sup>Acceleration and deceleration lanes are proposed on Stephenson Highway, and <sup>2</sup>a deceleration/right turn lane is proposed in conjunction with the single proposed Fourteen Mile Road driveway. <sup>3</sup>A new Stephenson Highway median cross-over is also proposed, which will enable direct left turns into the proposed northerly driveway. A cross-access easement will be provided, extending from the proposed northerly Stephenson Highway driveway to the north property line.

\* >

In accordance with the additional height provisions of the Zoning Ordinance, a Planning Commission Public Hearing is required on this matter, with subsequent action both by the Planning Commission and the City Council. It is the recommendation of the Planning Department that this request for Renewal of Site Plan Approval be approved, on the basis of use of both of the indicated development options.

*Proposed resolution*

Moved by

Supported by

RESOLVED, that the Planning Commission hereby recommends to the City Council that the plan as presented on this date for the construction of two six-story research/office buildings, having a total gross floor area of 275,000 square feet, on the 16.4 acre R-C zoned site at the northeast corner of Fourteen Mile Road and Stephenson Highway be (approved, in accordance with Section 30.30.00 - (f) of the Zoning Ordinance, to a maximum structure height of 80 feet, subject to the following conditions: Cross Access Easement) or (denied, for the following reasons: \_\_\_\_\_).

Yeas:

Nays:

Absent:

→ Screen

5. SITE PLAN REVIEW - Proposed Parking Area Expansion - North Side of Troywood, West of Rochester - Section 22

On September 16, 1991 the City Council took action to rezone a parcel having 110 feet of frontage on the north side of Troywood Street immediately west of the B-3 zoned Picano's Restaurant site from R-1C to P-1 (Vehicular Parking). A site plan has now been submitted for expansion of the Picano's Restaurant parking area, as indicated at the time of consideration of the rezoning. The plan as presented at that time indicated a 20 foot setback for the proposed parking area and screening wall from Troywood Street, consistent with the parking area setback on the current restaurant site. P-1 zoning requires a front setback at least equal to that of the adjacent residential district, in this case 30 feet. The plan has, therefore, been revised to conform with Ordinance requirements. Other elements of the proposed plan reflect those items indicated at the time of the rezoning proposal, including placing the westerly screenwall away

- 1) from the property line, the placement of a 6 foot screenwall rather than the required 4' 6" wall,
- 2) and the use of a precast panel wall rather than a conventionally-constructed wall with a trench footing, in order to better enable preservation of trees on this site. The proposed wall will, therefore, not be constructed of a material similar to that of the building. It is the petitioner's position, however, that the proposed wall material will be compatible with the adjacent area, and will facilitate the significant tree preservation efforts. The plan as now presented indicates that the proposed parking area expansion will result in a net increase of 33 parking spaces, with the understanding that there will be 158 spaces on the total expanded site, rather than the 165 spaces indicated in the tabulation on the site plan. (Subject to the Planning Commission's concurrence with the petitioner's position that the proposed screenwall will be compatible with the adjacent area, approval of this site plan would be in order.)

vs. Brick Panel Wall \*

December 10, 1991 Agenda

Proposed resolution

Moved by

Supported by

RESOLVED, that Preliminary Site Plan Approval, as requested for the construction of an additional parking area to serve Picano's Restaurant, on a P-1 zoned parcel having 110 frontage on the north side of Troywood west of Rochester Road, is hereby (granted, subject to the following conditions: ① Dumpster Location @ Rear of N.W. Side of Restaurant or (denied, for the following reasons: ② Verification That Equipment Is Screened From Adj. Road Area).

Yeas:

Nays:

Absent:

6. SITE PLAN REVIEW - Proposed Commercial Building - Southeast Corner of Rochester and Glaser - Section 14
- Clarify That Pet. is Aware of Litigation and need to remove it*  
*Reveals*

A site plan has been submitted for the construction of a 3,600 square foot commercial building on a parcel which was recently rezoned from B-2 (Community Business) to B-1 (Local Business) at the southeast corner of Rochester Road and Glaser Street, the first street south of Long Lake Road. The subject site has 75 feet of frontage on Rochester Road and 250 feet of frontage or depth along Glaser. The property owner and petitioner, The Banks Vacuum Corporation, is proposing to construct this building for their own use.

The petitioners previously proposed a somewhat larger building extending to the south property line, but were unable to obtain the requested setback variance from the Board of Zoning Appeals. The site plan as now submitted meets the B-1 District setback requirements. Two driveways are proposed to serve this site from Glaser Street, with no drives from Rochester Road. A cross-access easement should be provided, extending across the front of the site from the westerly Glaser Street driveway to the south property line, in order to connect with an easement previously provided over the site to the south, extending to the adjacent Rochester Road driveway.

In the course of our preliminary review of this proposal, we asked that the building and westerly parking area be moved 10 feet further to the east, in order to enable more of the required landscaped area to be in the front portion of the site, while also providing for the potential future acquisition of an additional 10 feet of Rochester Road right-of-way in this area without disrupting the proposed parking area. The petitioners have indicated that they do not wish to relocate the building in this matter, as it is their opinion that such a revision would even further reduce the visibility of their proposed building from those passing by on Rochester Road. We further requested that the sidewalk required between the building and the front parking area be extended north to intersect with the required public sidewalk along Glaser Street. The petitioners have indicated that they do not wish to construct a sidewalk at this location. Although they have relocated the rear parking area and the trash enclosure and loading area as suggested by the Planning Department, the plan as now submitted does not meet the landscape requirement. As there are five extra parking spaces indicated in the plan as

submitted, it is our recommendation that the two northerly spaces in the rear parking area be removed and landscaped, in order to meet the landscape requirement. With this condition, the site plan would meet all applicable Ordinance requirements.

*Proposed resolution*

Moved by

Supported by

RESOLVED, that Preliminary Site Plan Approval, as requested for the construction of a 3,600 square foot commercial building on the B-1 zoned site at the southeast corner of Rochester Road and Glaser Street is hereby (granted, subject to removal of two parking spaces in the rear parking area in order to meet applicable landscape area requirements, and subject to the following additional conditions: \_\_\_\_\_) or (denied, for the following reasons: \_\_\_\_\_).

