



500 West Big Beaver  
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## **PLANNING COMMISSION MEETING AGENDA REGULAR MEETING**

Marianna Perakis, Chair, Lakshmi Malalahalli, Vice Chair  
Toby Buechner, Carlton Faison, Tyler Fox, Michael W. Hutson, Tom Krent,  
Dave Lambert and John J. Tagle

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**August 27, 2024**

**7:00 P.M.**

**Council Chambers**

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1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – August 13, 2024
4. PUBLIC COMMENT – For Items Not on the Agenda

### **CONDITIONAL REZONING**

5. PUBLIC HEARING – CONDITIONAL REZONING – (CR JPLN2024-001) – Proposed Bachard Lofts Conditional Rezoning, North side of Maple, West side of Stephenson (1441 E. Maple; PIN 88-20-26-351-016), Section 26, From O (Office) to IB (Integrated Industrial & Business) District.

### **SPECIAL USE APPROVAL**

6. PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0025) – Proposed Adult Foster Care Small Group Home (Up to 10 Residents), West side of John R, South side of Abbotsford (5589 John R; PIN 88-20-12-152-003), Section 12, Currently Zoned R-1C (One Family Residential) Zoning District
7. PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0024) – Proposed Aston Martin Dealership, North side of Maplelawn, West of Crooks (1744 Maplelawn; PIN 88-20-29-401-017), Section 29, Currently Zoned IB (Integrated Industrial & Business) Zoning District

### **OTHER ITEMS**

8. PUBLIC COMMENT – For Items on the Agenda
9. PLANNING COMMISSION COMMENT
10. ADJOURN

**NOTICE:** People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at [clerk@troymi.gov](mailto:clerk@troymi.gov) or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations

Televised Live, Government Channel WTRY (10 WideOpenWest and 17 Comcast) Replayed Wednesdays 3:00 pm, 6:00 pm and 11:00 pm

Vice Chair Malalahalli called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on August 13, 2024, in the Council Chamber of the Troy City Hall. Vice Chair Malalahalli presented opening remarks relative to the role of the Planning Commission and procedure of tonight’s meeting.

1. ROLL CALL

Present:

Toby Buechner  
Carlton M. Faison  
Tyler Fox  
Tom Krent  
David Lambert  
Lakshmi Malalahalli  
John J. Tagle

Absent:

Michael W. Hutson  
Marianna Perakis

Also Present:

Ben Carlisle, Carlisle Wortman & Associates  
R. Brent Savidant, Community Development Director  
Julie Quinlan Dufrane, Assistant City Attorney  
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2024-08-048**

Moved by: Krent  
Support by: Faison

**RESOLVED**, To approve the agenda as prepared.

Yes: All present (7)  
Absent: Hutson, Perakis

**MOTION CARRIED**

3. APPROVAL OF MINUTES – July 23, 2024

**Resolution # PC-2024-08-049**

Moved by: Fox  
Support by: Buechner

**RESOLVED**, To approve the minutes of July 23, 2024 Regular meeting as submitted.



Yes: All present (7)  
 Absent: Hutson, Perakis

**MOTION CARRIED**

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

**PRELIMINARY SITE PLAN APPROVAL**

5. PRELIMINARY SITE PLAN APPROVAL (JPLN2023-0020) – Proposed The Rookery of Troy Mixed Use Development, West of Dequindre, South of Long Lake (Parcels 88-20-13-228-003 and 88-20-13-228-015), Section 13, Currently Zoned NN (Neighborhood Node “J”) District

Mr. Carlisle reviewed the revisions to The Rookery of Troy Mixed Use Development application since last considered by the Planning Commission at its July 9, 2024 Regular meeting. He addressed the following changes:

- Wall details on the southern end of the property.
- Building height calculations on both residential and commercial elevations.
- Additional landscaping in identified locations.
- Additional recreational amenities.
- EIFS building material on the commercial building.
- Patio layout design.
- Photometric plan amended as relates to pole heights.
- Relocation of crosswalks and an additional crosswalk.

Mr. Carlisle said the only exception to the concerns addressed by the Planning Commission is the EIFS building material on the commercial building. He said the applicant has sufficiently met or exceeded expectations to address other concerns.

In summary, Mr. Carlisle asked the Planning Commission to discuss with the applicant the EIFS building material and to consider in its deliberation if the application meets the Site Plan Design Review Standards, Section 8.06 of the Zoning Ordinance.

Present were Project Architect Mark Abanatha, Project Engineer John Thompson of PEA Group and the applicant Joseph Maniaci.

Mr. Abanatha circulated a sample of the EIFS building material. He addressed in detail the architectural design elements of the commercial building.

There was discussion on:

- Durability and longevity of EIFS.
- Architectural design aspect in relation to a monolithic appearance.
- Percentage of EIFS as relates to the requirements of the Zoning Ordinance.

Mr. Tagle asked the applicant to minimize the EIFS material and increase other building materials so that the commercial building would meet the requirements of the Zoning Ordinance.

Mr. Abanatha respectfully asked that the Planning Commission consider granting approval of the application this evening. He said the applicant would accommodate the wishes of the Planning Commission with respect to the amount of EIFS building material used on the commercial building.

Mr. Savidant said he is comfortable should the Planning Commission grant approval with a condition of administrative approval on the revised site plan to show calculations and percentage of EIFS building material used on the commercial building.

Vice Chair Malalahalli opened the floor for public comment. Acknowledging there was no one present in the audience who wished to speak, Vice Chair Malalahalli closed the floor for public comment.

**Resolution # PC-2024-08-050**

Moved by: Fox  
 Seconded by: Tagle

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 and Article 5 of the Zoning Ordinance, as requested for the proposed The Rookery of Troy Mixed Use Development, comprised of 23 residential units and approximately 7,000 square feet of retail, West of Dequindre and South of Long Lake (Parcels 88-20-13-228-003 and 88-20-13-228-015), Section 13, approximately 5.94 acres in size, Currently Zoned NN (Neighborhood Node “J”) District, be **granted**, subject to the following condition:

1. That the applicant work to the satisfaction of the Planning Department to reduce the EIFS building material on the overall frontage façade of the entire building as a whole.

Yes: All present (7)  
 Absent: Hutson, Perakis

**MOTION CARRIED**

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**OTHER ITEMS**

6. **PUBLIC COMMENT** – For Items on the Agenda

There was no one present who wished to speak.

7. **PLANNING COMMISSION COMMENT**

Mr. Savidant reported the City Council unanimously denied the proposed Village of Hastings Planned Unit Development application at their August 12, 2024 meeting.

There were general Planning Commission comments on:

- Affordability of housing.
- Middle missing housing.
- Options in the Zoning Ordinance that promote middle housing.
- Oakland County Planners Gathering webinar, August 20, 10-11 a.m., on *Tiny Homes in a Big City*.

8. **ADJOURN**

The Regular meeting of the Planning Commission adjourned at 7:50 p.m.

Respectfully submitted,

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Lakshmi Malalahalli, Vice Chair

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Kathy L. Czarnecki, Recording Secretary

[https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2024/2024 08 13 Draft.docx](https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT%20Planning%20Commission%20Minutes/2024/2024%2008%2013%20Draft.docx)

**ITEM #5**

DATE: August 19, 2024

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING – CONDITIONAL REZONING – (CR JPLN2024-001) –  
Proposed Bachard Lofts Conditional Rezoning, North side of Maple, West side of  
Stephenson (1441 E. Maple; PIN 88-20-26-351-016), Section 26, From O (Office)  
to IB (Integrated Industrial & Business) District.

The applicant Blackacre Management, LLC seeks a conditional rezoning of the subject parcel from O (Office) to IB (Integrated Industrial & Business). The subject site is 1.82 acres in area. The applicant proposes to renovate the existing building to accommodate residential units on upper floors. This is not presently permitted within the O Office district.

The applicant is voluntarily offering some conditions as outlined in the attached report. The applicant has not offered a preliminary site plan application as a condition of approval. The applicant indicated that most site improvements would be internal renovations.

The Planning Commission is a recommending body for this application.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the project. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and the recommendations included therein.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Application
4. Letter from Plunkett/Cooney dated August 21, 2024.

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## POTENTIAL RESOLUTION

PUBLIC HEARING – CONDITIONAL REZONING – (CR JPLN2024-001) – Proposed Bachard Lofts Conditional Rezoning, North side of Maple, West side of Stephenson (1441 E. Maple; PIN 88-20-26-351-016), Section 26, From O (Office) to IB (Integrated Industrial & Business) District.

### **Resolution # PC-2024-08-**

Moved by:

Seconded by:

**RESOLVED**, That the Planning Commission hereby recommends to the City Council that the O to IB conditional rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the north side of Maple and west side of Stephenson (1441 E. Maple), within Section 26, being approximately 1.82 acres in size, be **GRANTED** for the following reasons:

1. The request complies with the Master Plan.
2. The rezoning would permit greater flexibility in use and development of the property.
3. The conditions offered by the applicant reasonably protect the adjacent properties.
4. The rezoning would be compatible with surrounding zoning and land use.
5. The site can be adequately served with municipal water and sewer.

**BE IT FURTHER RESOLVED**, That the Planning Commission recommends the following site plan design considerations:

1. Provide conditional rezoning agreement prior to City Council consideration.

Yes:

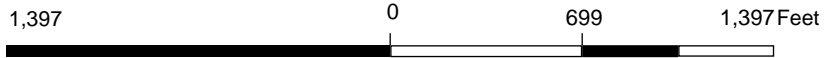
No:

**MOTION PASSED / FAILED**



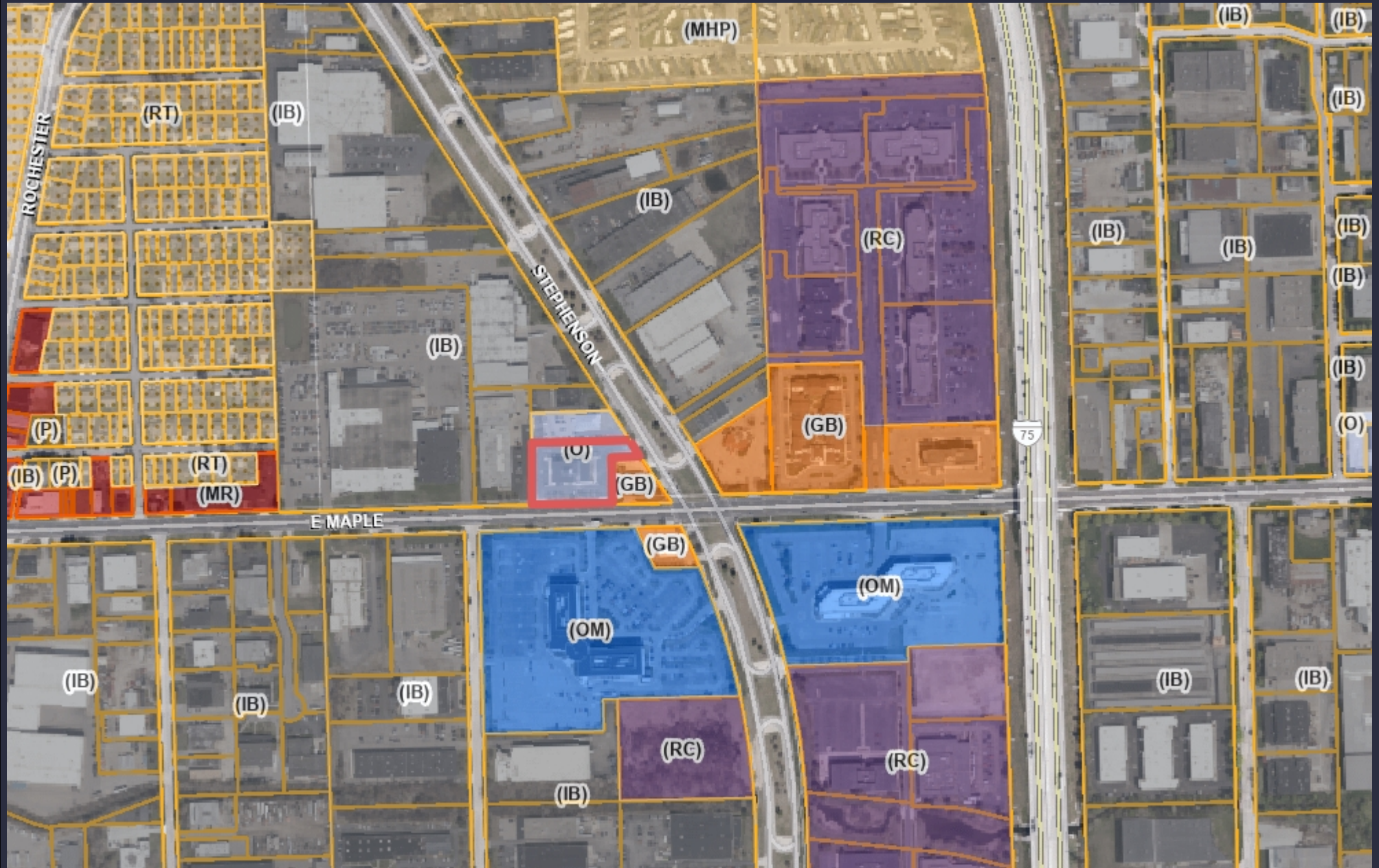


# GIS Online



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.





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**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: August 2, 2023

## Rezoning Analysis For City of Troy, Michigan

<b>Applicant:</b>	Dalen Hanna
<b>Project Name:</b>	Bachard Lofts
<b>Location:</b>	1441 E. Maple Road
<b>Zoning:</b>	O, Office District
<b>Action Requested:</b>	Conditional Rezone to IB, Integrated Industrial and Business District

### SITE/PROJECT DESCRIPTION/CURRENT USE

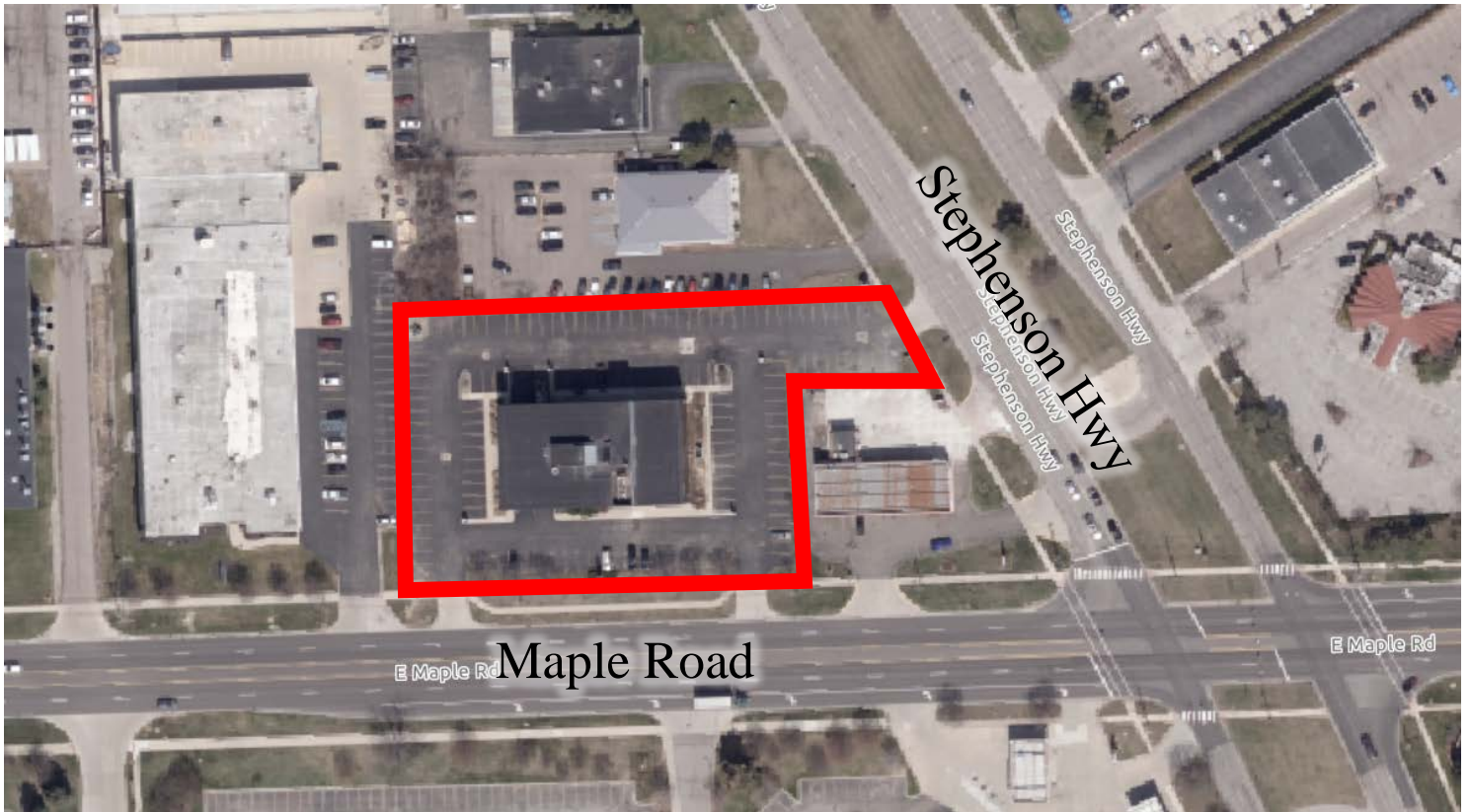
The applicant is requesting to conditionally rezone one parcel at 1441 E. Maple Road from O, Office District to IB, Integrated Industrial and Business District. The applicant proposes to continue the office use on the first floor only with multi-family dwellings on the second and third floors. Multiple family is not a permitted use in the Office District, however is permitted in the IB District.

Conditions that have been voluntarily offered by the applicant include:

- A. To rezone the Property from Office to IB (Integrated Industrial Business District) restricted to the following uses, as stated in Zoning Ordinance Section 4.21, including permitted, special approval, or accessory uses:
  - i. Multiple family dwellings (on upper floors only in a mixed-use building) and live/work units as provided in the Residential category;
  - ii. All uses as provided in the Retail, Entertainment and Service category (except Adult Use businesses); and
  - iii. All uses as provided in the Office category.
- B. Uses as stated in the Recreation, Institutional and Industrial categories of Section 4.21 will not be permitted at the Property.

- C. Applicant proposes a mixed-use development with multi-family units on the two upper floors.

**SITE LOCATION**



**NEIGHBORING ZONING AND LAND USE**



The following chart compares zoning, future land use designation, and existing land use surrounding the subject parcel.

**Table 1. Neighboring Zoning and Land Use**

	Zoning	Existing Land Use	Future Land Use (Master Plan)
<b>Subject Parcel</b>	O, Office	Office	21 <sup>st</sup> Century Industrial / Maple Road
<b>North</b>	O, Office	Office	21 <sup>st</sup> Century Industrial / Maple Road
<b>South</b>	OM, Office Mixed Use	Office	21 <sup>st</sup> Century Industrial / Maple Road
<b>East</b>	GB, General Business	Gas Station	21 <sup>st</sup> Century Industrial / Maple Road
<b>West</b>	IB, Integrated Industrial and Business District	Retail/Office	21 <sup>st</sup> Century Industrial / Maple Road

## **DEVELOPMENT POTENTIAL**

### **Current Zoning**

The current zoning of O, Office would be primarily intended to accommodate industrial and office uses. The existing zoning is limiting and inconsistent with the Master Plan.

### **Proposed Zoning**

The applicant has offered conditions that will limit the use of the property:

- i. Multiple family dwellings (on upper floors only in a mixed-use building) and live/work units as provided in the Residential category;
- ii. All uses as provided in the Retail, Entertainment and Service category (except Adult Use businesses); and
- iii. All uses as provided in the Office category.
- iv. Uses as stated in the Recreation, Institutional and Industrial categories of Section 4.21 will not be permitted at the Property.
- v. Applicant proposes a mixed use development with multi-family units on the two upper floors.

The purpose is to keep the existing building and repurpose the second and third floor for residential use. We note that rezoning to IB, will create a non-conformity with parking between the front lot line and the building. However, this is an existing condition on the site. Furthermore, the non-conforming issue can be rectified if the site were to be redeveloped.

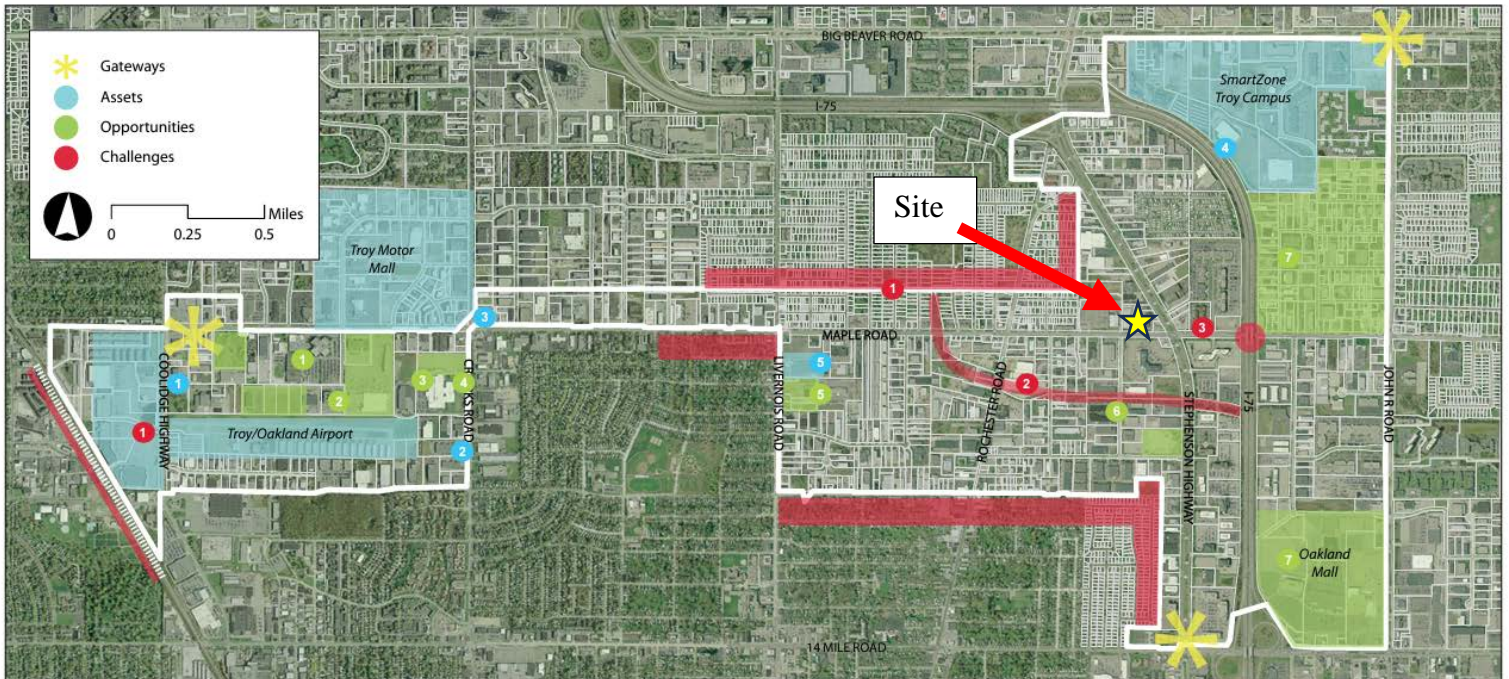
If the applicant converts the upper floors to residential, then building permits are all that is required. However, if the applicant were to do something that requires site improvements, a future site plan would be reviewed by the Planning Commission.

## **MASTER PLAN**

The site and the surrounding area are master planned is right on the boarder of 21<sup>st</sup> Century Industrial and Maple Road.

The 21st Century Industry classification provides areas for conventional manufacturing and assembly uses but with a broader interpretation of what industrial areas can become. In addition to conventional industrial uses, shops, and warehousing, this category can be home to business-to-business uses that don't require a significant public presence but which work in tandem with the Knowledge Economy uses encouraged within the Smart Zone and Northfield.





Maple Road provides for a mix of land use focuses on repurposing, reuse, and redevelopment. The Plan recommends three priorities for establishing Maple Road as a safe, active, and vibrant district with opportunities for investment, entrepreneurship, and innovation.

