



500 West Big Beaver
Troy, MI 48084
troymi.gov

248.524.3364
planning@troymi.gov

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

April 8, 2025

7:00 P.M.

Council Chambers

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – March 11, 2025
4. PUBLIC COMMENT – For Items Not on the Agenda

PLANNED UNIT DEVELOPMENT

5. PUBLIC HEARING - PLANNED UNIT DEVELOPMENT – (PUD021 JPLN2024-0012) – Proposed Somerset West Concept Development Plan and Preliminary Development Plan for Phase 1A, North side of Big Beaver, East side of Coolidge (3100 W. Big Beaver; PIN 88-20-19-476-002, 88-20-19-476-003 & 88-20-19-430-004), Section 19, Presently zoned PUD (Planned Unit Development) Zoning District.

CONDITIONAL REZONING

6. CONDITIONAL REZONING APPLICATION (JPCR2025-001) – Proposed Village of Hastings, East side of Livernois, North of Square Lake, PIN 88-20-03-301-088, -023, -024, -025 and 88-20-03-351-004, Section 3, Presently zoned NN (Neighborhood Node “Q”) and R-1B (One Family Residential) Zoning Districts

OTHER ITEMS

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

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on March 11, 2025, in the Council Chamber of the Troy City Hall. Chair Perakis and Vice Chair Malalahalli presented opening remarks relative to the role of the Planning Commission and procedure for tonight’s meeting.

1. ROLL CALL

Present:

- Toby Buechner
- Carlton M. Faison
- Tyler Fox
- Michael W. Hutson
- Tom Krent
- David Lambert
- Lakshmi Malalahalli
- Marianna Perakis
- John J. Tagle

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-2025-03-017

- Moved by: Faison
- Support by: Fox

RESOLVED, To approve the agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES – February 25, 2025

Resolution # PC-2025-03-018

- Moved by: Tagle
- Support by: Malalahalli

RESOLVED, To approve the minutes of February 25, 2025 Regular meeting as submitted.

Yes: Faison, Fox, Hutson, Krent, Lambert, Malalahalli, Perakis, Tagle
 Abstain: Buechner

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN REVIEW

5. PRELIMINARY SITE PLAN REVIEW (SP JPLN2025-0004) – Proposed Zenith Retail and Multifamily Apartments, Northwest corner of Wattles and Dequindre (PIN 88-20-13-478-024 and 88-20-13-478-025), Section 13, Currently Zoned NN (Neighborhood Node “E”) District

Mr. Carlisle reviewed the Preliminary Site Plan application for Zenith Retail and Multifamily Apartments. He asked the applicant to bring the landscape screening along the north property line into compliance and to clarify 1) the location of the bicycle parking, 2) whether the building material is natural wood or a wood composite, and 3) the transparency calculations that measure transparency between two and eight feet above the first floor elevation. Mr. Carlisle said the applicant has verified the mechanical equipment is on the rooftop and is screened. He stated the plans have been sealed by a Michigan Licensed Architect and that three-dimensional (3D) color renderings were distributed via email to the Board prior to tonight’s meeting.

In summary, Mr. Carlisle asked the Planning Commission in its deliberation to consider if the application meets the Site Plan Review Design Standards, Section 8.06 of the Zoning Ordinance. He said any approval of the application should be subject to the remaining outstanding conditions as cited in his report dated March 4, 2025.

Project Engineer Zack Hanna and property owner Nashwan Habib were present.

Mr. Hanna addressed the location of the bicycle parking and clarified the building material is composite wood.

Some comments during discussion related to the following:

- Parking calculations, as relates to retail and residential units.
- Designation of parking spaces for residential units.
- Private entrances for residential units; two stairwells for access.
- Elevators on site.
- Mail and package delivery; space will be provided within residential stairwell(s).
- Trash removal; individual units dispose of trash in outdoor trash receptacles.
- Proposed landscaping exceeds requirements.
- Consideration of applicant to provide secure bicycle storage for residential units.
- Potential tenants for both retail and residential.
- Construction timeline.

Chair Perakis opened the floor for public comment. Acknowledging no one was present to speak, Chair Perakis closed the floor for public comment.

Resolution # PC-2025-03-019

Moved by: Fox

Support by: Malalahalli

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Zenith Retail and Multifamily Apartments, Northwest corner of Wattles and Dequindre (PIN 88-20-13-478-024 and 88-20-13-478-025), Section 13, approximately 0.7 acres in size, Currently Zoned NN (Neighborhood Node "E") district, be granted, subject to the following conditions:

1. Bring landscape screening along the north property line into compliance, add the three (3) trees.
2. Revise plans to correct the discrepancy between the bike rack and the landscaping area.
3. Provide transparency calculations that measure the transparency between two and eight feet above the first floor elevation.

Yes: All present (9)

MOTION CARRIED

Board members commended the applicant for a well-designed and attractive building that will be a welcomed gateway to the City.

OTHER ITEMS

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

There was no one present who wished to speak.

7. **PLANNING COMMISSION COMMENT**

There were general comments among the members.

Mr. Savidant addressed the status of the Zoning Ordinance update steering committee.

Ms. Dufrane announced a court decision on litigation relating to an appeal of a ZBA (Zoning Board of Appeals) decision.

The next Planning Commission meeting is April 8, 2025.

8. ADJOURN

The Regular meeting of the Planning Commission adjourned at 7:33 p.m.

Respectfully submitted,

Marianna J. Perakis, Chair

Kathy L. Czarnecki, Recording Secretary

[https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2025/2025 03 11 Draft.docx](https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT%20Planning%20Commission%20Minutes/2025/2025%2003%2011%20Draft.docx)

ITEM #5

DATE: April 4, 2025

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING - PLANNED UNIT DEVELOPMENT – (PUD021 JPLN2024-0012) – Proposed Somerset West Concept Development Plan and Preliminary Development Plan for Phase 1A, North side of Big Beaver, East side of Coolidge (3100 W. Big Beaver; PIN 88-20-19-476-002, 88-20-19-476-003 & 88-20-19-430-004), Section 19, Presently zoned PUD (Planned Unit Development) Zoning District.

The applicant Forbes Frankel Troy Ventures LLC seeks Conceptual Development Plan (CDP) approval and Preliminary Development Plan approval for Phase 1A for Somerset West Planned Unit Development (PUD). The project features a mixed-use project including up to 750 residential units, 500,000 square feet of office, 300,000 square feet of retail, a 250-room hotel and associated amenities and open space. The project was introduced to the Planning Commission on September 10, 2024.

A Planning Commission public hearing is scheduled for April 8, 2025. The project features numerous parcels and numerous proposed uses and continues to evolve. Both the applicant and the City agree that it is in the best interest of both parties to postpone the item to the April 22, 2025 Planning Commission agenda.

The attached resolution proposes that the item be postponed to April 22, 2025. No presentation will be made by either Staff or the applicant at the April 8 meeting. The Planning Commission Chair should open the public hearing so that anyone in attendance can comment, and then close the public hearing.

Attachments:

1. Public comment

PUBLIC HEARING - PLANNED UNIT DEVELOPMENT – (PUD021 JPLN2024-0012) – Proposed Somerset West Concept Development Plan and Preliminary Development Plan for Phase 1A, North side of Big Beaver, East side of Coolidge (3100 W. Big Beaver; PIN 88-20-19-476-002, 88-20-19-476-003 & 88-20-19-430-004), Section 19, Presently zoned PUD (Planned Unit Development) Zoning District.

Resolution # PC-2025-04-

Moved by:
Seconded by

BE IT RESOLVED, That the Planning Commission hereby **POSTPONES** the public hearing for this item to April 22, 2025.

Yes:
No:
Absent:

MOTION CARRIED/FAILED

From: [Planning](#)
To: [Brent Savidant](#)
Subject: FW: Former Kmart parcel/plan
Date: Friday, October 25, 2024 2:09:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)



Jackie Ferencz
Office Manager |
City of Troy Planning Dept
O: 248.524.3364



From: Rhonda Hendrickson <rmhendrickson11@gmail.com>
Sent: Friday, October 25, 2024 12:30 PM
To: Planning <planning@troymi.gov>
Subject: Former Kmart parcel/plan

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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,

I am writing, knowing that you have green-lighted a plan for the former Kmart parcel that is adjacent to my neighborhood. So, as you can imagine, I have watched with interest what will eventually be done there and am excited for something finally.

In 2007, I sent a letter to Nate Forbes talking about what I felt would be wonderful for the Troy community, based on a trip I just took in Italy. He responded graciously, but of course, we all know what happened then.

I address you today, having looked at the design plan on your website. Coincidentally, I have just returned from a 30 day trip to Germany and Austria, and I come away with the same impression about what would be a community enhancement for what amounts to the last large parcel on Big Beaver that could give residents a chance for a place of gathering. Every city and small village in Europe has a piazza or platz, or square that people are drawn to gather in. It is surrounded by restaurants and cafes, fountains and beauty. It is what creates the cafe culture and connects the community there.

When I look at the plan for the site as it is today, I see 1.09 acres of open green space amidst

buildings, not including walkways. That is slightly larger than my backyard for such significant acreage. I would like to know what the design intent is for that space. For the 750 living units to walk the dog or meet? Lunch spot for office workers? What about it serves the greater community?

In Dresden Germany, the platz there was huge, with underground parking and at least 30 restaurants and cafes, and small retail shopping. It included hotels, as this plan does and was certainly a draw for both locals and visitors to gather.

I would love to see a place that draws in the community and hope that height of buildings and layout does not create a "fortress" (like the old Kmart building) that makes it feel that it is only for those on the "inside."

My husband and I have ridden our bikes to Birmingham to get that community feel more than I can say over the years. I understand the need for density=taxes, but over the many years it always felt like a promise was dangled regarding this parcel, that it would finally give Troy a "town center" residents sorely wished for and most certainly weighed in on if asked.

Perhaps I read the design plan incorrectly or it's not in finished form, if that is the case, I am interested in what the timeline is for that. No ground has been broken. And discussion could take place to see if there is a way to squeak out a more robust open space that would invite the *whole* community in, celebrate gathering and create a place that would complement the Somerset Collection by being an outdoor draw for locals and visitors alike. The weather in Europe bothered no-one. People were outside in cafes in cold or damp weather. Musicians playing to entertain and people enjoying a square that has stood since the 1300's. I would say that shows a good idea to have legs. There are lots of offices in Troy. Lots of new hotels. Many new restaurants. Is there anything stopping Troy from making this parcel unique from all those others? I look forward to your input.

Thank you,

Rhonda Hendrickson

35 year Troy resident

3833 Estates DR

248 390-7196 c

From: [Mehrunnisa Ahmad](#)
To: [Planning](#)
Subject: Somerset west redevelopment
Date: Thursday, April 3, 2025 11:33:00 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.

Respected planning committee,

My name is Mehrunnisa Ahmad, I have been a Troy resident for the past 15 plus years. I wanted to share my thoughts with the commission on the ordinance rewrite and the Somerset West Redevelopment (formerly the Kmart Plaza).

Regarding the ordinance rewrite, there is a significant need to lower housing costs in Troy. As one of the best places to raise a family, start a business, and attend a public school district in the state and country, we must recognize why many families want to live in Troy, especially new young families. In a heavily diverse city, where 57% of the population has earned a bachelor's degree or higher, many families choose to live in Troy so their children can attend Troy schools. Many new young families want to provide their children with a strong foundation that can help them land competitive jobs. These families want to prepare their children for the future workforce, and I hope you see the value in increasing accessibility for these families who share our values.

To help increase accessibility, I encourage careful planning and design of mixed-use housing (areas or buildings where residential spaces are combined with non-residential spaces, such as retail or office spaces) and denser housing (areas with a large number of housing units per unit of land area, such as apartments and condos). Studies have shown that mixed-use and denser housing can increase property values, lower traffic congestion, attract more businesses, increase economic activity, and increase housing supply, which can ultimately lead to lower housing costs. For mixed-use housing, efforts such as the Zenith Apartments recently approved on Wattles and Dequindre should continue to be encouraged. For denser housing, developers see the interest of young families in Troy, but are restricted from benefiting from the demand for density. The ordinances should be updated to allow more density by default, especially near the Big Beaver corridor and neighborhood nodes where families can take advantage of the amenities Troy has to offer.

Regarding the Somerset West Redevelopment, the multifamily housing intended for the site has received excitement from many Troy residents. I hope there is an opportunity to set aside homes for both affordable and senior housing. To subsidize some of the housing costs, I hope there are efforts to encourage the developer to pursue funding from organizations such as the Oakland County Housing Trust Fund. The developer's willingness to create a vibrant, walkable, mixed-use development should be applauded. More efforts should be made in Troy to encourage future developers to follow suit and help Troy live to its promise as the city of tomorrow, today.

Thank you for your time and all you do on the planning commission.
Mehrunnisa Ahmad

From: [Albano Cekaj](#)
To: [Planning](#)
Subject: Somerset west and affordable housing
Date: Thursday, April 3, 2025 8:02:45 PM

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Dear Troy Planning Commission,

My name is Albano Cekaj. I have been a Troy resident for the past 25 years. I wanted to share my thoughts with the commission on the ordinance rewrite and the Somerset West Redevelopment (formerly the Kmart Plaza).

Regarding the ordinance rewrite, there is a significant need to lower housing costs in Troy. As one of the best places to raise a family, start a business, and attend a public school district in the state and country, we must recognize why many families want to live in Troy, especially new young families. In a heavily diverse city, where 57% of the population has earned a bachelor's degree or higher, many families choose to live in Troy so their children can attend Troy schools. Many new young families want to provide their children with a strong foundation that can help them land competitive jobs. These families want to prepare their children for the future workforce, and I hope you see the value in increasing accessibility for these families who share our values.

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willingness to create a vibrant, walkable, mixed-use development should be applauded. More efforts should be made in Troy to encourage future developers to follow suit and help Troy live to its promise as the city of tomorrow, today.

Thank you for your time and all you do on the planning commission.

From: [Alecia Billington](#)
To: [Planning](#)
Subject: Planning Commission Input
Date: Thursday, April 3, 2025 9:06:38 PM

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Dear Troy Planning Commission,

My name is Alecia Billington. I have been a Troy resident for the past 7 years. I wanted to share my thoughts with the commission on the ordinance rewrite and the Somerset West Redevelopment (formerly the Kmart Plaza).

Regarding the ordinance rewrite, there is a significant need to lower housing costs in Troy. As one of the best places to raise a family, start a business, and attend a public school district in the state and country, we must recognize why many families want to live in Troy, especially new young families. In a heavily diverse city, where 57% of the population has earned a bachelor's degree or higher, many families choose to live in Troy so their children can attend Troy schools. Many new young families want to provide their children with a strong foundation that can help them land competitive jobs. These families want to prepare their children for the future workforce, and I hope you see the value in increasing accessibility for these families who share our values.

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Thank you for your time and all you do on the planning commission.

From: [Deanna Katto](#)
To: [Planning](#)
Subject: Somerset West Redevelopment and Ordinance Rewrite - Resident Feedback
Date: Thursday, April 3, 2025 6:30:19 PM

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Dear Troy Planning Commission,

I hope all is well!

My name is Deanna. I grew up in Troy and have been a resident for many years. I wanted to share my thoughts with the commission on the ordinance rewrite and the Somerset West Redevelopment (formerly the Kmart Plaza).

Regarding the ordinance rewrite, there is a significant need to lower housing costs in Troy. As one of the best places to raise a family, start a business, and attend a public school district in the state and country, we must recognize why many families want to live in Troy, especially new young families. In a heavily diverse city, where 57% of the population has earned a bachelor's degree or higher, many families choose to live in Troy so their children can attend Troy schools. Many new young families want to provide their children with a strong foundation that can help them land competitive jobs. These families want to prepare their children for the future workforce, and I hope you see the value in increasing accessibility for these families who share our values.

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Thank you for your time and all you do on the planning commission!

Best,
Deanna Katto
(248) 885-3516

From: [Fabrice Smieliauskas](#)
To: [Planning](#)
Subject: comments on Somerset West Redevelopment
Date: Friday, April 4, 2025 8:33:52 AM

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.

Dear Troy Planning Commission,

My name is Fabrice Smieliauskas. I have been a Troy resident for the past five years. I wanted to share my thoughts with the commission on the ordinance rewrite and the Somerset West Redevelopment (formerly the Kmart Plaza).

Regarding the ordinance rewrite, there is a significant need to lower housing costs in Troy. As one of the best places to raise a family, start a business, and attend a public school district in the state and country, we must recognize why many families want to live in Troy, especially new young families. In a heavily diverse city, where 57% of the population has earned a bachelor's degree or higher, many families choose to live in Troy so their children can attend Troy schools. Many new young families want to provide their children with a strong foundation that can help them land competitive jobs. These families want to prepare their children for the future workforce, and I hope you see the value in increasing accessibility for these families who share our values.

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Troy live to its promise as the city of tomorrow, today.

Thank you for your time and all you do on the planning commission. Fabrice Smieliauskas

From: [Joel M.](#)
To: [Planning](#)
Subject: Troy Planning Commission Input
Date: Thursday, April 3, 2025 9:39:00 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.

Dear Troy Planning Commission,

My name is Joel Meulenberg. I have been a Troy resident for the past 8 years. I wanted to share my thoughts with the commission on the ordinance rewrite and the Somerset West Redevelopment (formerly the Kmart Plaza).