Yeas:

Nays:

Absent:

SPECIAL USE REQUESTS

7. PUBLIC HEARING - SPECIAL USE REQUEST AND SITE PLAN REVIEW - Proposed Child Care Center - South Side of Long Lake, East of Rochester - Section 14

A request has been submitted for Special Use Approval and related Site Plan Approval for the establishment of 128 child capacity child care or day care center, on an R-1C zoned parcel consisting of two lots having a total of 200 feet of frontage on the south side of Long Lake Road east of Rochester Road. This site lies immediately east of the O-1 zoned office site which serves as the east end of the non-residential zoning and development area in this quadrant of the Long Lake-Rochester intersection area. This proposal is submitted in accordance with the provisions of Section 10.30.03 of the Zoning Ordinance. This site, abutting office zoning, meets the locational criteria of the Zoning Ordinance. The proposed play area meets the requirements related to the indicated child capacity, and the parking available can readily meet the Ordinance requirements based on child capacity and staff size. An evergreen tree screen has previously been placed along the west property line, the east edge of the O-1 site, through a waiver action by the Board of Zoning Appeals in lieu of the normal six foot zoning boundary screenwall. Opaque fencing is, however, indicated along the east, south and west sides of the proposed play area, and the required parking area screenwall is indicated along that portion of the east property line adjacent to the front parking area.

Two driveways are proposed to serve the site from Long Lake Road. The two-way drive on the west side of the frontage will provide access both to the larger parking area and to the drop-off/parking area in front of the building. The drop-off area will also be served by a one-way exit only driveway, exiting the site in the easterly portion of the frontage. We have also asked that a cross-access easement be provided extending from the west driveway to the west property line, even though such an easement has not previously been provided on the abutting office site.

*10' Easement for  
Street, Sidewalk and Public Utilities*

7.

We have further asked that building elevations be provided, in order to assure compatibility with the adjacent residential area as indicated in the subject Ordinance provisions. With the provision of these elevations, all applicable Ordinance requirements would be complied with and Special Use Approval related Preliminary Site Plan Approval would be in order.

*Proposed resolution*

Moved by

Supported by

RESOLVED, that Special Use Approval, as requested for the construction of a 128 child capacity child care center on a 60,000 square foot R-1C zoned site having 200 feet of frontage on the south side of Long Lake Road east of Rochester Road is hereby (granted, in accordance with Section 10.30.03 of the Zoning Ordinance, subject to the following conditions: 10' Easement for Street, Sidewalk & Public Utilities) or (denied, for the following reasons: \_\_\_\_\_).

Yeas:

Nays:

Absent:

Moved by

Supported by

RESOLVED, that Preliminary Site Plan Approval, as requested for the construction of a 128 child capacity child care center on a 60,000 square foot R-1C zoned parcel having 200 feet of frontage on the south side of Long Lake Road east of Rochester Road is hereby (granted, subject to the following conditions: \_\_\_\_\_) or (denied, for the following reasons: \_\_\_\_\_).

Yeas:

Nays:

Absent:

SUBDIVISIONS

8. PRELIMINARY PLAT - TENTATIVE APPROVAL - Cricket Cove Subdivision - East Side of Crooks, South of Wattles - Section 21

This proposed subdivision, consisting of (8) lots, comprising an area of (3.5) acres, is to be developed on a parcel to be split from the site of the recently-completed Reorganized Church of Jesus Christ of Latter Day Saints, immediately north of the Washington Square Subdivision. The parcel immediately to the east is now being developed as the Sapphire Estates Subdivision, with an L-shaped street pattern which extends west from Finch and then north to acreage parcels to the north. As there is no potential for inter-connection of the street pattern, the proposed Cricket Cove Subdivision will consist just of a short cul-de-sac extending east from Crooks Road. Storm water detention for this subdivision will be provided through the expansion of the basin existing on the remaining church site immediately to the north. Maintenance access to this basin will be provided through the church parking area from Crooks

Road, and the basin parcel is to be conveyed to the City, along with the typically required maintenance deposit.

This proposed subdivision is to be developed in accordance with the lot-averaging provisions applicable to the subject R-1B Zoning District. The relatively shallow north-south dimension of this property results in lots which are relatively shallow for R-1B parcels. We have asked, in addition to the building footprint submitted in conjunction with this plat, that one or more typical floor plans be submitted for homes which might be constructed on proposed Lots 4 and 5 at the east end of the cul-de-sac. The 87 foot "half right-of-way" indicated for Crooks Road has already been acquired, and is consistent with the right-of-way across the frontage of the Washington Square Subdivision. This larger right-of-way recognizes the existence of the cemetery on the west side of Crooks Road. All applicable Ordinance requirements are complied with and Tentative Approval of this Preliminary Plat is recommended.

*Proposed resolution*

Moved by

Supported by

RESOLVED, that the Planning Commission hereby recommends to the City Council that Tentative Approval be granted to the Preliminary Plat of Cricket Cove Subdivision, on the east side of Crooks, south of Wattles in Section 21.

Yeas:

Nays:

Absent:

REZONING PROPOSALS AND TEXT AMENDMENTS

9. PUBLIC HEARING - PROPOSED ZONING ORDINANCE TEXT AMENDMENT -  
"Frontage" Definition

In the course of preliminary hearings related to recent zoning litigation involving the site now occupied by John R Spring at the southeast corner of Maple and Chicago Roads, the Circuit Court Judge took the position that the City's interpretation of the term "frontage" is improper, as used in Section 28.30.08 of the Zoning Ordinance related to automobile repair and service facilities in M-1 Districts. It was his position that "frontage" relates only to the primary street to which a building is oriented, and potentially only to that street to which a site has access. He was thus saying that, if the subject site at the southeast corner of Maple and Chicago Roads did not have driveway access to Maple Road, its "frontage" would be on Chicago Road, and it could not be considered as having frontage on Maple Road. On this basis, an automobile repair or service use could be permitted at this location, even though it abuts Maple Road. As indicated at last week's Study Meeting, in order to clarify this matter, and to eliminate the potential for further improper interpretations of the term "frontage", the staff is now recommending that a definition for the term "frontage" be included in the Zoning Ordinance. It is our position that the definition indicated on the enclosed copy of the notice for this Public Hearing would be proper.



*Proposed resolution*

Moved by

Supported by

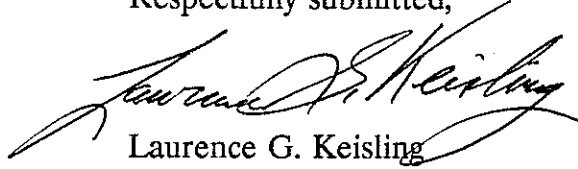
RESOLVED, that the Planning Commission hereby recommends to the City Council that the Zoning Ordinance be amended in order to include a definition for the term "frontage", generally in accordance with the text presented on this date, in order to clearly indicate the intent of the Zoning Ordinance in relation to this term.