This specific site is located at an intersection node. A key priority of the intersection nodes is to generate investment. Strategies to advance this priority is to:

1. Encourage high-quality commercial /mixed-use development at major mile intersections
2. Engage surrounding residential neighborhoods through linkages
3. Incentivize development through zoning

We find that if the applicant were to invest in the existing building and repurpose the second and third floor of an underperforming office use to residential, doing so would advance the goals of the Master Plan.

### FINDING FOR REZONING

According to Rezoning Procedures in Section 16.03C, a rezoning may only be approved upon a finding and determination that all of the following are satisfied:

- 1) *The proposed rezoning is consistent with the Master Plan. If the current zoning is in material conflict with the Master Plan, such conflict is due to one of the following:*
  - a. *A change in City policy since the Master Plan was adopted.*
  - b. *A change in conditions since the Master Plan was adopted.*

- c. An error in the Master Plan.*
- 2) The proposed rezoning will not cause nor increase any non-conformity.*
  - 3) Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.*
  - 4) The rezoning will not impact public health, safety, or welfare.*
  - 5) The rezoning will ensure compatibility with adjacent uses of land.*

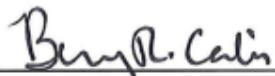
We find that required standards have been met:

- a) Investing in repurposing an underperforming office use to a functioning use is consistent with the Master Plan.
- b) The change in use from single use (office) to mixed use is consistent with the Master Plan.
- c) Rezoning to IB, will create a non-conformity with parking between the front lot line and the building. However, this is an existing condition on the site. Furthermore, the non-conforming issue can be rectified if the site were to be redeveloped.
- d) The site is surrounded by a mix of uses including office and retail. The proposed use of the property for mixed use including residential would not negatively impact and is compatible with adjacent properties.
- e) The City has a stated goal, and is pursuing additional residential opportunities.

## RECOMMENDATIONS

The Planning Commission should hold a public hearing, consider public testimony, consider the standards for rezoning set forth in Section 16.03, and make a recommendation to the City Council.

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CARLISLE/WORTMAN ASSOC., INC.  
Benjamin R. Carlisle, LEED AP, AICP



August 2, 2024

City Council  
City of Troy  
500 W. Big Beaver Rd.  
Troy, MI 48083

Re: Applicant: Blackacre Management, LLC  
Owner: Atlantic Avenue Holdings, LLC  
Property: 1441 E. Maple  
*Offer of Conditional Rezoning*

Dear Mayor and City Council Members:

On behalf of Blackacre Management, LLC (“Blackacre”), we are submitting this voluntary Offer for Conditional Rezoning of 1441 E. Maple (“Property”) pursuant to MCLA 125.8405(2). The conditions for rezoning are as follows:

- A. To rezone the Property from Office to IB (Integrated Industrial Business District) restricted to the following uses, as stated in Zoning Ordinance Section 4.21, including permitted, special approval, or accessory uses:
  - (i) Multiple family dwellings (on upper floors only in a mixed-use building) and live/work units as provided in the Residential category;
  - (ii) All uses as provided in the Retail, Entertainment and Service category (except Adult Use businesses); and
  - (iii) All uses as provided in the Office category;
- B. Uses as stated in the Recreation, Institutional and Industrial categories of Section 4.21 will not be permitted at the Property;
- C. Applicant proposes a mixed use development with multi-family units on the two upper floors;
- D. No adverse impact on adjacent properties; and
- E. Mixed use development on Property will support the City’s Maple Road Special Area Plan objectives.

The Property has been utilized as an office building for many years. Due to market pressures, such primary use is not viable on a going forward basis. As a result, the Property will be mixed-use with conversion of the top two floors of the building to multi-family units. The residential

**ATTORNEYS & COUNSELORS AT LAW**

City Council  
City of Troy  
August 2, 2024  
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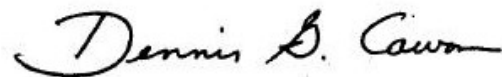
rental market in the immediate vicinity is underserved and Blackacre believes this project fits nicely with the City's efforts to revitalize Maple Road. Blackacre has experience in conversions of existing buildings to multi-family. The Property is an excellent candidate for such a conversion and Blackacre looks forward to the opportunity to share its conceptual plans for renovation with the City.

As the offer provides, there will be no Industrial uses at the Property. There are ample properties existing in Troy for such uses.

Blackacre has filed an Application for Conditional Rezoning. Blackacre looks forward to the opportunity to work with the Planning Commission and City Council for an appropriate conditional rezoning as requested.

If you have any questions or any additional information requirements, please feel free to contact me.

Sincerely,



Dennis G. Cowan  
Direct Dial: (248) 901-4029  
Cell: (248) 321-2820  
Email: dcowan@plunkettcooney.com

DGC/cmw  
cc: Brent Savidant  
Milan Gandhi  
Dalen Hanna

Open.30174.41460.33954727-1



## 1441 EAST MAPLE ROAD, TROY, MICHIGAN 48083

### I. OVERVIEW:

The 1441 East Maple Road property currently contains a 3-story, 34,500<sup>SF</sup> vacant office building constructed in 1974 (the "Property"). The Applicant, a local real estate development company proposes to continue the office use on the first floor only with multi-family dwellings on the second and third floors. The result will be a mixed-use building.

#### a. Requested rezoning is consistent with the Master Plan.

The Troy Master Plan 2040 encourages the repurposing of Maple Road, which is identified for a Special Area Plan for the entire six-mile stretch. The Master Plan "...encourages high-quality commercial/mixed-use development at major mile intersections." The Property is immediately adjacent to the intersection of Maple Road and Stephenson Highway. Priority 3 of the Special Area Plan is to "...enhance and strengthen segments between major mile intersections." Specifically, to "...permit alternative land uses including residential and usable open space."

The Applicant proposes a mixed-use building, including office and residential, in this Special Area designated for redevelopment. The proposed rezoning will facilitate the Applicant's plans and uses, which are consistent with Troy's Master Plan 2040.

#### b. Requested rezoning is consistent with districts and uses.

The Property is located in the northwest corner of Maple Road and Stephenson Highway. All properties to the west and north are zoned IB (Integrated Industrial). The property immediately to the east is a gas station and is zoned GB (General Business District). The current IB (Integrated Industrial) Zoning District allows as permitted uses, both office and multi-family components. Consequently, the requested rezoning will be consistent with adjacent zoning and uses of the Property.

Requested rezoning will not be detrimental to the property of other persons located in the vicinity. The footprint of the Property will remain substantially the same, as well as ingress and egress points. Adequate parking will be provided for the office and residential uses. The new residential use will not be detrimental to surrounding property owners nor in any way interfere in their use of any property. There will also be no change in traffic volumes or traffic patterns.

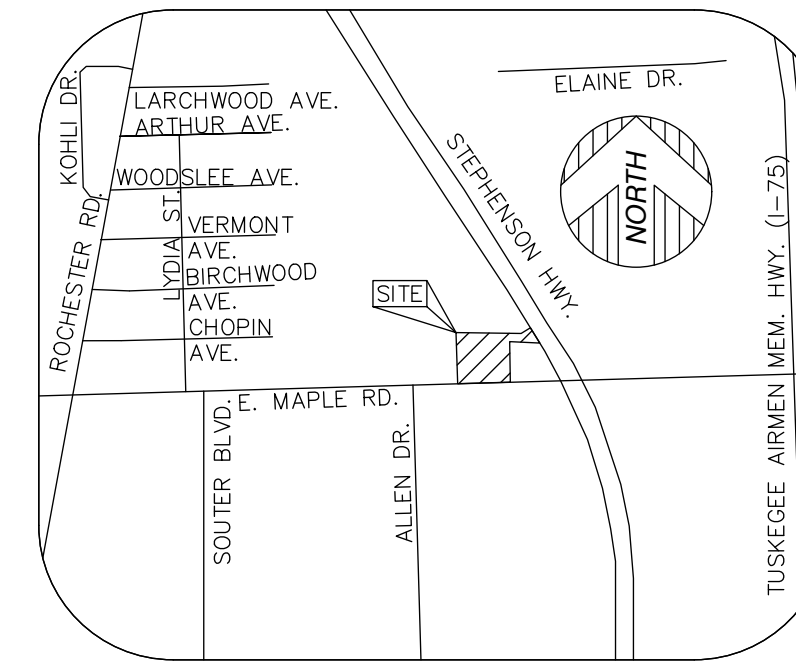
For any other details on this proposed redevelopment, please contact Dennis Cowen at (248) 321-2820 or Dalen Hanna at (248) 990-1017

**PROJECT: PROPOSED SITE PLAN FOR REZONING**  
**ADDRESS: 1441 EAST MAPLE ROAD, TROY, MI**  
**CLIENT: ATLANTIC**

**LEGAL DESCRIPTION**  
 LAND SITUATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN DESCRIBED AS FOLLOWS:  
 PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 11 EAST, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE SOUTH 88°17'45" EAST 828.81 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE NORTH 01°42'15" EAST 279.99 FEET; THENCE SOUTH 88°17'45" EAST 383.08 FEET TO THE POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STEPHENSON HIGHWAY; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 29°28'00" EAST 73.90 FEET; THENCE NORTH 88°17'45" WEST 111.59 FEET; THENCE SOUTH 01°42'15" WEST 216.76 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF SECTION 26; THENCE ALONG SAID SOUTH LINE NORTH 88°17'45" WEST 309.74 FEET TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 43 FEET TAKEN FOR MAPLE ROAD.

**SCOPE OF WORK**  
 CHANGING THE ZONING TO THIS SITE FROM O (OFFICE BUILDING) TO THE ZONE IB (INTEGRATED INDUSTRIAL AND BUSINESS DISTRICT). THE ENTIRETY OF THIS SITE WILL REMAIN THE SAME WITH NO CHANGES TO THE EXTERIOR OF THE BUILDING. THIS BUILDING WILL BE USED PRIMARILY AS AN OFFICE BUILDING WITH A FEW RETAIL STORES ON THE FIRST FLOOR. THE EXISTING BUILDING IS BUILDING FORM B. EXISTING 139 PARKING SPACES. THERE IS A SURPLUS OF 42 PARKING SPACES. BECAUSE OF THE USE OF EXISTING BUILDING AS AN OFFICE BUILDING, NO OFFICIAL LOADING SPACE WAS EVER INDICATED.

**SHEET INDEX**  
 TITLE SHEET & ARCHITECTURAL SITE PLAN ASP.1  
 ALTA/TOPOGRAPHIC SURVEY 1



**VICINITY MAP**  
 (NOT TO SCALE)

SITE DATA CHART - EXISTING	
ZONING	O - OFFICE DISTRICT
MINIMUM BUILDING HEIGHT - REQUIRED	MINIMUM BUILDING HEIGHT - EXISTING
STORIES	3
FEET	36
MINIMUM YARD SETBACK REQUIRED	
FRONT - REQ.	10 FT
FRONT - EXISTING	78.31 FT
SIDE TOTAL - REQ.	40 FT
SIDE TOTAL - EXISTING	165.33 FT
SIDE LEAST - REQ.	20 FT
SIDES - EXISTING	83.14 FT & 82.19 FT
REAR - REQ.	30 FT
REAR - EXISTING	76.41 FT
MIN. FLOOR AREA IN FEET - REQ.	500
FLOOR AREA IN FEET	7,927 SF

SITE DATA CHART - PROPOSED	
ZONING	IB - INTEGRATED INDUSTRIAL AND BUSINESS DISTRICT
MINIMUM BUILDING HEIGHT - REQUIRED	MINIMUM BUILDING HEIGHT - PROPOSED
STORIES	4
FEET	50
MINIMUM YARD SETBACK REQUIRED	
FRONT - REQ.	30 FT
FRONT - EXISTING	78.31 FT
SIDE TOTAL - REQ.	20 FT
SIDE TOTAL - EXISTING	165.33 FT
SIDE LEAST - REQ.	10 FT
SIDES - EXISTING	83.14 FT & 82.19 FT
REAR - REQ.	20 FT
REAR - EXISTING	76.41 FT
MAX % LOT COVERED BY BUILDINGS - REQ.	40%
MAX % LOT COVERED BY EXISTING BUILDING	7,927 SF / 79,244 SF = 10%

SITE DATA CHART - EXISTING	
BUILDING FORM B	EXISTING BUILDING
MINIMUM BUILDING HEIGHT - REQUIRED	MINIMUM BUILDING HEIGHT - PROPOSED
STORIES	2
FEET	24
MINIMUM YARD SETBACK REQUIRED	
FRONT - REQ.	N/A
FRONT - EXISTING	78.31 FT
SIDE TOTAL - REQ.	N/A
SIDE TOTAL - EXISTING	165.33 FT
SIDE LEAST - REQ.	N/A
SIDES - EXISTING	83.14 FT & 82.19 FT
REAR - REQ.	30 FT
REAR - EXISTING	76.41 FT

**OFF-STREET PARKING REQUIREMENTS**

- ALL COMMERCIAL/RETAIL
- 1 SPACE PER EACH 250 SF OF GROSS FLOOR AREA
- 7,927 x 3 = 23,781 GROSS FLOOR AREA
- 23,781 / 250 = 95 SPACES

**OFF-STREET PARKING EXISTING**

- 139 EXISTING SPACES
- 137 SPACES
- 2 ADA SPACES

**THERE IS A SURPLUS OF PARKING OF 42 SPACES**

**OFF-STREET LOADING REQUIREMENTS AND OFF USES**

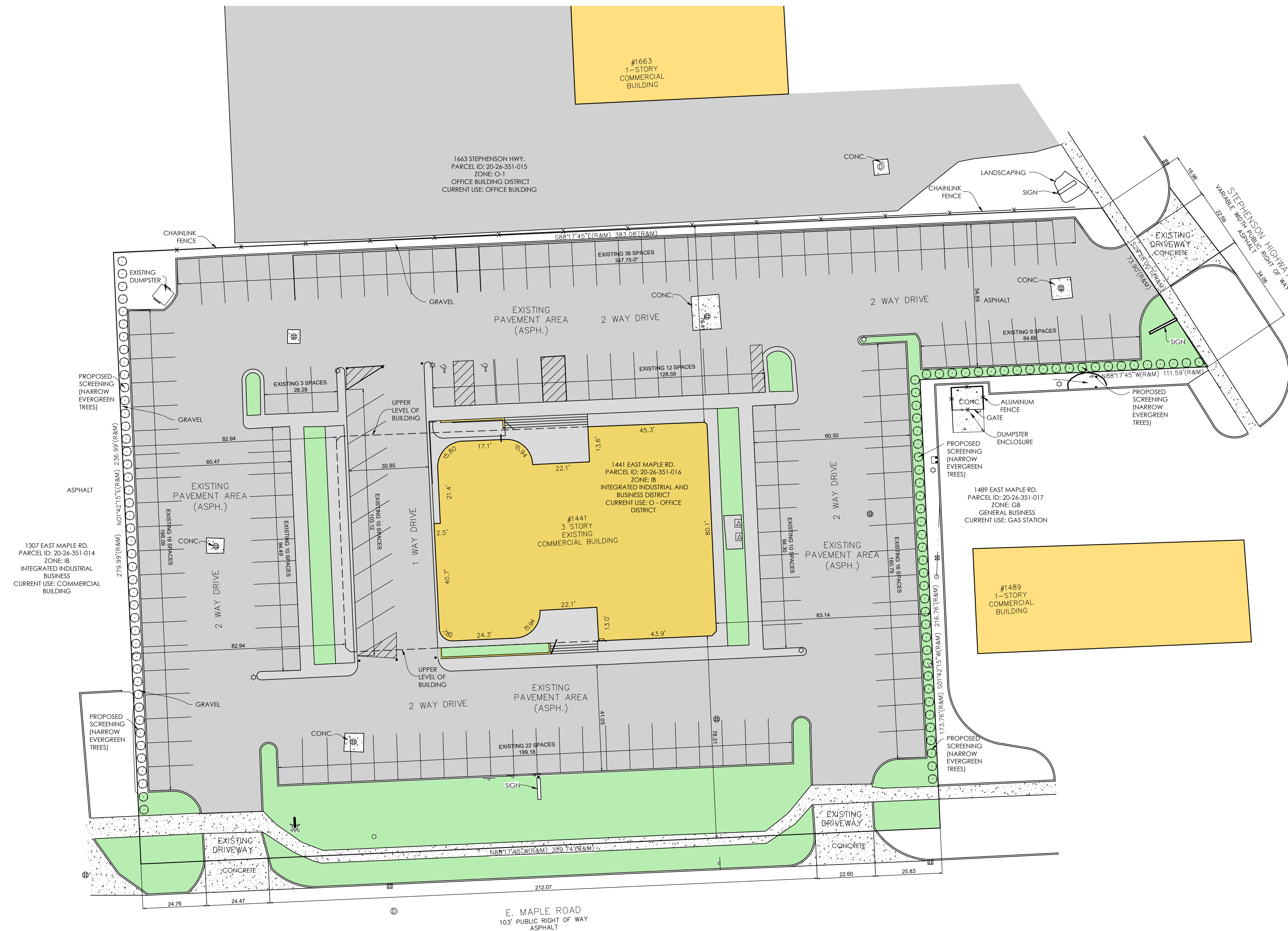
- INSTITUTIONAL, COMMERCIAL, AND OFFICE USES
  - 1 SPACE, PLUS 1 SPACE PER EACH ADDITIONAL 20,000 SF GFA
  - REQUIREMENT - 5,001 TO 60,000 SQ FT
  - BUILDING - 23,781 SF GFA = 1 SPACE
- BECAUSE OF USE OF EXISTING BUILDING AS OFFICE, NO OFFICIAL LOADING SPACE WAS EVER INDICATED.

**NOTES:**

- THERE ARE NO CHANGES TO ANY EXISTING FIRE LANES
- FOR EXISTING TOPOGRAPHIC INFORMATION, REFER TO ALTA/TOPOGRAPHIC SURVEY.

**LEGEND**

- PARCEL BOUNDARY LINE
- - - ADJOINER PARCEL LINE
- - - EASEMENT (AS NOTED)
- - - SETBACK LINE
- ===== BUILDING
- ===== CONCRETE CURB
- EDGE OF PAVEMENT
- x - x - FENCE (AS NOTED)
- ===== WALL (AS NOTED)
- BUILDING AREA
- ASPHALT
- CONCRETE
- GREEN SPACE / LANDSCAPE AREA



**ARCHITECTURAL SITE PLAN**  
 SCALE: 1/2"=1'-0"



REVISION	DATE	BY	DESCRIPTION

CLIENT: PEAKER SERVICES, INC.  
**PROPOSED PLAN FOR REZONING**  
 1441 EAST MAPLE RD., TROY, MI 48063

**TITLE SHEET & ARCHITECTURAL SITE PLAN**

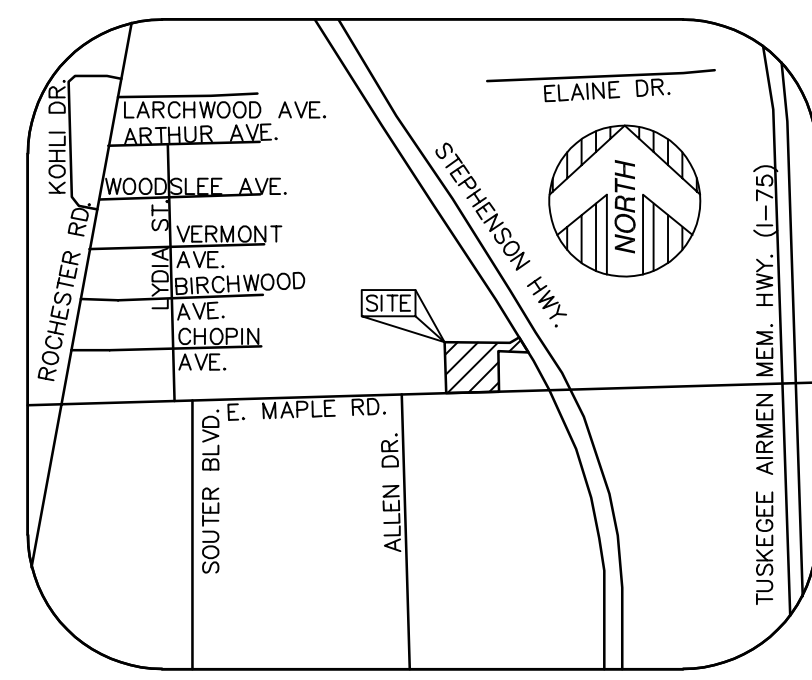
PROFESSIONAL ARCHITECTS  
 PROFESSIONAL ENGINEERS  
 PROFESSIONAL SURVEYORS  
 22556 GRATIOT AVENUE  
 EAST TROITE, MI 48021  
 (989) 772-4048 FAX



72 HOURS (3 WORKING DAYS)  
 BEFORE YOU DIG  
 CALL MISS DIG  
 800-482-7171  
 (TOLL FREE)

DRAWN BY: BG  
 SCALE: 1/2"=1'-0"  
 DATE: 6/27/24  
 PROJECT NO.: 24-0108  
 SHEET NO.: **ASP.1**





**VICINITY MAP**  
(NOT TO SCALE)

**PARKING**  
HANDICAP PARKING = 2 STALLS  
STANDARD PARKING = 150 STALLS

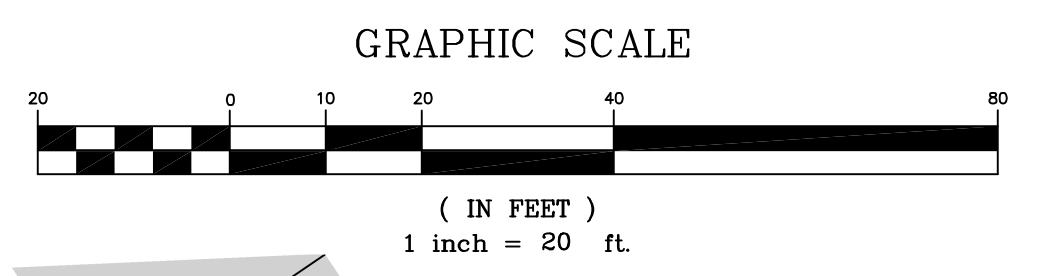
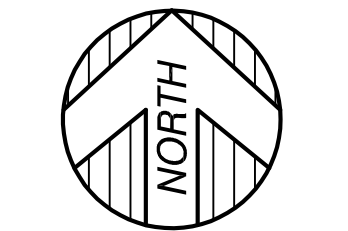
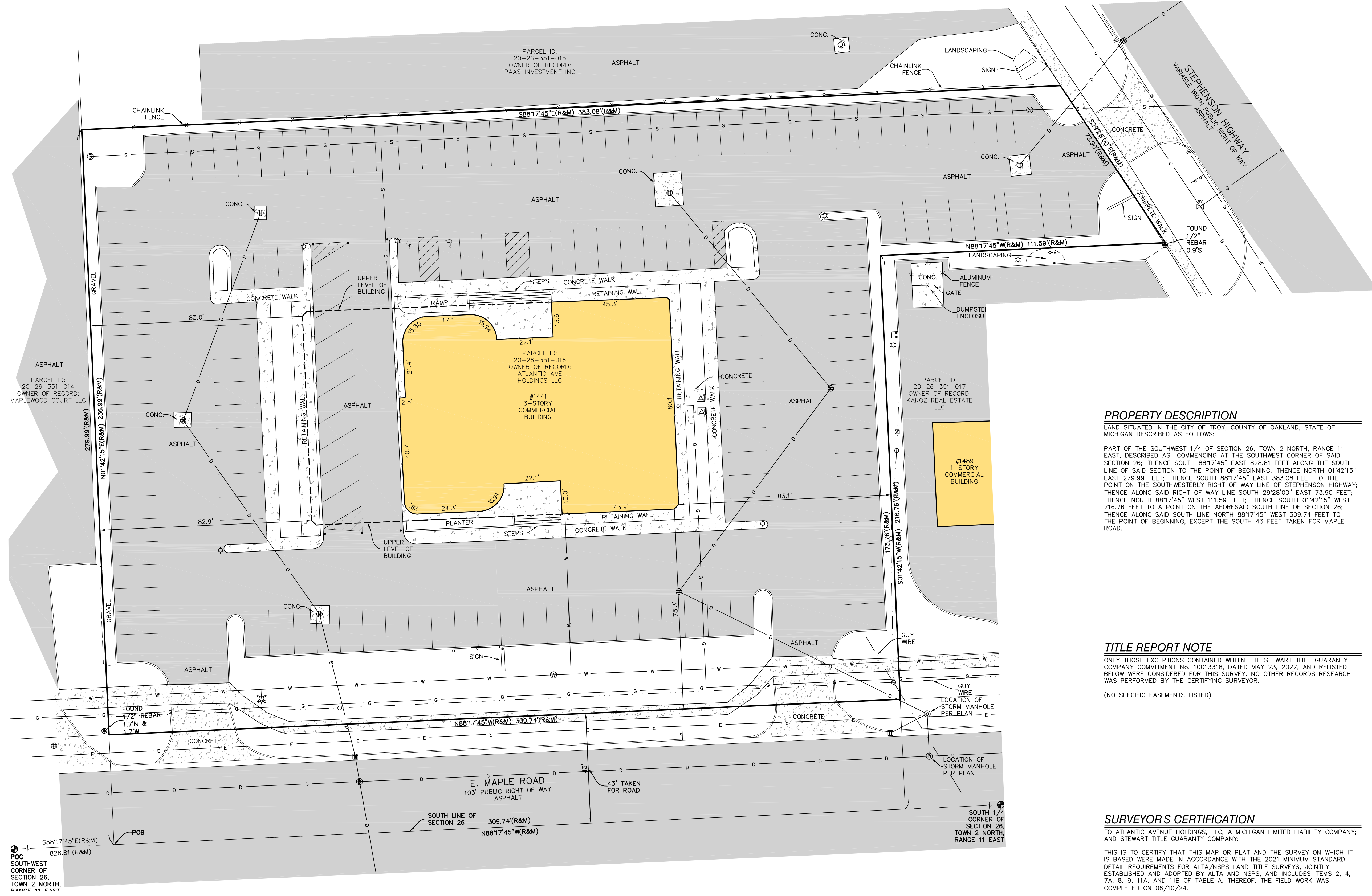
**PARCEL AREA**  
79,252± SQUARE FEET = 1.82± ACRES