Regarding the ordinance rewrite, there is a significant need to lower housing costs in Troy. As one of the best places to raise a family, start a business, and attend a public school district in the state and country, we must recognize why many families want to live in Troy, especially new young families. In a heavily diverse city, where 57% of the population has earned a bachelor's degree or higher, many families choose to live in Troy so their children can attend Troy schools. Many new young families want to provide their children with a strong foundation that can help them land competitive jobs. These families want to prepare their children for the future workforce, and I hope you see the value in increasing accessibility for these families who share our values.

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Thank you for your time and all you do on the planning commission.

From: [Kelly](#)
To: [Planning](#)
Date: Friday, April 4, 2025 8:50:44 AM

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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.

My name is Kelly Jones and I am a 26 year resident of Troy.

As you know, Troy's reputation as a top city for families and businesses makes it a highly desirable place to live, especially for younger families seeking quality schools.

To keep Troy accessible, we must address housing affordability.

I urge the Planning Commission to support mixed-use and higher-density housing and rezone office districts for flex or residential use. Mixed-use developments and denser housing options can create walkable neighborhoods while expanding our housing supply, focusing on young families and seniors. Given the post-COVID decline in office use, rezoning is crucial for Troy's long-term viability. Research shows these strategies can boost property values, reduce congestion, attract businesses, and stimulate economic growth—all while improving affordability.

Regarding the Somerset West Redevelopment, the multifamily housing intended for the site is exciting! I hope there is an opportunity to set aside homes that are affordable to young families and seniors.

I encourage the Planning Commission to consider mixed use and high density housing, as well as rezoning office districts for flex or residential purposes.

Thank you for your time,
Kelly Jones

From: [Qudsia](#)
To: [Planning](#)
Subject: Ordinance Rewrite & the Somerset West Redevelopment
Date: Thursday, April 3, 2025 10:55:59 PM

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Dear Troy Planning Commission,

My name is Qudsia Lone. I have been a Troy resident for the past 14 years. I wanted to share my thoughts with the commission on the ordinance rewrite and the Somerset West Redevelopment (formerly the Kmart Plaza).

Regarding the ordinance rewrite, there is a significant need to lower housing costs in Troy. As one of the best places to raise a family, start a business, and attend a public school district in the state and country, we must recognize why many families want to live in Troy, especially new young families. In a heavily diverse city, where 57% of the population has earned a bachelor's degree or higher, many families choose to live in Troy so their children can attend Troy schools. Many new young families want to provide their children with a strong foundation that can help them land competitive jobs. These families want to prepare their children for the future workforce, and I hope you see the value in increasing accessibility for these families who share our values.

To help increase accessibility, I encourage careful planning and design of **mixed-use housing** (*areas or buildings where residential spaces are combined with non-residential spaces, such as retail or office spaces*) and **denser housing** (*areas with a large number of housing units per unit of land area, such as apartments and condos*). Studies have shown that mixed-use and denser housing can increase property values, lower traffic congestion, attract more businesses, increase economic activity, and increase housing supply, which can ultimately lead to lower housing costs. For mixed-use housing, efforts such as the Zenith Apartments recently approved on Wattles and Dequindre should continue to be encouraged. For denser housing, developers see the interest of young families in Troy, but are restricted from benefiting from the demand for density. The ordinances should be updated to allow more density by default, especially near the Big Beaver corridor and neighborhood nodes where families can take advantage of the amenities Troy has to offer.

Regarding the Somerset West Redevelopment, the multifamily housing intended for the site has received excitement from many Troy residents. I hope there is an opportunity to set aside homes for both affordable and senior housing. To subsidize some of the housing costs, I hope there are efforts to encourage the developer to pursue funding from organizations such as the **Oakland County Housing Trust Fund**. The developer's

willingness to create a vibrant, walkable, mixed-use development should be applauded. More efforts should be made in Troy to encourage future developers to follow suit and help Troy live to its promise as the city of tomorrow, today.

Thank you for your time and all you do on the planning commission.

Qudsia Lone

--

-----Recommendations:-----

Make a difference in the world: <http://usa.humanityfirst.org/>

For Humanity First International, go to: www.humanityfirst.org

From: [Mike f](#)
To: [Planning](#)
Subject: Ordinance Rewrite & Somerset W Redevelopment
Date: Friday, April 4, 2025 9:32:11 AM

You don't often get email from mike_acf@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.

Dear Troy Planning Commission,

Our names are Mike Flores & Josh Curie, and we have been residents of Troy for the past year. We're writing to share our thoughts on the future ordinance rewrite (April 22nd) and the proposed Somerset West Redevelopment (formerly the Kmart Plaza).

We believe there is a pressing need to address housing affordability in Troy. As one of the best cities in Michigan—and the country—for raising a family, starting a business, and accessing top-tier public education, it's no surprise that many families are eager to call Troy home, particularly younger families. In our diverse city, where 57% of residents hold a bachelor's degree or higher, many are drawn here by the opportunity to enroll their children in Troy's exceptional schools. These families are investing in their children's futures, hoping to provide a strong foundation that leads to success in a competitive global workforce. We should ensure Troy remains accessible to families who share these values and aspirations.

We encourage the Commission to promote **mixed-use** and **higher-density housing** as well as **rezoning office districts to flex or residential uses**. Mixed-use developments—combining residential units with retail, office, or other non-residential spaces—along with denser housing options like apartments and condos, can create vibrant, walkable neighborhoods while expanding our housing supply. Rezoning areas zoned office to flex or residential use is critical to the viability of our city given the post Covid crash in office use. Research shows that these housing models can raise property values, reduce traffic congestion, attract businesses, and stimulate local economic growth—all while helping to lower housing costs over time.

Troy has already taken steps in the right direction, approving similar projects of late. These kinds of efforts should be expanded. When it comes to higher-density housing, recently proposed projects clearly recognize the demand among young families, but current ordinances often restrict their ability to meet that demand. I urge the Commission to revise zoning to allow greater density by default—especially along the **Big Beaver corridor** and in **neighborhood nodes**, where residents can benefit from the many amenities our city has to offer.

Regarding the Somerset West Redevelopment, the multifamily housing intended for the site has received excitement from many Troy residents. We hope there is an opportunity to set aside homes for both affordable and senior housing. To subsidize some of the housing costs, I hope there are efforts to encourage the developer to pursue funding from organizations such as the **Oakland County Housing Trust Fund**. The project's willingness to create a vibrant, walkable, mixed-use development should be applauded. More efforts should be made in Troy to encourage future projects to follow suit.

Thank you for your time, and for your commitment to making Troy an inclusive, forward-thinking city for all.

Sincerely,

Mike & Josh
Paddington Street
248-275-3145

Dear Troy Planning Commission,

My name is Cheryl Webster Miller, and I have been a resident of Troy for the past 36 years. I'm writing to share my thoughts on the future ordinance rewrite (April 22nd) and the proposed Somerset West Redevelopment (formerly the Kmart Plaza).

I believe there is a pressing need to address housing affordability in Troy. As one of the best cities in Michigan—and the country—for raising a family, starting a business, and accessing top-tier public education, it's no surprise that many families are eager to call Troy home, particularly younger families. In our diverse city, where 57% of residents hold a bachelor's degree or higher, many are drawn here by the opportunity to enroll their children in Troy's exceptional schools. These families are investing in their children's futures, hoping to provide a strong foundation that leads to success in a competitive global workforce. We should ensure Troy remains accessible to families who share these values and aspirations.

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Thank you for your time, and for your commitment to making Troy an inclusive, forward-thinking city for all.

Sincerely,
Cheryl Webster Miller, 113 Streamview Drive, Troy 48085

From: [Ren Nushaj](#)
To: [Planning](#)
Subject: Ordinance and old K-Mart site
Date: Friday, April 4, 2025 8:01:59 AM

You don't often get email from renis@troylawcenter.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.

Good morning.

My name is Ren Nushaj, and I have been a resident of Troy most of my adult life. I'm writing to share my thoughts on the future ordinance rewrite (April 22nd) and the proposed Somerset West Redevelopment (formerly the Kmart Plaza).

I believe there is a pressing need to address housing affordability in Troy. As one of the best cities in Michigan—and the country—for raising a family, starting a business, and accessing top-tier public education, it's no surprise that many families are eager to call Troy home, particularly younger families. In our diverse city, where 57% of residents hold a bachelor's degree or higher, many are drawn here by the opportunity to enroll their children in Troy's exceptional schools. These families are investing in their children's futures, hoping to provide a strong foundation that leads to success in a competitive global workforce. We should ensure Troy remains accessible to families who share these values and aspirations.

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Thank you for your time, and for your commitment to making Troy an inclusive, forward-thinking city for all.

--

Sincerely,

Ren Nushaj
Attorney at Law

Troy Law Center
Attorneys & Counselors
5960 Livernois Rd.
Troy, MI 48098

Tel. (248) 649-1000
Fax. (248) 792-3487
[Troy Law Center.com](http://TroyLawCenter.com)

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ITEM #6

DATE: April 3, 2025

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: CONDITIONAL REZONING APPLICATION (JPCR2025-001) – Proposed Village of Hastings, East side of Livernois, North of Square Lake, PIN 88-20-03-301-088, -023, -024, -025 and 88-20-03-351-004, Section 3, Presently zoned NN (Neighborhood Node “Q”) and R-1B (One Family Residential) Zoning Districts

The applicant GFA Development, Inc. seeks a conditional rezoning of the subject parcel from NN and R-1B to RT. The applicant proposes to maintain the present R-1B zoning of three (3) existing single family homes on Livernois and preserve the homes. The remainder of the site is proposed to be rezoned to RT to accommodate twenty-two (22) new units. The subject site to be rezoned is 5.15 net acres in area.

The applicant is voluntarily offering some conditions as outlined in the attached report, including a complete Preliminary Site Plan. The layout of the project is similar to the Village of Hastings PUD which was denied by City Council on August 12, 2024. The PUD featured a total of thirty-three (33) units (including the three (3) single family homes on Livernois). This application features twenty-five (25) units (including the three (3) single family homes on Livernois).

The Planning Commission held a public hearing for this item on February 25, 2025. The Planning Commission postponed the item (minutes attached). The Planning Commission is 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. Site plan and proposed conditions
4. Public comment submitted since February 25, 2025

G:\CONDITIONAL REZONING\JPCR2025-001 VILLAGE OF HASTINGS\PC Memo 04 08 2025.docx

POTENTIAL RESOLUTION

CONDITIONAL REZONING APPLICATION (JPCR2025-001) – Proposed Village of Hastings, East side of Livernois, North of Square Lake, PIN 88-20-03-301-088, -023, -024, -025 and 88-20-03-351-004, Section 3, Presently zoned NN (Neighborhood Node “Q”) and R-1B (One Family Residential) Zoning Districts

Resolution # PC-2025-04-

Moved by:

Seconded by:

RESOLVED, That the Planning Commission hereby recommends to the City Council that the NN and R-1B to RT conditional rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the east side of Livernois and north of Square Lake (PIN 88-20-03-301-088, -023, -024, -025 and 88-20-03-351-004), within Section 3, being approximately 5 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:

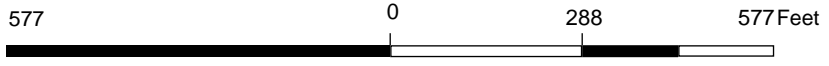
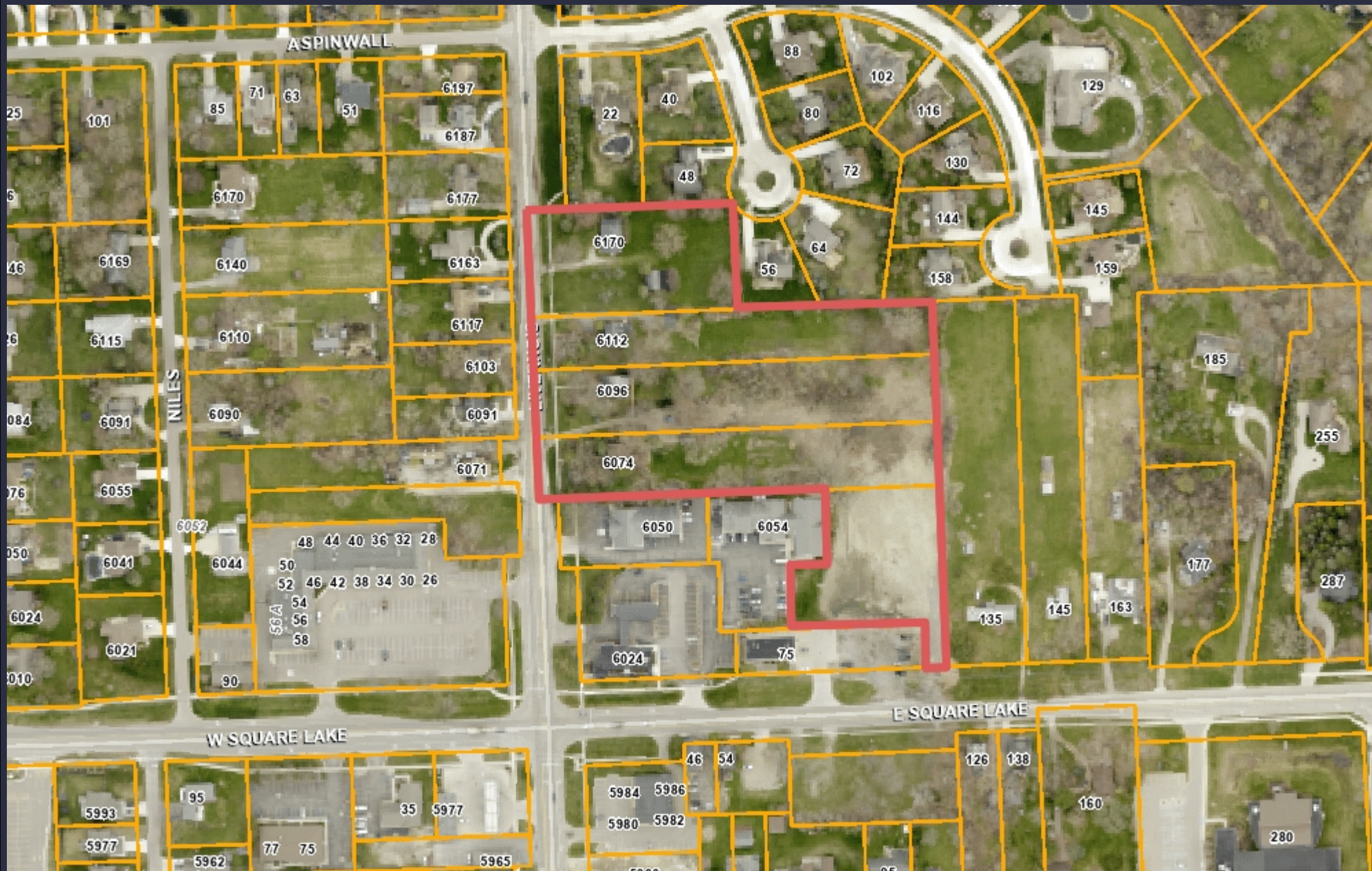
1. Provide updated photometric plan prior to scheduling City Council public hearing.
2. Conditional Rezoning Agreement to be reviewed by City Attorney prior to scheduling City Council public hearing.