Yeas:

Nays:

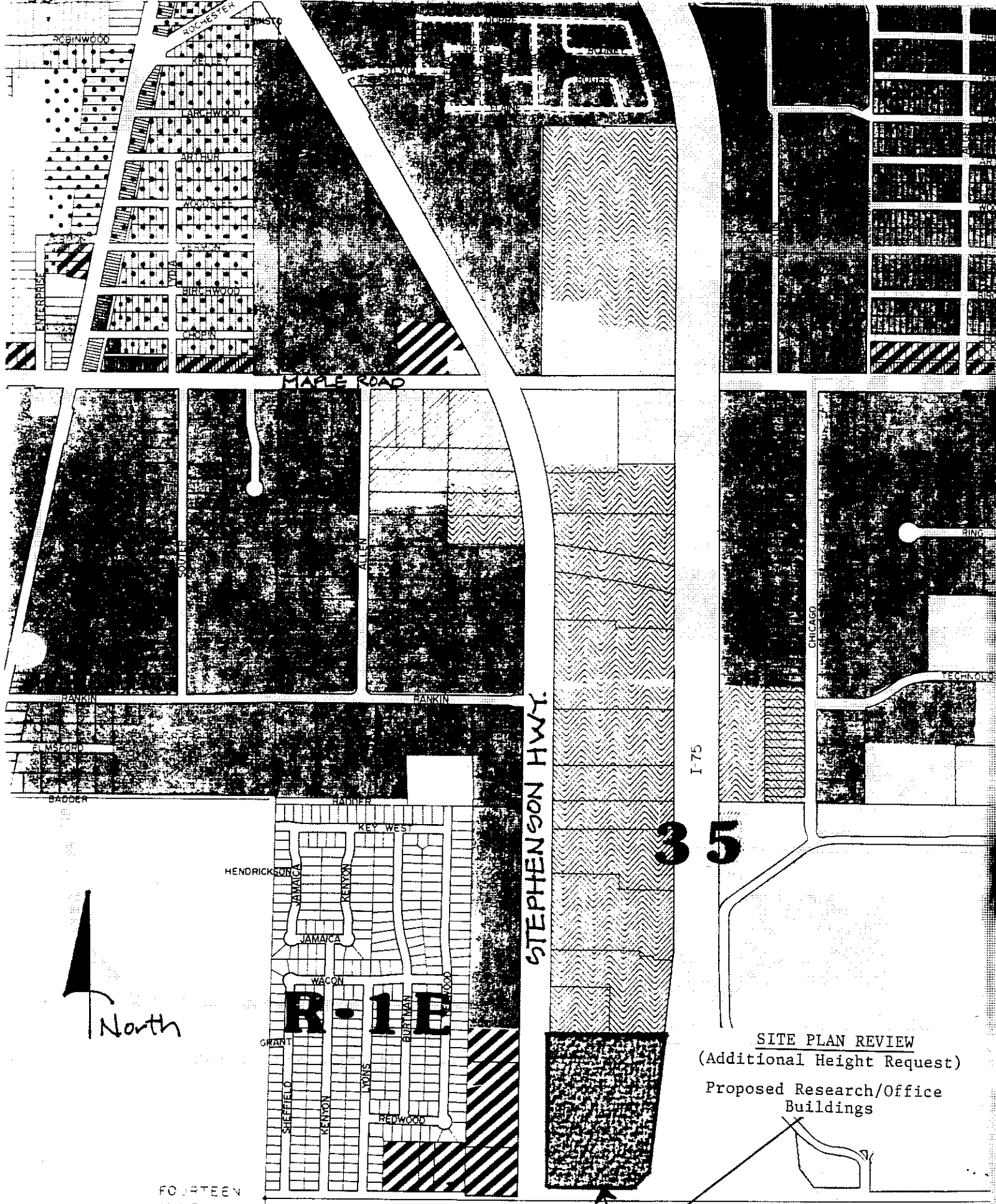
Absent:

Respectfully submitted,



Laurence G. Keisling  
Planning Director

LGK/eb



I-75

3 5

STEPHENSON HWY.

**R-1E**

SITE PLAN REVIEW  
(Additional Height Request)  
Proposed Research/Office  
Buildings

# 4



September 20, 1988

TO: Frank Gerstenecker, City Manager

FROM: Laurence G. Keisling, Planning Director

SUBJECT: Additional Height Request - Proposed Research/Office  
Development - Northeast Corner of Fourteen Mile and Stephenson  
- Section 35

A Site Plan has been submitted for the construction of two six-story research/office buildings, each having a gross floor area of 137,500 square feet, on a 16.4 acre site at the northeast corner of Fourteen Mile Road and Stephenson Highway which was recently rezoned from M-1 to R-C (Research Center). This development will involve the removal of the industrial building complex presently occupying this site, which was previously the Jim Robbins Company facilities. The subject site has 629 feet of frontage on the north side of Fourteen Mile Road extending east from Stephenson Highway to I-75, 1,000 feet of frontage on Stephenson Highway, and 1,013 feet of frontage on I-75. The site plan proposes a central boulevarded drive to Stephenson Highway, along with a two-way drive in the northerly portion of the Stephenson frontage. A single driveway is also proposed in the approximate center of the Fourteen Mile Road frontage, at a point adequately offset from the southbound I-75 exit ramp. The petitioners propose the construction of an additional opening in the Stephenson Highway median in order to provide for a direct left turn into their northerly drive. The proposed Fourteen Mile Road driveway is in an area where the Fourteen Mile Road pavement is separated by an island, thus limiting this driveway to right turns in and out only. Accel/decel lanes were originally proposed at all access points within both street frontages. Following Staff review of this proposal, and preliminary Plan Commission discussion at their Special Meeting of September 6, 1988, the plan was modified to indicate the addition of a full lane between the proposed Fourteen Mile Road driveway and Stephenson Highway. This lane would then become a new right turn lane. With the elimination of the curb off-set at the northwest corner of Fourteen Mile and Stephenson, the present right turn lane east of the intersection would then effectively become an additional through lane, extending over 600 feet west from Stephenson Highway.

This proposal uses two development options available within R-C Districts. The proposed six-story (78.5 foot) building height exceeds the basic three-story 40 foot height maximum of the R-C District. Footnote (f) of the Schedule of Regulations provides for height flexibility within R-C sites having an area of 5 acres or greater, subject to the provision of additional setbacks on a one (1) foot setback per foot of building height basis. This development approach has been used several times within the Robbins Executive Park West development to the north, as well as in the Northfield Corporate Center area. The setbacks provided far exceed those required under this development approach. The developers are also proposing to use the landscaped yard modification provision available under footnote (1) in relation to developments along the freeway. Under this approach the minimum landscaped yard can be reduced from 50 feet to 20 feet, with the provision of additional landscaped area over and above that normally required. The landscaped area provided on this site far exceeds even the expanded requirement related to the indicated development approach. The Ordinance language related to the additional height request portion of this proposal requires a Plan Commission Public Hearing, with subsequent

action both by the Plan Commission and the City Council.