**BASIS OF BEARING**  
NORTH 88°17'45" WEST, BEING THE SOUTH LINE OF SECTION 26, AS DESCRIBED.

**SURVEYOR'S NOTES**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

**LEGEND**

●	FOUND MONUMENT (AS NOTED)
⊙	FOUND SECTION CORNER (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
⊠	TRANSFORMER
⊡	UTILITY POLE
⊕	GAS METER
⊖	GAS VALVE
⊗	SANITARY MANHOLE
⊘	ROUND CATCH BASIN
⊙	SQUARE CATCH BASIN
⊚	STORM DRAIN MANHOLE
⊛	FIRE HYDRANT
⊜	FIRE DEPARTMENT CONNECTION
⊝	WATER GATE MANHOLE
⊞	BOLLARD
⊟	LIGHTPOST/LAMP POST
⊠	SINGLE POST SIGN
⊡	DOUBLE POST SIGN
⊢	HANDICAP PARKING
---	PARCEL BOUNDARY LINE
---	ADJOINER PARCEL LINE
---	SECTION LINE
---	EASEMENT (AS NOTED)
---	BUILDING
---	BUILDING OVERHANG
---	ASPHALT CURB
---	CONCRETE CURB
---	RAISED CONCRETE
---	PARKING
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	EDGE OF GRAVEL
---	FENCE (AS NOTED)
---	WALL (AS NOTED)
---	OVERHEAD UTILITY LINE
E	ELECTRIC LINE
G	GAS LINE
S	SANITARY LINE
D	STORM LINE
W	WATER LINE
■	BUILDING AREA
■	ASPHALT
■	CONCRETE



**PROPERTY DESCRIPTION**  
LAND SITUATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN DESCRIBED AS FOLLOWS:  
PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 11 EAST, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE SOUTH 88°17'45" EAST 828.81 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE NORTH 01°42'15" EAST 279.99 FEET; THENCE SOUTH 88°17'45" EAST 383.08 FEET TO THE POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STEPHENSON HIGHWAY; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 29°28'00" EAST 73.90 FEET; THENCE NORTH 88°17'45" WEST 111.59 FEET; THENCE SOUTH 01°42'15" WEST 216.78 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF SECTION 26; THENCE ALONG SAID SOUTH LINE NORTH 88°17'45" WEST 309.74 FEET TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 43 FEET TAKEN FOR MAPLE ROAD.

**TITLE REPORT NOTE**  
ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE STEWART TITLE GUARANTY COMPANY COMMITMENT No. 10013318, DATED MAY 23, 2022, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.  
(NO SPECIFIC EASEMENTS LISTED)

**SURVEYOR'S CERTIFICATION**  
TO ATLANTIC AVENUE HOLDINGS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AND STEWART TITLE GUARANTY COMPANY:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 7A, 8, 9, 11A, AND 11B OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 06/10/24.  
DATE OF PLAT OR MAP: 06/21/24

**DRAFT**

ANTHONY T. SYCKO, JR., P.S.  
PROFESSIONAL SURVEYOR  
MICHIGAN LICENSE NO. 47976  
22556 GRATIOT AVE., EASTPOINTE, MI 48021  
TSycko@kemttec-survey.com

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**ALTA / NSPS LAND TITLE SURVEY**  
PREPARED FOR: BLACKACRE MGT, LLC  
1441 E. MAPLE ROAD, TROY, MICHIGAN,  
PART OF SECTION 26,  
TOWN 2 NORTH, RANGE 11 EAST

NO.	DATE	REVISION	DATE	BY	DESCRIPTION
1	06/20/24				
2	06/21/24				
3	JUNE 21, 2024				
4	24-0108				

SCALE: 1" = 20'



August 21, 2024

Planning Commission  
City of Troy  
500 W. Big Beaver Rd.  
Troy, MI 48083

Re: Applicant: Blackacre Management, LLC  
Owner: Atlantic Avenue Holdings, LLC  
Property: 1441 E. Maple  
*Conditional Rezoning Request*

Dear Planning Commission Members:

On behalf of Blackacre Management, LLC (“Blackacre”), we are submitting this letter in support of a request to rezone 1441 E. Maple (“Property”) from Office to IB (Integrated and Industrial Business District). The Property currently contains a three-story, 34,500 square foot, vacant office building constructed in 1974. The rezoning will facilitate a mixed-use development within the existing building, with office/retail/service use on the first floor and multi-family dwellings on the second and third floors.

The stress and challenges in the southeastern Michigan office market following the COVID pandemic have been well documented. Lease renewals have frequently not occurred or at significantly less square footage. An increasing number of workers either work from the “home office” or share space during infrequent visits to a company facility. Mid-size offices, such as the one on the Property, have been particularly impacted. As a result, due to these market pressures, the primary use of the Property as Office is not viable on a going forward basis.

Blackacre proposes modern, loft-style apartment living with up to 38 units. The upper floors will be a mix of studio and one-bedroom units. The first floor will include retail/service space along with tenant amenities, such as a fitness center and shared “work from home” offices.

The Applicant’s proposal is consistent with the Troy Master Plan 2040, which encourages the repurposing of Maple Road, as defined in the Special Area Plan for the entire six-mile stretch. The Master Plan “...encourages high quality commercial/mixed-use development at major mile intersections.” The Property is immediately adjacent to the intersection at Maple Road and Stephenson Highway. Priority 3 of the Special Area Plan is to “enhance and strengthen segments between major mile intersections.” Specifically, the Plan offers to “...permit alternative land uses, including residential and usable open space.”

The parcels to the west and north of the Property are zoned IB. The Property immediately to the east is a gas station and is zoned GB (General Business District). The IB Zoning District allows as permitted uses both office/retail/service and multi-family components within a

**ATTORNEYS & COUNSELORS AT LAW**



Planning Commission  
City of Troy  
August 21, 2024  
Page 2

mixed-use building. Consequently, the requested rezoning will be consistent and complementary with adjacent zoning and uses.

With the Applicant's mixed-use development, the footprint of the Property will remain substantially the same, as well as both ingress and egress points. Adequate parking currently exists and will be provided for both office/retail/service and residential uses. There will also be no change in traffic volumes or traffic patterns.

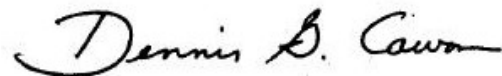
The Applicant has delivered an Offer of Conditional Rezoning in correspondence to the City of Troy dated August 2, 2024. This Offer restricts uses as allowed in Zoning Ordinance 4.21, to include multiple family dwellings on upper floors, and uses as provided in the Retail, Entertainment and Service category, as well as the Office category. Adult Use businesses will be prohibited, as well as any uses in the Recreation, Institutional and Industrial categories of Section 4.21.

Attached is a statement of the Applicant's compliance with standards for conditional rezoning, pursuant to Ordinance Section 16.04. In each instance, the Applicant meets or exceeds the standards.

Blackacre respectfully requests the Planning Commission to make a recommendation to approve conditional rezoning to IB for the Property. The Property is an excellent candidate for a conversion to mixed-use, featuring the multi-family component.

We look forward to your upcoming meeting on August 27<sup>th</sup> to present Blackacre's proposal and more information concerning the proposed uses on the Property. In the meantime, if you have any questions or require any additional information, please feel free to contact me.

Sincerely,



Dennis G. Cowan  
Direct Dial: (248) 901-4029  
Cell: (248) 321-2820  
Email: dcowan@plunkettcooney.com

DGC/cmw  
Attachment  
cc: Brent Savidant  
Milan Gandhi  
Dalen Hanna

Open.30174.41460.35065120-1

**Blackacre Management, LLC**  
**1441 E. Maple Road**

**Compliance with Conditional Rezoning Standards**  
**Pursuant to Zoning Ordinance Section 16.04 C.3**

---

- A. **The conditions, proposed development and/or proposed use of the land are designed and proposed for public health, safety and welfare purposes.** By offering to restrict uses and prohibit Industrial uses, the Applicant is greatly minimizing any adverse impact on the public and adjoining uses. The proposed mixed-use development will promote harmony with the surrounding properties.
- B. **The conditions, proposed development and/or proposed use are not in material conflict with the Master Plan.** The Troy Master Plan 2040 encourages the repurposing of Maple Road, as identified in the Special Area Plan for the entire six-mile stretch. The Master Plan "...encourages high quality commercial/mixed-use development at major mile intersections." The Property is immediately adjacent to Maple Road and Stephenson Highway. Priority 3 of the Special Area Plan is to "enhance and strengthen segments between mile intersections." Specifically, to "...permit alternative land uses, including residential and usable open space." The Applicant's proposal of a mixed-use building, including office and residential, in this Special Area, to be designated for redevelopment is consistent with, and not in conflict with, the Troy Master Plan 2040.
- C. **The conditions, proposed development and/or proposed use are in accordance with the terms and provisions of the zoning district to which the land is to be rezoned, except as otherwise allowed in the conditional rezoning agreement.** Pursuant to Zoning Ordinance 4.21 for IB (Integrated and Industrial District), multiple dwellings are allowed on the upper floors in mixed-use buildings. The office/retail/service uses are also permitted uses in the IB Zoning District.
- D. **Public services and facilities affected by the proposed development will be capable of accommodating service and facility loads caused by use of the development.** Public services and facilities already exist to the building on the Property and are currently capable of servicing the change to mixed-use, including multi-family.
- E. **The conditions proposed, development and/or proposed use share compatibility with adjacent uses of land.** The area is specifically targeted for transition by the Troy Master Plan 2040 and Maple Road Special Area Plan. Consequently, there will be continued redevelopment that increases compatibility. However, at the current time, the proposed use will be compatible and complementary with adjacent uses of land.

**ITEM #6**

August 21, 2024

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-025) – Proposed Adult Foster Care Small Group Home (Up to 10 Residents), West side of John R, South side of Abbotsford (5589 John R; PIN 88-20-12-152-003), Section 12, Currently Zoned R-1C (One Family Residential) Zoning District

### GENERAL INFORMATION

Name of Owner / Applicant:

Teresa Sandoval, 5589 John Rd, LLC.

Location of subject property:

The property is located on the southwest corner of John R and Abbotsford in section 11.

Size of subject parcel:

The property is approximately 0.8 acres or 34,848 square feet in size.

Current and Proposed use of subject parcel:

The home is presently used as an adult foster family home with an occupancy limit of 6 or fewer foster residents. At the present time there are only six (6) residents. The present use is considered a residential use and is permitted by right in all residential districts. The applicant is proposing an interior buildout of four (4) additional rooms in the garage to accommodate a total of ten (10) residents. The additional resident would change the classification to and Adult Foster Care Small Group Home (between 7 and 12 persons) which requires Special Use Approval.

Current use of adjacent parcels:

The property is located in the Eysters John R Farms subdivision plat and is surrounded by One Family Residential R-1C.

Current zoning classification:

The property is zoned R-1C One Family Residential.

Zoning classification of adjacent parcels:

All surrounding property is zoned R-1C One Family Residential.

Future Land Use Designation:

The parcel is designated on the Future Land Use Plan as One Family Residential.



## ANALYSIS

### Compliance with area and bulk requirements:

Lot Area: An Adult Foster Care Small Group Home requires a minimum site area of 4,000 square feet per resident. With ten (10) proposed residents, the minimum lot area is 40,000 square feet. At only 34,848 square feet, the lot area is deficient of the 40,000 square feet site area requirement for 10 residents, by 5,152 square feet.

Lot Frontage & Width: Compliant with 85-foot requirement.

Height: Compliant with 30-foot, 2.5 story maximum.

Setbacks: Front: 30 feet  
Side (least): 10 feet  
Side (total): 20 feet  
Rear: 40 feet

The applicant does not meet the area requirements per Section 6.02.B.2 for an Adult Foster Care use in R-1C of 4,000 square feet per adult for ten (10) residents, and requires a variance.

### Off-street parking and loading requirements:

The site provides a 30-foot wide and 35-foot long driveway for off street parking. The parking requirement is 1 space per 4 clients plus employee parking. One (1) off-street parking space per employee and/or caregiver is required for employee parking.

### Vehicular and non-motorized access:

Access to the property is provided on the north side on Abbotsford.

### Stormwater detention:

There is an existing 12-foot drain line and surface drainage easement along the southern property line. The proposed use does not impact storm water detention.

### Natural features and floodplains:

Available GIS data indicates that there are no significant natural features located on the property.

### Special Use Approval Standards (Section 9.03):

The application meets the following Special Use Approval Standards:

1. Compatibility with Adjacent Uses. The existing home is compatible with the surrounding neighborhood.
2. Compatibility with the Master Plan. The proposed Special Use is compatible with the goals and objectives of the City of Troy Master Plan. The house is existing and the only construction proposed is conversion of the garage to living space.

3. Traffic Impact. Traffic generated by this use is consistent with traffic generated by a single-family home.
4. Impact on Public Services. The proposed Special Use is adequately served by essential public facilities and services
5. Compliance with Zoning Ordinance Standards. The proposed Special Use will be designed, constructed, operated and maintained to meet the stated intent of the zoning districts and shall comply with all applicable ordinance standards (upon issuance of variance for 9 residents).
6. Impact on the Overall Environment. The proposed Special Use shall not unreasonably impact the quality of natural features and the environment in comparison to the impacts associated with typical permitted uses.
7. Special Use Approval Specific Requirements. The general standards and requirements of this Section are basic to all uses authorized by Special Use Approval. The specific and detailed requirements relating to particular uses and area requirements must be also satisfied for those uses.

Special Use Standard Summary:

The proposed use appears to be compatible with adjacent land uses, compatible with the Master Plan, does not significantly impact traffic, is adequately serviced by existing public facilities, and does not impact the quality of natural features.

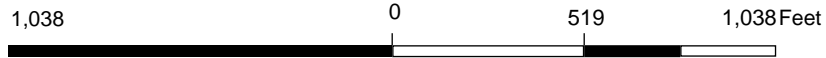
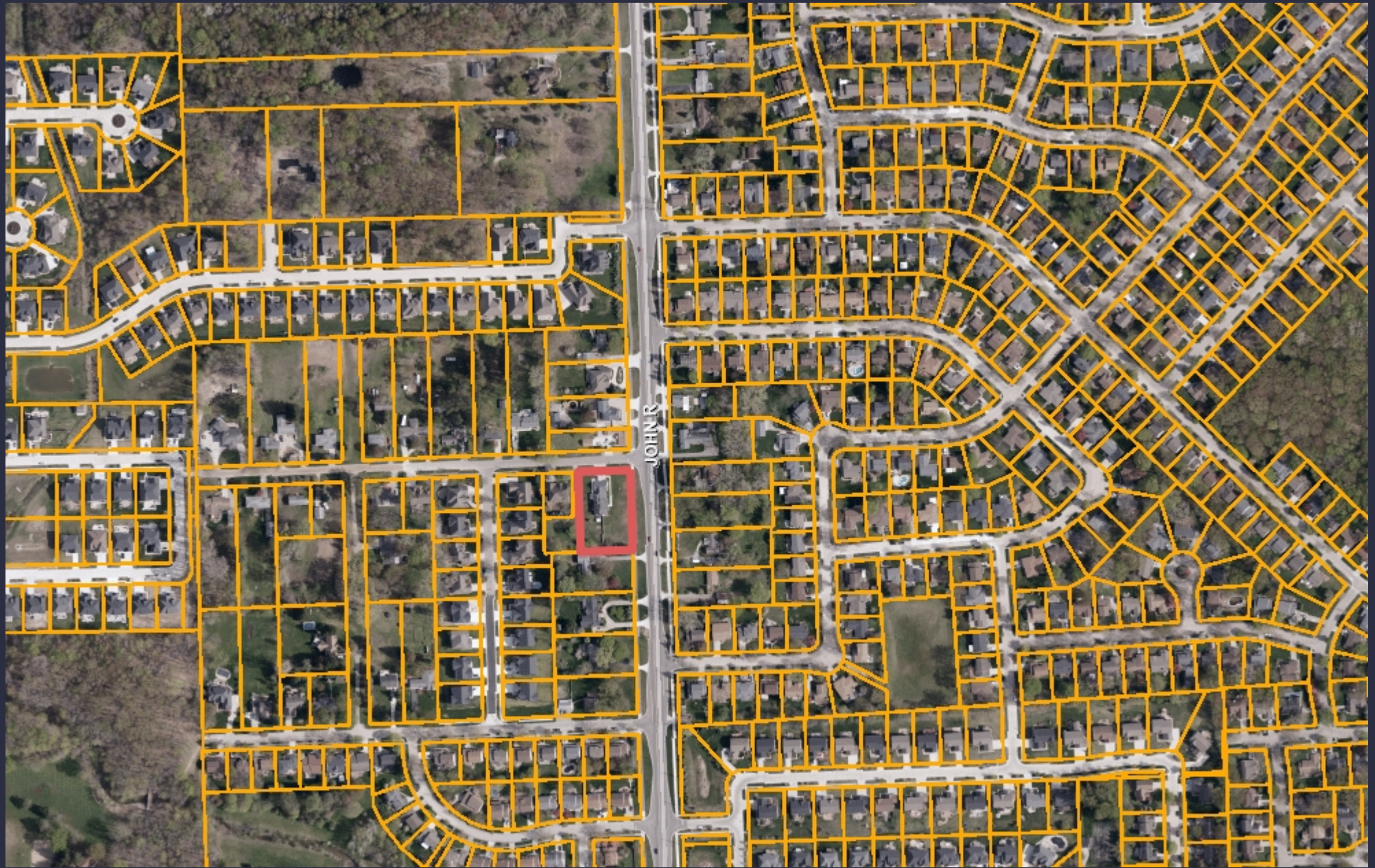
Because the applicant seeks four (4) additional bedrooms, for a total of ten (10) residents, the application falls short of the minimum lot size requirement of 40,000 square feet. The applicant intends to seek a variance from the Zoning Board of Appeals (ZBA).

Per section 15.06, the Planning Commission is to consider the application, take public comment and provide feedback but does not take any action on the application at this meeting. The applicant would then seek a variance from the ZBA from the density standard of Section 6.02.B.2. The Planning Commission would take appropriate action on the Special Use application following ZBA action.

Attachments:

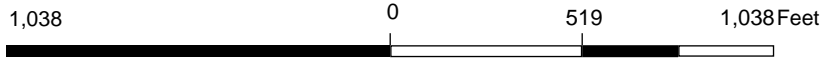
1. Maps
2. Application
3. Public comment





Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.





Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

## CITY OF TROY SPECIAL USE REQUEST APPLICATION

CITY OF TROY PLANNING DEPARTMENT  
500 W. BIG BEAVER  
TROY, MICHIGAN 48084  
PHONE: 248-524-3364  
FAX: 248-524-3382  
E-MAIL: [planning@troymi.gov](mailto:planning@troymi.gov)



SPECIAL USE APPROVAL FEE  
**\$1,800.00**  
ESCROW FEE  
**\$1,500.00**

REGULAR MEETINGS OF THE CITY PLANNING COMMISSION ARE HELD ON THE SECOND AND FOURTH TUESDAYS OF EACH MONTH AT 7:00 P.M. AT CITY HALL.

APPLICATIONS FOR SPECIAL USE APPROVALS REQUIRING THE SUBMITTAL OF A SITE PLAN SHALL CONFORM TO THE REQUIREMENTS OF THE TROY ZONING ORDINANCE.

A PLANNING COMMISSION PUBLIC HEARING SHALL BE SCHEDULED FOLLOWING A DETERMINATION BY THE PLANNING DEPARTMENT THAT THE SPECIAL USE REQUEST APPLICATION IS COMPLETE AND MEETS THE REQUIREMENTS OF THE TROY ZONING ORDINANCE.

1. NAME OF THE PROPOSED DEVELOPMENT: 5589 John R Rd
2. ADDRESS OF THE SUBJECT PROPERTY: 5589 John R Rd Troy MI 48085
3. ZONING CLASSIFICATION OF SUBJECT PROPERTY: R-1C One family Residential
4. TAX IDENTIFICATION NUMBER(S) OF SUBJECT PROPERTY: 88-20-11-277 -0378038
5. DESCRIPTION OF PROPOSED USE: Adult Foster Care Small Group Home 9 Bedrooms.
6. SECTION OF THE ZONING ORDINANCE UNDER WHICH SPECIAL USE APPROVAL IS SOUGHT: 6.02 and 9.21
7. APPLICANT:
 

NAME <u>Teresita Sandoval</u> COMPANY <u>Emmanuel Senior Living</u> ADDRESS <u>5589 John R Rd</u> CITY <u>Troy</u> STATE <u>MI</u> ZIP <u>48085</u> TELEPHONE <u>248 812 9177</u> E-MAIL <u>teresitasandoval@gmail.com</u>	PROPERTY OWNER: NAME <u>Teresita Sandoval</u> COMPANY _____ ADDRESS <u>5589 John R Rd</u> CITY <u>Troy</u> STATE <u>MI</u> ZIP <u>48085</u> TELEPHONE <u>248 812 9177</u> E-MAIL <u>teresitasandoval@gmail.com</u>
---	--
8. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY:  
Self
9. SIGNATURE OF APPLICANT [Signature] DATE 6/10/24
10. SIGNATURE OF PROPERTY OWNER [Signature] DATE 6/10/24

BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES THE PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC OF THE REQUEST FOR SPECIAL USE APPROVAL.

**From:** [Emmanuel Senior Living](#)  
**To:** [Brent Savidant](#)  
**Cc:** [Jackie Ferencz](#); [George Stroebel](#)  
**Subject:** Re: Special Use Request Application - Emmanuel Senior Living  
**Date:** Thursday, July 11, 2024 8:03:48 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

Some people who received this message don't often get email from emmanuel seniorliving@gmail.com. [Learn why this is important](#)

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Brent and Jackie,

Thank you for taking the time to talk to us yesterday and explain the process for the special use application.

Just wanted to summarize

Emmanuel Senior Living facility is currently licensed for 6 seniors in 5 existing rooms.

We are seeking to construct 4 more rooms in the current garage. This expansion would enable us to increase the number of seniors we serve from 6 to 10 there will be minimal changes to the property's exterior, as all renovations will be in the inside of the existing garage.

Additionally, we wish to point out that the property spans @ 35,000 square feet; however, there is a city easement at the back of the house and we would like to have this land be incorporated into the property if possible so that we meet the requirements.

Please let me know if you need anything else from us.