_____) or
 (denied, for the following reasons: _____) or
 (postponed, for the following reasons: _____)

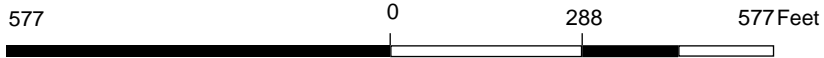
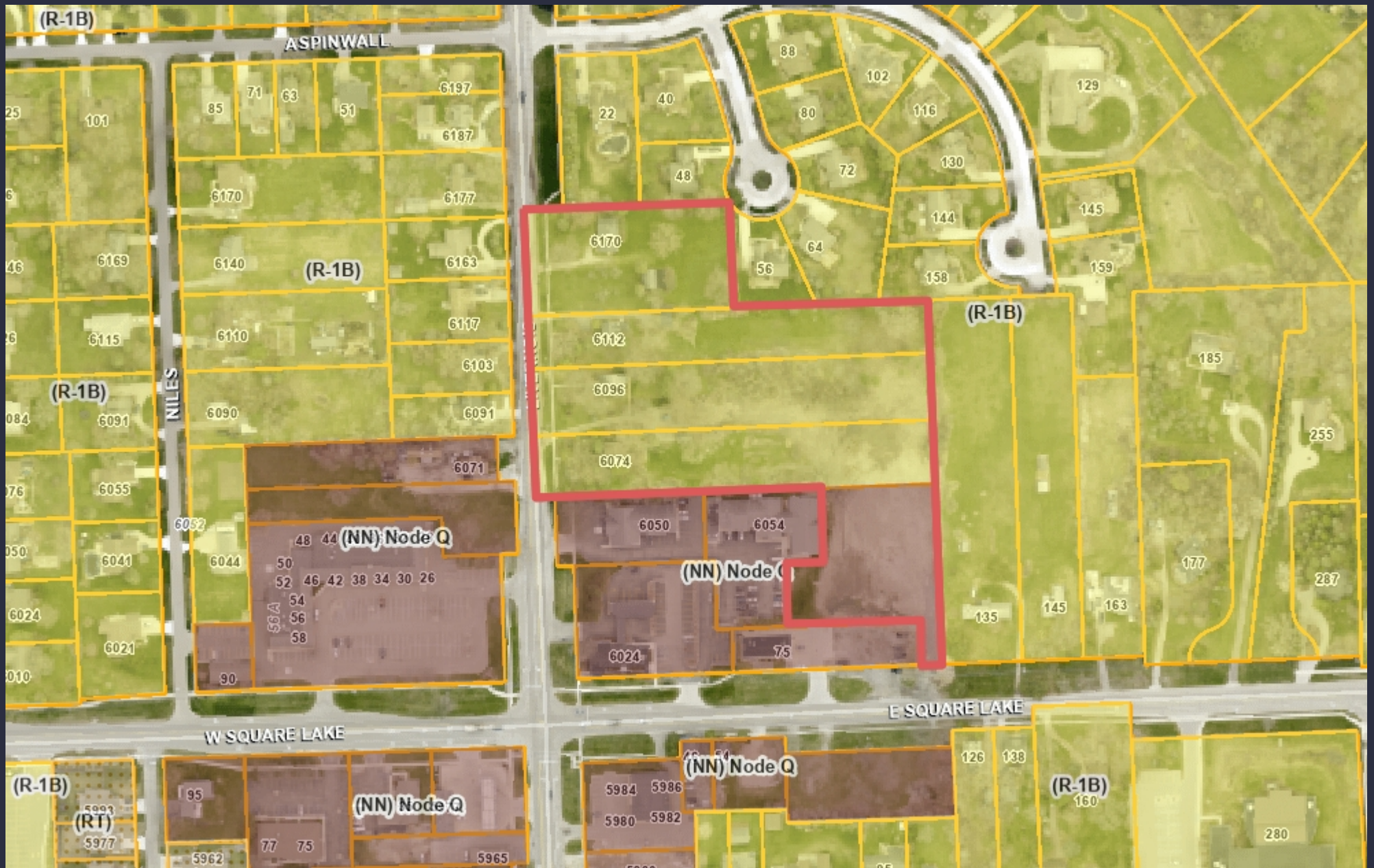
Yes:

No:

MOTION PASSED / FAILED



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: February 17, 2025
April 1, 2025

**Conditional Rezoning and Preliminary Development Plan
Approval Review
For
City of Troy, Michigan**

Applicant:	GFA Development Inc
Project Name:	Village of Hastings CR
Plan Date:	March 7, 2025
Location:	East side of Livernois, north of Square Lake
Zoning:	R-1B, Single Family Residential (approx. 4.9 acres) & NN-Q Neighborhood Node, (approx. 1.1 acres)
Proposed Zoning:	Conditional Rezoning to RT, One-family Attached Residential District
Action Requested:	Conditional Rezoning and Preliminary Development Plan Recommendation

BACKGROUND

An application has been submitted to conditionally rezone a +/-5.0 acre site from R-1B to RT, One-family Attached Residential District in order to construct twenty-two (22) new residential units. Please note that the three (3) existing homes on Livernois will remain R-1B.

Approximately 3.9 acres of the site is currently zoned R-1B, which does not permit duplexes; while approximately 1.1 acres of the site is zoned Neighborhood Node, which does allow multi-family residential.

The subject site is located on the east side of Livernois, north of Square Lake. Access is via a new twenty-eight (28) foot wide private road off Livernois along with an emergency vehicle access road off Square Lake in the southeast corner of the development. The 25-units will be distributed in the format outlined below:

- Four (4) ranch style detached single-family homes,
- Two (2) duplex ranches (4 units),
- Seven (7) two-story attached (14 units)
- Three (3) existing homes on Livernois (3)

The applicant previously submitted a Planned Unit Development (PUD) for this site which included thirty (30) new residential units and preserved the three (3) existing homes on site. The PUD was recommended for denial by the Planning Commission but the applicant pulled the application prior to City Council consideration.

Please note that the Planning Commission is a recommending body on this matter . The Planning Commission is to make a recommendation to the City Council for their consideration.

Location of Subject Site:



Village of Hastings CR

April 1, 2025

Current Zoning:

R-1B, Single Family Residential & NN-Q Neighborhood Node.

Proposed Uses of Subject Parcels:

Twenty-two (22) new units and preserving three (3) homes on Livernois. Totals 25 units.

Current Use of Subject Properties:

Single Family Homes and undeveloped land.

Surrounding Property Details:

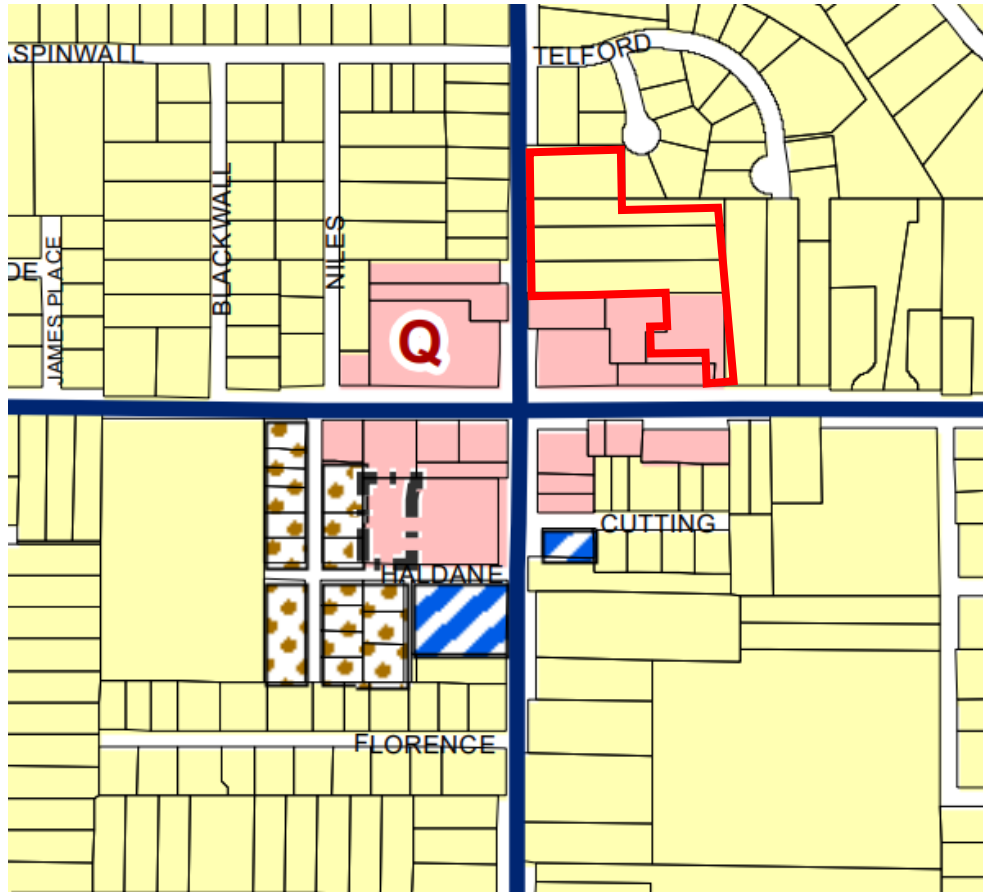
Direction	Zoning	Use
North	R-1B	Single Family Housing
South	NN-Q	Commercial / Office
East	R-1B	Single Family Housing
West	R-1B / NN-Q	Single Family Housing / Commercial

CONDITIONS OFFERED

The applicant has voluntarily offered the following conditions:

- A. *The total number of units within the property proposed to be rezoned to RT shall not exceed 22.*
- B. *The maximum height of all units shall not exceed 28 feet.*
- C. *The approved 3-story townhouse project will be abandoned and not constructed.*
- D. *The Preliminary Site Plan for the Village of Hastings is approved.*
- E. *Three Single Family Residential parcels to remain R-1B One Family Residential. The properties will be improved through tree trimming and new landscaping and the century-old homes will be painted.*
- F. *The proposed development will include a minimum of 20% site area dedicated to open space within the development. Within this open space dedication will be two parks for the residents of The Village of Hastings to enjoy. The parks will encourage people from outside the development to utilize the facilities provided within the Village of Hastings.*
- G. *As emphasized in the City of Troy’s Master Plan for the Livernois and Square Lake neighborhood node, the development will focus on non-vehicular transport. Over 2,000 feet of sidewalks and walking path will be provided for the local residents of the historic Troy Corners area to utilize.*
- H. *Landscape screening will be provided to the R-1B zoned properties to the north and the east of the proposed development. Per table 13.02-B in the City of Troy’s Zoning Ordinance, screening between two residential uses (one and two family dwellings) is not required. We propose to use a combination of Alternative 1 and Alternative 2 screening styles between the proposed development and the existing single-family homes.*

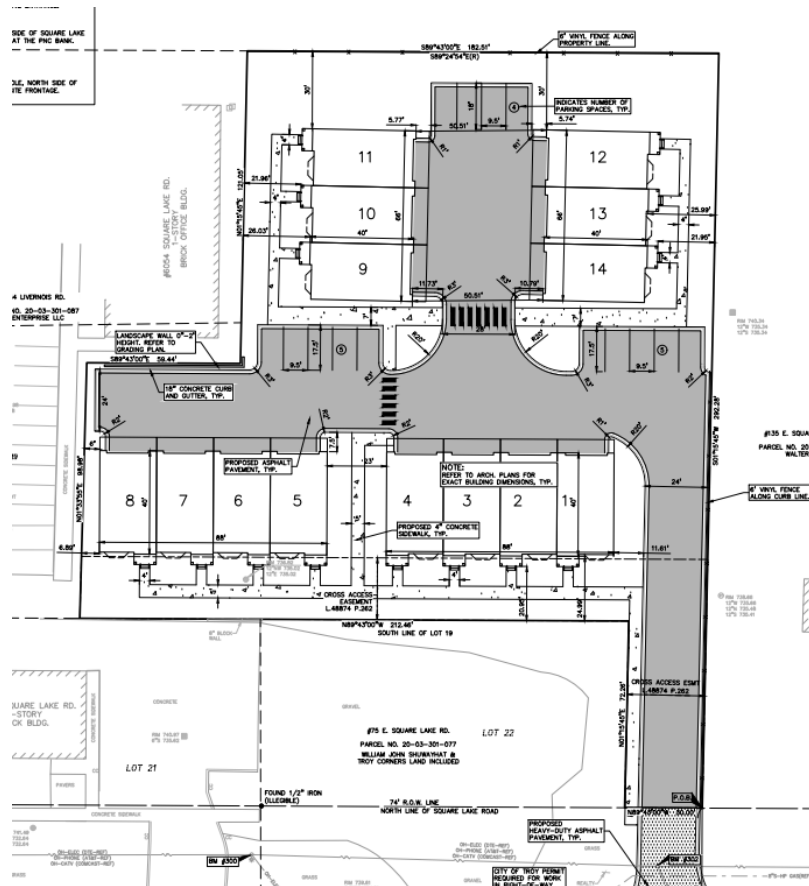
ZONING



The site includes a mix of zoned R1-B (one family residential) and NN, Neighborhood Node Zoning. Uses along this portion of Livernois and Square Lake Road are primarily low intensity office and retail located near the intersection. Institutional uses exist along Square Lake Road with Troy Preschool to the west of the intersection and Saint Elizabeth Ann Seton Church to the east of the intersection. Newer dense multi-family housing does exist south of the intersection along Livernois.

PREVIOUS PLANNING COMMISSION REVIEWS

The following 14-unit townhome development was approved in 2018:



2018 approved 14-unit site plan.

The applicant is revising the approved site layout shown above and expanding the project to the northwest. If the conditional rezoning is approved, this approved site plan would be null and void.

CHANGES SINCE LAST PLANNING COMMISSION REVIEW

The item was last reviewed by the Planning Commission on February 25, 2025. The item was postponed to allow the applicant to address the following information:

- A. Clarification on voluntary offer to preserve existing three homes; define preservation, provide timeline and perpetuity of preservation.

CWA Response: The applicant has clarified their voluntary offer regarding the three homes to state that they will *“remain R-1B One Family Residential. The properties will be improved through tree trimming and new landscaping and the century-old homes will be painted.”*

B. Provide a photometric plan.

CWA Response: The applicant has provided a photometric plan but we note that it is incomplete. The photometric plan is hard to read, shows footcandle readings of 1.0 at all property lines even if there is no light source near the property lines, and does not include fixtures. The applicant should resubmit.

C. Resubmit colored renderings.

CWA Response: The applicant has provided colored renderings.

D. Consideration to provide a Conditional Rezoning Agreement for review by the City Attorney.

CWA Response: The applicant has not provided a Conditional Rezoning Agreement. This should be a condition of approval.

NATURAL FEATURES

- Topography:** A topographic survey has been provided on sheet P-1.0. The site is relatively flat with the exception of the southeast corner where a natural depression exists and will be converted into the detention basin.
- Wetlands:** There are no state regulated wetlands on the site.
- Floodplain:** The site is not located within a flood hazard zone.
- Woodlands:** A tree inventory and replacement plan have been provided on Sheet T.1.0-T.1.1. The applicant surveyed a total of 295 trees on site. The composition of trees is predominantly woodland and invasive species with a small amount of landmark trees. Invasive species include silver maples, box elder, black walnut, elm, white mulberry, american elm, norway maple, catalpa, white poplar, green ash and cottonwood. Of the 295 on-site trees, 44 woodland trees and 4 landmark trees will be saved. Preserved trees will be primarily along the borders of the site and adjacent to the three (3) existing homes.

Replacement Details

Protected Tree	Inches Removed	Replacement Required
Landmark	189 inches	189 inches
Woodland	329 inches	165 inches
Protected Tree	Inches Preserved	Credit
Landmark	77 inches	154 inches
Woodland	440 inches	880 inches
Protected Replacement Required	354 Inches	
Preservation Credit	1,034 Inches	
Total	0 inches of replacement required	
Total Tree Mitigation	0 inches of replacement required	

Items to be Addressed: None.

SITE ARRANGEMENT

The applicant is proposing to construct twenty-two (22) new residential units and preserve the three (3) homes on Livernois. A detention basin is proposed for the southeastern portion of the site, which will be bordered by neighboring properties to the south and west, the site emergency vehicle access drive to the east, and on-site parking to the north. The plans include one (1) centralized outdoor recreational area.

Items to be Addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

The dimensional requirements for the RT district are indicated below:

	Required	Provided	Compliance
Front Setback	25 feet	35 feet	Complies
Front Setback (major arterial)	50 feet	50 feet	Complies
Side Setbacks	5/15 feet	35 feet	Complies
Rear Setback	35 feet	35 feet	Complies
Maximum Building Lot Coverage	30%	18%	Complies
Maximum Building Height	2.5 stories 30 feet	18/19- feet (one-story ranch) 25"-11" (two story)	Complies

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Items to be Addressed: None

PARKING

Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided	Complies
Multiple-Family Residential			
1 space per each efficiency dwelling unit 2 spaces per each dwelling unit	2*22 units= 44 spaces (new) + 2*3= 6 spaces (existing)	25 surface lot spaces 22 garage spaces = 47 total (new) + 6 spaces (existing)	Complies

Items to be Addressed: None

SITE ACCESS AND CIRCULATION

Vehicular Access

The site will be accessed from Livernois Road via a two-lane entry. There is a one-lane Emergency Vehicular Access (EVA) proposed from Square Lake Road into the southeastern portion of the development. The applicant has provided signage around the EVA to inform that this lane is meant for emergency vehicles only.

Pedestrian Circulation

Five (5) foot wide sidewalks are shown throughout the development providing pedestrian connection to multiple units and open space amenities. The applicant has also provided three (3) crosswalks in areas expected to have heavier pedestrian traffic. One (1) crosswalk connects the sidewalk south of the sports court to the adjacent sidewalk north of Unit 22. On the south side of the main road, two (2) more crosswalks are provided where the sidewalk ends for vehicular entry.

Items to be Addressed: None.

LANDSCAPING

A landscaping plan has been provided on Sheets L-1.0 and L-1.1. The following table discusses the development’s compliance with the landscape requirements set forth in Section 13.02.

	Required	Provided	Compliance
Greenbelt Planting			
Livernois: 1 tree per 30 feet of frontage	463 / 30 = 15	16	Complies
Property Lines			
<u>North (Residential):</u> 1 large evergreen tree per 10 lineal feet OR 1 narrow evergreen tree per 3 lineal feet <u>East (Residential):</u> 1 large evergreen tree per 10 lineal feet OR 1 narrow evergreen tree per 3 lineal feet <u>South (Office):</u> Not required	297-feet along western half / 10 = 30 trees	30 large evergreen trees	Complies
	305-feet along eastern half / 10 = 31 trees	31 large evergreen trees	Complies
	170-feet along northern quarter/3 = 57 trees	57 narrow evergreen trees	Complies
	586-feet along southern three quarters/3 = 195 trees	195 narrow evergreen trees	Complies
Subdivision and Site Condominium Landscaping			
1 tree per 50 lineal feet of public or private road frontage	1,281 LF / 50= 26 trees	52 trees	Complies
Overall			
Site landscaping: A minimum of 20% of the site area shall be comprised of landscape material	20%	26%	Complies

Trash Pickup

There is no common trash enclosures. Trash will be located in each individual garage and rolled out for pickup.

Items to be Addressed: None.

PHOTOMETRICS

The applicant has provided a photometric plan but we note that it is incomplete. The photometric plan is hard to read, shows footcandle readings of 1.0 at all property lines even if there is no light source near the property lines, and does not include fixtures. The applicant should resubmit.