After preliminary discussion of this matter at their September 6 Special/Study Meeting, the Plan Commission formally considered this request in conjunction with a Public Hearing at their September 13, 1988 Regular Meeting. At that time I advised the Commission that the site plan as now submitted meets all applicable Ordinance requirements, and that in the opinion of the Planning Department, the subject site is a reasonable one for the height and scale of the development proposed. Approval of this site plan, incorporating the additional height request, was therefore recommended by the Planning Department. Michael Kojaian was present representing the petitioners, along with Kim Yamaskai, his architect. Mr. Yamasaki reviewed the series of improvements which would result in the "levels of service" at the Fourteen Mile/Stephenson intersection, as a result of the traffic improvements which would accompany this project. The use of the height flexibility provision would enable the provision of a substantial amount of landscaped area, along with building and parking relationships which would not require parking structures. The development intensity proposed would also be less than that permitted under R-C zoning.

Mr. Keith Honhardt of Atlas Welding Accessories at 501 Stephenson, was present at the hearing. He indicated that he also owned the building at 465 Stephenson Highway, and that his businesses had been in this area since 1961. Although he supported the nature and quality of the proposed development, he expressed concern as to the traffic situation in the area. In response to his concern that the additional height request would enable a higher intensity of development, it was noted that the same development intensity could be achieved through the use of lower buildings, but that the amount of landscaped area would be substantially reduced. The Commission then adopted the following resolution regarding this proposal:

Moved by Ethier

Supported by Lepp

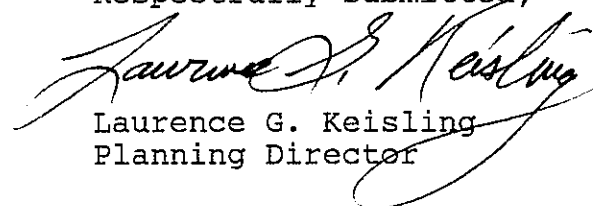
RESOLVED, that the Plan Commission hereby recommends to the City Council that the plan as presented on this date for the construction of two 6-story research/office buildings, having a total gross floor area of 275,000 square feet, on a 16.4 acre R-C zoned site at the northeast corner of Fourteen Mile Road and Stephenson Highway be approved, in accordance with Section 30.30.00-(f) of the Zoning Ordinance, to a maximum structure height of 80 feet.

Yeas: All Present (5)

Absent: Melaragni, Storrs,  
Wright

MOTION CARRIED

Respectfully submitted,



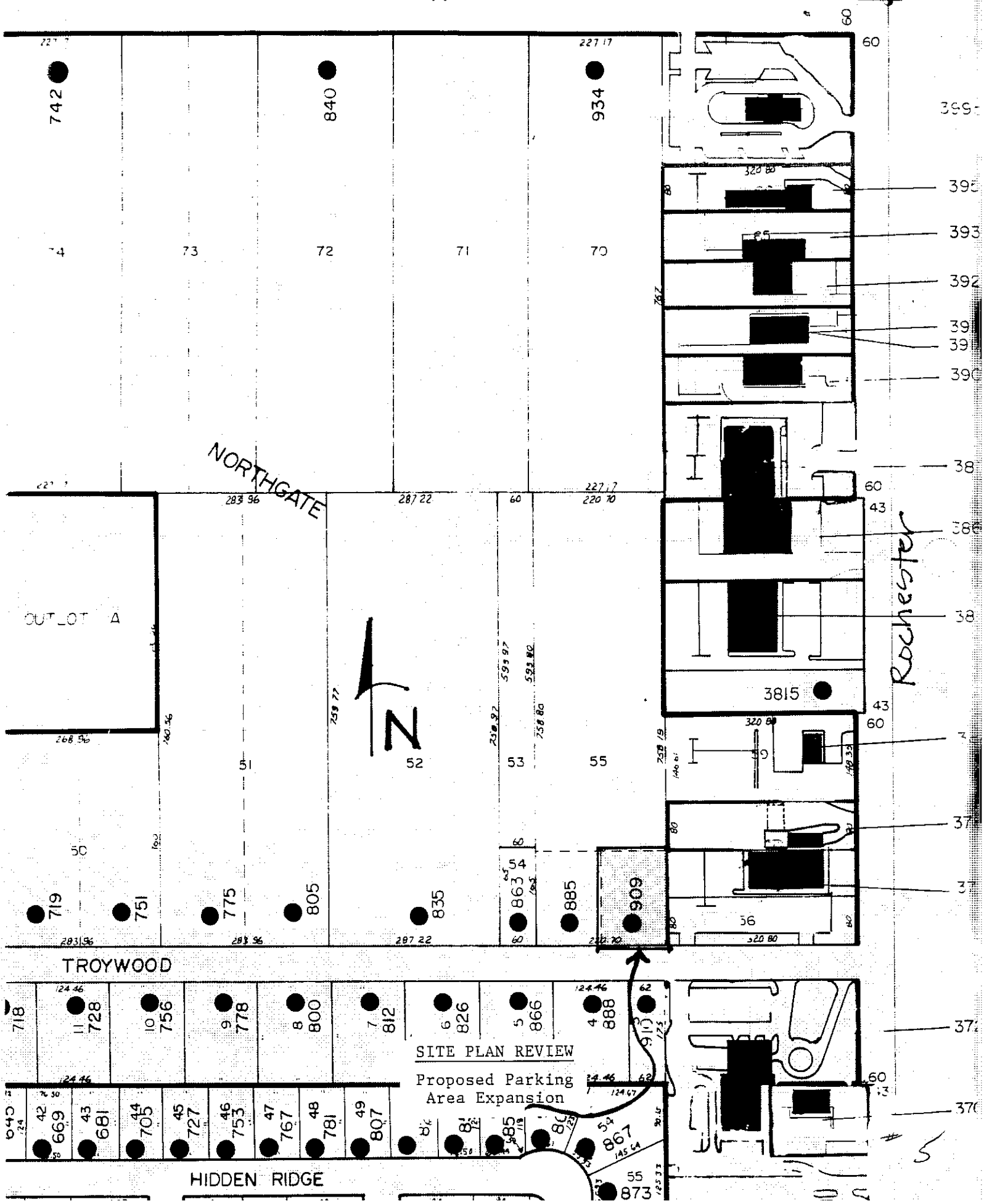
Laurence G. Keisling  
Planning Director

LGK/eb

copies: Gerald VandenBussche, Chief Building Inspector  
Richard Beaubien, Transportation Engineer