Best Regards,

Teresita

Sent from my iPhone

On Jul 10, 2024, at 3:44 PM, Emmanuel Senior Living  
<emmanuel seniorliving@gmail.com> wrote:

Thank you Jackie!



GREICHENWHIMER  
GOVERNOR

STATE OF MICHIGAN  
MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS **Q866323**

License for Adult Foster Care

Facility Name:  
Emmanuel Senior Living LLC  
5589 John R Road  
Troy, MI 48085

Licensee:  
Emmanuel Senior Living, LLC  
Suite 177  
145 S. Livernois  
Rochester Hills, MI 48307

LICENSE NUMBER

AS630348375

EFFECTIVE DATE

02/29/2024

CAPACITY

6

EXPIRATION DATE

02/27/2026

STATUS

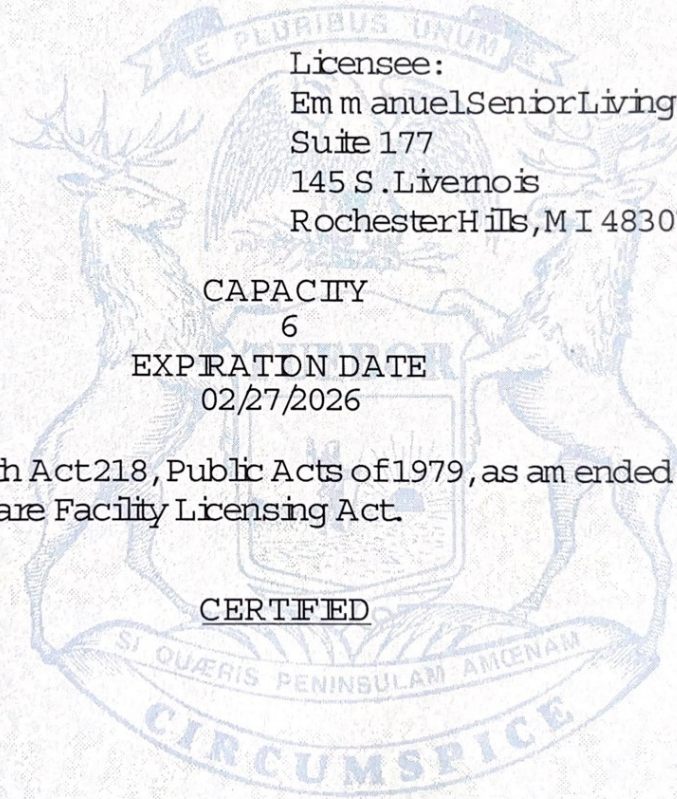
REGULAR

Issued in accordance with Act 218, Public Acts of 1979, as amended,  
being the Adult Foster Care Facility Licensing Act.

PROGRAM

Aged  
Alzheimers  
Physically Handicapped

CERTIFIED



**From:** [Emmanuel Senior Living](#)  
**To:** [Brent Savidant](#)  
**Cc:** [Jackie Ferencz](#)  
**Subject:** Emmanuel Senior Living - Parking  
**Date:** Thursday, August 1, 2024 4:15:50 PM  
**Attachments:** [support letter next door home.pdf](#)  
[Emmanuel Senior Living License .pdf](#)

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**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Brent,

I trust this email finds you in good health and spirits. As you may know, Emmanuel Senior Living has served as a haven for seniors in our community over the past 11 years, consistently delivering superior care in a secure and cost-effective living environment.

Currently licensed to care for six seniors requiring specialized attention in memory care, including Alzheimer's, as well as those who are aged and physically handicapped, Emmanuel Senior Living takes pride in its high standard of service (please refer to the attached license for more details). We are excited about the opportunity to extend our care to four additional residents, increasing our capacity to a total of ten seniors with the proposed expansion.

I would like to assure you that parking will remain ample and unaffected by this expansion. Our property's driveway can comfortably accommodate six vehicles, and it is worth noting that typically, we observe no more than two cars parked at any given time.

The modest scale of this expansion means we anticipate the need for just one additional caregiver. Consequently, the essence and appearance of the property will be preserved, maintaining the familiar and tranquil environment that has been part of our community's fabric for over a decade.

Should you have any inquiries or need further clarification, please feel free to reach out.

Warm regards,

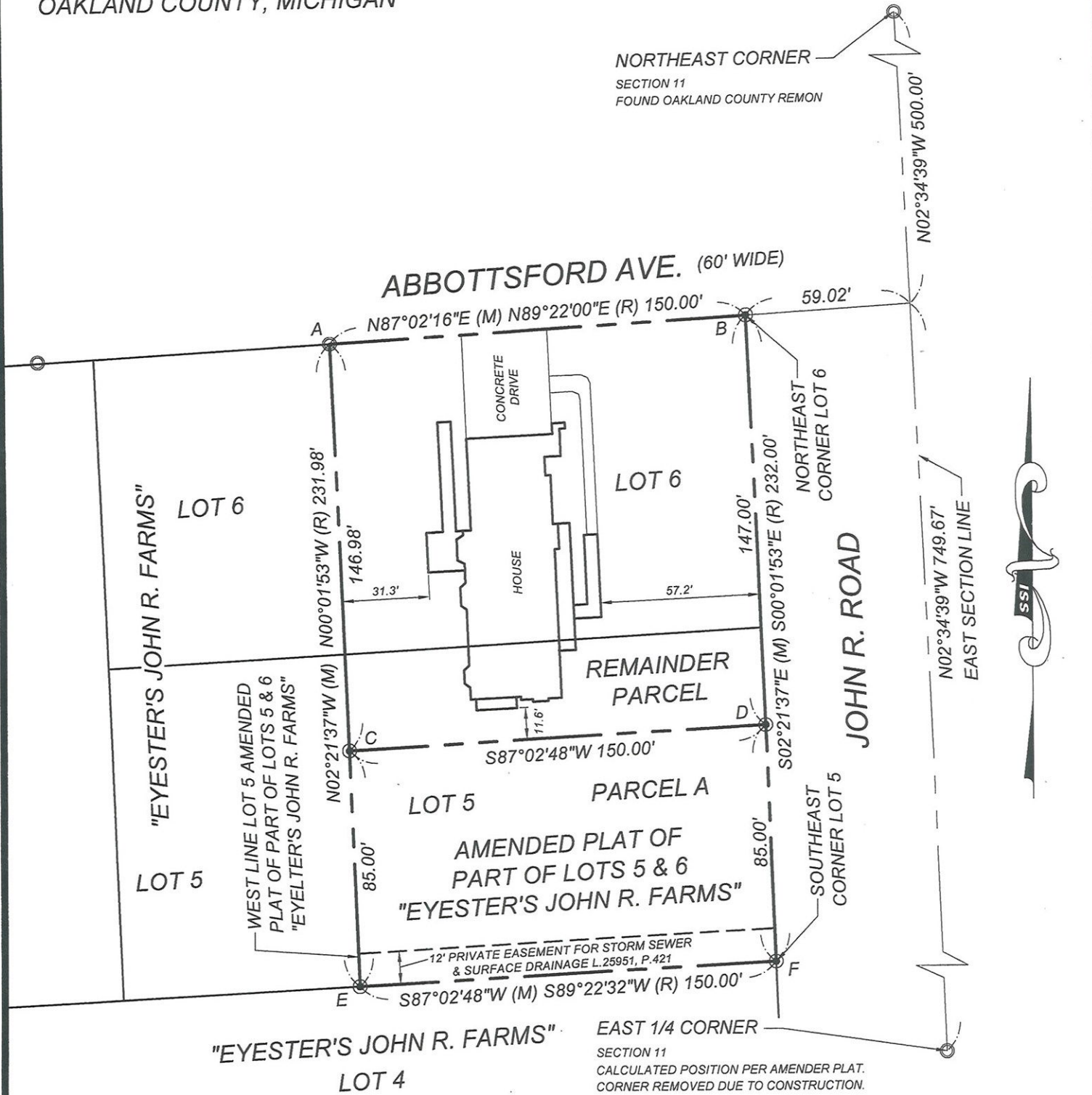
Teresita Sandoval,

Manager

Emmanuel Senior Living LLC



SECTION 11, T.2 N.-R.11 E.,  
 AMENDED PLAT OF PART OF  
 LOTS 5 & 6 "EYESTER'S JOHN R. FARMS",  
 CITY OF TROY,  
 OAKLAND COUNTY, MICHIGAN



I hereby certify that I have surveyed and mapped the above plotted and/or described land on January 21, 2021, and that all of the requirements of Public Act 132 of 1970 as amended have been complied with and is within the acceptable limits of the surveying profession.

Brian M. Bartlett  
 Brian M. Bartlett  
 Professional Surveyor No. 4001050427

Date: 1/22/21

○ - Found Survey Corner  
 ● - Set Survey Corner  
 Sheet 1 of 2

0 25 50 100  
 SCALE: 1 inch = 50 ft.



**SSI**  
**surveying solutions, inc.**  
 SURVEYING • ENGINEERING • CONSTRUCTION SERVICES  
 4471 M-61  
 Standish, Michigan 48658  
 tel 989-846-6601 fax 989-846-6607

**CERTIFICATE OF SURVEY**

**Teresita Sandoval**  
 5589 John R  
 Troy, Michigan 48085

Date: January 21, 2021  
 Drawn By: K. Morley  
 Approved By: B. Bartlett  
 Project No.: 21094  
 Drawing No.: A-12259



SECTION 11, T.2 N.-R.11 E.,  
 AMENDED PLAT OF PART OF  
 LOTS 5 & 6 "EYSTER'S JOHN R. FARMS",  
 CITY OF TROY,  
 OAKLAND COUNTY, MICHIGAN

LEGAL DESCRIPTIONS

Parent Parcel:

Liber 52272, Page 368

Situated in the City of Troy, County of Oakland, and State of Michigan, to-wit:

EAST 150 FEET OF LOTS 5 AND 6, JOHN R. FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 48 OF PLATS, PAGE 12, OAKLAND COUNTY RECORDS.

MORE RECENTLY DESCRIBED AS FOLLOWS:

LOTS 5 AND 6 OF "AMENDED PLAT OF PART OF LOTS 5 & 6 "EYSTER'S JOHN R. FARMS", AS RECORDED IN LIBER 283 OF PLATS, PAGE 5 OAKLAND COUNTY RECORDS.

Parcel A:

A parcel of land being the South 85.00 feet of Lot 5 of "Amended Plat of Part of Lots 5 & 6 "Eyster's John R. Farms" part of the Northeast 1/4 of Section 11, T.2 N.-R.11 E., City of Troy, Oakland County, Michigan described as follows: Beginning at the Southeast corner of Lot 5 of said Amended Plat; thence S.87°-02'-48"W., on the South line of Lot 5 of said Amended Plat, 150.00 feet to the West line of Lot 5 of said Amended Plat; thence N.02°-21'-37"W., on said West line, 85.00 feet; thence N.87°-02'-48"E., parallel with the South line of Lot 5 of said Amended Plat, 150.00 feet to the East line of Lot 5 of said Amended Plat; thence S.02°-21'-37"E., on said East line, 85.00 feet to the point of beginning.

Remainder Parcel:

A parcel of land in the "Amended Plat of Part of Lots 5 & 6 "Eyster's John R. Farms" part of the Northeast 1/4 of Section 11, T.2 N.-R.11 E., City of Troy, Oakland County, Michigan described as follows: Beginning at the Northeast corner of Lot 6 of said Amended Plat; thence S.02°-21'-37"W., on the East line of Lots 5 and 6 of said Amended Plat, 147.00 feet; thence S.87°-02'-48"W., parallel with the South line of Lot 5 of said Amended Plat, 150.00 feet to the West line of Lot 5 of said Amended Plat; thence N.02°-21'-37"W., on said West line, 146.98 feet to the North line of Lot 6 of said Amended Plat; thence N.87°-02'-16"E., on said North line, 150.00 feet to the point of beginning.

NOTE: The East line of "Amended Plat of Part of Lots 5 & 6 "Eyster's John R. Farms" was assumed as S.02°-21'-37"E.

RELATIVE POSITIONAL PRECISION TABLE

ALLOWABLE (0.07' + 50 PPM)

PT	A	B	C	D	E	F
A		0.078	0.077	0.080	0.082	0.084
B	0.036		0.081	0.077	0.084	0.082
C	0.035	0.024		0.078	0.074	0.079
D	0.033	0.021	0.021		0.079	0.074
E	0.063	0.058	0.057	0.056		0.078
F	0.074	0.069	0.069	0.068	0.087	

Survey Accuracies:

The Relative Positional Precision is the length of the semi-major axis of the error ellipse at a 95 % confidence level at each point and their relation to other points in this survey. This table consists of points that are either found or set for this parcel. Point locations are labeled on this survey drawing.

I hereby certify that I have surveyed and mapped the above plotted and/or described land on January 22, 2021, and that all of the requirements of Public Act 132 of 1970 as amended have been complied with and is within the acceptable limits of the surveying profession.

Brian M. Bartlett

Date: 1/22/21

Brian M. Bartlett  
 Professional Surveyor No. 4001050427

Sheet 2 of 2



**SSI**  
**surveying solutions, inc.**

SURVEYING • ENGINEERING • CONSTRUCTION SERVICES

4471 M-61  
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# THIS IS NOT A TAX BILL

## Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM CITY OF TROY ASSESSING DEPT KELLY TIMM 500 W BIG BEAVER TROY, MI 48084-5254	<b>PARCEL IDENTIFICATION</b> PARCEL NUMBER: <b>88-20-11-277-037</b> PROPERTY ADDRESS: <b>5589 JOHN R                  TROY, MI 48085-3857</b>
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL:  *****AUTO**5-DIGIT 48085 5589 JOHN R RD LLC 5589 JOHN R RD TROY, MI 48085-3857 	<b>PRINCIPAL RESIDENCE EXEMPTION</b> % Exempt As "Homeowners Principal Residence": <b>.00%</b> % Exempt As "Qualified Agricultural Property": <b>.00%</b> % Exempt As "MBT Industrial Personal": <b>.00%</b> % Exempt As "MBT Commercial Personal": <b>.00%</b> Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

LEGAL DESCRIPTION:  
 T2N, R11E, SEC 11  
 AMENDED PLAT OF  
 PART OF LOTS 5 & 6

**ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS:** 401 (RESIDENTIAL-IMPROVED)

**PRIOR YEAR'S CLASSIFICATION:** 401 (RESIDENTIAL-IMPROVED)

	PRIOR AMOUNT YEAR: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:			
2. ASSESSED VALUE:	114,610	120,340	5,730
3. TENTATIVE EQUALIZATION FACTOR: 1.000	220,790	215,020	-5,770
4. STATE EQUALIZED VALUE (SEV):	220,790	215,020	-5,770
5. There WAS or WAS NOT a transfer of ownership on this property in 2022	<b>WAS NOT</b>		

6. Assessor Change Reason(s):  
 MARKET

Please note the two  
 Parcels have been  
 combined

The 2023 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: KELLY M TIMM	Phone: (248) 524-3311	Email Address: CITYASSESSOR@TROYMI.GOV
-----------------------	--------------------------	---

**March Board of Review Appeal Information:**

THE MARCH BOARD OF REVIEW WILL BE MEETING ON MARCH 7TH, 2023 FROM 10AM-12PM FOR AN ORGANIZATIONAL MEETING.

THE BOARD OF REVIEW WILL BE IN SESSION TO HEAR APPEALS ON THE FOLLOWING DATES: MONDAY, MARCH 13TH, 2023 (9AM-4PM), TUESDAY, MARCH 14TH, 2023 (1PM-9PM), AND THURSDAY, MARCH 16TH, 2023 (9AM-4PM).

APPOINTMENTS ARE NECESSARY TO APPEAL YOUR ASSESSMENT AND MUST BE SCHEDULED NO LATER THAN 12:00PM (NOON) ON THURSDAY, MARCH 16TH, 2023. PLEASE CALL (248) 524-3311 TO SCHEDULE AN APPOINTMENT


# THIS IS NOT A TAX BILL

L-4400

## Notice of Assessment, Taxable Valuation, and Property Classification

23047

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FROM CITY OF TROY ASSESSING DEPT KELLY TIMM 500 W BIG BEAVER TROY, MI 48084-5254	<b>PARCEL IDENTIFICATION</b> PARCEL NUMBER: <b>88-20-11-277-038</b> PROPERTY ADDRESS:																				
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL:  *****AUTO**5-DIGIT 48085 5589 JOHN R RD LLC 5589 JOHN R RD TROY, MI 48085-3857 	<b>PRINCIPAL RESIDENCE EXEMPTION</b> % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": .00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																				
LEGAL DESCRIPTION: T2N, R11E, SEC 11 AMENDED PLAT OF PART OF LOTS 5 & 6																					
<b>ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS:</b> 402 (RESIDENTIAL-VACANT)																					
<b>PRIOR YEAR'S CLASSIFICATION:</b> 402 (RESIDENTIAL-VACANT)																					
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;"></th> <th style="width:15%;">PRIOR AMOUNT YEAR: 2022</th> <th style="width:15%;">CURRENT TENTATIVE AMOUNT YEAR: 2023</th> <th style="width:10%;">CHANGE FROM PRIOR YEAR TO CURRENT YEAR</th> </tr> </thead> <tbody> <tr> <td>1. TAXABLE VALUE:</td> <td style="text-align: right;">25,620</td> <td style="text-align: right;">26,900</td> <td style="text-align: right;">1,280</td> </tr> <tr> <td>2. ASSESSED VALUE:</td> <td style="text-align: right;">49,610</td> <td style="text-align: right;">51,820</td> <td style="text-align: right;">2,210</td> </tr> <tr> <td>3. TENTATIVE EQUALIZATION FACTOR: 1.000</td> <td></td> <td></td> <td></td> </tr> <tr> <td>4. STATE EQUALIZED VALUE (SEV):</td> <td style="text-align: right;">49,610</td> <td style="text-align: right;">51,820</td> <td style="text-align: right;">2,210</td> </tr> </tbody> </table>		PRIOR AMOUNT YEAR: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	1. TAXABLE VALUE:	25,620	26,900	1,280	2. ASSESSED VALUE:	49,610	51,820	2,210	3. TENTATIVE EQUALIZATION FACTOR: 1.000				4. STATE EQUALIZED VALUE (SEV):	49,610	51,820	2,210
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<p style="font-size: 1.2em; font-family: cursive;">Please note the two parcels have been combined</p>																					

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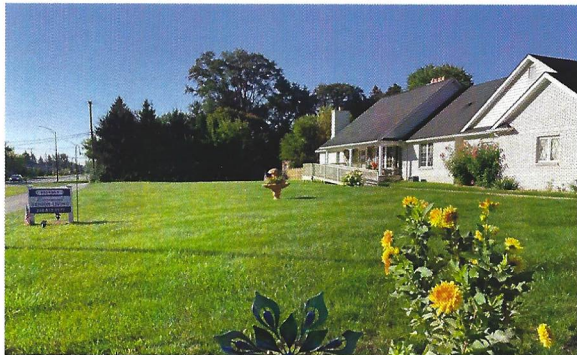
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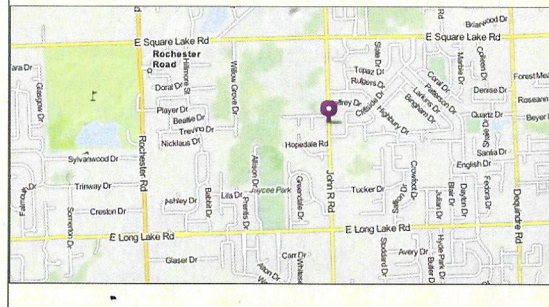




We encourage family members to come and eat with your loved one at the home. If you will call ahead we can accommodate your arrival and we welcome it! Feel free to contact us any time.

**Our commitment to you is that your loved one will be safe and cared for like one of our own.** We are committed to this. We feel it an honor to be in this business and view these wonderful elderly people as a gift from God to be cared for in a loving way that reflects our personal values and commitment.

CONVENIENTLY LOCATED  
IN TROY, MI



We look forward to meeting you and walking around the facility personally with you. It will be a pleasure to share more about our home and the quality care we provide. Please don't hesitate to contact us!

Sincerely,

*Emmanuel Senior Living*

5589 JOHN R RD  
TROY, MICHIGAN 48085  
(248) 812 - 9177

[www.emmanuelseiorliving.com](http://www.emmanuelseiorliving.com)

WE ARE LICENSED BY THE STATE OF MICHIGAN

AND A PROUD MEMBER OF MALA

# EMMANUEL

SENIOR LIVING



Welcome to "Emmanuel Senior Living". Troy Assisted Senior Living with luxurious and extensive services for both independent and assisted living needs. Our family atmosphere and qualified caregivers provide our residents compassionate care, a dignified, safe and secure living environment.





Residents will enjoy the same activities and interests they always have.

**Helping them to maintain their positive self-image, sense of purpose, confidence and independence.**

We will make sure that your loved one will be active and healthy as possible.

## We hope to be welcoming your loved one home soon!

### BECAUSE WE CARE

#### WE PROVIDE OUR RESIDENTS:

- ◆ Dedicated Staff 24/7 365 days
- ◆ Barrier Free Home
- ◆ Medication Management
- ◆ Joyful companionship
- ◆ Three Home Made Meals
- ◆ Low-Calorie Snacks Throughout the Day
- ◆ Personal Care Monitoring
- ◆ Caring Assistance with Daily Activities such as:  
Bathing, Dressing, Grooming and Eating
- ◆ Daily Housekeeping Services
- ◆ Laundry Services
- ◆ No smoking facility
- ◆ Transportation Arrangements
- ◆ WIFI
- ◆ Cable TV



- ◆ Activities:
  - ◆ Exercise, Games, Puzzles, Music, Painting, Drawing and more!
- ◆ Celebrating holidays, birthdays and LIFE!
- ◆ Telephone (free unlimited local and long distance calls in the US)
- ◆ Alarm system monitored and connected to emergency responders

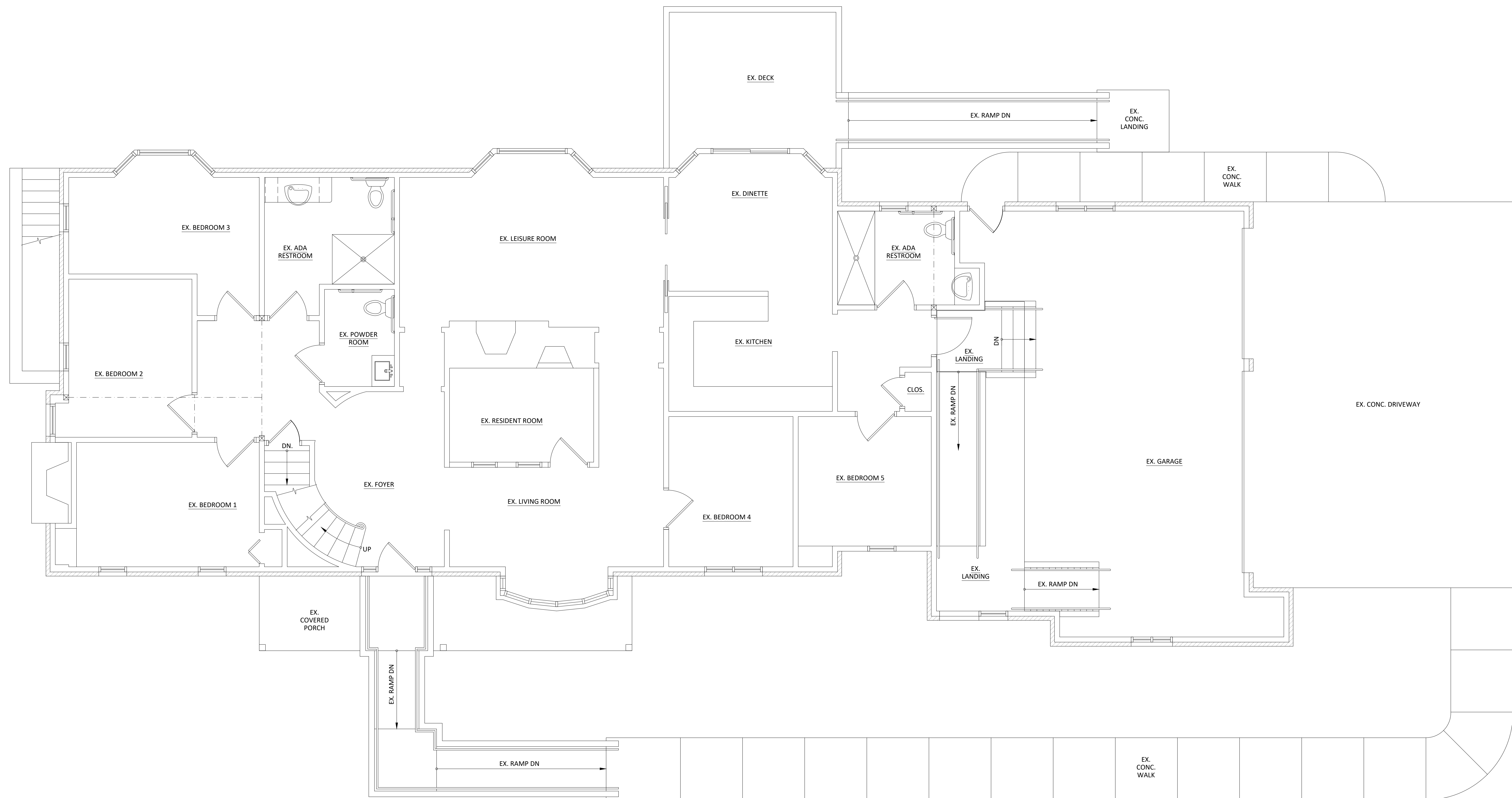




Proposed  
 Interior Renovations

**EMMANUEL  
 SENIOR LIVING**

5589 JOHN R RD.  
 TROY, MI 48085



REV	DATE	AS-BUILT	ISSUED
06-27-2024	AS-BUILT		ISSUED

This drawing is an instrument of service, remains the property of Detroit Architectural Group, Inc. Any changes, publication, or unauthorized use is prohibited unless expressly approved.