Items to be Addressed: *Provide updated photometric plan.*

FLOOR PLAN AND ELEVATIONS

Floor Plans

Ranch Unit:

The front façade of the ranch allows entry into the unit via the front door and through the garage. The unit features three (3) bedrooms, two (2) restrooms, a great room, kitchen, nook area, and laundry room. Ranch units can be built with either a 2-car garage or 3-car garage. The applicant has confirmed that this choice shall be made by the buyer at the time of sale. Ranch units with a 3-car garage will be slightly larger in width and will include a covered patio in the rear yard.

Ranch Duplex Unit:

Each ranch duplex unit is accessed via the front door or the 2-car garage. The unit includes (3) bedrooms, two (2) restrooms, a great room, kitchen, nook area, laundry room, and mud room.

2-story Duplex Unit:

The first floor of each 2-story duplex unit includes a 2-car garage, mechanical equipment area, and stairs. The main door entrance is located on the side of the unit. The second floor includes the living room, kitchen, laundry area, two (2) bedrooms, and one (1) restroom.

Building Materials

Overall, the same general building materials are proposed for all housing types at this development. These materials include asphalt shingles, brick veneer, board and batten siding, painted wood trim, and insulated vinyl windows. The only notable differences in materials are that the ROW homes also contain limestone veneer and the ranch duplexes have a couple of small areas with metal roofing. Colored renderings indicate that all housing types shall have a similar color scheme, including shades of red, orange, brown, white, gray, and black.

The applicant has provided color renderings. We recommend the Planning Commission evaluate the proposed architecture in accordance with Site Plan Review Design Standards of Section 8.06.

Items to be Addressed: *Planning Commission to evaluate proposed architecture in accordance with Site Plan Review Design Standards of Section 8.06.*

CONDITIONAL REZONING STANDARDS

As set forth in section 16.04.C.3, Standards for Approval, a Conditional Rezoning may only be approved upon a finding and determination that all of the following are satisfied:

1. The conditions, proposed development, and/or proposed use of the land are designed or proposed for public health, safety, and welfare purposes.
2. The conditions, proposed development and/or proposed use are not in material conflict with the Master Plan, or, if there is 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.
3. The conditions, proposed development and/or proposed use are in accordance with all terms and provisions of the zoning district to which the land is to be rezoned, except as otherwise allowed in the Conditional Rezoning Agreement.
4. Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.
5. The conditions, proposed development and/or proposed use shall insure compatibility with adjacent uses of land.

SITE PLAN REVIEW STANDARDS

Site Plan review standards provide the Planning Commission with direction when reviewing the proposed site plan and design features of this development.

Section 8.06 outlines Site Plan Review Design Standards.

1. *Development shall ensure compatibility to existing commercial districts and provide a transition between land uses.*
 - a. *Building design shall enhance the character of the surrounding area in relation to building and parking placement, landscape and streetscape features, and architectural design.*
 - b. *Street fronts shall provide a variety of architectural expression that is appropriate in its context and prevents monotony.*
 - c. *Building design shall achieve a compatible transition between areas with different height, massing, scale, and architectural style.*
2. *Development shall incorporate the recognized best architectural building design practices.*
 - a. *Foster a lasting impact on the community through the provision of high quality design, construction, and detailing.*
 - b. *Provide high quality, durable materials, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.*
 - c. *Develop buildings with creativity that includes balanced compositions and forms.*

- d. *Design roofs that are appropriate to the architectural style of the building and create an appropriate visual exterior mass of the building given the context of the site.*
 - e. *For commercial buildings, incorporate clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, ground plane elements, and/or landscape planters.*
 - f. *Include community amenities that add value to the development such as patio/seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public.*
3. *Enhance the character, environment and safety for pedestrians and motorists.*
- a. *Provide elements that define the street and the pedestrian realm.*
 - b. *Create a connection between the public right of way and ground floor activities.*
 - c. *Create a safe environment by employing design features to reduce vehicular and pedestrian conflict, while not sacrificing design excellence.*
 - d. *Enhance the pedestrian realm by framing the sidewalk area with trees, awnings, and other features.*
 - e. *Improve safety for pedestrians through site design measures.*

SUMMARY

We recommend the Planning Commission hold a public hearing, consider public comment, and deliberate the following:

1. Compliance with Master Plan.
2. Compliance with Conditional Rezoning Standards.
3. Evaluate proposed architecture in accordance with Site Plan Review Design Standards of Section 8.06.

If the Planning Commission recommends approval of the Conditional Rezoning and Preliminary Site Plan, we suggest the following considerations:

1. Provide updated photometric plan.
2. Provide Conditional Rezoning Agreement to be reviewed by City Attorneys office.

Sincerely,



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



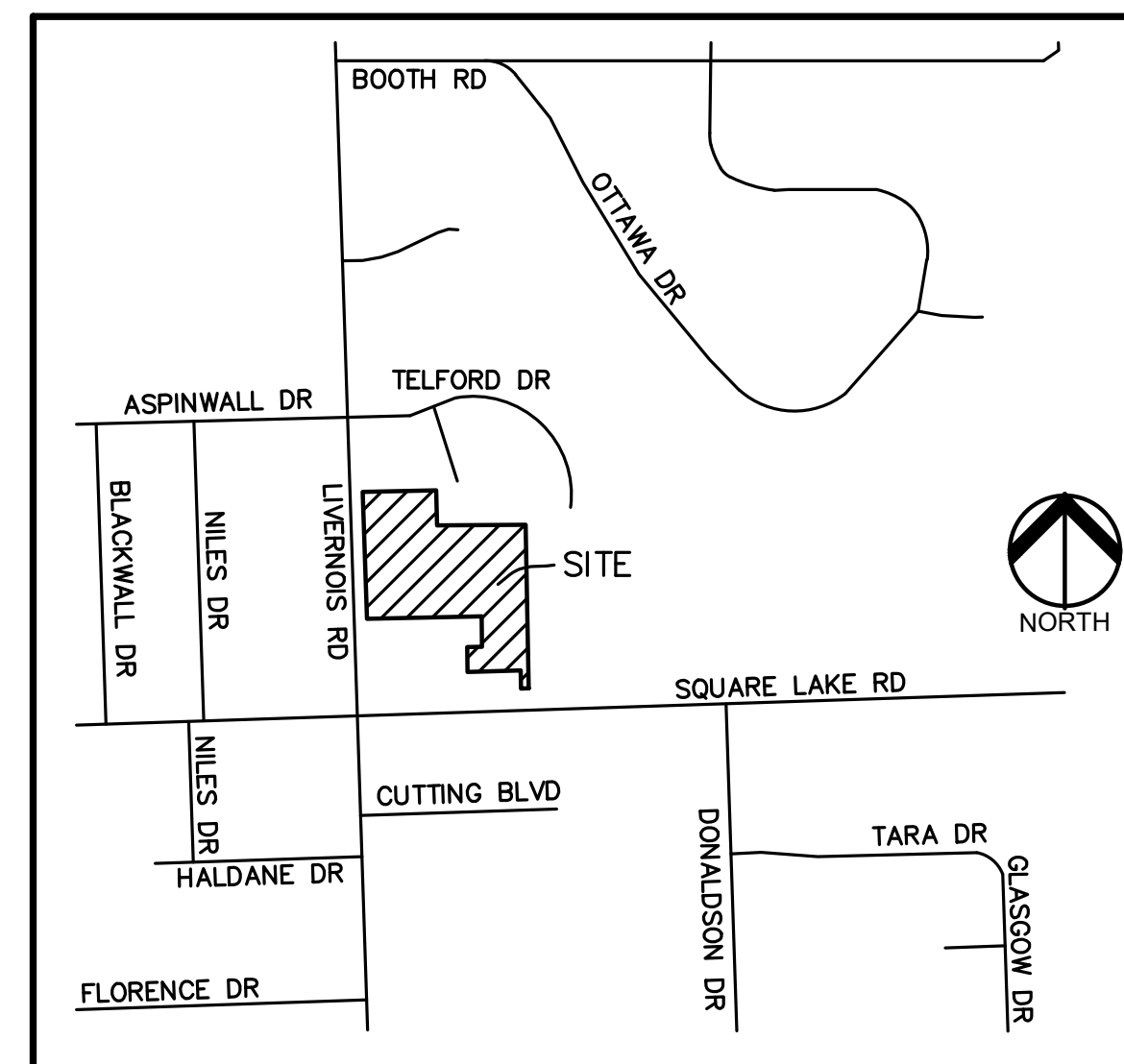
CARLISLE/WORTMAN ASSOC., INC.
Shana Kot
Community Planner

PRELIMINARY SITE PLAN

THE VILLAGE OF HASTINGS

PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
P-1.0	TOPOGRAPHIC SURVEY
P-2.0	PRELIMINARY SITE PLAN
P-3.0	PRELIMINARY GRADING PLAN
P-4.0	PRELIMINARY UTILITY PLAN
L-1.0	PRELIMINARY LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
T-1.0	TREE PRESERVATION PLAN
T-1.1	TREE PRESERVATION LIST
<u>ARCHITECTURAL PLANS</u>	
A100	FIRST FLOOR UNIT PLAN
A200	ELEVATIONS - OPTION A
A300	3D VIEWS
A100	FIRST FLOOR UNIT PLAN
A200	ELEVATIONS
A300	3D VIEWS
A101	FIRST FLOOR UNIT PLANS
A102	STANDARD SECOND FLOOR UNIT PLANS
A200	STANDARD NORTH & SOUTH ELEVATION
A201	STANDARD EAST & WEST ELEVATION
A400	STANDARD AXONMETRIC VIEWS
P-1	SITE PHOTOMETRIC PLAN

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
GFA DEVELOPMENT, INC. 986 ELMSFORD DRIVE TROY, MI 48083 CONTACT: GARY ABITHEIRA PHONE: 248.840.2828 EMAIL: GABITHEIRA@WIDOPENWEST.COM	PEA GROUP 1849 POND RUN AUBURN HILLS, MI 48326 CONTACT: JOHN B. THOMPSON, PE PHONE: 844.813.2949 EMAIL: JTHOMPSON@PEAGROUP.COM

ARCHITECT	LANDSCAPE ARCHITECT
MOISEEV/GORDON ASSOCIATES, INC. 4351 DELEMERE COURT ROYAL OAK, MI 48073 CONTACT: ANDREW MOISEEV, RA PHONE: 248.549.4500 EMAIL: ANDREW@MGA-ARCHITECTS.NET	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: LYNN WHIPPLE, PLA PHONE: 844.813.2949 EMAIL: LWHIPPLE@PEAGROUP.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	12/13/2024
REVISED PER PLANING COMMISSION COMMENTS DATED 02/25/2025	3/7/2025





0 25 50 100
SCALE: 1" = 50'



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LEGEND

- IRON FOUND
 - ⊗ IRON SET
 - BRASS PLUG SET
 - ⊗ MONUMENT FOUND
 - SEC. CORNER FOUND
 - ⊗ R. RECORDED
 - M. MEASURED
 - ⊗ C. CALCULATED
- EXISTING**
- OH—ELEC—W—W— ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
 - UG—CATV— UG. UNDERGROUND CABLE TV, CATV PEDESTAL
 - UG—PHONE— UG. TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
 - UG—ELEC—E—ELEC. U.G. CABLE, MANHOLE, METER & MANHOLE
 - GAS—VALVE & GAS LINE MARKER GAS MAIN, VALVE & GAS LINE MARKER
 - WATER—HYD. & GATE VALVE, TAPPING SLEEVE & VALVE WATER MAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
 - SANITARY—SEWER, CLEANOUT & MANHOLE SANITARY SEWER, CLEANOUT & MANHOLE
 - STORM—SEWER, CLEANOUT & MANHOLE STORM SEWER, CLEANOUT & MANHOLE
 - COMBINED—SEWER & MANHOLE COMBINED SEWER & MANHOLE
 - SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
 - POST—INDICATOR VALVE POST INDICATOR VALVE
 - WATER—VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
 - MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
 - UNIDENTIFIED—STRUCTURE UNIDENTIFIED STRUCTURE
 - SPOT—ELEVATION SPOT ELEVATION
 - CONTOUR—LINE CONTOUR LINE
 - FENCE— GUARDRAIL
 - STREET—LIGHT STREET LIGHT
 - SIGN— SIGN
 - CONC.— CONCRETE
 - ASPH.— ASPHALT
 - GRAVEL— GRVEL SHOULDER
 - WETLAND— WETLAND

REFERENCE DRAWINGS

- PRELIMINARY ALTA/NSPS SURVEY, PEA JOB NO. 2017-009, DATED JANUARY 24, 2018
- COMCAST MAP NO. 1319-404, DATED 4/03/07
- DTG MAP 316-404 & 319-404, DATED 2/15/2017
- AT&T SKETCH VIA EMAIL, DATED 01/15/2017
- CONSUMERS ENERGY QUARTER SECTION MAP NO. 02-61-03-3, DATED 10-16-14
- CITY OF TROY GIS ONLINE
- CITY OF TROY GIS ONLINE
- CITY OF TROY GIS ONLINE
- CITY OF TROY GIS ONLINE
- OKLAHOMA COUNTY WATER RESOURCES COMMISSION - KING DRAIN MAP SHEET #1 SW SECTION 3
- KING DRAIN, OKLAHOMA COUNTY DRAIN COMMISSIONER JOB NO. 88019, SHEET NO. 3, DATED 09-10-93, 43'-BUILT 5'-1'-98
- STORM DRAIN, SYSTEMS, SHEET 011, WATER RESOURCES COMMISSIONER

Legal Description
(Combined Parcel Per PEA Group)

Part of Lots 19 and 22 of "Supervisors Plat No. 7" as recorded in Liber 45 on pages 21 and 21A, Oakland County Records, together with part of the Southwest 1/4 of Section 3, Town 2 North, Range 11 East, City of Troy, Oakland County Michigan and being more particularly described as Commencing at the Southwest Corner of said Section 3; thence along the south line of said section, S89°43'00"E, 643.50 feet; thence N00°08'00"W, 74.00 feet to the north line of East Square Lake Road, 74' half width, and the Point of Beginning; thence along said north line, N89°43'00"W, 29.62 feet; thence N01°15'45"E, 72.26 feet to the north line of said Lot 22, said line also being the south line of said Lot 19; thence along said south line N89°43'00"W, 212.46 feet; thence N01°33'55"E, 98.99 feet; thence S89°43'00"E, 59.44 feet; thence N01°15'45"E, 121.05 feet to the easterly extension of the north line of Lot 18 of said Supervisors Plat; thence along said line, N89°43'00"W, 430.98 feet to the east line of Livernois Road, 33' half width; thence along said east line, N00°34'30"E, 483.76 feet to the easterly extension of the south line of "Telford Ridge" as recorded in Liber 206, page 24 Oakland County Records; thence along said south line, S89°43'00"E, 297.00 feet to the west line of said Telford Ridge; thence along said west line, S00°34'30"W, 170.00 feet to the south line of said Telford Ridge, said line also being the north line of the south 660 feet of the southwest 1/4 of said Section 3; thence along said south line, S89°43'00"E, 305.34 feet to the west line of tax parcel 20-03-301-033; thence along said west line, S00°08'00"E, 586.02 feet to the aforementioned north line of East Square Lake Road and the Point of Beginning. Containing 6.313 acres of land more or less.