Wattles



**R-1C**

SITE PLAN REVIEW  
Proposed Commercial  
Building

**C-F**

**C  
F**

**5**

**1C**

North **14**

**R-1C**

# 6



Long Lake Road

SITE PLAN REVIEW  
Proposed Commercial  
Building

Rochester Road

GLASER

ROCHESTER

ROAD

FARMS

North

BRADLEY

# 6

**R-1C**

SPECIAL USE REQUEST  
Proposed Child Care  
Facility

Long Lake

**C-F**

**15**

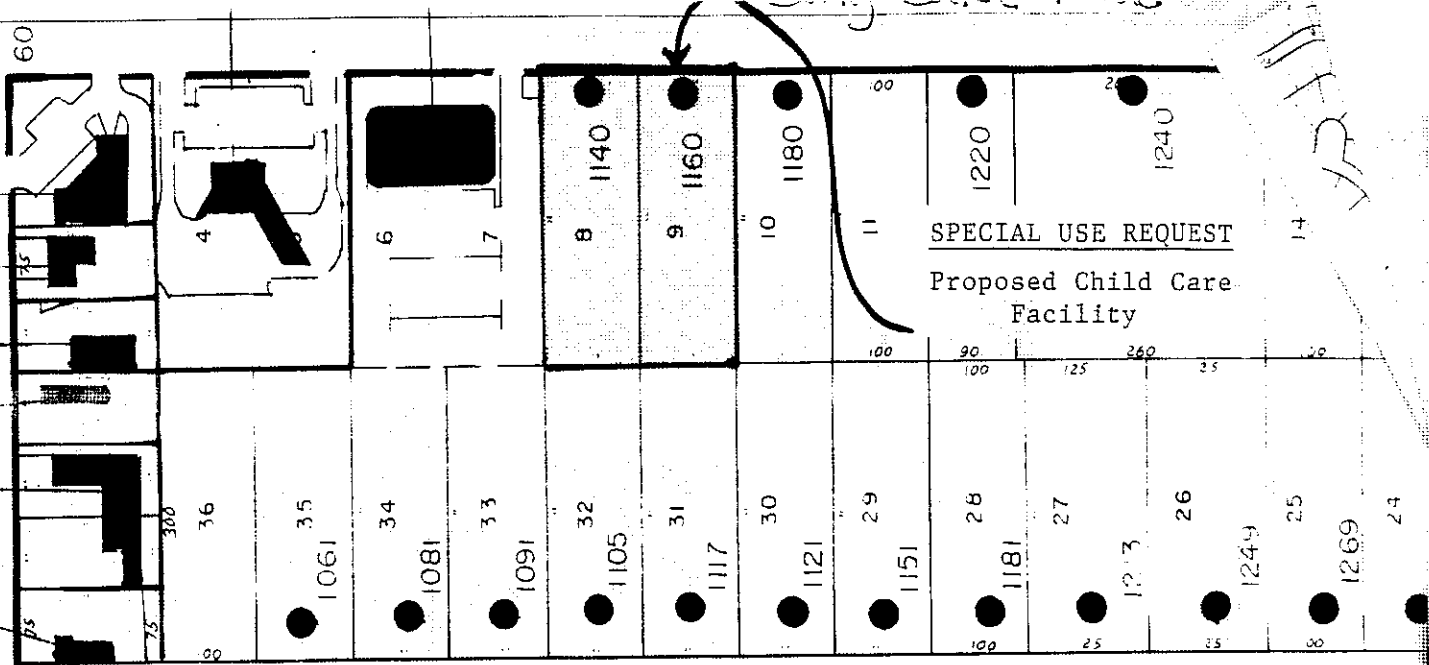