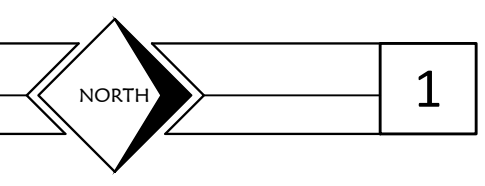


DRAWN BY: MV  
 CHECKED BY: BK  
 IN CHARGE: BK  
 SHEET NAME:  
 EXISTING FLOOR PLAN

JOB NO:  
**24-023**

SHEET NO:  
**A-100**

**EXISTING FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"





**GENERAL CONSTRUCTION NOTES**

- PLAN, SECTION AND DETAIL DIMENSIONS GOVERN. DO NOT SCALE.
- COMPLY FULLY WITH REQUIREMENTS OF OSHA AND OTHER REGULATORY AGENCIES FULLY FOR ALL SAFETY PROVISIONS.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MICHIGAN RESIDENTIAL BUILDING CODE-2003.
- NOTIFY ARCHITECT OF DISCREPANCIES.
- BUILDER SHALL OBTAIN BUILDING AND ENGINEERING PERMITS AS REQUIRED FOR ALL PHASES OF CONSTRUCTION.
- BUILDER SHALL MAINTAIN A SET OF AGENCY APPROVED PLANS ON SITE FOR ALL INSPECTIONS. SHOULD THE PLANS NOT BE ON SITE, INSPECTIONS WILL NOT BE ALLOWED AND ADDITIONAL FEES MAY APPLY. CONTRACTOR TO BE RESPONSIBLE FOR ANY SUCH FEES.
- WORK COVERED WITHOUT INSPECTION MAY BE REQUIRED TO BE UNCOVERED AND INSPECTED, BY ARCHITECT OR INSPECTOR.
- ALL INDIVIDUAL GLAZED AREAS, WHETHER AS AN ASSEMBLY OR SEPARATE, MUST MEET LABELING REQUIREMENTS AS DIRECTED PER CODE TO VERIFY COMPLIANCE WITH SAFETY GLAZING REQUIREMENTS. ALL SUCH GLAZING AND LABELS WILL BE SUBJECT TO FIELD INSPECTION.
- THE CONTRACTOR SHALL PROVIDE WRITTEN CHANGE ORDERS DOCUMENTING ADDITIONAL WORK, OR DELETION OF WORK, PRIOR TO THE CHANGE BEING PERFORMED ON THE JOB.
- ADJACENT LOTS AND STREET SHALL BE MAINTAINED FREE OF DIRT AND DEBRIS DURING CONSTRUCTION.
- BALCONY GUARDS SHALL BE BALUSTERS SPACED NO FARTHER THAN 4" APART PER THE REQUIREMENTS OF THE 2003 MICHIGAN RESIDENTIAL BUILDING CODE SECTION R316.
- FIRESTOP ALL DROPS AND CHASES, ELECTRICAL PLUMBING AND HEATING. APPROVED BY FIRESTOP MATERIAL REQUIRED FOR ALL DROPS AND FLOOR OR CEILING PENETRATIONS AS OUTLINED IN SECTIONS M1801 AND R602 OF 2003 MICHIGAN RESIDENTIAL BUILDING CODE.
- PROVIDE ON-SITE DUMPSTER THROUGHOUT THE DURATION OF THE WORK.
- UNLESS OTHERWISE NOTED INSULATION VALUES SHALL BE THE FOLLOWING: CATHEDRAL CEILINGS SHALL BE R-30, STUD WALLS SHALL BE R-19.
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE OF THE WORK. THE CONTRACTOR SHALL MAKE GOOD ANY DEFECTS WITHIN THAT PERIOD AT NO ADDITIONAL COST TO THE OWNER.

**GENERAL NOTES**

- ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE VARIANCES OCCUR.
- DO NOT SCALE DRAWINGS - CONTRACTORS SHALL VERIFY ALL DIMENSIONS.
- ROOF FRAMING SHALL BE COMPRISED OF PRE-ENGINEERED WOOD TRUSSES. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO DESIGNER PRIOR TO CONSTRUCTION. INFILL WITH 2x RAFTERS AS REQ'D.
- ALL FINISH MATERIALS TYPE, MANUFACTURER, MODEL, COLOR SHALL BE AS SPECIFIED BY OWNER.
- CONTRACTOR SHALL PROVIDE 6" ALUM. GUTTERS AND CONDUCTORS W/ CONC. SPLASHBLOCKS AS REQ'D.
- ALL INTERIOR WALLS AS SHOWN SHALL BE 2X4 WOOD STUD FRAMING @ 16" O.C. UNLESS OTHERWISE NOTED.
- ALL INTERIOR WALLS DIMENSIONED 5" ARE ACTUAL 4 1/2" (1/2" G.W.B EA. SIDE 2x4)
- VERIFY WINDOW HEADER HEIGHTS PER PLATE HEIGHT, USE ELEVATIONS.
- PREFABRICATED FIREPLACES AND FLUES ARE TO BE U.L. APPROVED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- ALL MATERIALS, SUPPLIES AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS AND PER LOCAL CODES AND REQUIREMENTS.
- PROVIDE 1/2" WATER-RESISTANT GYPSUM BOARD AROUND SHOWERS, TUBS AND WHIRLPOOLS.
- WINDOW SPEC. SHALL BE DETERMINED BY OWNER / CONTRACTOR. CONFIRM WINDOW OPENINGS FOR LOCAL EGRESS REQUIREMENTS AND MINIMUM LIGHT AND VENTILATION REQUIREMENTS. MIN 5.7 S.F. NET OPENING - 44" MAX SILL HEIGHT - MIN 24" HGT AND MIN 20" WIDTH.
- STAIR SPECIFICATION - CONSTRUCTED IN ACCORDANCE WITH SECTION R311.7 - MIN 2X12 STRINGER - STAIR WIDTH MIN 36" - HANDRAIL/GUARDRAIL @ 36" AB TREAD NOSING - OPENINGS IN RAIL/BALUSTRADE SHALL COMPLY WITH SECTION R312.3 OPENING LIMITATIONS.
- WIND BRACING SHALL BE IN ACCORDANCE WITH MRC 602.10.
- SMOKE AND CO DETECTORS SHALL BE HARD WIRED TO ELECTRICAL SYSTEM. ALARMS SHALL HAVE BATTERY POWER BACK UP IN CASE OF POWER FAILURE.

**STRUCTURAL SPECIFICATIONS**

<b>FLOOR LOAD DESIGN</b>		<b>WOOD HEADER SCHEDULE</b>
FLOOR LIVE LOAD	40 PER SF	-UP TO 4'-0" OPENING (2) 2X8
ROOF TRUSS DESIGN		-4'-0" TO 6'-0" OPENING (2) 2X10
TOP CHORD LIVE LOAD	7 PER SF	-6'-0" TO 10'-0" OPENING
AND TOP CHORD DEAD LOAD	10 PER SF	(2) 2X12 UNLESS NOTED OTHERWISE
BOTTOM CHORD DEAD LOAD		
<b>ROOF SNOW LOAD DESIGN</b>		-PROVIDE MIN. (2) 2X4
GROUND SNOW LOAD	20 PER SF	POSTS UNDER ALL HEADER BEARING POINTS.
FLAT ROOF SNOW LOAD	17 PER SF	
SNOW EXPOSURE FACTOR	0.9	-ALL HEADERS SHALL BE GLUED AND NAILED
SNOW LOAD IMPORT FACTOR	1.0	
<b>WIND LOAD DESIGN</b>		
WIND DESIGN SPEED	115 MPH	
WIND LOAD IMPORTANCE FACTOR	1.00	
WIND EXPOSURE	C	
WIND DESIGN PRESSURE	-8.53	
<b>REINFORCED CONCRETE</b>		
FOUNDATION WALLS	3,000 PSI	
	3,000 PSI	
<b>FRAMING LUMBER</b>		
<ul style="list-style-type: none"> <li>STRUCTURAL FLOOR FRAMING BASED ON HEMLOCK NO. 2 OR BETTER FLOOR JOISTS</li> <li>STUDS SHALL BE KILN DRIED SPRUCE/PINE/FIR CONSTRUCTION GRADE.</li> <li>WOOD STRUCTURAL PANEL SHEATHING FOR STRUCTURAL PURPOSES SHALL CONFORM TO DOC PS, DOC PS2, CAS 0437 OR CAS 0325.</li> </ul>		
NOTE: THE TRUSS MANUFACTURER SHALL PROVIDE TRUSS LAYOUTS AND CALCULATIONS NECESSARY FOR ALL TRUSSES, GIRDERS AND FOR ALL OTHER WORK AND MATERIAL THEY PROVIDE.		

**FRAMING NOTES**

- ALL BLOCKING, HANGERS, AND RIM BOARDS AT THE END SUPPORTS OF JOISTS MUST BE COMPLETELY INSTALLED AND PROPERLY NAILED.
- SUB-FLOOR OR SHEATHING MUST BE COMPLETELY ATTACHED, GLUED OR NAILED TO EACH JOIST BEFORE ADDITIONAL LOADS MAY BE PLACED ON THE SYSTEM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE HANDLING, INSTALLATION, AND TEMPORARY BRACING IN A GOOD WORKMANLIKE MANNER AND IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN WTC/TRI'S BDG. COMPONENT SAFETY INFORMATION & PUBLIC THE PRACTICE OF HANDLING. INSTALLATION & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.
- THE ROUGH CARPENTRY CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO THE START OF FABRICATION OR CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- ALL LUMBER AND FRAMING TECHNIQUES SHALL CONFORM TO APPLICABLE SECTIONS OF THE LATEST SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENERS. ALL WORK SHALL CONFORM WITH THE TRUSS PLATE INSTITUTE, AMERICAN PLYWOOD ASSOCIATION AND THE NATIONAL FORESTS PRODUCTS ASSOCIATION.
- ALL FLUSH BEAMS AND JOISTS CONNECTIONS SHALL BE FASTENED WITH AN APPROPRIATE CAPACITY METAL HANGER OR STRAP (NO JOIST ANGLES) OR EQUIVALENT METAL PRODUCT AS APPROVED BY A STRUCTURAL ENGINEER AND (1) TOE NAIL (16D) FOR EACH 1000 LBS. OR AXIAL LOAD OR EACH SUPPORT STUD. POST BASE AND SUPPORT SHALL PROVIDE SUFFICIENT BEARING WITH ENGINEERED LOAD, AXIAL LOAD, OR EACH SUPPORT STUD. POST BASE AND SUPPORT SHALL PROVIDE SUFFICIENT BEARING WITH ENGINEER APPROVED METAL CONNECTOR AND/OR TWO (2) TOE NAILS FOR EACH 1000 LBS. OF AXIAL LOAD OR SUPPORT STUD.
- ALL LUMBER BEARING SHALL PROVIDE SUFFICIENT AREAS REQUIRED BEARING STRENGTH (PSI) TO PROPERLY SEAT MEMBER.
- ALL SHEATHED STUDS SHALL BE LIMITED TO 2250 LBS. OF AXIAL LOAD.
- ALL FLOOR JOISTS, RAFTERS, STUDS, CEILING JOISTS, AND BLOCKING TO BE #2 OR BETTER HEM FIR UNLESS OTHERWISE NOTED. FLOOR JOISTS TO HAVE 1X3 CROSS BRIDGING 8'-0" ON CENTER.
- ALL BUILT UP WOOD POSTS, BEAMS AND GIRDERS SHALL BE NAILED AND/OR BOLTED PER N.D.S.
- ROOF TRUSS FRAMING INDICATED ON THE DRAWINGS IS AN ASSUMED LAYOUT. ROOF TRUSS MANUFACTURER TO SUPPLY THE ARCHITECT WITH TRUSS SHOP DRAWINGS PRIOR TO FABRICATION. ROOF TRUSS MANUFACTURER SHALL REVIEW THE DRAWINGS AND INDICATE TO THE ARCHITECT, PRIOR TO FABRICATION, ANY CHANGE IN BEARING CONDITION THAT WOULD REQUIRE RE-FRAMING THE STRUCTURE TO ACCOMMODATE THE TRUSSES.
- NAILING SCHEDULE FOR PLYWOOD SHEATHING +/- 10d NAILS AT 6" ON CENTER, AT DIAPHRAGM BOUNDARY AND ALONG END SUPPORTING MEMBERS, 10d NAILS AT 12" ON CENTER ALONG INTERMEDIATE FRAMING MEMBERS.
- MICRO-LAM BEAMS (LVL'S) SHALL BE JOINED TOGETHER SHALL BE PER MANUFACTURER'S SPECIFICATIONS. NO SUBSTITUTIONS SHALL BE ACCEPTABLE WITHOUT PRIOR APPROVAL OF THE ARCHITECT.
- INSTALL DOUBLE FLOOR JOISTS UNDER ALL UPPER FLOOR LEVEL PARALLEL PARTITIONS.
- BUILDER SHALL PROVIDE METAL DIAGONAL CORNER AND WIND BRACING AT CORNERS PER CODE 'X' AND 'K' SHAPED BRACING ARE ACCEPTABLE.
- ALL MASONRY VENEER WALLS TO BE PROVIDED WITH WALL TIES AND WEEP HOLES PER CURRENT CODE, AS OUTLINED IN THE 2015 MICHIGAN RESIDENTIAL BUILDING CODE SECTION R606.
- PROVIDE 2X10 DOUBLE HEADER AT ALL INTERIOR DOOR OPENINGS AND 2X10 DOUBLE HEADER AT ALL EXTERIOR DOOR AND WINDOW OPENINGS (UNLESS OTHERWISE SPECIFIED)
- PROVIDE METAL STRAPPED WINDBRACING AT EACH END OF EXTERIOR WALLS (TYPICAL).

**CONTACTS**

**OWNER**  
EMMANUEL SENIOR LIVING  
5589 JOHN R RD.  
TROY, MI 48085  
CONTACT: Teresita Sandoval  
cell (248) 812-9177  
emmanuelseiorliving@gmail.com

**GENERAL CONTRACTOR**  
SEBOLD AND KAGE  
3155 W BIG BEAVER RD., STE 108  
TROY, MI 48084  
CONTACT: George Stroebel  
office (248) 649-3600  
cell (248) 670-2520  
george@seboldandkage.com

**ARCHITECT OF RECORD**  
DETROIT ARCHITECTURAL GROUP  
30445 NORTHWESTERN HWY. SUITE 360  
FARMINGTON HILLS, MI 48334  
CONTACT: Brandon Kritzman  
office (248) 583-4990  
mobile (313) 690-1299  
bkritzman@detroitarch.com

**CODE COMPLIANCE**

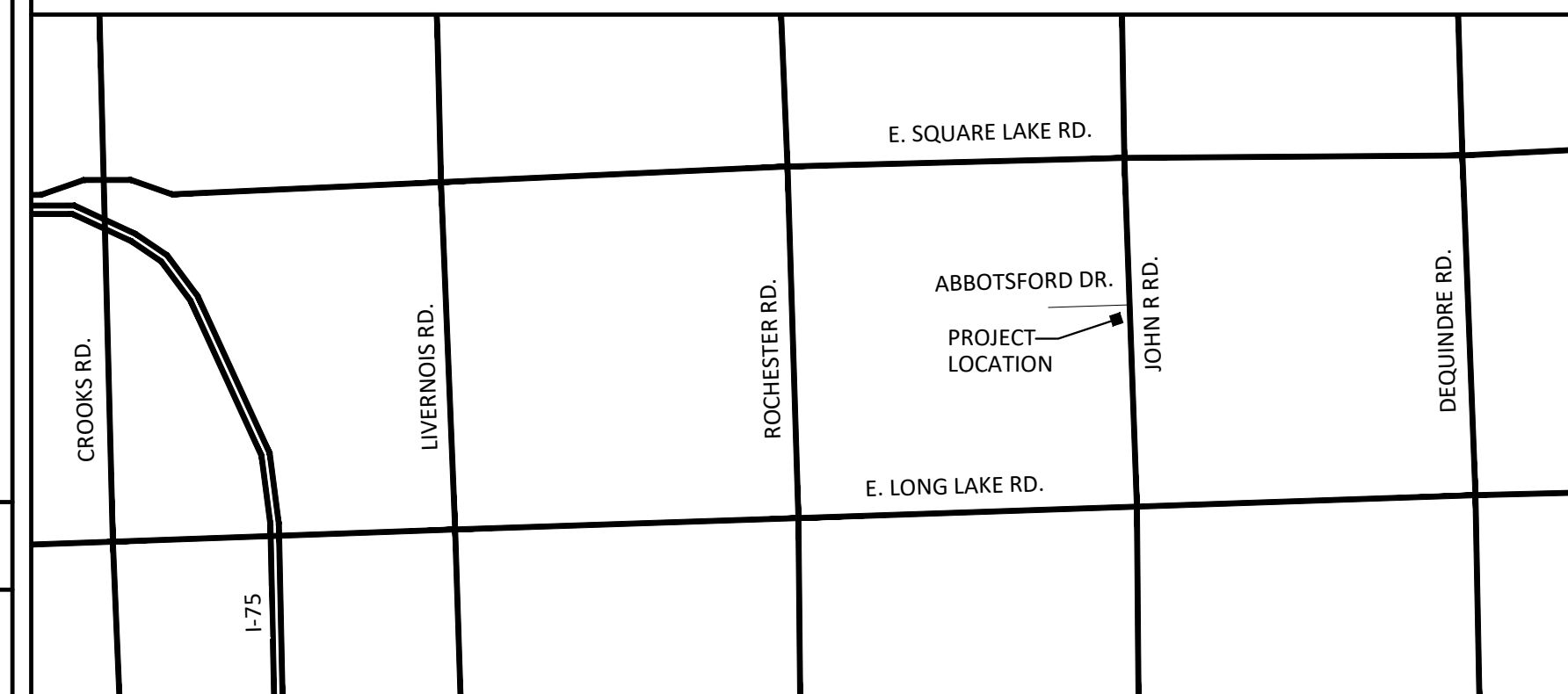
- THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING:  
2015 MICHIGAN BUILDING CODE  
2015 INTERNATIONAL FIRE CODE  
2018 MICHIGAN PLUMBING CODE  
2015 MICHIGAN MECHANICAL CODE  
2017 NATIONAL ELECTRIC CODE WITH STATE AMENDMENTS (PART 8)  
2015 MICHIGAN ENERGY CODE  
2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES  
2010 NFPA 13 FIRE SUPPRESSION  
2010 NFPA 72 FIRE ALARM

PROPOSED  
**EMMANUEL SENIOR LIVING**  
**INTERIOR RENOVATIONS**  
5589 JOHN R RD.  
TROY, MI 48085

**INDEX OF DRAWINGS**

SHEET	DESCRIPTION	OWNER REVIEW	ISSUED FOR PERMITS																
T-101	TITLE SHEET - GENERAL PROJECT STANDARDS	●	●																
S-101	DEMOLITION AND FRAMING PLANS	●	●																
A-101	COMPOSITE FLOOR PLAN	●	●																
A-201	EXTERIOR ELEVATIONS	●	●																
A-301	SECTIONS AND DETAILS	●	●																

**LOCATION MAP**



**SCOPE OF WORK**

- INTERIOR RENOVATION OF EXISTING GARAGE INTO ADDITIONAL BEDROOMS.