BENCHMARKS
(CITY OF TROY DATUM)

BM #300
SET BENCHMARK IN SOUTHEAST FACE OF POWER LIGHT POLE, NORTH SIDE OF SQUARE LAKE ROAD APPROX. 70' SOUTHEAST OF SOUTHEAST BUILDING CORNER OF JOHN'S MARKET AT EAST SIDE OF DRIVE ENTRANCE. ELEV. - 743.36

BM #301 - CITY OF TROY BM #1642
ARROW ON A HYDRANT LOCATED ON THE NORTH SIDE OF SQUARE LAKE ROAD, APPROX. 200' EAST OF LIVERNOIS ROAD AT THE PNC BANK. ELEV. - 750.08

BM #302
FOUND BOAT SPIKE IN SOUTH FACE OF UTILITY POLE, NORTH SIDE OF SQUARE LAKE ROAD, AT THE CENTERLINE OF 30' WIDE SITE FRONTAGE. ELEV. - 737.51

BM #303
ARROW ON HYDRANT, EAST SIDE OF LIVERNOIS, APPROX. 75' SOUTHWEST OF #6074 LIVERNOIS. ELEV. - 750.66

BM #304
ARROW ON HYDRANT, EAST SIDE OF LIVERNOIS, APPROX. 80' WEST OF #6170 LIVERNOIS. ELEV. - 755.18

CLIENT
GFA DEVELOPMENT, INC.
5301 MIRAGE DRIVE
TROY, MI 48063

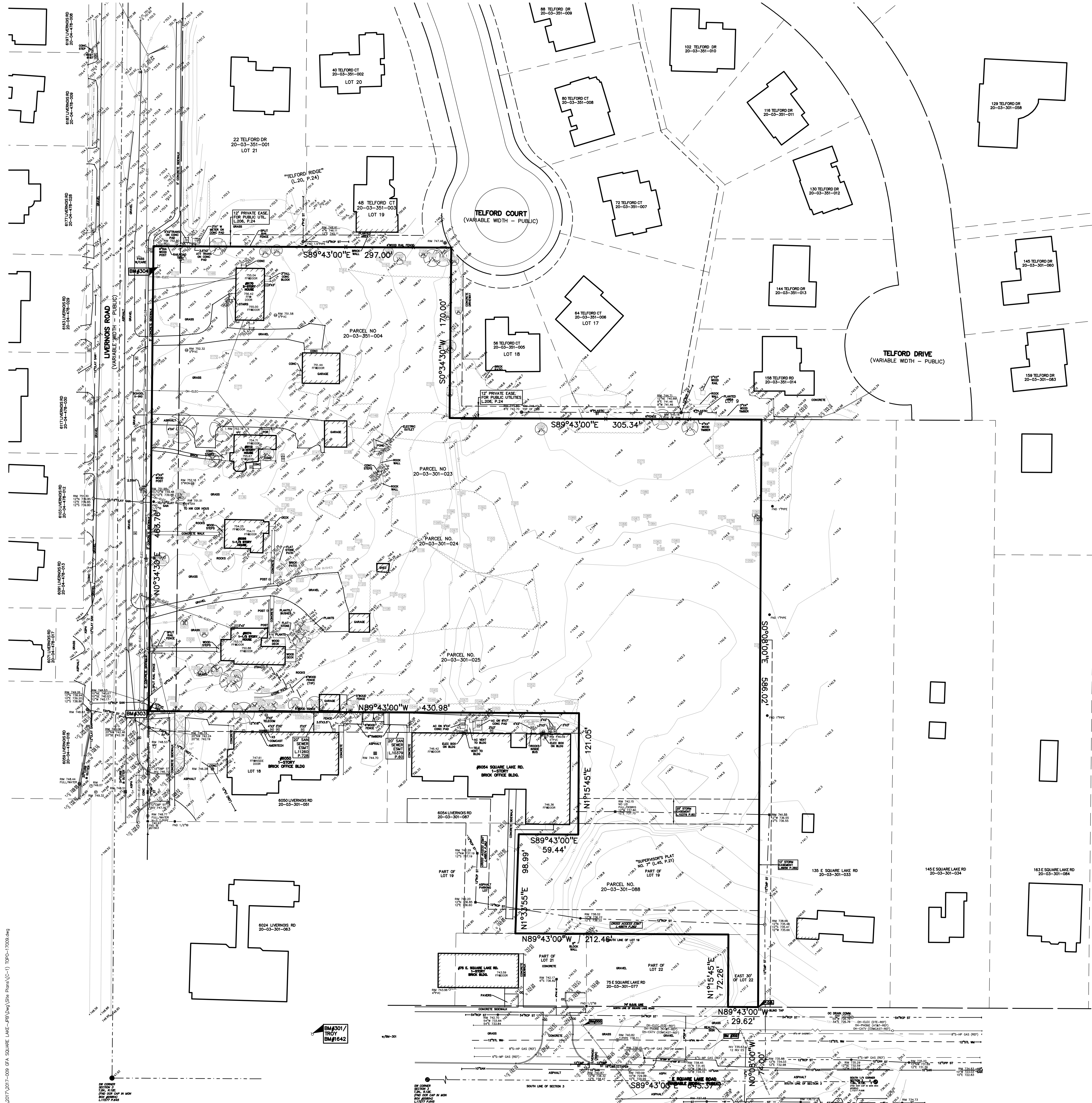
PROJECT TITLE
THE VILLAGE OF HASTINGS
PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E., TROY, MI

REVISIONS		
REV.	PER COMMENTS	DATE
2/25/25		3/7/2025

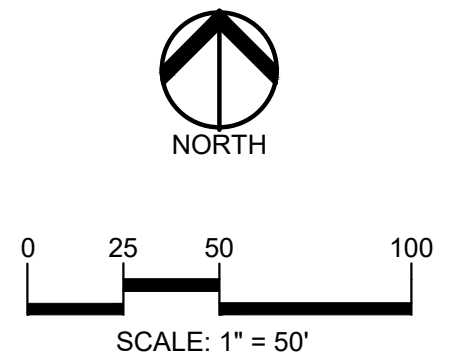
ORIGINAL ISSUE DATE:
DECEMBER 13, 2024

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	2017-009
P.M.	KR
DN.	EH
DES.	EH
DRAWING NUMBER:	



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CLIENT
GFA DEVELOPMENT, INC.
5301 MIRAGE DRIVE
TROY, MI 48063

PROJECT TITLE
THE VILLAGE OF HASTINGS
PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E., TROY, MI

REVISIONS
REV. PER COMMENTS 2/25/25 3/7/2025

ORIGINAL ISSUE DATE:
DECEMBER 13, 2024

DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO. 2017-009

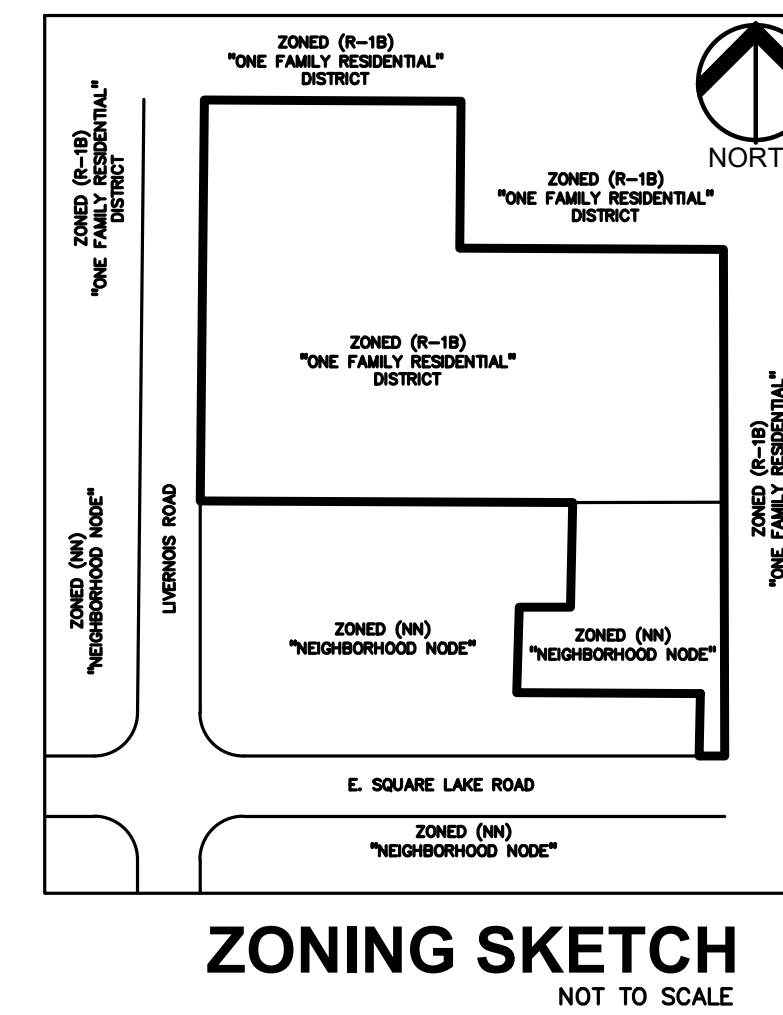
P.M. JBT

DN. KMB

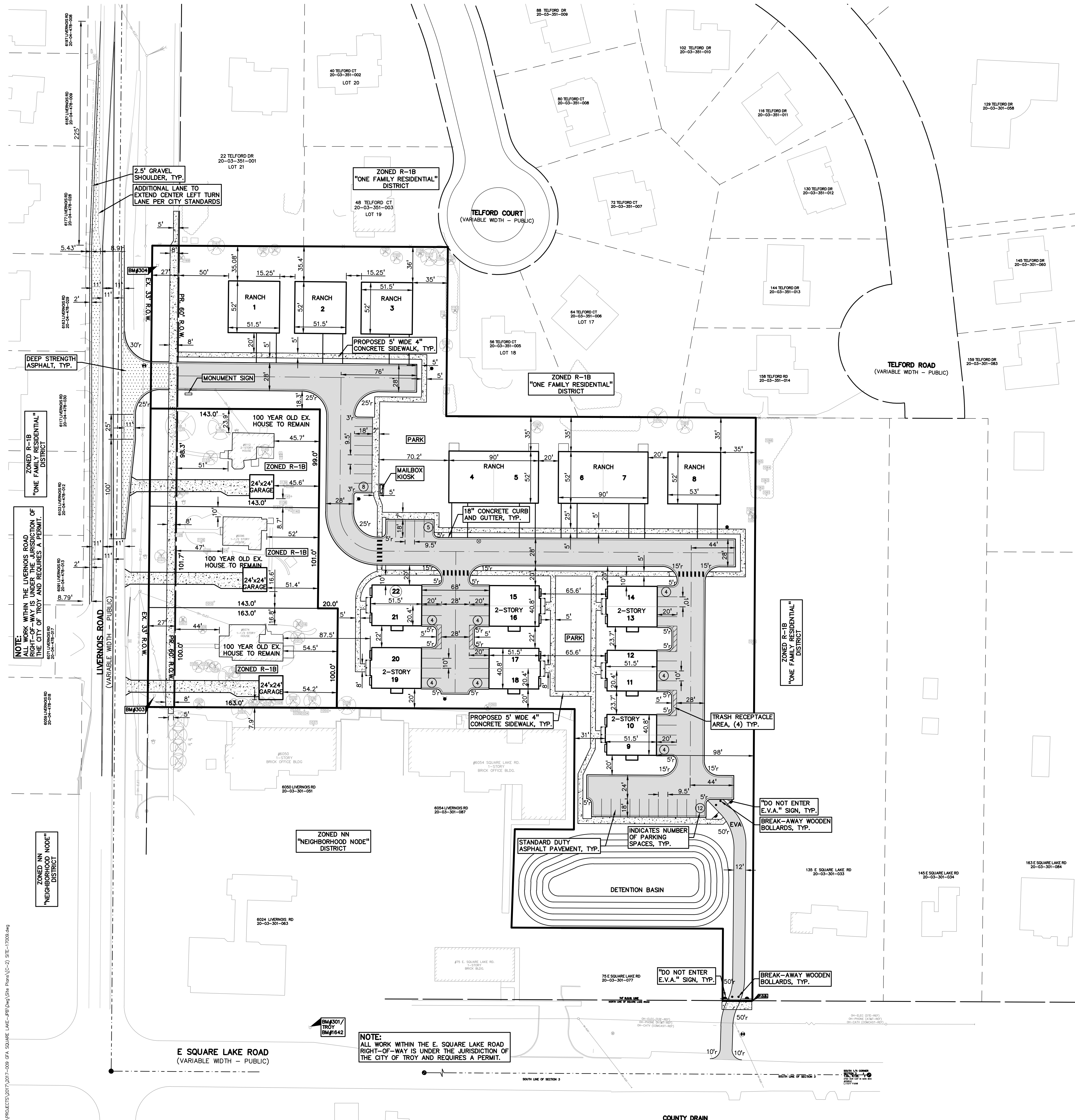
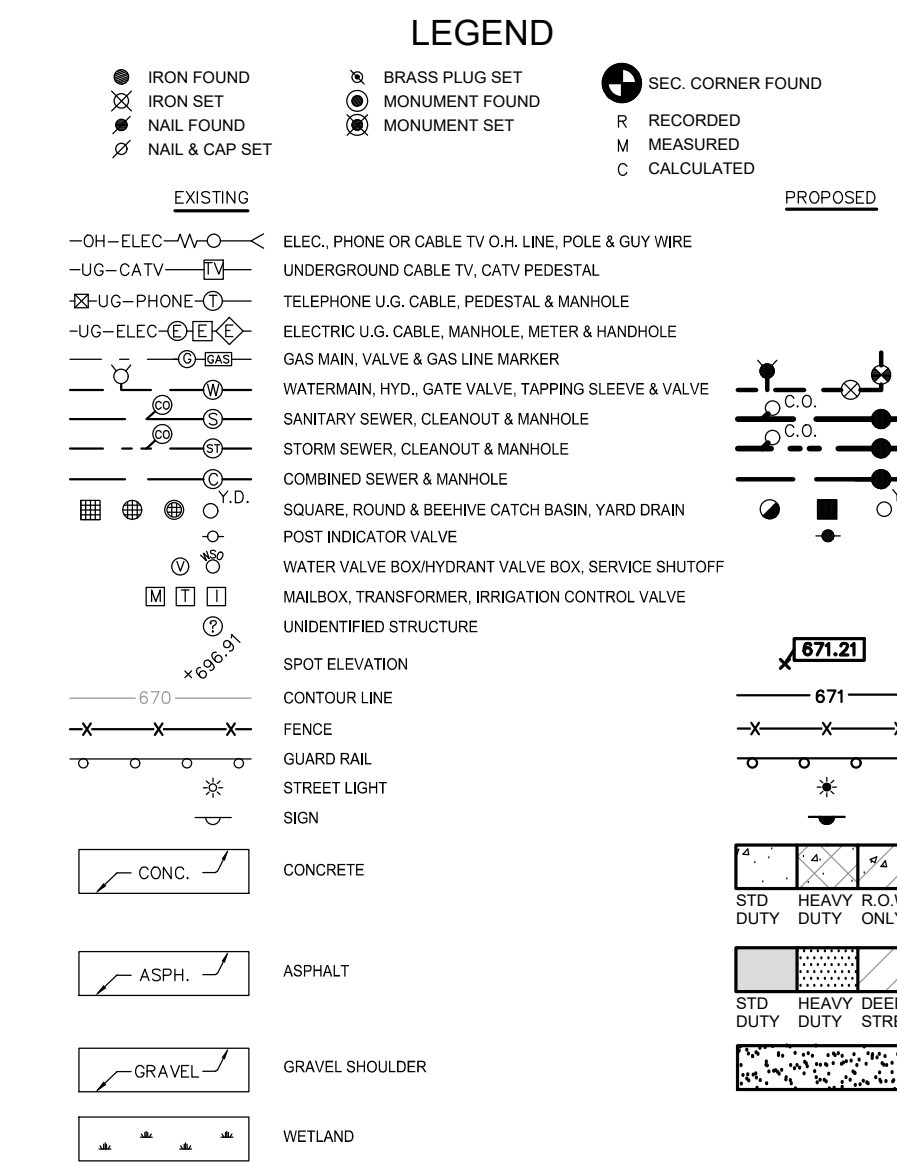
DES. DSK

DRAWING NUMBER:

P-2.0



ZONING SKETCH
NOT TO SCALE



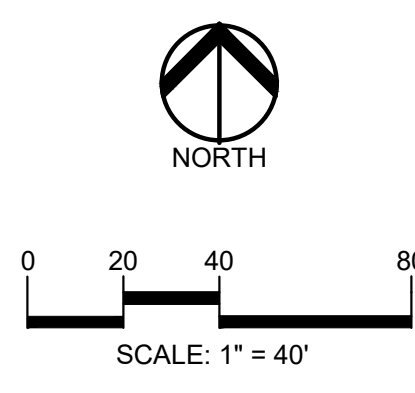
NOTE:
ALL WORK WITHIN THE E. SQUARE LAKE ROAD RIGHT-OF-WAY IS UNDER THE JURISDICTION OF THE CITY OF TROY AND REQUIRES A PERMIT.

NOTE:
ALL WORK WITHIN THE LIVERNOIS ROAD RIGHT-OF-WAY AND REQUIRES A PERMIT.

S:\PROJECTS\2017\2017-009_GFA_SQUARE LAKE - #18\DWG\Site_Plan\15-2 SITE-17000.dwg

NOT FOR CONSTRUCTION

COUNTY DRAIN



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CLIENT
GFA DEVELOPMENT, INC.
5301 MIRAGE DRIVE
TROY, MI 48063

PROJECT TITLE
THE VILLAGE OF HASTINGS
PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E., TROY, MI

REVISIONS

REV.	PER COMMENTS	DATE
2/25/25		3/7/2025

ORIGINAL ISSUE DATE:
DECEMBER 13, 2024

DRAWING TITLE
PRELIMINARY GRADING PLAN

PEA JOB NO.	2017-009
P.M.	JBT
DN.	KMB
DES.	DSK
DRAWING NUMBER:	

NOT FOR CONSTRUCTION **P-3.0**

LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊙ MONUMENT FOUND	⊙ R. RECORDED
⊗ NAIL FOUND	⊙ MONUMENT SET	⊙ M. MEASURED
⊗ NAIL & CAP SET		⊙ C. CALCULATED

EXISTING

- OH-ELEC— ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UG-CATV— UNDERGROUND CABLE TV, CATV PEDESTAL
- UG-PHONE— TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG-ELEC— ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS— GAS MAIN, VALVE & GAS LINE MARKER
- WATER— WATERMAIN, HYD. GATE VALVE, TAPPING BLEEDIE & VALVE
- SEWER— SANITARY SEWER, CLEANOUT & MANHOLE
- STORM— STORM SEWER, CLEANOUT & MANHOLE
- COMBINED— COMBINED SEWER & MANHOLE
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- WATER VALVE BODY/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARDRAIL
- STREET LIGHT
- SIGN
- CONC.— CONCRETE
- ASPH.— ASPHALT
- GRAVEL— GRAVEL SHOULDER
- WETLAND

PROPOSED

- 671— 671
- 671.21— 671.21
- 622.50— 622.50
- 922— 922
- 310— 310 HEAVY FLOW DUTY ONLY
- 310— 310 HEAVY BEEP DUTY STRENGTH

SYMBOLS: GRADING

PROPOSED SPOT ELEVATION:
TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.