**R-1C**

North **14**

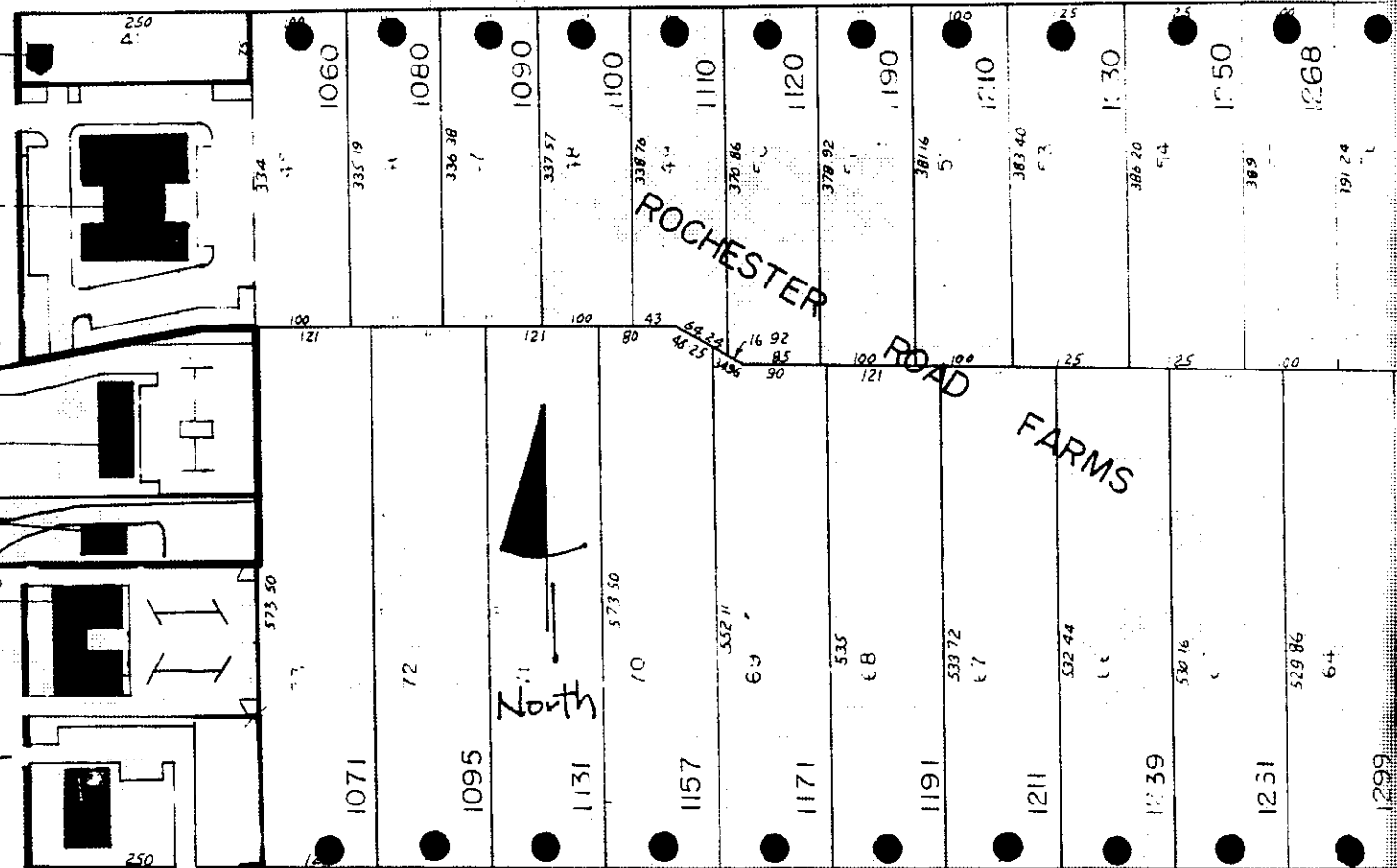
**R-1C**

# 7

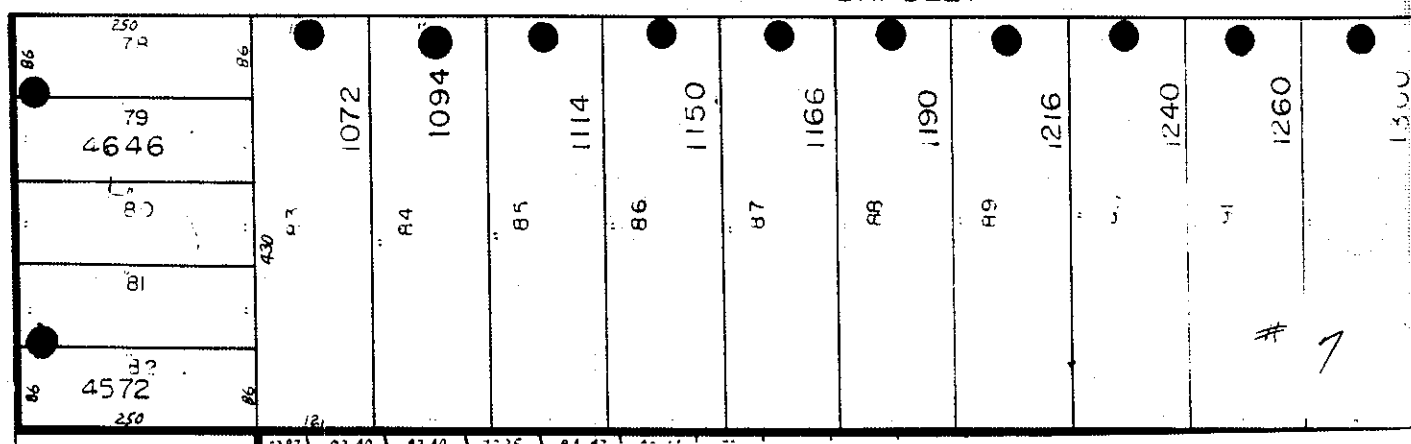
Rochester Road



GLASER



BRADLEY



# 7

November 26, 1991

Planning Commission  
City of Troy  
500 W. Big Beaver Rd.  
Troy, MI

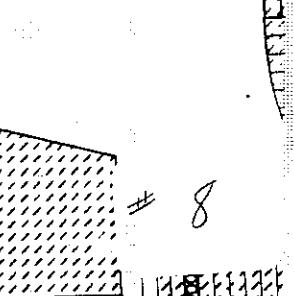
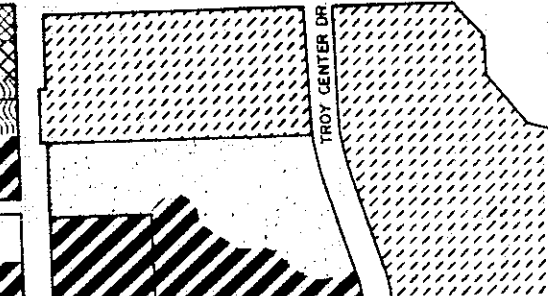
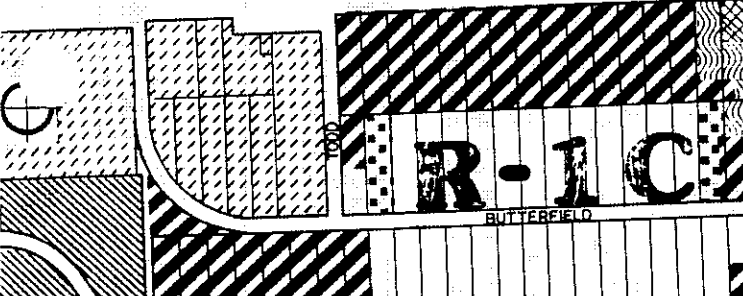
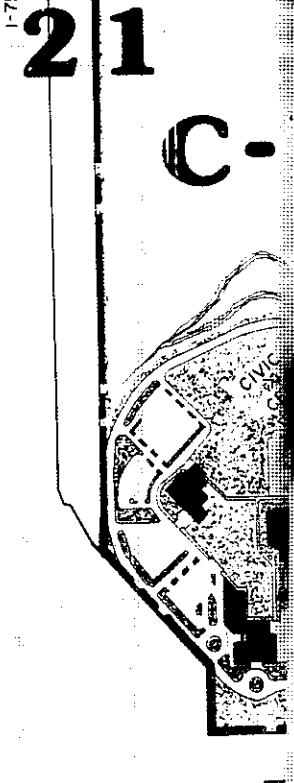