Proposed  
Interior Renovations

**EMMANUEL SENIOR LIVING**

5589 JOHN R RD.  
TROY, MI 48085

04-11-2024	ISSUED FOR PERMITS	
04-02-2024	OWNER REVIEW	
REV	DATE	ISSUED

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DRAWN BY: MV  
CHECKED BY: BK  
IN CHARGE: BK  
SHEET NAME:  
COMPOSITE FLOOR PLANS - EXISTING AND DEMOLITION

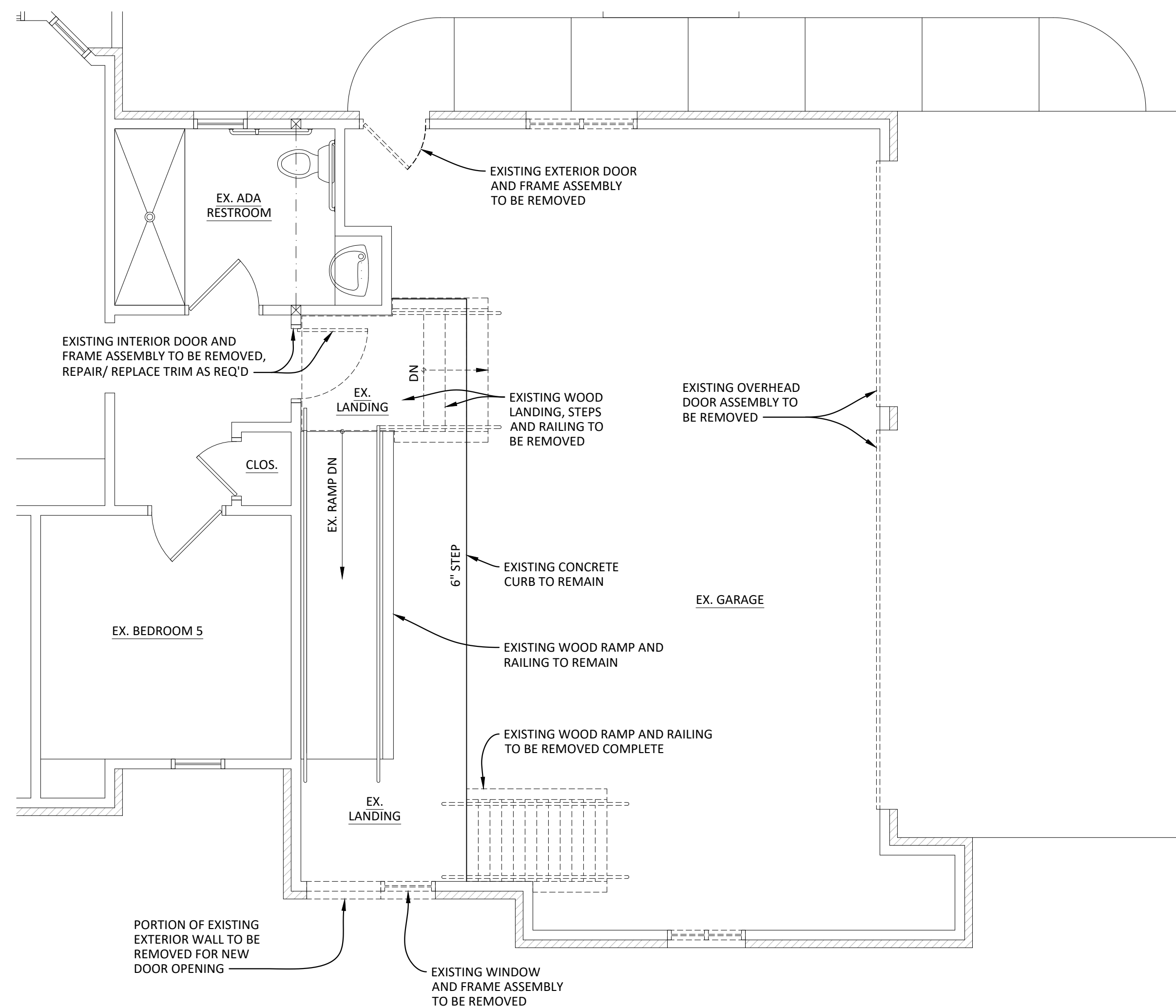
JOB NO:  
**24-023**

SHEET NO:  
**T-101**

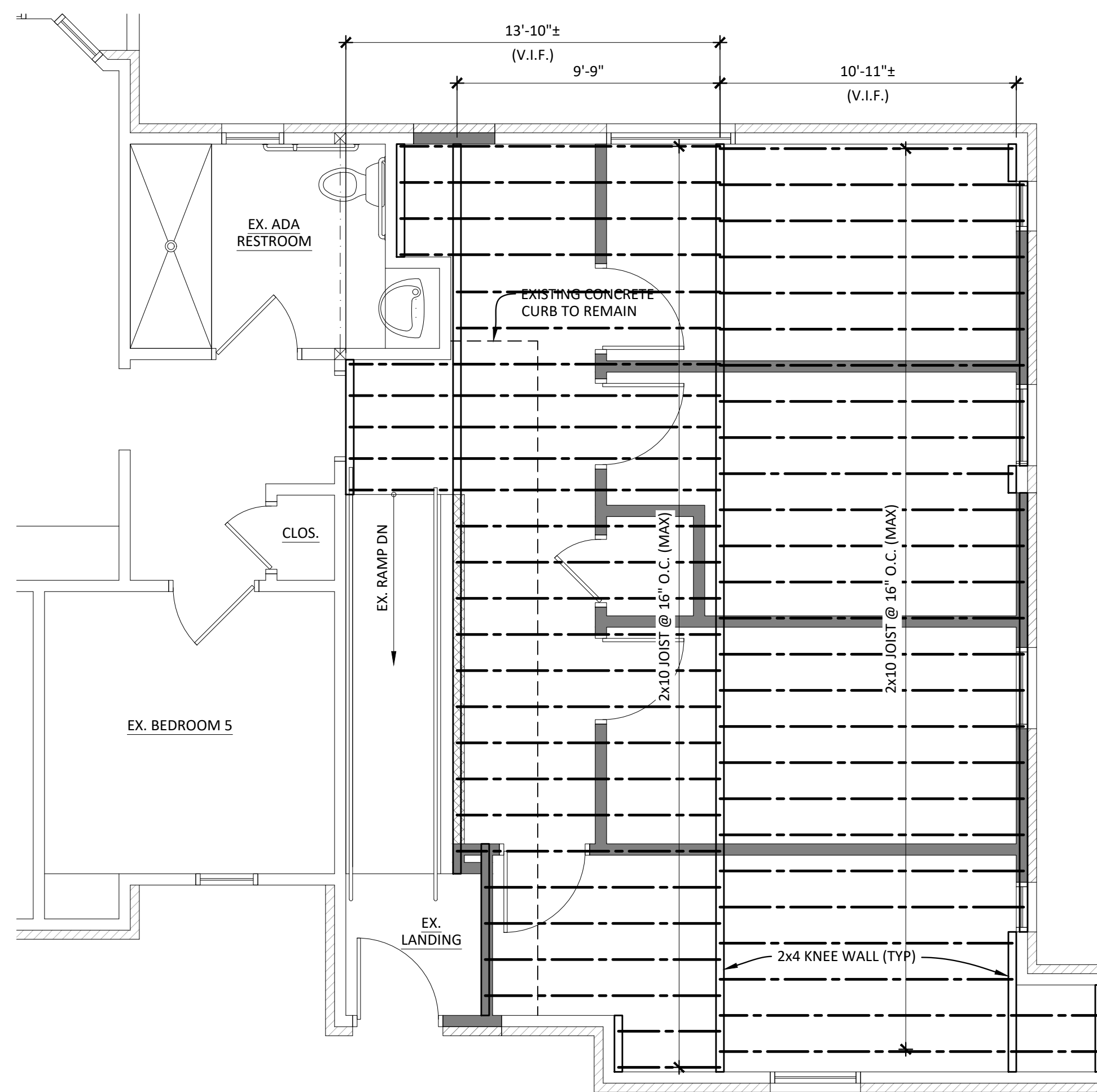
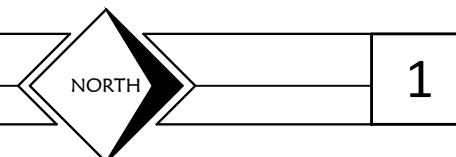
Proposed  
 Interior Renovations

**EMMANUEL  
 SENIOR LIVING**

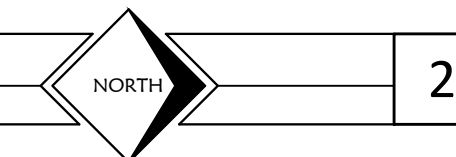
5589 JOHN R RD.  
 TROY, MI 48085



**DEMOLITION PLAN**  
 SCALE: 1/4" = 1'-0"



**PROPOSED FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"



REV	DATE	ISSUED
04-11-2024	ISSUED FOR PERMITS	
04-02-2024	OWNER REVIEW	

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DRAWN BY: MV  
 CHECKED BY: BK  
 IN CHARGE: BK  
 SHEET NAME:  
 DEMOLITION AND FRAMING PLANS

JOB NO:  
**24-023**

SHEET NO:  
**S-101**

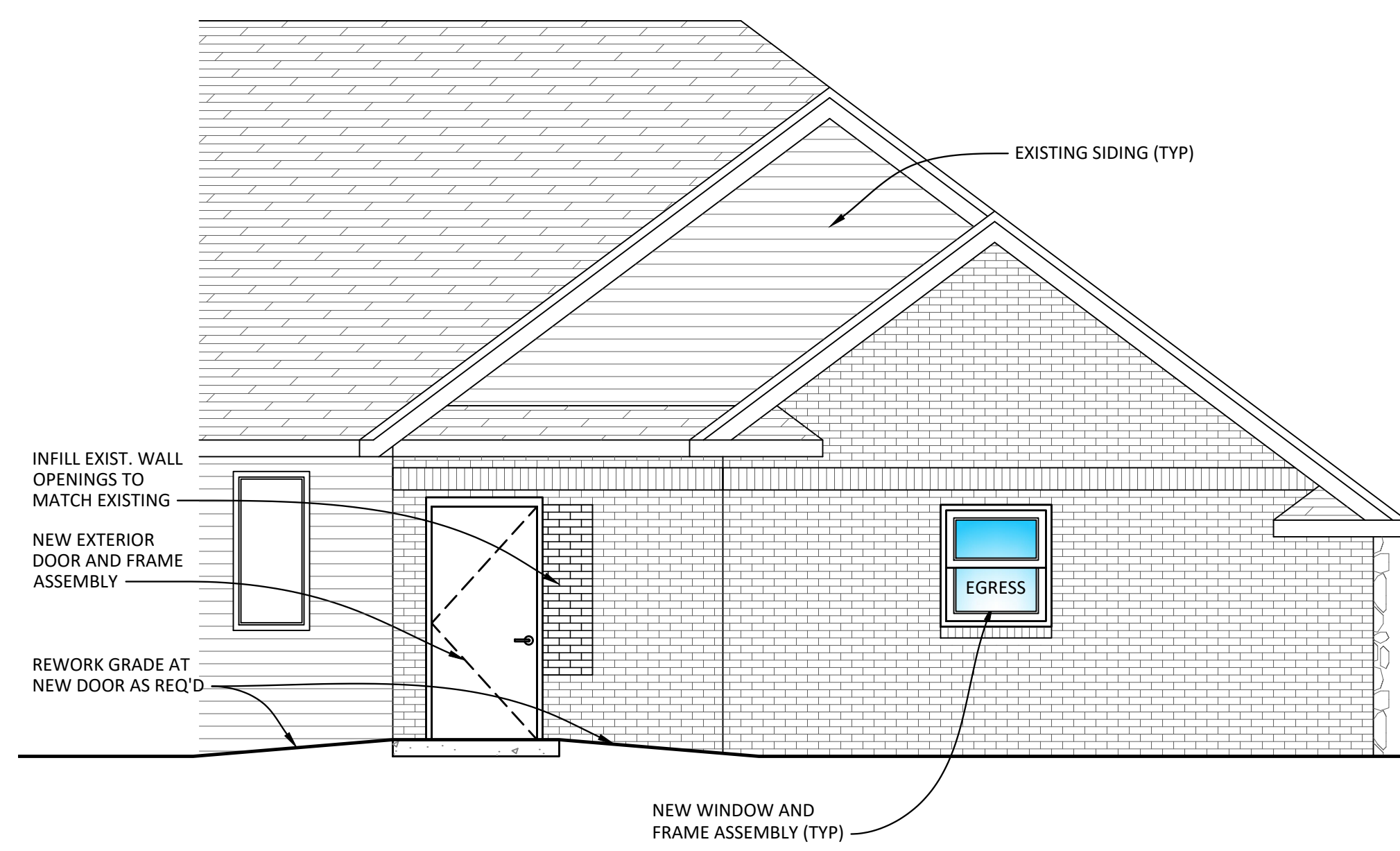




Proposed  
 Interior Renovations

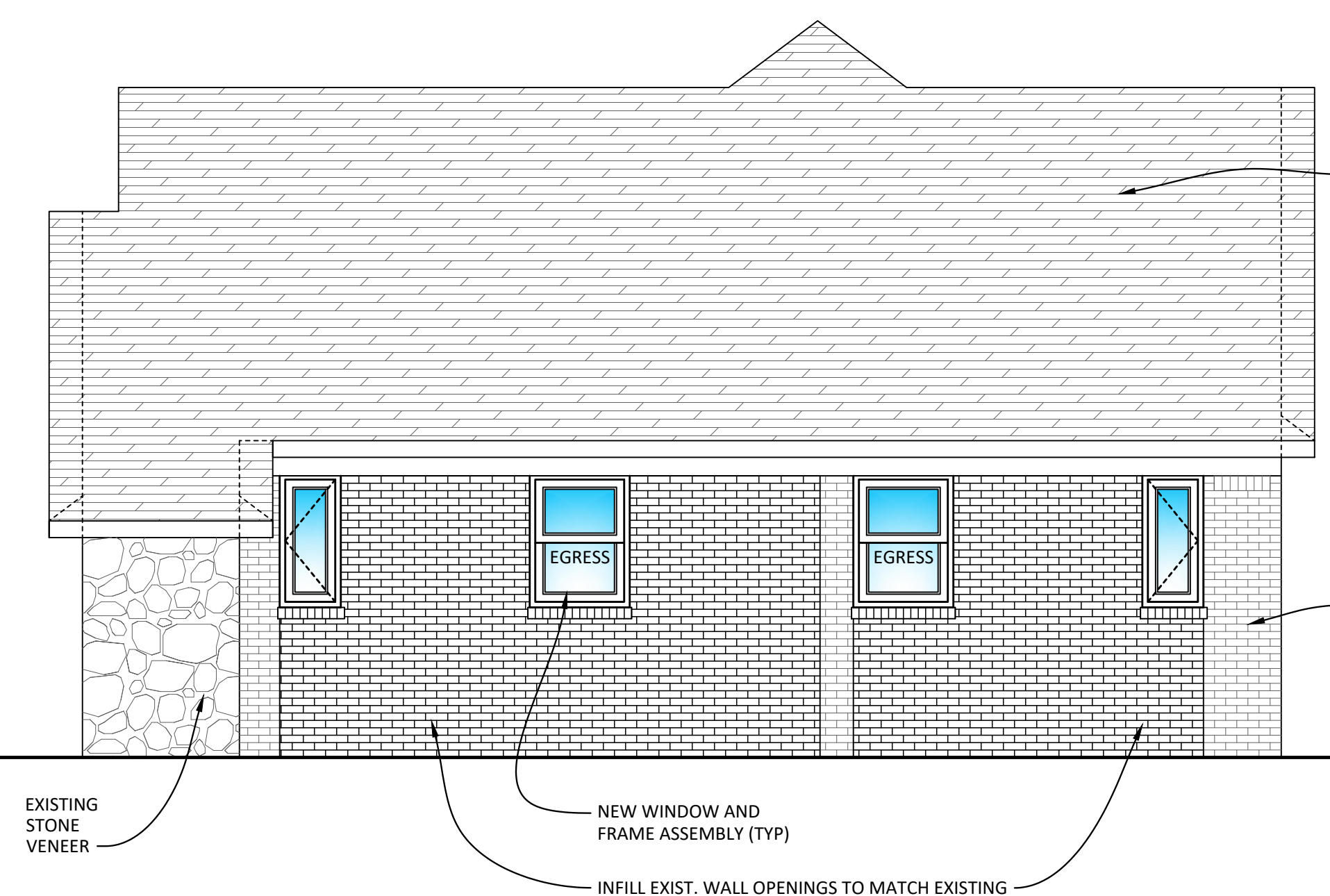
**EMMANUEL  
 SENIOR LIVING**

5589 JOHN R RD.  
 TROY, MI 48085



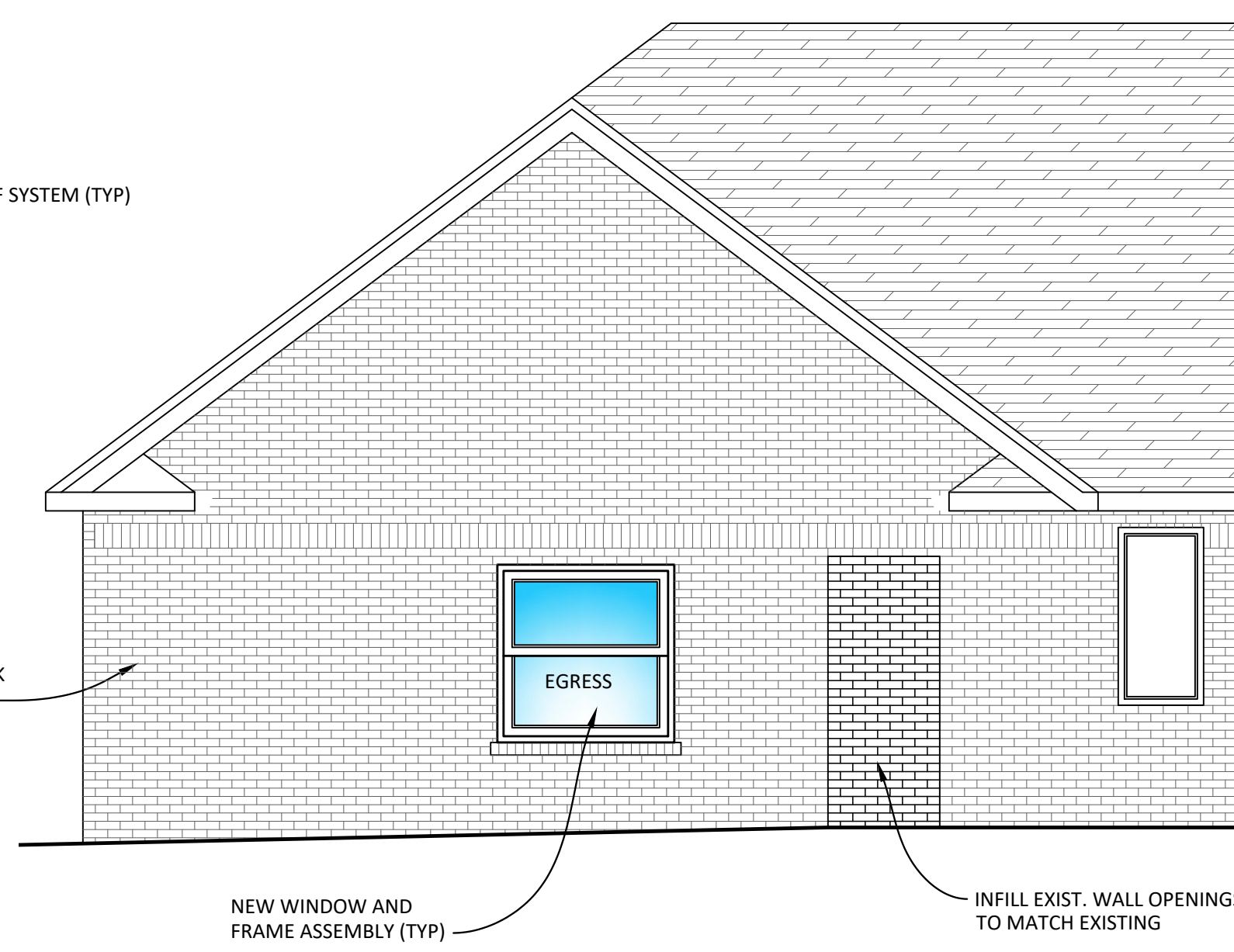
**PARTIAL EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

2



**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

3



**PARTIAL WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"

4

REV	DATE	ISSUED
04-11-2024		ISSUED FOR PERMITS
04-02-2024		OWNER REVIEW

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DRAWN BY: MV  
 CHECKED BY: BK  
 IN CHARGE: BK  
 SHEET NAME:  
 EXTERIOR ELEVATIONS

JOB NO:  
 24-023

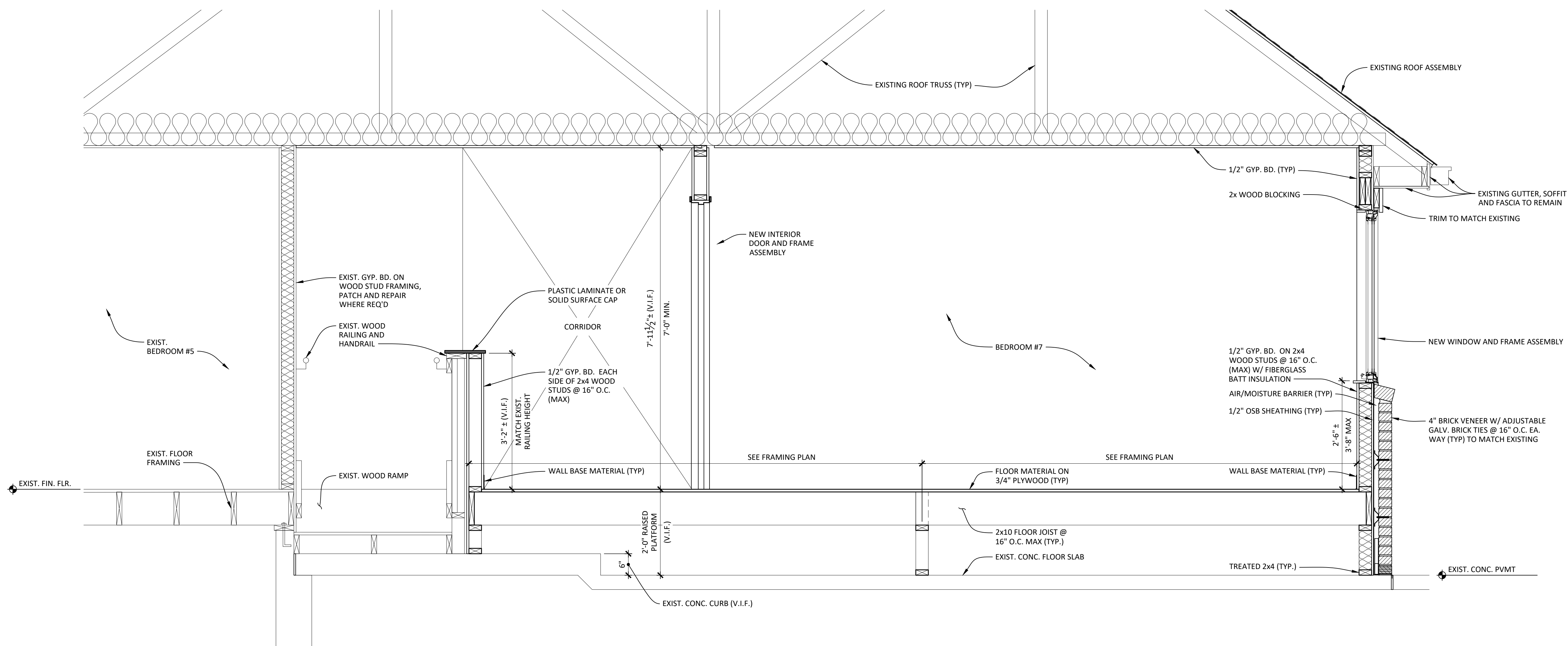
SHEET NO:  
 A-201



Proposed  
 Interior Renovations

**EMMANUEL  
 SENIOR LIVING**

5589 JOHN R RD.  
 TROY, MI 48085



SECTION  
 SCALE: 3/4" = 1'-0"

5

04-11-2024	ISSUED FOR PERMITS
04-02-2024	OWNER REVIEW
REV	DATE
	ISSUED

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DRAWN BY: MV  
 CHECKED BY: BK  
 IN CHARGE: BK

SHEET NAME:  
 SECTIONS AND DETAILS

JOB NO:  
 24-023

SHEET NO:  
 A-301

June 27th, 2024

To whom it may concern,

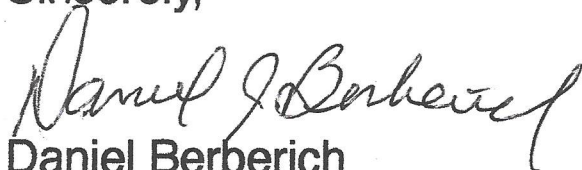
It is with great pleasure that I am writing this support letter for Emmanuel Senior Living owned and operated by Teresita Sandoval, whom I have known since 2013 when she opened the facility next to my home.

In the many years that Emmanuel Senior Living has been in operations providing top quality services to Seniors in our Community I've had numerous occasions to observe her great kindness in provide care to her seniors at Emmanuel Senior Living.

I hereby strongly support Emmanuel Senior Living plans to expand and use their garage in order to have more rooms to provide more affordable and top quality housing to Seniors in our Community.

Please feel free to contact Teresita or me for any additional information.

Sincerely,



Daniel Berberich

(248) 219 5195

1914 Abborsford Dr Troy Mi 48085

August 11, 2024

To whom it may concern:

I am pleased to write this letter of support for Emmanuel Senior Living, located at 5589 John R Road in Troy, owned and operated by Teresita Sandoval. I am writing to express my deep support for the expansion of Emmanuel Senior Living to accommodate more senior residents.

My father, Thomas, has been a senior resident at Emmanuel Senior Living since 2018. He has complex health issues requiring diligent attention as well as ongoing collaboration with different doctors and medical professionals, and he has been very well supported at Emmanuel by Teresita and her team of care workers. Teresita and her team are attentive, organized, and thorough, as well as very caring and thoughtful for all the seniors who live there.

I have been extremely grateful for the presence of Emmanuel Senior Living in the Metro Detroit area, as the home offers high-quality care and attention for my father at a rate that is accessible for his income. My father lives on a fixed income and the cost of living has gone up in every facet of our society. The increased cost of living — and of providing and accessing quality senior care — is increasingly difficult to meet. I believe that it is absolutely essential that we find ways to effectively and affordably support and care for the elderly members of our community.

I am deeply appreciative of Teresita's plan to expand Emmanuel Senior Living in order to keep the costs of care for the elderly at a manageable level for all the seniors who live there.

Teresita and her caregiving staff are dedicated to providing very high-quality care and attention for the seniors under their care, and to making a healthy, comfortable, safe, and pleasant living environment for my father and all the seniors. Teresita's facility is an excellent model of what senior care can be, and the expansion of Emmanuel Senior Living will benefit not only seniors and their families, but the broader community in the Metro Detroit area, by continuing to demonstrate that it is possible to offer quality care that seniors can afford.

If you have any questions, I would be pleased to speak further; I can be reached at 734-645-5857 or [evarogers@gmail.com](mailto:evarogers@gmail.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'Eva Rogers', written in a cursive style.