PROPOSED CONTOUR LINE — 922 —

ABBREVIATIONS:
T/C = TOP OF CURB
G = GUTTER GRADE
T/P = TOP OF PAVEMENT
T/S = TOP OF SIDEWALK
T/W = TOP OF WALL
B/W = BOTTOM OF WALL
F.G. = FINISH GRADE
RIM = RIM ELEVATION

BENCHMARKS
(CITY OF TROY DATUM)

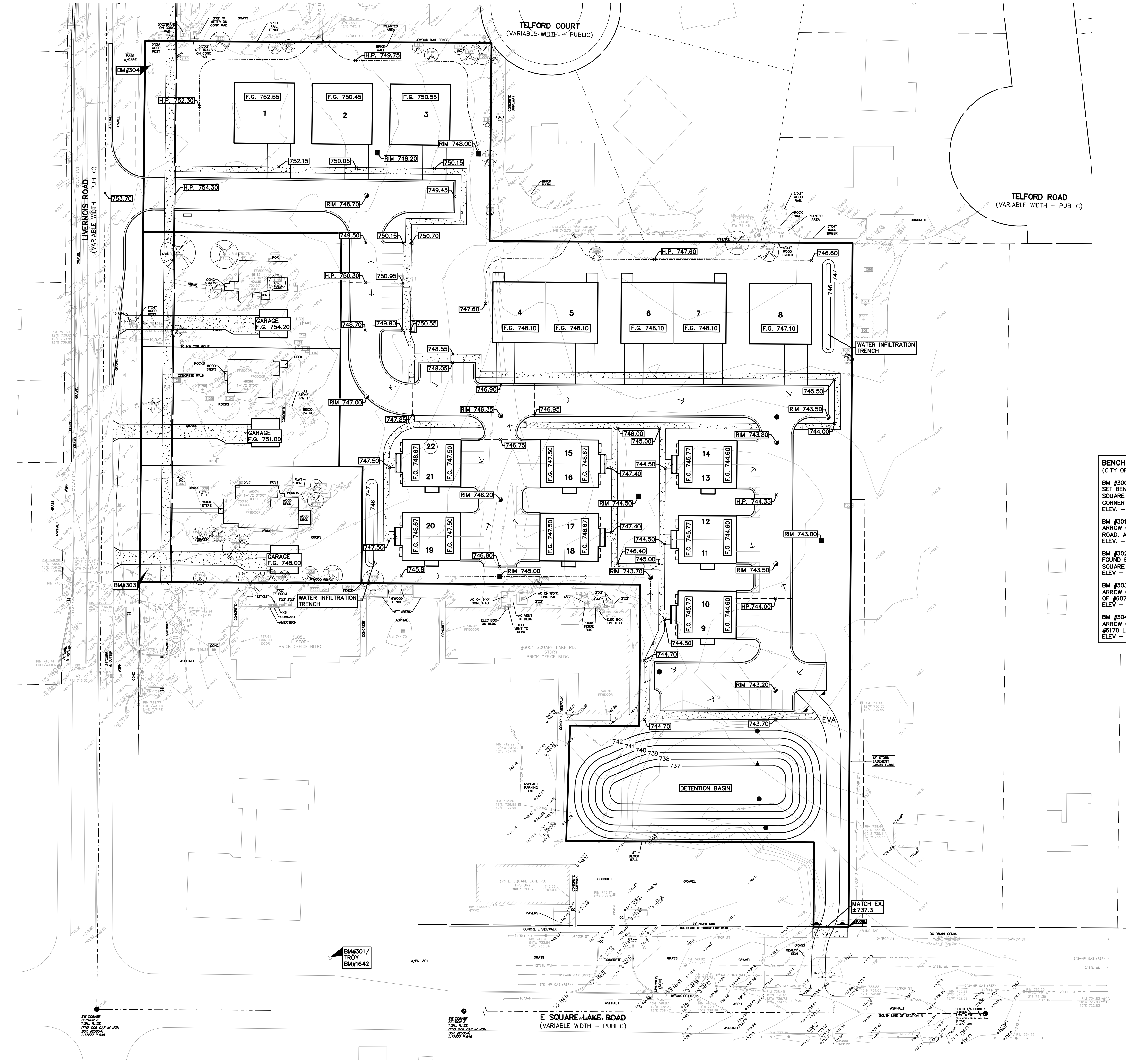
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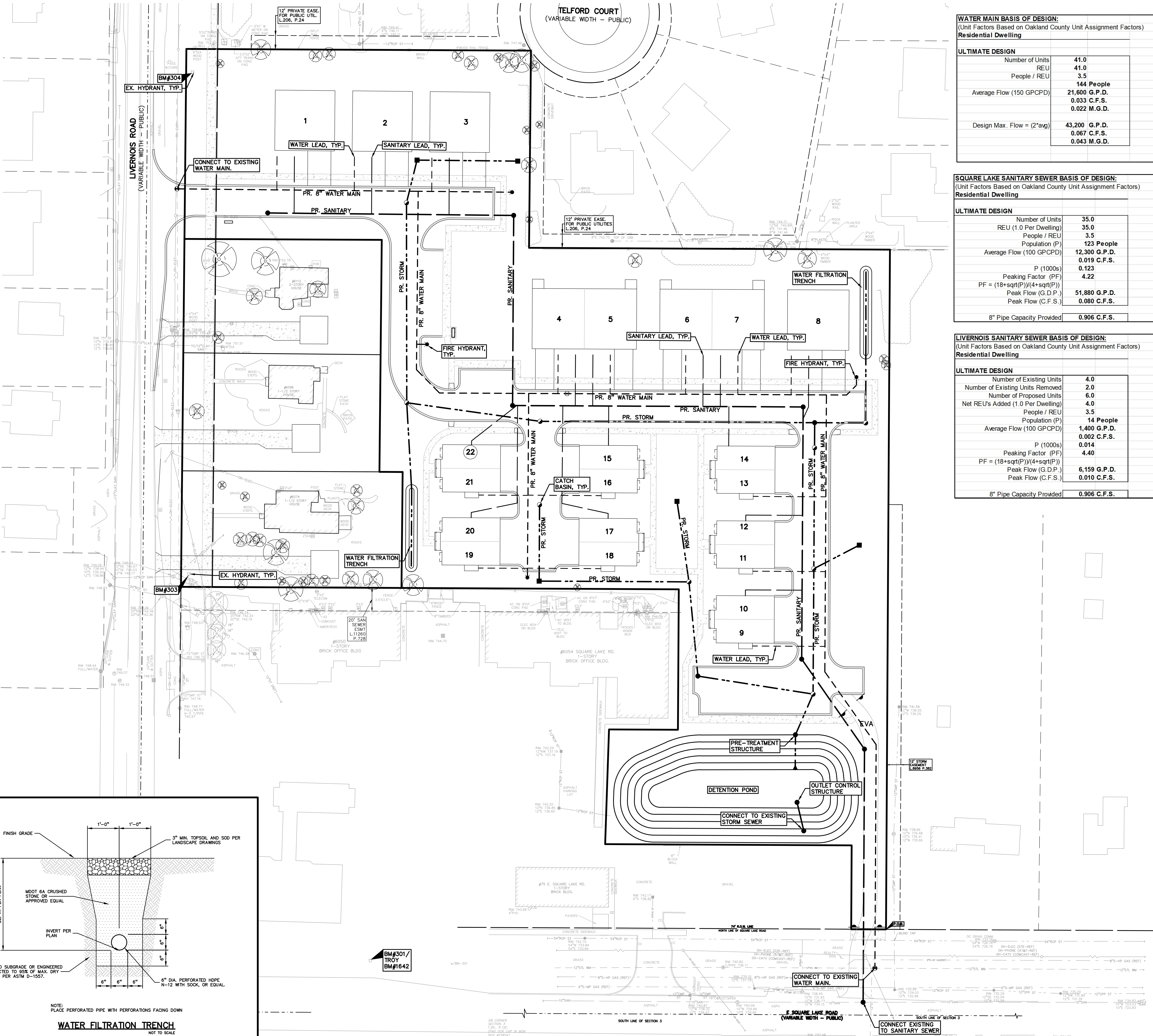
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ELEV. - 755.18



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WATER MAIN BASIS OF DESIGN:
(Unit Factors Based on Oakland County Unit Assignment Factors)
Residential Dwelling

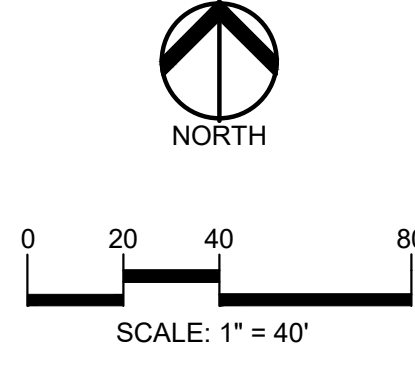
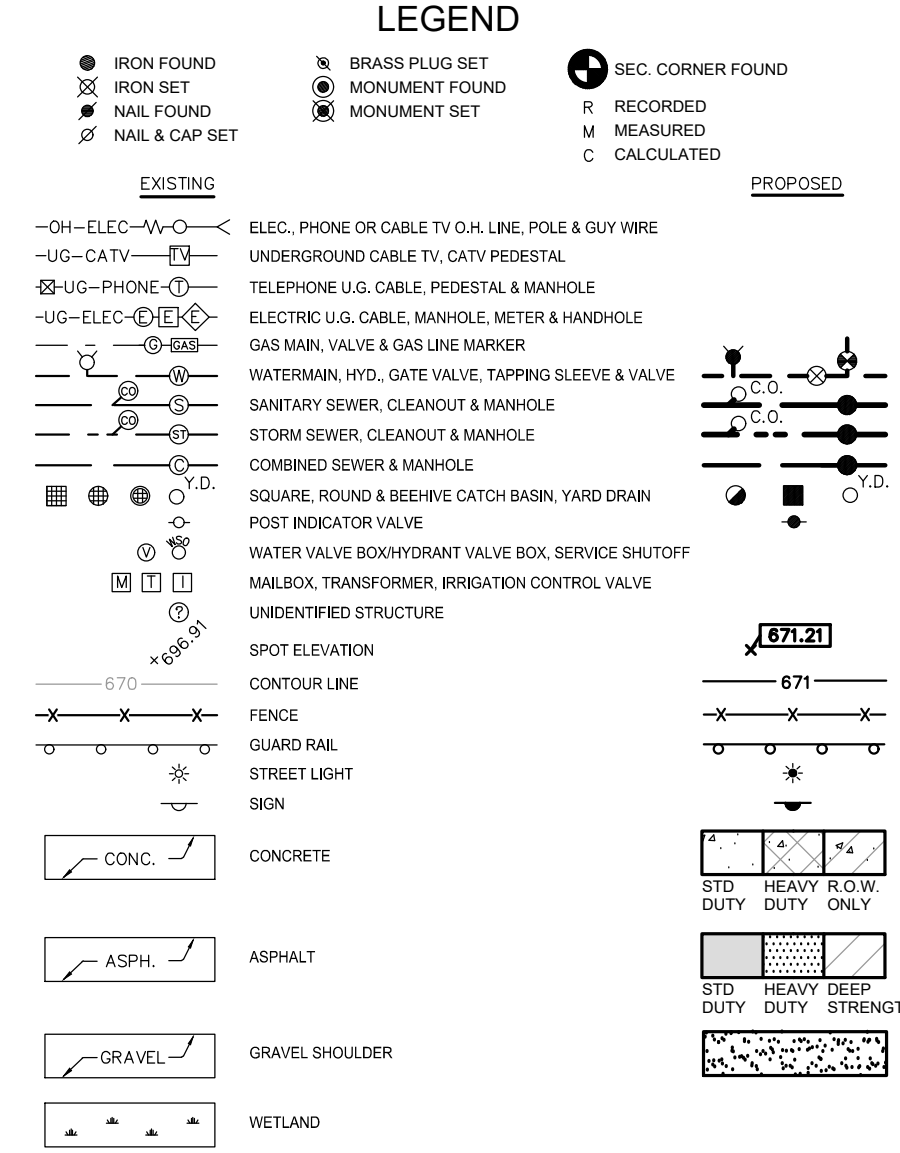
ULTIMATE DESIGN	
Number of Units	41.0
REU	41.0
People / REU	3.5
Average Flow (150 GPCPD)	21,600 G.P.D.
	0.033 C.F.S.
	0.022 M.G.D.
Design Max. Flow = (2*avg)	43,200 G.P.D.
	0.067 C.F.S.
	0.043 M.G.D.

SQUARE LAKE SANITARY SEWER BASIS OF DESIGN:
(Unit Factors Based on Oakland County Unit Assignment Factors)
Residential Dwelling

ULTIMATE DESIGN	
Number of Units	35.0
REU (1.0 Per Dwelling)	35.0
People / REU	3.5
Population (P)	123 People
Average Flow (100 GPCPD)	12,300 G.P.D.
	0.019 C.F.S.
P (1000s)	0.123
Peaking Factor (PF)	4.22
PF = (18+sqrt(P))/(4+sqrt(P))	
Peak Flow (G.D.P.)	51,880 G.P.D.
Peak Flow (C.F.S.)	0.080 C.F.S.
8" Pipe Capacity Provided	0.906 C.F.S.

LIVERNOIS SANITARY SEWER BASIS OF DESIGN:
(Unit Factors Based on Oakland County Unit Assignment Factors)
Residential Dwelling

ULTIMATE DESIGN	
Number of Existing Units	4.0
Number of Existing Units Removed	2.0
Number of Proposed Units	6.0
Net REUs Added (1.0 Per Dwelling)	4.0
People / REU	3.5
Population (P)	14 People
Average Flow (100 GPCPD)	1,400 G.P.D.
	0.002 C.F.S.
P (1000s)	0.014
Peaking Factor (PF)	4.40
PF = (18+sqrt(P))/(4+sqrt(P))	
Peak Flow (G.D.P.)	6,159 G.P.D.
Peak Flow (C.F.S.)	0.010 C.F.S.
8" Pipe Capacity Provided	0.906 C.F.S.



Site Drainage Data

Select County:	Oakland	
Existing Natural Greenspace area:	0.00 acre	C = 0.35
Select NCRS Soil type:	D	
Select NCRS Soil type:	D	
Impervious Area:	0.00 acre	C = 0.95
Greenbelt Area:	5.04 acre	C = 0.35
Total Area (A):	5.04 acre	
Weighted Coefficient of Runoff (C):	0.35	
Proposed Natural Greenspace area:	0.00 acre	C = 0.25
Select NCRS Soil type:	C	
Improved Greenspace area:	1.10 acre	C = 0.25
Select NCRS Soil type:	C	
Wooded Area:	0.00 acre	C = 0.25
Select NCRS Soil type:	C	
Impervious Area:	3.94 acre	C = 0.95
Greenbelt Area:	1.10 acre	C = 0.25
Total Area (A):	5.04 acre	
Weighted Coefficient of Runoff (C):	0.80	

Rainfall Intensity
Flood Control Time of Concentration, Tc = 20.00 min

Rainfall Intensity

Time of Concentration (Tc)	20.00 min
Since 15 < Tc < 60, use intensity equation	
i1 = 30.2 / (T + 9.17)^0.81	1.97 in/hr
i10 = 50.12 / (T + 9.17)^0.81	3.26 in/hr
i100 = 83.3 / (T + 9.17)^0.81	5.42 in/hr

CPVC: Channel Protection Volume Control Volume
Vcpvc = (4719)CA = 19,027 cf

CPVC: Channel Protection Rate Control Volume: Extended Detention
VED = (6897)CA = 27,809 cf

CPVC Allowable Outlet Rate
Qved = VED / (48*60*60) = 0.16 cfs

Water Quality Control
Forebay Volume = (545)CA = 2,197 cf
Forebay Release Rate: QVF = VF/(48*60*60) = 0.013 cfs

100-Year Allowable Outlet Rate
Since 2-A < 100, Qvr = 1.1055-0.206ln(A)
Qvr = 0.77 cfs/ac

100-Year Peak Allowable Discharge
Q100p = Qvr(A) = 3.89 cfs

100-Year Runoff Volume
V100R = (18,985)CA = 76,548 cf

100-Year Peak Inflow
Q100p = Q100R/A = 21.85 cfs

Storage Curve Factor (Ns/Vr)
R = 0.206-0.15 x ln(Q100P/Q100IN) = 0.465

100-Year Storage Volume
Vs = R(V100R) = 35,595 cf

No infiltration will be provided, so no CPVC deduction is taken.
V100 = Vs = 35,595 cf

V100 must be larger or equal to VED:
Is V100 >= VED? Yes

V100 = 35,595 cf

Design Requirements

CPVC Storage Volume: Vcpvc	NA cf
CPVC Storage Outflow Rate: Qcpvc	NA cfs
CPVC Extended Detention: VED	27,809 cf
CPVC Allowable Outlet Rate: Qved	0.16 cfs
100-Year Storage Volume: V100	35,595 cf
100-Year Allowable Outlet Rate: Qvr	3.89 cfs
100 Year Peak Inflow: Q100p	21.85 cfs

Detention Basin

CPVC Storage Elevation:	740.09	27,809 cf	
100-yr Storage Elevation:	740.68	35,595 cf	
Elev. (ft)	Area (sf)	Vol. (cf)	Total Vol. (cf)
736.00	4,575	2,288	2,288
737.00	6,817	5,696	7,984
738.00	9,236	8,027	16,010
740.00	11,880	10,558	26,568
741.00	14,751	13,316	39,884