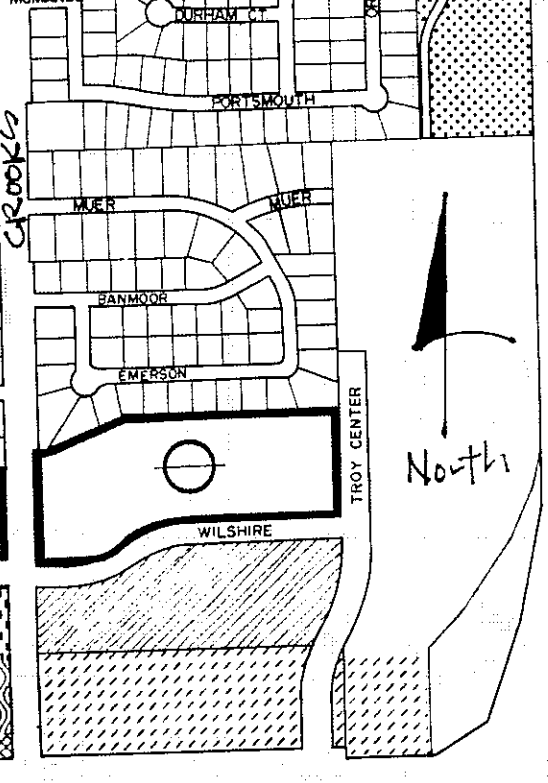
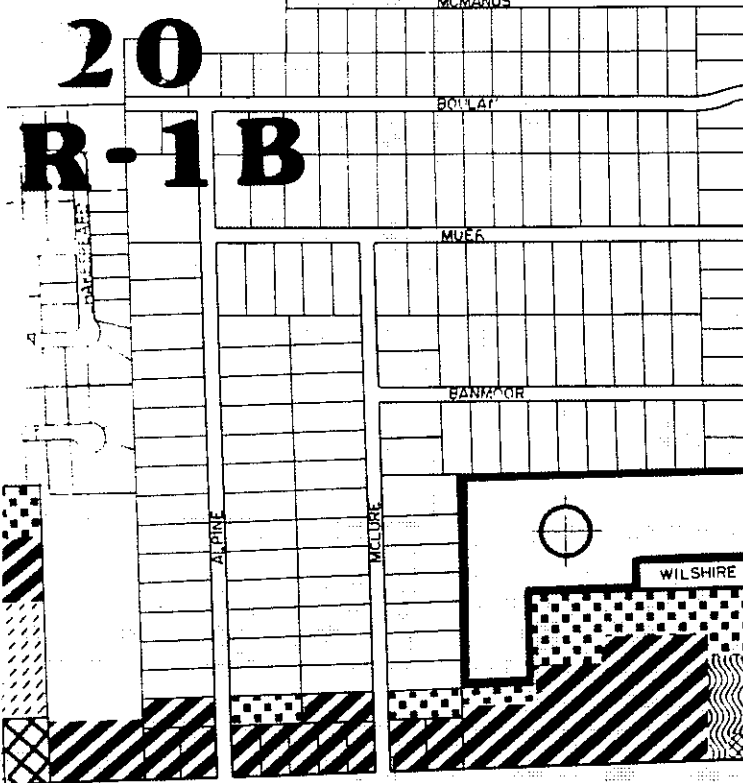
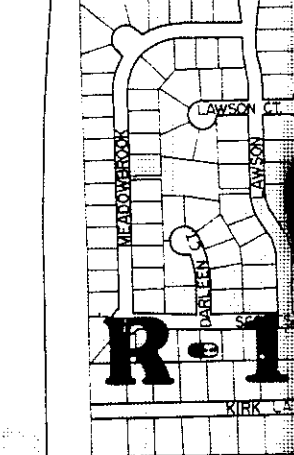
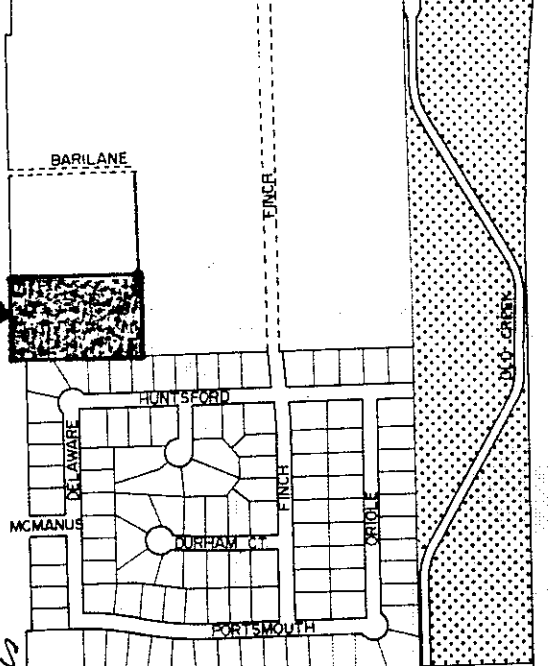
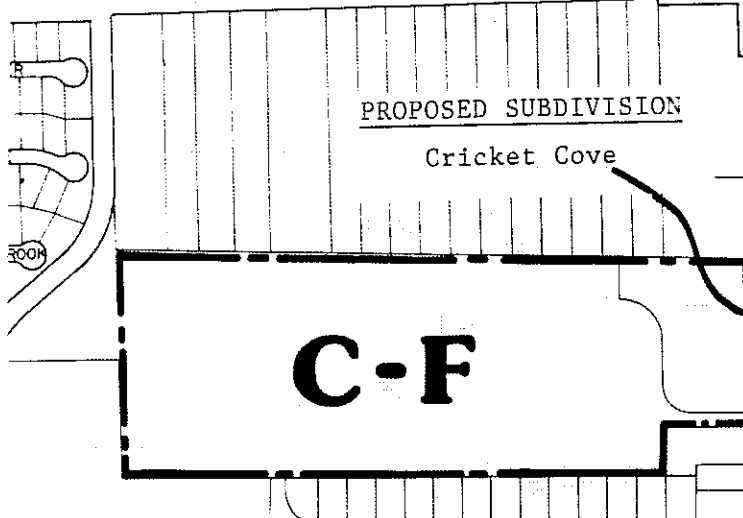
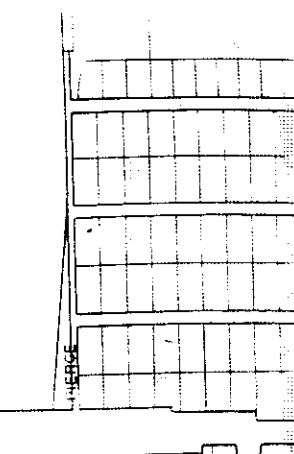
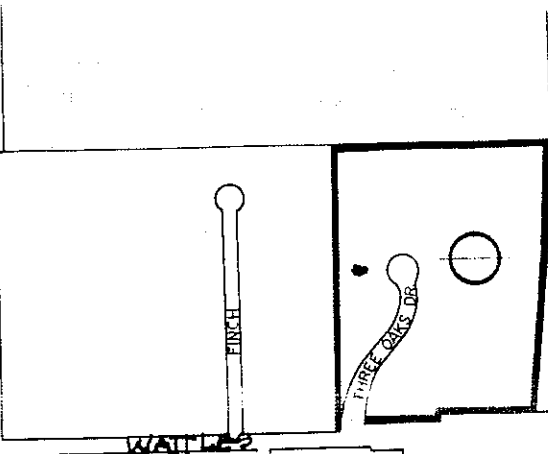
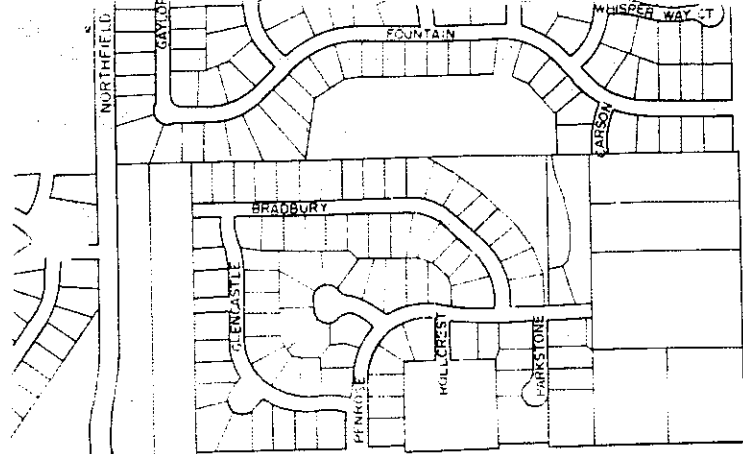
Re: Request of Albert F. Brani for Special Use for Child Care Center on Lots 8 and 9