Eva Rogers



August 13, 2024

To Whom It May Concern:

I am writing in support of the proposed expansion of Emmanuel Senior Living located on John R Road in Troy, Michigan. This expansion would not only be good for the city, but need for available housing for seniors is at an all time high. Community is one of the core values of the City of Troy, Michigan and this is also about community.

In addition, it takes a special person to care for those most vulnerable in our community and Teresita Sandoval accomplishes this with her tireless efforts and her caring and compassionate heart.

Please let me know if there is any way in which I can provide some additional information or insight.

Sincerely,

Brandon Lewandowski  
1166 Fairways Boulevard, Troy, MI 48085  
BRLewandowski@gmail.com  
248-520-7339

August 8, 2024

To whom it may concern:

I am writing to express my full support for the Emmanuel Senior Living facility located on John R in Troy; owned and operated by Teresita Sandoval, whom I have known since 2022.

I have observed her kindness, professionalism, great service, and dedication she provides to her seniors at Emmanuel Senior Living.

I hereby support the facility's plans to expand and use their garage to accommodate four additional rooms to provide more affordable, high quality and more personalized housing to seniors in our community. This is not only a demonstration to Teresita's commitment to enhance the lives of more seniors but also addresses a growing need within our community.

Sincerely,

Ana Jamil  
1933 Oak Forest Dr  
Troy, MI 48085

*Susan Bartram*  
*33762 Colony Park Drive*  
*Farmington Hills, Michigan 48230*  
*(313) 289-1995*

August 13, 2024

To Whom It May Concern:

I am writing to support Emmanuel Senior Living, owned and operated by Teresita Sandoval, whom I have known for about 5 years.

In the time that I have known Teresita, I have known her to be kind, compassionate, giving, and resourceful. I am sure that she provides excellent care for those who reside at Emmanuel Senior Living.

I strongly support Emmanuel Senior Living plans to expand and use the garage in order to have more rooms to provide affordable top-quality housing for Seniors in the community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Susan Bartram', with a long horizontal flourish extending to the right.

Susan Bartram



August 12<sup>th</sup> 2024

**To Whom It May Concern,**

I am writing to express my wholehearted support for The Emmanuel Senior Living facility and its owner, Ms. Teresa Sandoval. I have had the pleasure of knowing Teresa for 2 years, and I can confidently say that she is one of the most compassionate, dedicated, and professional individuals I have ever met.

The Emmanuel Senior Living facility is not just a place to reside, it is a true home for its residents. Teresa has created an environment where seniors are treated with the utmost respect, care, and dignity. The facility is always maintained to the highest standards, and the staff are not only well-trained but also deeply committed to ensuring the well-being of each resident. The positive and nurturing atmosphere at The Emmanuel Senior Living is a direct reflection of Teresa's values and her unwavering commitment to excellence.

Teresa's plans to expand the facility to accommodate additional residents is a testament to her vision and dedication to providing high-quality care to more seniors in our community. Given the increasing need for reliable and compassionate senior care, I believe this expansion would be an invaluable addition to our area. Teresa's track record of running an outstanding facility speaks for itself, and I have no doubt that these additional residents would receive the same exceptional care and attention that current residents enjoy.

The expansion will undoubtedly benefit our community by providing more seniors with a safe, loving, and professional place to live. I have complete confidence that Teresa will continue to manage the facility with the highest level of integrity and dedication.

Thank you for your time and consideration of this request.

Sincerely,

Aaron Salvador Unzueta Chavez.

2836 Roundtree Dr, Troy MI. 48083

Aug 10<sup>th</sup>, 2024

To whom it may concern,

RE: Emmanuel Senior Living owned by Teresita Sandoval

In today's world with the increased needs for more senior care, finding quality personal care becomes an even greater concern for many seniors and family members who are considering facilities. I've only known Teresita for a few years, but she is always a warm, genuine and kind human being. Having been to her facility several times you can just see and feel the warmth and caring that she and her staff give her seniors. Her seniors also seem quite content and well taken care of. Even though her facility is not a large capacity facility like many senior care centers, the personal and more one on one care and atmosphere feels very evident.

Teresita is dedicated to providing the best care possible to her seniors, I'm sure that the expansion she is planning will also be carried through with the same professionalism and kindness she is currently providing. More families would be at ease knowing their loved ones are well taken care of.

Sincerely,

Ray Juhl

6025 Walker Drive

Troy, Michigan 48085

**From:** [BILL GERAZOUNIS](#)  
**To:** [Jackie Ferencz](#)  
**Subject:** Emmanuel senior living expansion  
**Date:** Wednesday, August 7, 2024 9:38:01 PM

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CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Just wanted to reach out and let you know, I fully support the expansion, and have known Teresita Sandoval for quite some time now..and she is a very kind, honest, and good person with great intentions.

Hope you can give her the support she needs!

Sent from my iPhone

**From:** [Josephine Dries](#)  
**To:** [Jackie Ferencz](#)  
**Subject:** support for Emmanuel Senior Living expansion  
**Date:** Monday, August 12, 2024 9:10:41 AM

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You don't often get email from [jojo@jojodries.com](mailto:jojo@jojodries.com). [Learn why this is important](#)

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To whom it may concern:

I hope this letter finds you well. I am writing to express my full support for the proposed expansion of the Emmanuel Senior Living facility located on John R in Troy. Having known the owner, Teresita Sandoval, for an extended period, I can personally vouch for her exceptional professionalism and her unwavering dedication to the well-being of the residents under her care.

The planned expansion of Emmanuel Senior Living is set to accommodate four additional residents. This development is not only a testament to Teresita's commitment to enhancing the lives of more seniors but also addresses a growing need within our community for specialized senior care services. In these times, when the demand for such care is increasing sharply, it becomes crucial to back facilities that consistently demonstrate outstanding service and wholehearted dedication.

As a reputable and efficiently managed senior home, Emmanuel Senior Living has earned my complete trust in its endeavors for expansion. I am confident that this step will significantly contribute to the betterment of our community by enriching the lives of its senior members.

Should you have any questions, or if there are any concerns I can help address, please do not hesitate to contact me.

Warm regards,  
JoJo Dries  
Founder, On The Wings of Angels  
[Jojo@jojodries.com](mailto:Jojo@jojodries.com)  
734-385-6170



**From:** [Arshad Suri](#)  
**To:** [Jackie Ferencz](#)  
**Subject:** Emmanuel Senior Living facility  
**Date:** Monday, August 12, 2024 2:09:06 PM

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You don't often get email from arshad.suri@yahoo.com. [Learn why this is important](#)

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern

I hope this letter finds you well. I am writing to express my full support for the proposed expansion of the Emmanuel Senior Living facility located on John R in Troy. Having known the owner, Teresita Sandoval, for an extended period, I can personally vouch for her exceptional professionalism and her unwavering dedication to the well-being of the residents under her care.

The planned expansion of Emmanuel Senior Living is set to accommodate four additional residents. This development is not only a testament to Teresita's commitment to enhancing the lives of more seniors but also addresses a growing need within our community for specialized senior care services. In these times, when the demand for such care is increasing sharply, it becomes crucial to back facilities that consistently demonstrate outstanding service and wholehearted dedication.

As a reputable and efficiently managed senior home, Emmanuel Senior Living has earned my complete trust in its endeavors for expansion. I am confident that this step will significantly contribute to the betterment of our community by enriching the lives of its senior members.

Should you have any questions, or if there are any concerns I can help address, please do not hesitate to contact me.

Warm regards

Arshad Suri

**From:** [Kathleen Rogers](#)  
**To:** [Jackie Ferencz](#)  
**Subject:** Request for Expansion of Emmanuel Senior Living  
**Date:** Saturday, August 10, 2024 11:22:25 AM

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You don't often get email from kmrogers210@gmail.com. [Learn why this is important](#)

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To Whom It May Concern:

It is an honor to have been asked to provide this letter of support for the proposed expansion of the Emmanuel Senior Living facility located at 5589 John R. Road, Troy, Michigan.

I have had the pleasure of knowing Teresita Sandoval since 2018, when my niece and I were seeking a care facility for my brother following his stroke. Sadly, my brother could no longer live alone and required assistance with his medication and many activities of daily living.

The care my brother has received by Ms. Sandoval and her staff has been exceptional. She cares for each of her residents as if they were her own family member. Additionally, she has the gift of recruiting caregivers who are equally kind and attentive to the residents' needs. Ms. Sandoval's desire to expand her facility to accommodate an additional four residents is commendable, and will respond to the desperate need in our community for quality health care for seniors.

I wholeheartedly support Ms. Sandoval's proposed expansion and have the utmost confidence in her ability to assume this additional responsibility with her usual professionalism and grace.

If you any further questions, please do not hesitate to contact me directly. I can be reached by cell at (248) 909-9144 or via email at [kmrogers210@gmail.com](mailto:kmrogers210@gmail.com).

Sincerely,

Kathleen Rogers  
210 Potawatomi Blvd.  
Royal Oak, MI 48073

**From:** [Sherry Price](#)  
**To:** [Jackie Ferencz](#)  
**Subject:** Emmanuel Senior Living  
**Date:** Monday, August 19, 2024 6:55:11 AM

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[You don't often get email from priceparty@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Jackie, I'm sorry this is a few days late in writing to you however I wanted to share my thoughts on Emmanuel Senior Living. I live just south of their home on John R Road & I (along many other neighbors in our Laurelwood subdivision) would totally welcome the expansion of their facility! The property is beautiful & always kept neat & clean. It offers beautiful views for the people that live there to enjoy outdoor activities.

Terri, her sister Abby & Sorayas are the kindest people & most loving caregivers that I have ever met! We had the pleasure of working with them briefly & would consider them an asset to our community! Troy could definitely benefit from the TLC in which ESL so proudly offers in their business!

The community is in need of more senior living spaces such as this & I would highly recommend the expansion of their garage to accommodate 4 more beds.

Feel free to reach out to me with any questions you may have!

Sincerely,  
Sherry Price

5261 Westmoreland Dr  
Troy, MI 48085

248-941-3088



# Hidden Harbors Centers

---

**Brian DiBartolomeo**

President

31601 Harper Avenue  
St. Clair Shores, MI 48082  
(248) 289-0803  
brian@hiddenharbors.com

**Planning Department**

City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084  
(248) 524-3364  
jackie.ferencz@troymi.gov

August 1, 2024

**To Whom It May Concern,**

I hope this letter finds you well. I am writing to express my full support for the proposed expansion of the Emmanuel Senior Living facility located on John R in Troy. Having known the owner, Teresita Sandoval, for an extended period, I can personally vouch for her exceptional professionalism and her unwavering dedication to the well-being of the residents under her care.

The planned expansion of Emmanuel Senior Living is set to accommodate four additional residents. This development is not only a testament to Teresita's commitment to enhancing the lives of more seniors but also addresses a growing need within our community for specialized senior care services. In these times, when the demand for such care is increasing sharply, it becomes crucial to back facilities that consistently demonstrate outstanding service and wholehearted dedication.

As a reputable and efficiently managed senior home, Emmanuel Senior Living has earned my complete trust in its endeavors for expansion. I am confident that this step will significantly contribute to the betterment of our community by enriching the lives of its senior members.

Should you have any questions, or if there are any concerns I can help address, please do not hesitate to contact me.

**Warm regards,**

**Brian DiBartolomeo**



To whom it may concern

I hope this letter finds you well. I am writing to express my full support for the proposed expansion of the Emmanuel Senior Living facility located on 5589 John R in Troy. Having known the owner, Teresita Sandoval, for an extended period, I can personally attest for her exceptional professionalism and her dedication to the well-being of the Senior Citizens under her care. Mrs Sandoval has consistently demonstrate outstanding service and wholehearted dedication.

The planned expansion of Emmanuel Senior Living is set to accommodate four additional residents. This development is not only a testament to Teresita's commitment to enhancing the lives of more seniors in our community but also addresses a need within our community for specialized senior care services.

In these times, when the demand for such care is increasing sharply, it becomes crucial to back facilities that.

As a reputable and efficiently managed senior home, always kept nice and clean; Emmanuel Senior Living has earned my complete trust in its endeavors for expansion. I am confident that this step will significantly contribute to the betterment of our community by enriching the lives of its senior members.

Should you have any questions, or if there are any concerns I can help address, please do not hesitate to contact me.

Warm regards,

Oracio Gonzalez  
586 515 9062

**ITEM #7**

August 16, 2024

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-024) – Proposed Aston Martin Dealership, North side of Maplelawn, West of Crooks (1744 Maplelawn; PIN 88-20-29-401-017), Section 29, Currently Zoned IB (Integrated Industrial & Business) Zoning District

### GENERAL INFORMATION

#### Name of Owner / Applicant:

The owner is Vikram Verma of V Square Technologies, LLC. The applicant is Gary Laundroche of LAG Development LLC

#### Location of subject property:

The property is located on the north side of Maplelawn, west of Crooks.

#### Size of subject parcel:

The property is approximately 1.13 acres in size.

#### Current and Proposed use of subject parcel:

A vacant 13,375 square foot industrial building presently sits on the site. The applicant proposes an automobile sales & service use, various site improvements, and to modernize the façade to standards set by Aston Martin.

#### Current use of adjacent parcels:

The property is located in an industrial park and is surrounded by light industrial uses.

#### Current zoning classification:

The property is zoned IB, Integrated Industrial & Business District.

#### Zoning classification of adjacent parcels:

All surrounding properties are zoned IB, Integrated Industrial & Business District.

#### Future Land Use Designation:

The parcel is designated on the Future Land Use Plan as Automall. This classification envisions “a coordinated collection of automobile sales lots that have a competitive advantage in that they provide a comparison shopping experience in one area”.



## ANALYSIS

### Compliance with area and bulk requirements:

Lot Area: Not applicable in IB, Integrated Industrial & Business District.

Lot Width: Not applicable in IB, Integrated Industrial & Business District.

Height: 4 stories or 50 feet.

Setbacks: Front: 30 feet.  
Side (least): 10 feet.  
Side (total): 20 feet.  
Rear: 20 feet.

The applicant meets the area and bulk requirements of the IB, Integrated Industrial & Business District.

### Off-street parking and loading requirements:

The applicant is providing 58 off-street parking spaces. Vehicle sales and service requires 1 space for each 250 square feet of net floor area, plus 2 spaces per each auto service bay. 56 spaces are required. The applicant meets the minimum parking space requirement.

### Vehicular and non-motorized access:

Access to the property is provided by a two-way entry drive along Maplelawn

### Stormwater detention:

There is no impact on storm water detention requirements. The applicant is not proposing any additional impervious surfaces.

### Natural features and floodplains:

Available GIS data indicates that there are no significant natural features located on the property.

### Special Use Approval Standards (Section 9.03):

The application meets the following Special Use Approval Standards:

1. Compatibility with Adjacent Uses. The applicant proposes automotive sales & service in an area characterized by automotive sales & service and industrial use.
2. Compatibility with the Master Plan. The area is classified on the Future Land Use Plan as Automall. This project would complement the character of the area.
3. Traffic Impact. The traffic impact of the use is not significant.
4. Impact on Public Services. The proposed Special Use shall be adequately served by essential public facilities and services.

5. Compliance with Zoning Ordinance Standards. The proposed Special Use shall be designed, constructed, operated and maintained to meet the stated intent of the zoning districts and shall comply with all applicable ordinance standards.
6. Impact on the Overall Environment. The proposed Special Use shall not unreasonably impact the quality of natural features and the environment in comparison to the impacts associated with typical permitted uses.
7. Special Use Approval Specific Requirements. The general standards and requirements of this Section appear to have been met.

Special Use Standard Summary:

It appears the proposed use is compatible with adjacent land uses, compatible with the Master Plan, does not significantly impact traffic, may be adequately service by existing public facilities, complies with Zoning Ordinance Standards, and does not impact the quality of natural features.

The proposed site improvements including bicycle parking, improved parking surface, landscaping improvements, and building improvements comply with the Special Use requirements per Sections 9.03, 6.27, & 6.24.



**PROPOSED RESOLUTION**

PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-024) – Proposed Aston Martin Dealership, North side of Maplelawn, West of Crooks (1744 Maplelawn; PIN 88-20-29-401-017), Section 29, Currently Zoned IB (Integrated Industrial & Business) Zoning District

**Resolution # PC-2024-08-**

Moved by:

Seconded by:

**RESOLVED**, That Special Use Approval and Preliminary Site Plan Approval for the proposed Aston Martin Dealership, North side of Maplelawn, West of Crooks (1744 Maplelawn, PIN 88-20-29-401-017), Section 29, Currently Zoned IB (Integrated Industrial & Business) District, be granted, for the following reasons:

1. The proposed use is compatible with adjacent uses.
2. The proposed use is compatible with the Master Plan.
3. The proposed use does not negatively impact traffic or public services.
4. The proposed use complies with Zoning Ordinance standards

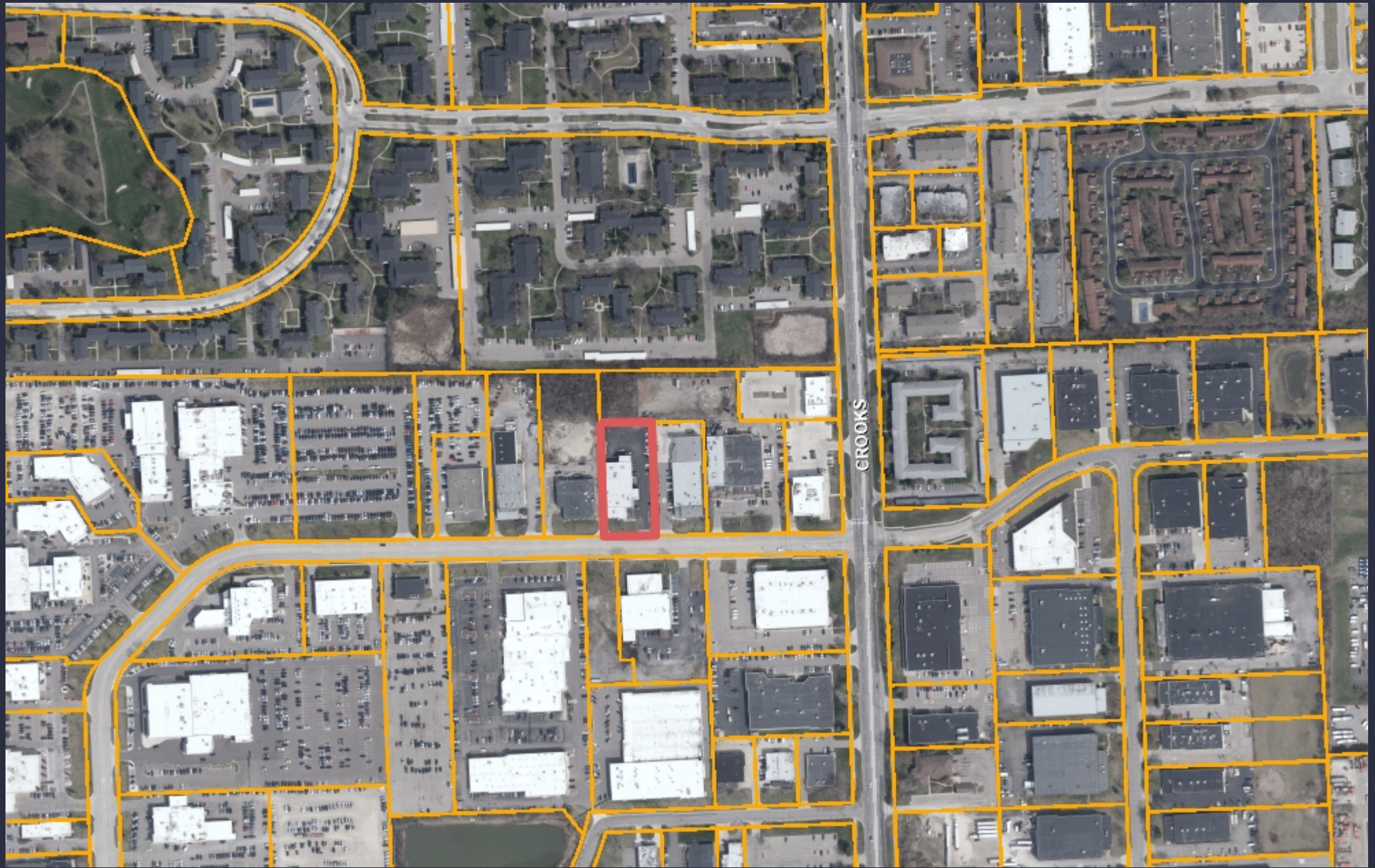
\_\_\_\_\_ ) or  
 (denied, for the following reasons: \_\_\_\_\_) or  
 (postponed, for the following reasons: \_\_\_\_\_)

Yes:  
 No:  
 Absent:

**MOTION CARRIED / FAILED**



# GIS Online

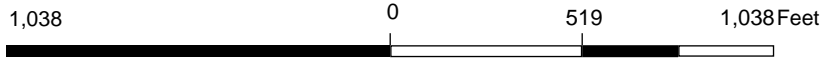
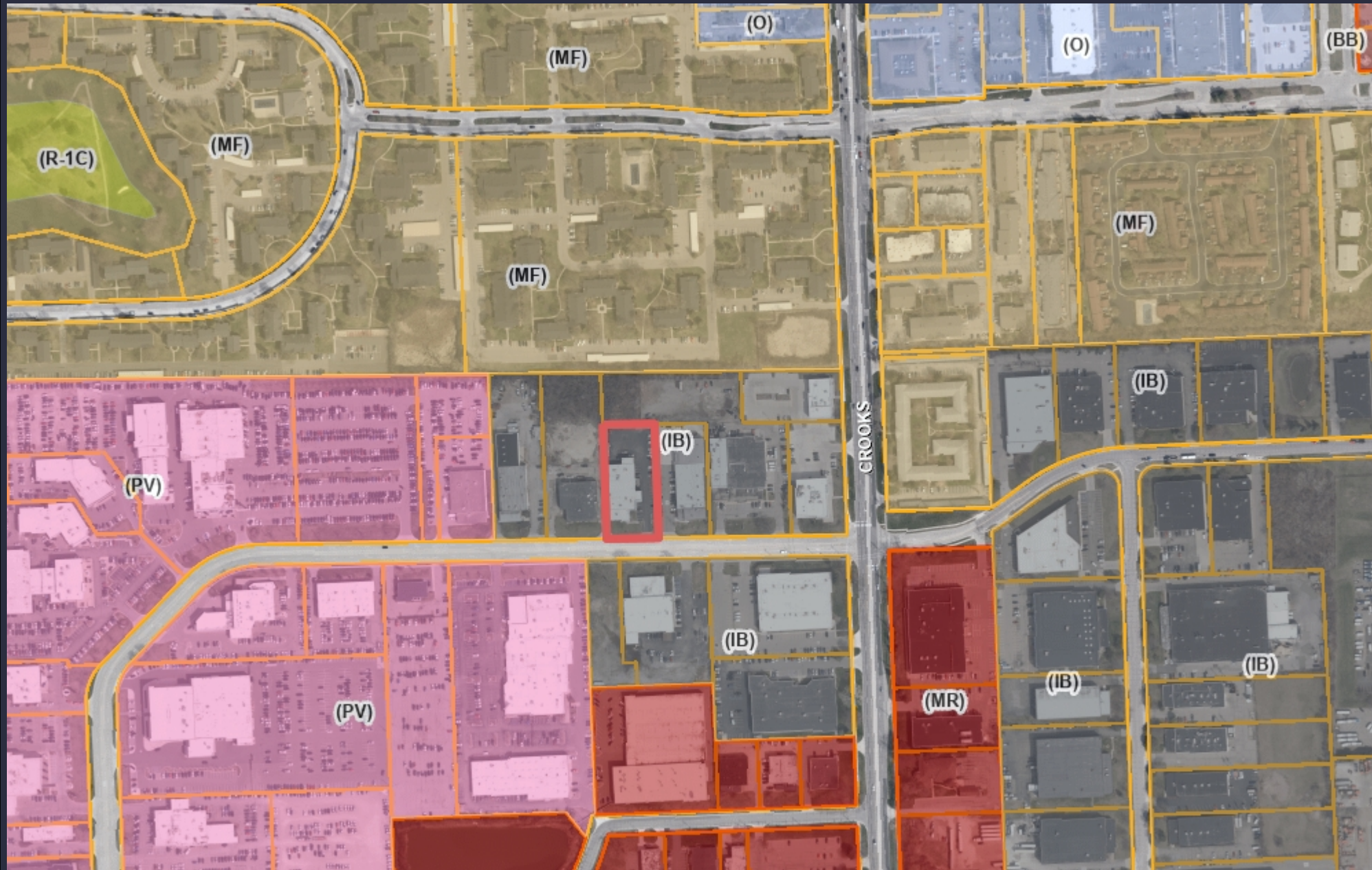


1,038 0 519 1,038 Feet



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.





Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



# CITY OF TROY SPECIAL USE REQUEST APPLICATION

**CITY OF TROY PLANNING DEPARTMENT**  
**500 W. BIG BEAVER**  
**TROY, MICHIGAN 48084**  
**PHONE: 248-524-3364**  
**FAX: 248-524-3382**  
**E-MAIL: [planning@troymi.gov](mailto:planning@troymi.gov)**



**SPECIAL USE APPROVAL FEE**  
**\$1,800.00**  
**ESCROW FEE**  
**\$1,500.00**

REGULAR MEETINGS OF THE CITY PLANNING COMMISSION ARE HELD ON THE SECOND AND FOURTH TUESDAYS OF EACH MONTH AT 7:00 P.M. AT CITY HALL.

APPLICATIONS FOR SPECIAL USE APPROVALS REQUIRING THE SUBMITTAL OF A SITE PLAN SHALL CONFORM TO THE REQUIREMENTS OF THE TROY ZONING ORDINANCE.

A PLANNING COMMISSION PUBLIC HEARING SHALL BE SCHEDULED FOLLOWING A DETERMINATION BY THE PLANNING DEPARTMENT THAT THE SPECIAL USE REQUEST APPLICATION IS COMPLETE AND MEETS THE REQUIREMENTS OF THE TROY ZONING ORDINANCE.

- 
1. NAME OF THE PROPOSED DEVELOPMENT: Aston Martin
  2. ADDRESS OF THE SUBJECT PROPERTY: 1744 Maplelawn Dr, Troy, MI 48081
  3. ZONING CLASSIFICATION OF SUBJECT PROPERTY: IB: Integrated Industrial & Business
  4. TAX IDENTIFICATION NUMBER(S) OF SUBJECT PROPERTY: 20-29-401-017
  5. DESCRIPTION OF PROPOSED USE: New/used automobile sales and service
  6. SECTION OF THE ZONING ORDINANCE UNDER WHICH SPECIAL USE APPROVAL IS SOUGHT: \_\_\_\_\_
  7. APPLICANT:
 

NAME <u>Gary Laundroche</u> COMPANY <u>LAG Development LLC</u> ADDRESS <u>9990 E. Highland Road</u> CITY <u>Howell</u> STATE <u>MI</u> ZIP <u>48843</u> TELEPHONE <u>248-714-2018</u> E-MAIL <u>abracknell@lafontaine.com</u>	PROPERTY OWNER: NAME <u>Vikram Verma</u> COMPANY <u>V Square Technologies LLC</u> ADDRESS <u>100 W. Big Beaver Rd, Ste 200</u> CITY <u>Troy</u> STATE <u>MI</u> ZIP <u>48084</u> TELEPHONE _____ E-MAIL <u>vikram.verma@nethidcatech.com</u>
--	--
  8. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY:  
Authorized agent for entity purchasing the building
  9. SIGNATURE OF APPLICANT [Signature] DATE \_\_\_\_\_
  10. SIGNATURE OF PROPERTY OWNER [Signature] DATE \_\_\_\_\_

BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES THE PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC OF THE REQUEST FOR SPECIAL USE APPROVAL.



# ASTON MARTIN

TROY DEALERSHIP · 1744 MAPLELAWN DR  
SPECIAL USE REQUEST · VEHICLE SALES AND SERVICE



VICINITY LOCATION MAP · Scale NTS

## 1. OBJECTIVE

This project proposes the adaptive reuse of the existing property at 1744 Maplelawn Dr. Currently vacant after serving as office space prior to the COVID pandemic, the location will be transformed into a high-end Aston Martin dealership with integrated sales and service facilities.

### Focus on Enhancement, not Expansion:

The project will achieve this transformation without expanding the building footprint. Instead, the focus lies on elevating the property's aesthetics and functionality through the following architectural improvements:

- Refreshed Exterior: The building's siding will be replaced with a modern and minimalist design.
- Enhanced Facade: A curtain wall glass system will be installed on the facade, creating a sleek and inviting showroom experience.
- Improved Parking: The existing parking lot will be upgraded to better accommodate customer needs.
- Landscaped Oasis: The garden area will be expanded with the addition of trees, fostering a more welcoming and aesthetically pleasing environment.

### Zoning Considerations:

The property, along with its surrounding area, falls within the Troy Motor Mall and is zoned as an Integrated Industrial and Business District (IB). As stipulated in section 6.27 of the zoning ordinance, a Special Use authorization is required to operate a vehicle sales business within this district.

## 2. LEGAL DESCRIPTION

Land in the City of Troy, Oakland County, MI, at 1744 Maplelawn Drive, Zip Code: 48064-4604, Parcel Number: 20-29-401-017, described as follows:

Lot(s) 4, except the West 175.00 feet and the West 85 feet of Lot 3 of MAPLELAWN INDUSTRIAL PARK according to the plat thereof recorded in Uber 119 of Plats, Page 10 of Oakland County Records.

## 3. SITE DATA

Gross Land Area: 49,371 Square Feet or 1.133 Acres  
Total Building Area: 13,375 sq. ft. (no change proposed)  
Maximum Lot Area Building Coverage: 40%  
Existing Lot Area Building Coverage: 27.07% (no change proposed)  
Maximum Building Height Permitted: 4 stories / 50 feet  
Maximum Existing Building Height: 22 feet (no change proposed)

### Building Setbacks:

Front: 30 feet  
Sides: 10 feet (minimum); 20 feet (total)  
Rear: 20 feet

### Existing Building Setbacks:

Refer to the Survey Sheet (no change proposed)

## 4. PARKING REQUIREMENTS

Total Parking: 56 spaces, including 4 barrier-free (handicap) spaces.

Restriping is needed to accommodate 2 bicycle parking spaces.

Automobile Sales and Service Facility: Complies with the requirements outlined in Exception (a) under Ordinance 13.06-b.7.

### Parking Count:

Required Spaces: 58 total spaces, as calculated per Table 13.06-a: 13,375 sq. ft. / (1 space/250 sq. ft.) + 1 service bay x (2 spaces/bay) = 54 + 2 = 56

1 van accessible + 3 barrier-free spaces are required in total.

Provided Spaces: 64 total spaces (existing - needs restriping)

Including 1 van accessible + 3 barrier-free spaces, meeting the required minimum.

Bicycle Parking: 2 bicycle parking spaces are required per Ordinance 13.11-c-4 (needs to include 2 bicycle parking spaces).

Site Frontage Occupied by Parking Lot: Maximum 60% cumulative at corner lot, in compliance with zoning regulations.

### Parking Setback:

Side and Rear: No specific setback requirements as the location does not abut residential areas (Ordinance 13.06-c.3)

Front: 20 feet (Ordinance 6.27.a)



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135 N Old Woodward Ave  
Birmingham, MI 48009

CLIENTS



ASTON MARTIN

PROJECT

Aston Martin

PROJECT LOCATION

No. 1744  
Maplelawn Drive  
Part of the SE. 1/4 of  
Section 29, T.2N., R.11E.,  
City of Troy,  
Oakland County, MI

SHEET

Special Use Request  
Cover Sheet

REVISIONS

DRAWN BY:

J.D

APPROVED BY:

Gary Laundroche

email:

jon@stories.inc

DATE ISSUED:

06-28-2024

SCALE:

NTS

NFE JOB NO.

JD24-127

sheet no.

1 of 3





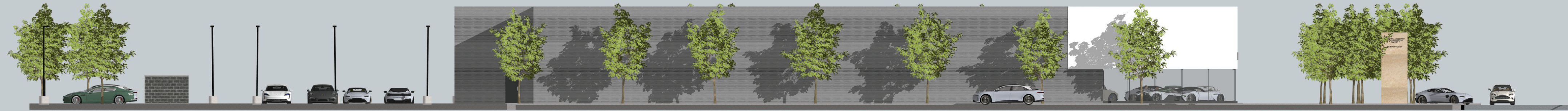
FRONT · SOUTH ELEVATION · Scale 1/16" : 1'-0"



REAR · NORTH ELEVATION · Scale 1/16" : 1'-0"



EAST FACADE · Scale 1/16" : 1'-0"



SIDE · WEST ELEVATION · Scale 1/16" : 1'-0"



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Birmingham, MI 48009

CLIENTS



PROJECT

Aston Martin

PROJECT LOCATION

No. 1744  
Maplelawn Drive  
Part of the SE. 1/4 of  
Section 29, T.2N., R.11E.,  
City of Troy,  
Oakland County, MI

SHEET

Special Use Request  
Elevations and Perspective

REVISIONS

DRAWN BY:

J.D

APPROVED BY:

Gary Lauroche

email:

jon@stories.inc

DATE ISSUED:

06-28-2024

SCALE:

1/16" : 1'-0"

NFE JOB NO.

JD24-127

sheet no.

2 of 3





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Birmingham, MI 48009

CLIENTS



ASTON MARTIN

PROJECT

Aston Martin

PROJECT LOCATION

No. 1744  
Maplelawn Drive  
Part of the SE. 1/4 of  
Section 29, T.2N., R.11E.,  
City of Troy,  
Oakland County, MI

SHEET

Special Use Request  
Site Plan and Current Site Pictures

REVISIONS

DRAWN BY:  
J.D

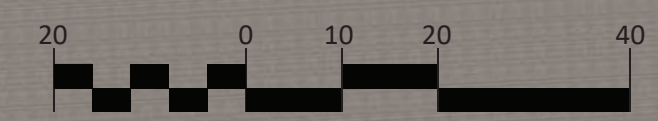
APPROVED BY:  
Gary Laundroche

email:  
jon@stories.inc

DATE ISSUED:  
06-28-2024

SCALE:  
1"=20'

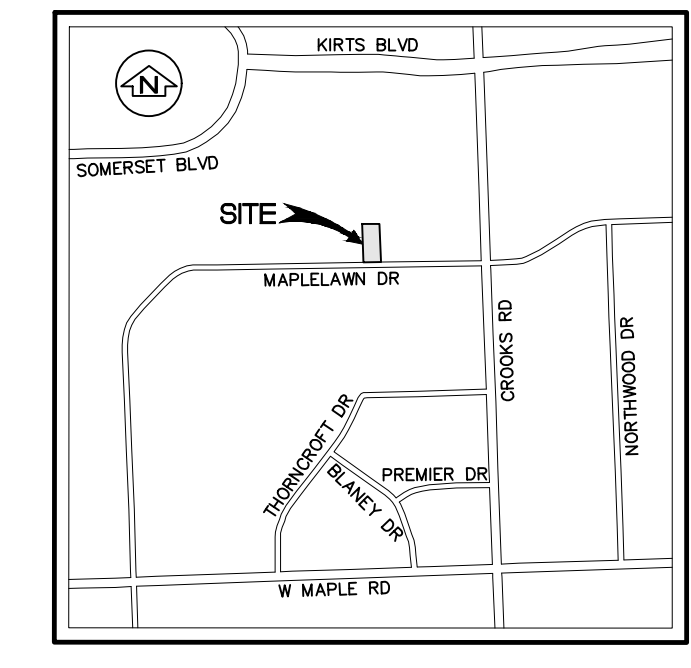
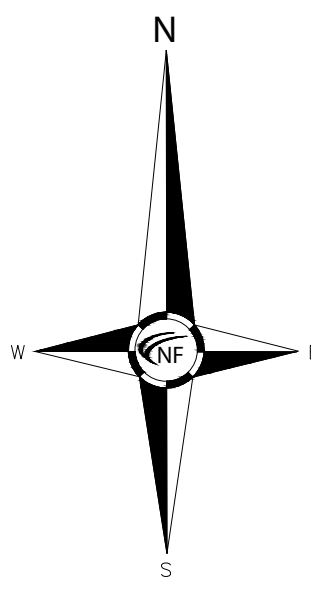
NFE JOB NO. sheet no.  
JD24-127 3 of 3



GRAPHIC SCALE 1"=20'





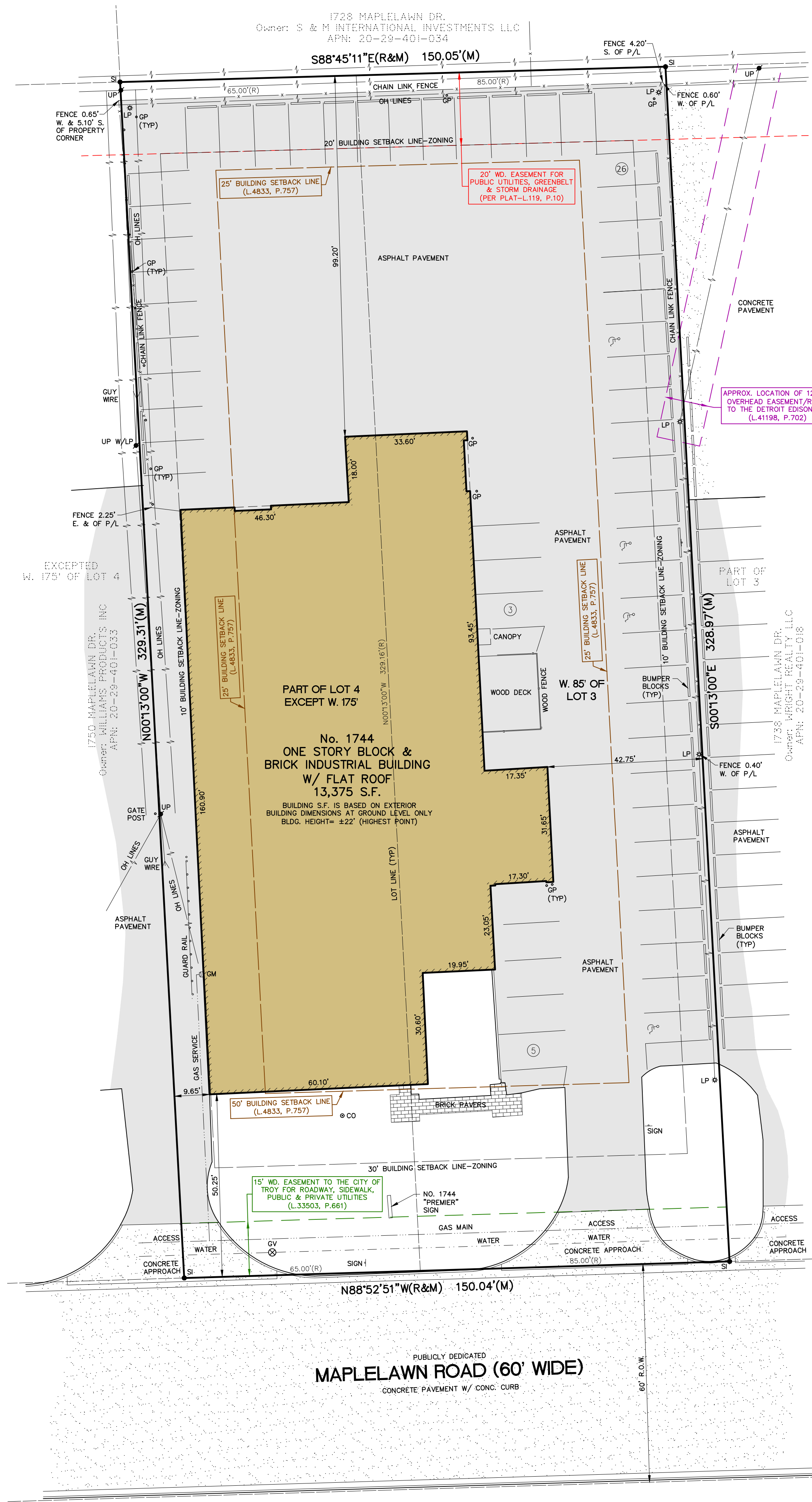


civil Engineers  
Land Surveyors  
Land Planners

**NOWAK & FRAUS ENGINEERS**

46777 WOODWARD AVENUE  
PONTIAC, MI 48342  
Tel. (248) 332-7931  
Fax. (248) 332-8257  
www.nowakfraus.com  
email: rfraus@nfe-engr.com

1738 MAPLELAWN DR.  
Owner: S & M INTERNATIONAL INVESTMENTS LLC  
APN: 20-29-401-034



**LEGAL DESCRIPTION**

Land in the City of Troy, Oakland County, MI, described as follows:  
Lot(s) 4, except the West 175.00 feet and the West 85 feet of Lot 3 of MAPLELAWN INDUSTRIAL PARK according to the plat thereof recorded in Liber 119 of Plots, Page 10 of Oakland County Records.

1744 Maplelawn Drive  
Tax ID: 20-29-401-017

**BASIS OF BEARING NOTE**

The basis of bearing for this survey was established by the aforesaid recorded Plat.

**TITLE NOTES**

- 2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by making inquiry of persons in possession of the Land.
- 3. Easements, encumbrances, or claims thereof, not shown by the Public Records.
- 7. Mortgage in the original amount of \$2,500,000.00 executed by Premier Investment Property, L.L.C., a Michigan limited liability company to Henry J. Crawford, dated February 23, 2007, recorded March 2, 2007, in Liber 38826, page 143.
- 8. Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 4833, page 757. [BUILDING SETBACK RESTRICTIONS ARE SHOWN].
- 9. Permanent Easement in favor of the City of Troy and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 33503, page 661. [EASEMENT IS WITHIN THE SURVEYED LAND AND ITS LOCATION IS SHOWN].
- 10. Detroit Edison Overhead Easement (Right of Way) No. 28919832-28919837 in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 41198, page 702. [EASEMENT IS WITHIN & CROSSES THE SURVEYED LAND AND ITS APPROXIMATE LOCATION IS SHOWN].
- 11. Easement(s), Restrictions and/or Setback Lines, if any, as disclosed by the recorded plat. [LOCATION OF EASEMENT WITHIN THE SURVEYED LAND IS SHOWN].
- 12. Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the public records.
- 13. Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned land.
- 14. Rights of tenants, if any, under any unrecorded leases.

ALL EXCEPTIONS SHOWN OR NOTED ON THIS SURVEY WERE OBTAINED FROM TITLE COMMITMENT NO. 961664, WITH A COMMITMENT DATE OF 01-14-2022, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

**SITE DATA**

Gross Land Area: 49,371 Square Feet or 1.133 Acres.  
Zones: IB (Integrated Industrial Business District)  
Building Setbacks:  
Front= 30'  
Sides= 10' (least); 20' (total)  
Rear= 20'

Max. Building Height permitted: 4 stories/50'

Total Striped Parking: 30 spaces including 4 barrier free (handicap) spaces.  
The above setback & height requirements were obtained from the City of X Zoning Ordinance.

NOTE: The setbacks & height restrictions noted above are for reference purposes only and should not be used for design or construction and should not be used to determine compliance. A surveyor cannot make a certification on the basis of an interpretation or opinion of another party. A zoning endorsement letter should be obtained from Shelby Township to insure conformity as well as make a final determination of the required building setback & height requirements.

**FLOOD HAZARD NOTE**

The Property described on this survey does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the property lies within Zone X of the current available Flood Insurance Rate Map identified as Map No. 26125C0541F with an effective date of 09-29-2006.

**CEMETERY NOTE**

There was no observable evidence of cemeteries or burial grounds within the subject property.

**TABLE A NOTES**

- 16: There was no observable evidence of current earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- 17: There are no known proposed changes in street right-of-way lines available from the controlling jurisdiction.
- 17: There was no observable evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- 18: Improvements within offsite easements or servitudes as provided by the Title Company are shown within 25 feet of the subject land only.

**SURVEYOR'S CERTIFICATION**

To:  
Automark Collision Centers, LLC, a Michigan Limited Liability Company, on behalf of an entity to be named at a later date  
Premier Investment Property, L.L.C., a Michigan limited liability company  
First American Title Insurance Company

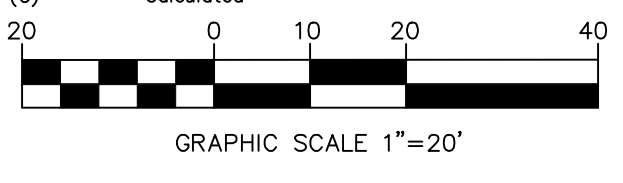
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 & 19 of Table A thereof.

The field work was completed on 03-24-2022.

Kevin Christopher Navaroli, P.S.  
No. 4001053503  
Date of Plat or Map: 04-19-2022  
Revised:



- AC = Air Conditioner
- ASPH = Asphalt
- CATV = Cable Television/Box/Riser
- CB = Catch Basin
- CO = Clean Out
- CONC = Concrete
- C MH = Electric Manhole
- EM = Electric Meter
- EC = Electric Conduit/Riser
- FI = Found Iron
- PIP = Found Iron Pipe
- FMON = Found Monument
- G = Gas Service/Gas Main
- GL = Ground Light
- GM = Gas Meter
- GP = Guard Post
- GV = Gate Valve
- H/O = Hydrant
- LP = Light Pole
- L/S = Landscape
- MH = Manhole
- MON = Monument
- MW = Monitor Well
- OH LINES = Overhead Lines
- P = Phone/Box/Riser
- PH = Physically Handicapped
- P/V = Post Indicator Valve
- P/L = Property Line
- PM = Parking Meter
- ROW = Right of Way
- SMH = Sanitary Manhole
- SB = Stop Box (Water)
- MH = Storm Manhole
- S.I. = Set Iron
- SO = Shutoff (Water)
- STM = Storm Sewer
- T.MH = Telephone Manhole
- TRANS = Transformer
- UP = Utility Pole
- WM = Water Main
- (R) = Record Measurement
- (M) = Surveyed Measurement
- (C) = Calculated



**UTILITY NOTE**

All utilities are underground unless otherwise noted. The utilities shown on this survey were determined by field observation. All locations are approximate. The location of any other underground services which may exist can only be depicted if a Utility Plan is furnished to the surveyor.

NOTE: DTE has new regulations that may impact development outside their easement or the public right of way. Client shall contact DTE to determine the "New Structures and Power Line" requirements as they may apply to any future building or renovation of a structure. DTE Energy can be contacted at 800-477-4747.

**PROJECT INDUSTRIAL BUILDING**

PROJECT LOCATION  
**No. 1744 Maplelawn Drive**  
Part of the SE. 1/4 of Section 29, T.2N., R.11E., City of Troy, Oakland County, MI

SHEET  
**ALTA / NSPS Land Title Survey**

**REVISIONS**

DRAWN BY: A.G.  
APPROVED BY: K.N./R.FRAUS  
DATE ISSUED: 04-19-2022  
SCALE: 1"=20'  
NFE JOB NO. M901 sheet no. 1 of 1





*Your Strong Construction Connection*

June 28, 2024

Troy Planning Department  
500 W. Big Beaver Rd  
Troy, Michigan 48084

Dear Brent Savidant,

This special use request application proposes the adaptive reuse of the existing property at 1744 Maplelawn Dr. into a high-end Aston Martin dealership with integrated sales and service facilities. The building is currently vacant after serving as office space prior to the COVID pandemic.

The property, along with its surrounding area, falls within the Troy Motor Mall and is zoned as an Integrated Industrial and Business District (IB). As stipulated in section 6.27 of the zoning ordinance, a Special Use authorization is required to operate a vehicle sales business within this district.

This project does not involve expanding the built area. Instead, it focuses on enhancing the location and the building by:

- **Refreshed Exterior:** The building's siding will be replaced with a modern and minimalist design.
- **Enhanced Facade:** A curtain wall glass system will be installed on the facade, creating a sleek and inviting showroom experience.
- **Improved Parking:** The existing parking lot will be upgraded to better accommodate customer needs.
- **Expanded Landscaping:** The garden area will be expanded with the addition of trees, fostering a more welcoming and aesthetically pleasing environment.

This application includes the presentation of the exterior changes. A complete set of designs, including specifications and details, will be submitted later. We are committed to bringing this location to the high standards of the LaFontaine Group and Aston Martin brand while following all the requirements of the City of Troy. If you have any questions or concerns, please do not hesitate to contact me.





# LAG Development

*Your Strong Construction Connection*

Thank you for your understanding and cooperation.

Respectfully,



Ashley Bracknell  
LAG Development