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CLIENT
GFA DEVELOPMENT, INC.
3301 MIRAGE DRIVE
TROY, MI 48063

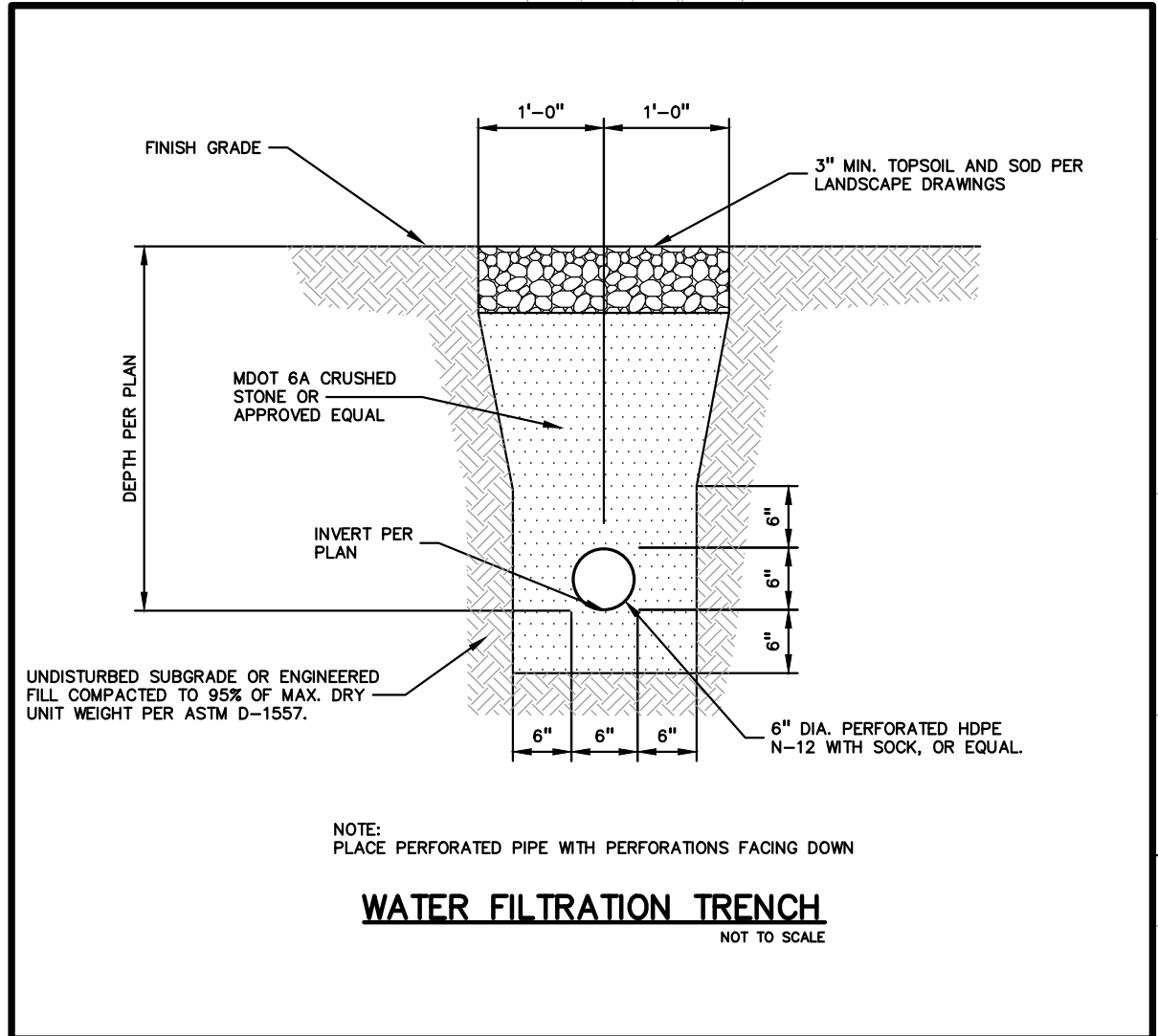
PROJECT TITLE
THE VILLAGE OF HASTINGS
PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E., TROY, MI

REVISIONS
REV. PER COMMENTS 2/25/25 3/7/2025

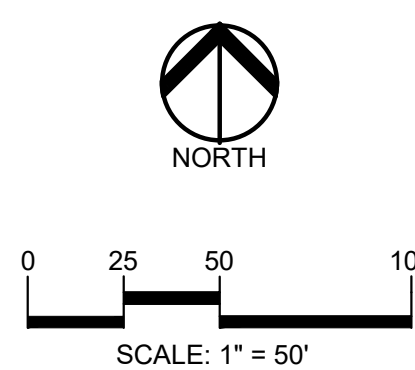
ORIGINAL ISSUE DATE:
DECEMBER 13, 2024

DRAWING TITLE
PRELIMINARY UTILITY PLAN

PEA JOB NO. 2017-009
P.M. JBT
DN. KMB
DES. DSK
DRAWING NUMBER:



S:\PROJECTS\2024\2024-009 GFA SQUARE LAKE - P&I\DWG\SHA_Plan\PEA\PEA-C-4-UTL-17000.dwg



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CLIENT
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TROY, MI 48063

PROJECT TITLE
THE VILLAGE OF HASTINGS
PART OF THE SW 1/4 OF SECTION 3, T. 02N. R. 11E., TROY, MI

REVISIONS
REV. PER COMMENTS 2/25/25 3/7/2025

ORIGINAL ISSUE DATE:
DECEMBER 13, 2024

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO. 2017-009
P.M. JBT
DN. LAW
DES. LAW
DRAWING NUMBER:

LANDSCAPE CALCULATIONS:
PROPOSED AS: RT "ONE FAMILY ATTACHED RESIDENTIAL DISTRICT"

5.03 C-1a. GENERAL SITE LANDSCAPE:
REQUIRED: 15% OF SITE AREA SHALL BE LANDSCAPE MATERIAL
PROVIDED: 26% OF THE SITE IS LANDSCAPE MATERIAL

13.02 B. SCREENING BETWEEN USES:
ABUTS R-1B USE SPACE TO THE NORTH AND EAST
PROVIDED: SCREEN ALT. 1 (1 NARROW EVG. / 3')
OR ALT. 2 (1 LARGE EVG. TREE / 10 LF)

NORTH PROPERTY LINE -
WESTERN SEGMENT 297 LF AND EASTERN SEGMENT 305 LF.
ALT. 2: 297 LF / 10 = 30 AND 305 LF / 10 = 31 LARGE EVG. TREES
PROVIDED: WESTERN SEGMENT: 30 8' HT LARGE EVG. TREES
EASTERN SEGMENT: 31 8' HT LARGE EVG. TREES

EAST PROPERTY LINE -
NORTHERN SEGMENT 170 LF AND SOUTHERN SEGMENT 586 LF.
ALT. 1: 170 LF / 3 = 57 AND 586 LF / 3 = 195 NARROW EVG. TREES
PROVIDED: NORTHERN SEGMENT: 57, 6' HT. NARROW EVG. / 3' OC.
SOUTHERN SEGMENT: 195, 6' HT. NARROW EVG. / 3' OC.

13.02 F. INTERIOR STREET TREES:
REQUIRED: 1 TREE PER 50 LF OF INTERIOR STREETS
1281 LF / 50 = 26 TREES REQUIRED (EACH SIDE)
PROVIDED: 52 PROPOSED TREES

13.02 D2. GREENBELT:
REQUIRED: 1 TREE / 30 LF OF FRONTAGE TO PUBLIC RD.
LIVERNOIS ROAD - 463 LF FRONTAGE / 30 = 15 TREES
E. SQUARE LAKE ROAD - 30 LF FRONTAGE / 30 = 1 TREES
PROVIDED: LIVERNOIS ROAD: 15 TREES
E. SQUARE LAKE ROAD: 1 TREES

REPLACEMENT TREES:
SEE SHT. T-1.0 AND T-1.1 FOR EXISTING TREE LIST AND TREE PRESERVATION PLAN.
PROVIDED: 14 TREES AT 2.5" (14 * 2.5 = 35") PROVIDED

WOODLAND TREES	REPLACEMENT
WOODLAND TREES REMOVED: 30 (REPLACE AT 50% OF REMOVED DBH)	32" DBH x 0.5 = 16"
WOODLAND TREES SAVED: 44 (CREDIT OF 2X DBH)	88" CREDIT
40 DBH x 2 = 80"	80" CREDIT
16" DBH x 5 = 80"	80" CREDIT
9" DBH REQUIRED FOR REPLACEMENT	71.5"

LANDMARK TREES	REPLACEMENT
LANDMARK TREES REMOVED: 11 (REPLACE AT 100% OF REMOVED DBH)	18" DBH x 1 = 18"
LANDMARK TREES SAVED: 4 (CREDIT OF 2X DBH)	72" CREDIT
27 DBH x 2 = 54"	54" CREDIT
18" DBH x 3 = 54"	54" CREDIT
15" DBH REQUIRED FOR REPLACEMENT	35"

DECIDUOUS TREE LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
12	AB2.5	Bowhall Maple	<i>Acer rubrum 'Bowhall' (columnar)</i>	2.5" Cal.	B&B
6	AG8	Autumn Brilliance Serviceberry	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	8-10' Ht.	B&B
8	CB2.5	European Hornbeam	<i>Carpinus betulus</i>	2.5" Cal.	B&B
13	CC8	Eastern Redbud	<i>Cercis canadensis</i>	8-10' Ht.	B&B
9	CF2.5	Cherokee Brave Flowering Dogwood	<i>Cornus florida 'Combo NO.1'</i>	2.5" Cal.	B&B
2	GD2.5	Kentucky Coffee Tree	<i>Gymnocladia dioica-male only</i>	2.5" Cal.	B&B
8	LS2.5	Sweetgum	<i>Liquidambar styraciflua</i>	2.5" Cal.	B&B
9	LT2.5	Tulip Tree	<i>Liriodendron tulipifera</i>	2.5" Cal.	B&B
10	MS2.5	Royal Star Magnolia	<i>Magnolia stellata 'Royal Star'</i>	2.5" Cal.	B&B
8	QP2.5	Regal Prince Oak	<i>Quercus robur x bicolor 'Long' (columnar)</i>	2.5" Cal.	B&B
9	QR2.5	Red Oak	<i>Quercus rubra</i>	2.5" Cal.	B&B
4	TB2.5	Boulevard Linden	<i>Tilia americana 'Boulevard' (columnar)</i>	2.5" Cal.	B&B
98	TOTAL DEC				

EVERGREEN TREE PLANT LIST:

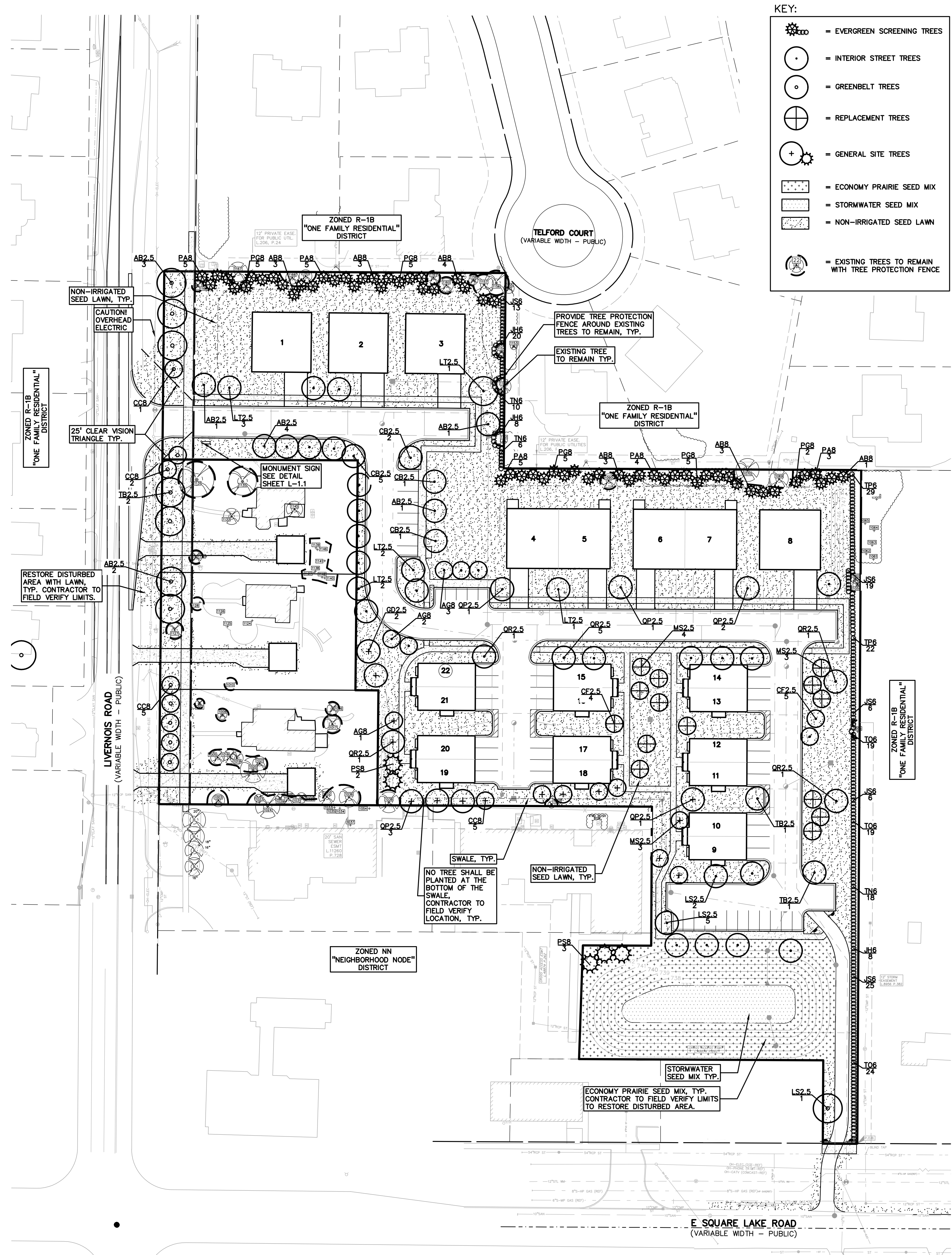
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
17	AB8	Balsam Fir	<i>Abies balsamea</i>	8' Ht.	B&B
22	PA8	Norway Spruce	<i>Picea abies</i>	8' Ht.	B&B
2	PG8	Black Hills Spruce	<i>Picea glauca 'Densata'</i>	8' Ht.	B&B
5	PS8	Eastern White Pine	<i>Pinus strobus</i>	8' Ht.	B&B
66	TOTAL EVERGREEN				

NARROW EVERGREEN LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
62	TO6	Techny Arborvitae	<i>Thuja occidentalis 'Techny'</i>	6' Ht.	B&B
34	TN6	Dark Green Arborvitae	<i>Thuja occidentalis 'Nigra'</i>	6' Ht.	B&B
51	TP6	Pyramidal Arborvitae	<i>Thuja occidentalis 'Pyramidalis'</i>	6' Ht.	B&B
36	JH6	Hetz Columnar Juniper	<i>Juniperus chinensis 'Hetzii Columnaris'</i>	6' Ht.	B&B
69	JS6	Blue Arrow Juniper	<i>Juniperus scopulorum 'Blue Arrow'</i>	6' Ht.	B&B
252	TOTAL NARROW EVERGREEN				

KEY:

- = EVERGREEN SCREENING TREES
- = INTERIOR STREET TREES
- = GREENBELT TREES
- = REPLACEMENT TREES
- = GENERAL SITE TREES
- = ECONOMY PRAIRIE SEED MIX
- = STORMWATER SEED MIX
- = NON-IRRIGATED SEED LAWN
- = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE



GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1, GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
- CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
- TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.