Gentlemen:

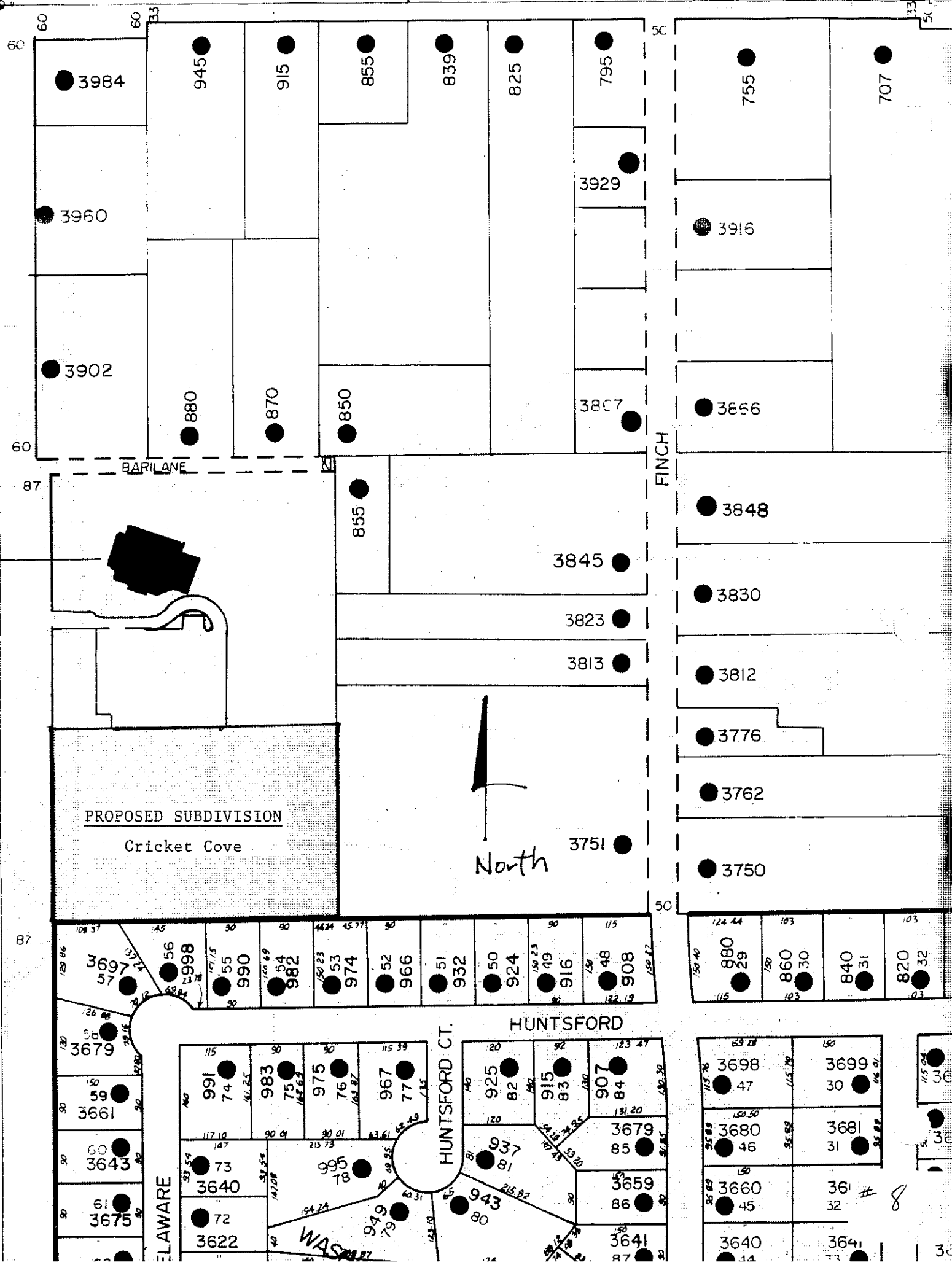
We own property on Long Lake Road, being specifically Lots 10 through 19, Rochester Road Farms Subdivision. We object to the proposal of special use for a child care facility on Lots 8 and 9.

Because of all the commercial development along Rochester Road and Long Lake Road, we can no longer feasibly use our property for residential use. If the proponent secures a special use for a child care facility, he will lock our property in as residential property. Because of the great amount of commercial development in this area, a much better use for our property would be as a commercial piece. Granting of this special use would make it impossible for us to secure any change of zoning on our property. Therefore, we are requesting that you deny the proponent's request for a special use as a child care facility.

LOTS 14-19	14	1250 - E. LONG LAKE RD.	10	1180 E Long Lake Rd. Troy	578-3294
	15	Kevin Coppock	11	Mrs Peter A. Blaser	689-4138
	16	1330 E. Long Lake	12	Mrs Nancy Beloracki	48098
	17	1336 E. Long Lake Rd.	13	Mrs & Mrs. A. L. Laska	1215 E. Long Lake Rd.
	18	1345 Long Lake Rd			
	19	1321 Beaver Rd			



CROOKS



## CITY OF TROY

A Public Hearing will be held by and before the Planning Commission of the City of Troy at City Hall, 500 W. Big Beaver, Troy, Michigan on December 10, 1991 at 7:30 P.M., or as soon thereafter as the agenda will permit, to consider a proposal to amend the text of the Zoning Ordinance by adding a definition for the term "FRONTAGE", as follows:

### ARTICLE IV DEFINITIONS

04.20.64 FRONTAGE: The term "frontage" means and applies to any portion of a parcel of land abutting a street, thoroughfare, or freeway.

You may express your approval or objections by writing this office or by attending the Public Hearing.

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Kenneth L. Courtney  
City Clerk