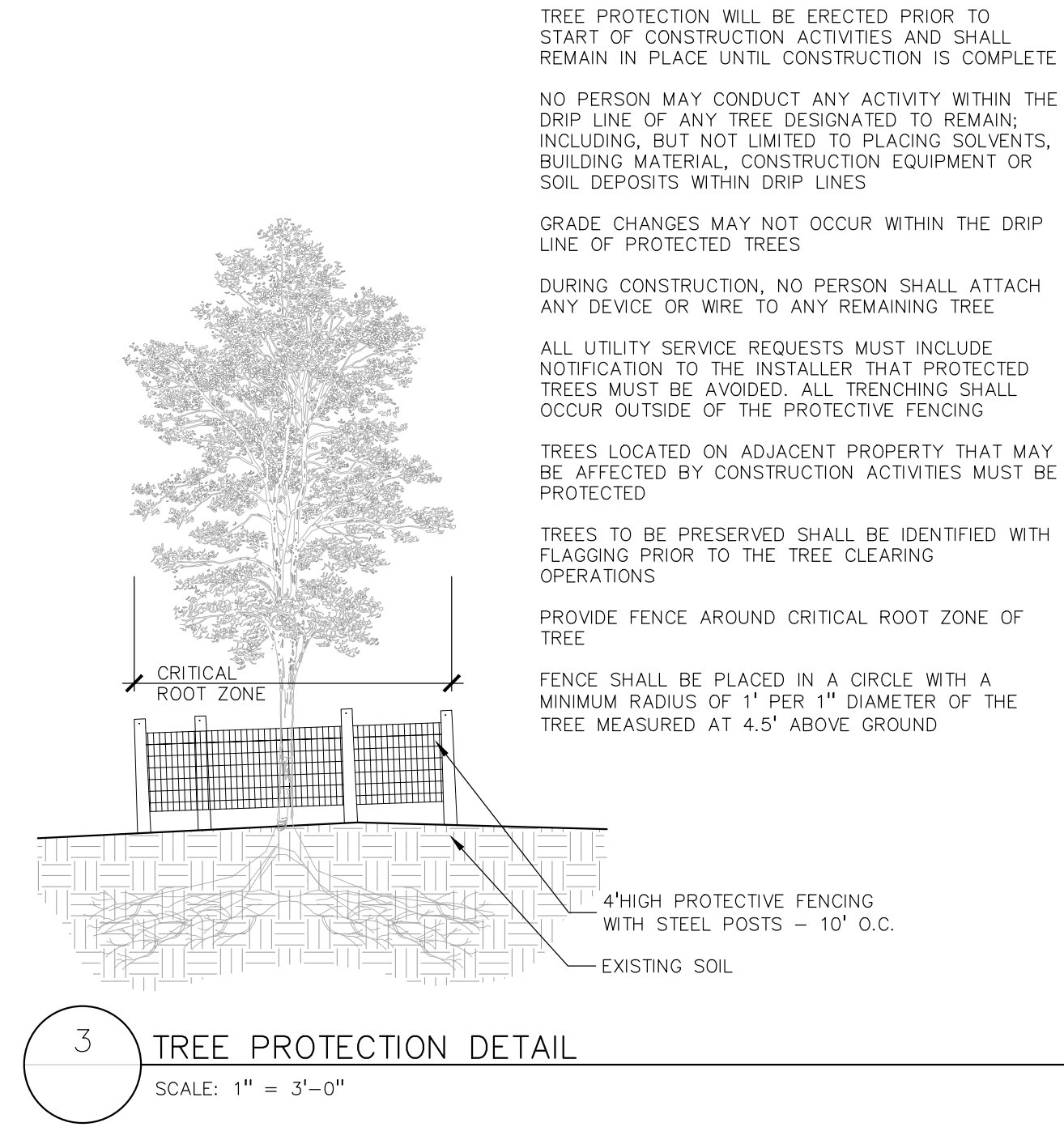
NATIVE SEED MIX - BY STANTEC NATIVE PLANT NURSERY, 574-586-2412, OR EQUAL SPECIES TO BE NATIVE TO COUNTY, NO INVASIVE SPECIES ALLOWED
 FOR ALL SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP. INSTALL AND PREP PER MANUFACTURES SPECIFICATIONS.

Economy Prairie Seed Mix
 Stantec Native Plant Nursery 574-586-2412
 stantec.com/native-plant-nursery

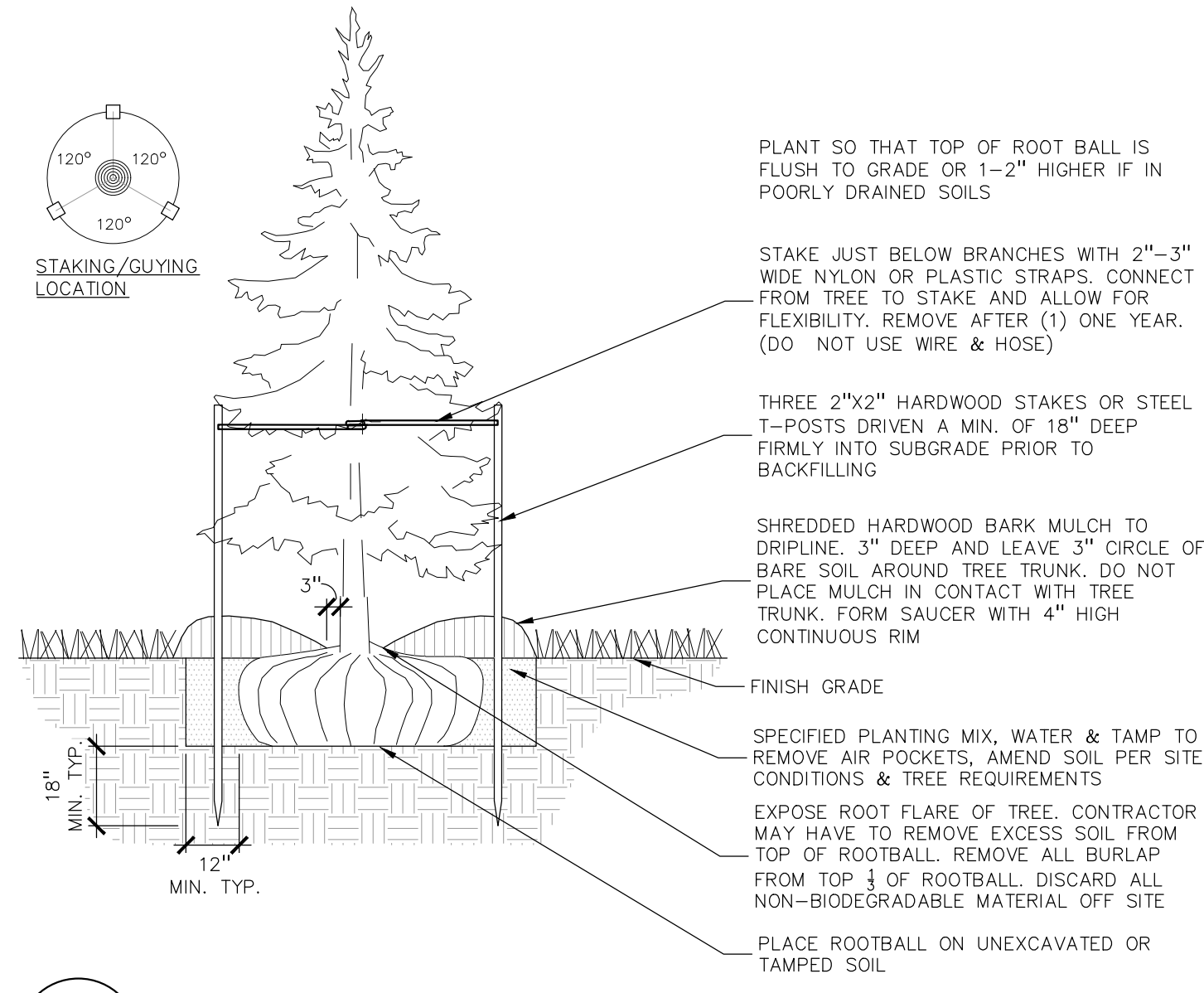
Botanical Name	Common Name
Permanent Grasses/Sedges/Rushes:	
<i>Andropogon gerardii</i>	Big Bluestem
<i>Bouteloua curtipendula</i>	Side Oats Grama
<i>Carex spp.</i>	Prairie Sedge Mix
<i>Elymus canadensis</i>	Canada Wild Rye
<i>Panicum virgatum</i>	Switch Grass
<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Sorghastrum nutans</i>	Indian Grass
Temporary Cover:	
<i>Avena sativa</i>	Common Oat
<i>Lolium multiflorum</i>	Annual Rye
Forbs & Shrubs:	
<i>Asclepias syriaca</i>	Common Milkweed
<i>Asclepias tuberosa</i>	Butterfly Weed
<i>Chamaecrista fasciculata</i>	Partridge Pea
<i>Coreopsis lanceolata</i>	Sand Coreopsis
<i>Echinacea purpurea</i>	Broad-leaved Purple Coneflower
<i>Helioopsis helianthoides</i>	False Sunflower
<i>Lupinus perennis</i>	Wild Lupine
<i>Monarda fistulosa</i>	Wild Bergamot
<i>Penstemon digitalis</i>	Foxglove Beard Tongue
<i>Pycnanthemum virginianum</i>	Common Mountain Mint
<i>Ratibida pinnata</i>	Yellow Coneflower
<i>Rudbeckia hirta</i>	Black-Eyed Susan
<i>Solidago speciosa</i>	Showy Goldenrod
<i>Symphotrichum laeve</i>	Smooth Blue Aster
<i>Symphotrichum novae-angliae</i>	New England Aster

Stormwater Seed Mix
 Stantec Native Plant Nursery 574-586-2412
 stantec.com/native-plant-nursery

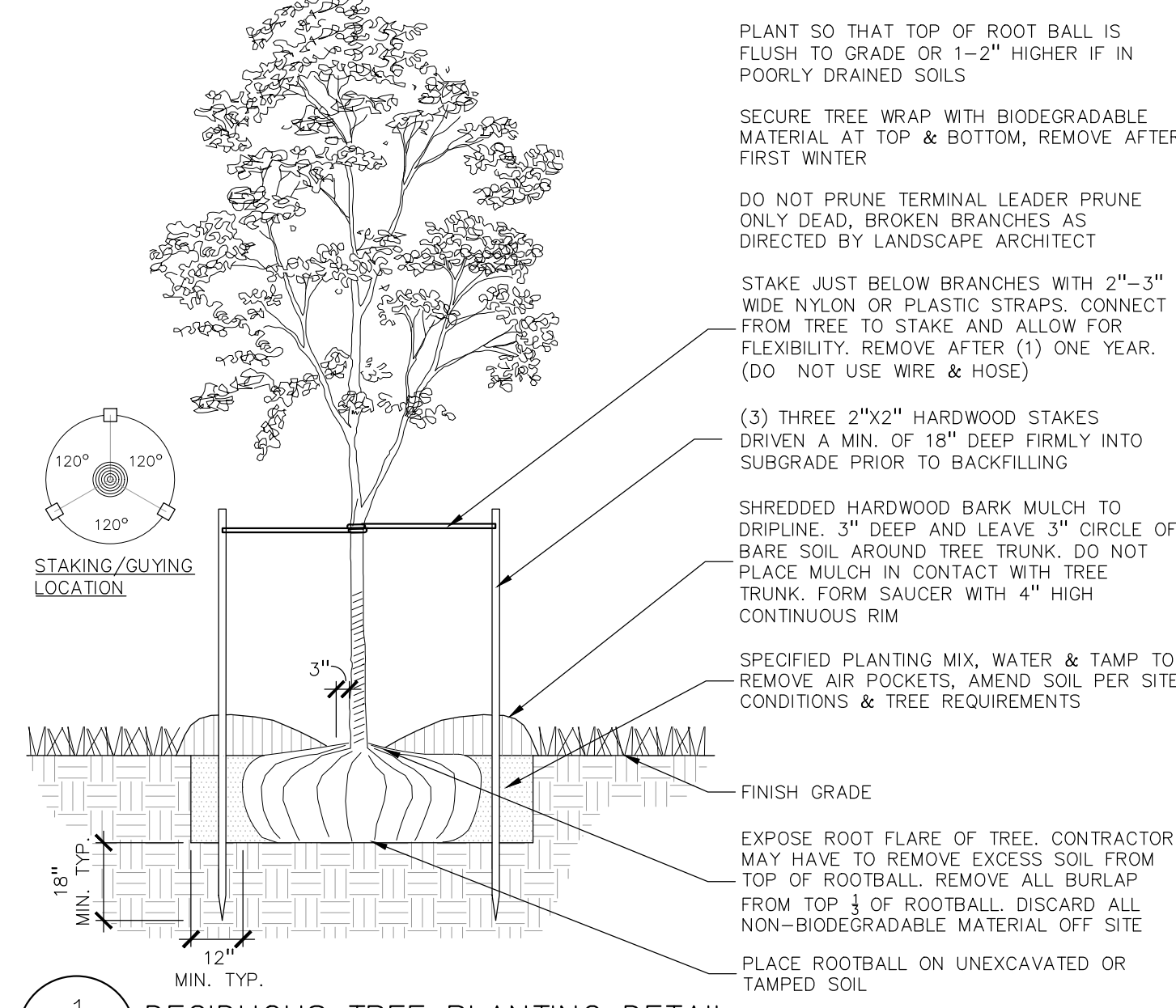
Botanical Name	Common Name
Permanent Grasses/Sedges/Rushes:	
<i>Bolboschoenus fluvialis</i>	River Bulrush
<i>Carex cristatella</i>	Crested Owl Sedge
<i>Carex lurida</i>	Bottlebrush Sedge
<i>Carex vulpinoidea</i>	Brown Fox Sedge
<i>Elymus virginicus</i>	Virginia Wild Rye
<i>Glyceria striata</i>	Fowl Manna Grass
<i>Juncus effusus</i>	Common Rush
<i>Leersia oryzoides</i>	Rice Cut Grass
<i>Panicum virgatum</i>	Switch Grass
<i>Schoenoplectus tabernaemontani</i>	Softstem Bulrush
<i>Scirpus atrovirens</i>	Dark Green Rush
<i>Scirpus cypertinus</i>	Wool Grass
Temporary Cover:	
<i>Avena sativa</i>	Common Oat
<i>Lolium multiflorum</i>	Annual Rye
Forbs & Shrubs:	
<i>Alisma spp.</i>	Water Plantain (Various Mix)
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Bidens spp.</i>	Bidens (Various Mix)
<i>Helenium autumnale</i>	Sneezeweed
<i>Iris virginica</i>	Blue Flag
<i>Lycopus americanus</i>	Common Water Horehound
<i>Mimulus ringens</i>	Monkey Flower
<i>Oligoneuron riddellii</i>	Riddell's Goldenrod
<i>Penthorum sedoides</i>	Ditch Stonecrop
<i>Polygonum spp.</i>	Pinkweed (Various Mix)
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan
<i>Rudbeckia triloba</i>	Brown-Eyed Susan
<i>Sagittaria latifolia</i>	Common Arrowhead
<i>Senna hebecarpa</i>	Wild Senna
<i>Symphotrichum novae-angliae</i>	New England Aster
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue



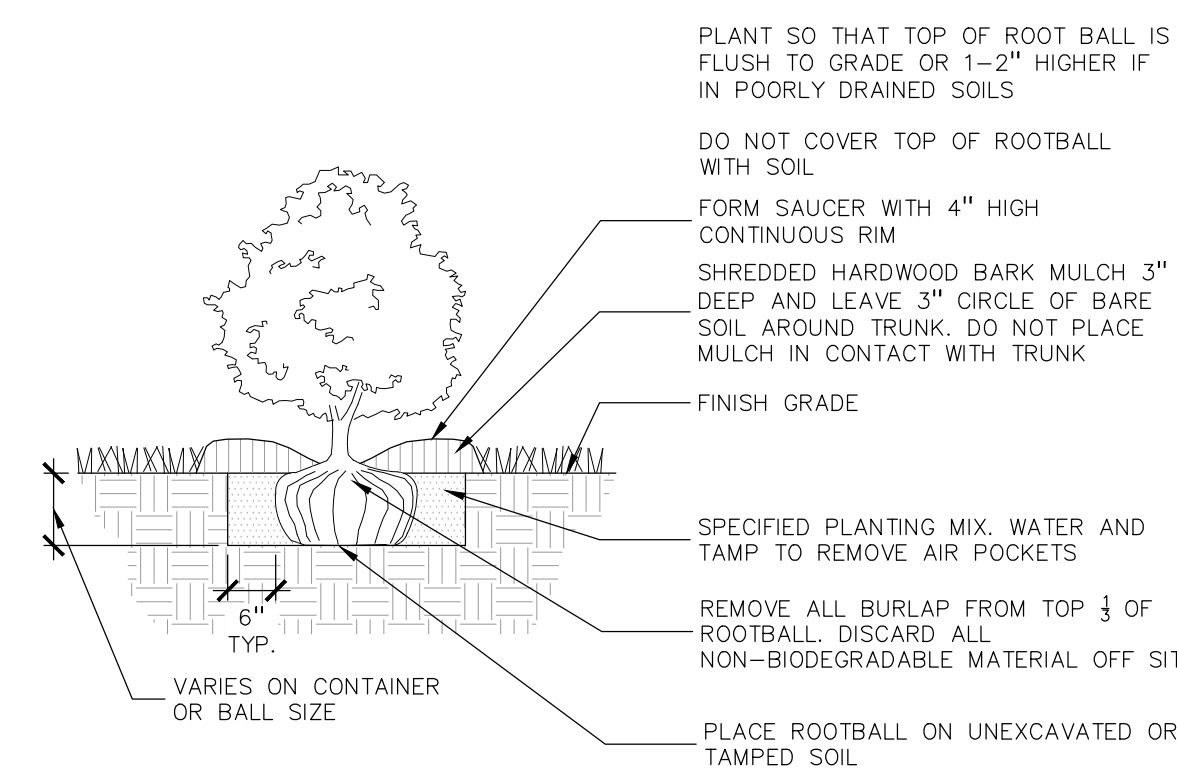
3 TREE PROTECTION DETAIL
 SCALE: 1" = 3'-0"



2 EVERGREEN TREE PLANTING DETAIL
 SCALE: 1" = 3'-0"



1 DECIDUOUS TREE PLANTING DETAIL
 SCALE: 1" = 3'-0"



4 SHRUB PLANTING DETAIL
 SCALE: 1" = 2'-0"



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GFA DEVELOPMENT, INC.
 3301 MIRAGE DRIVE
 TROY, MI 48063

PROJECT TITLE
THE VILLAGE OF HASTINGS
 PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E., TROY, MI

REV.	PER	COMMENTS	DATE
2/25/25			3/7/2025

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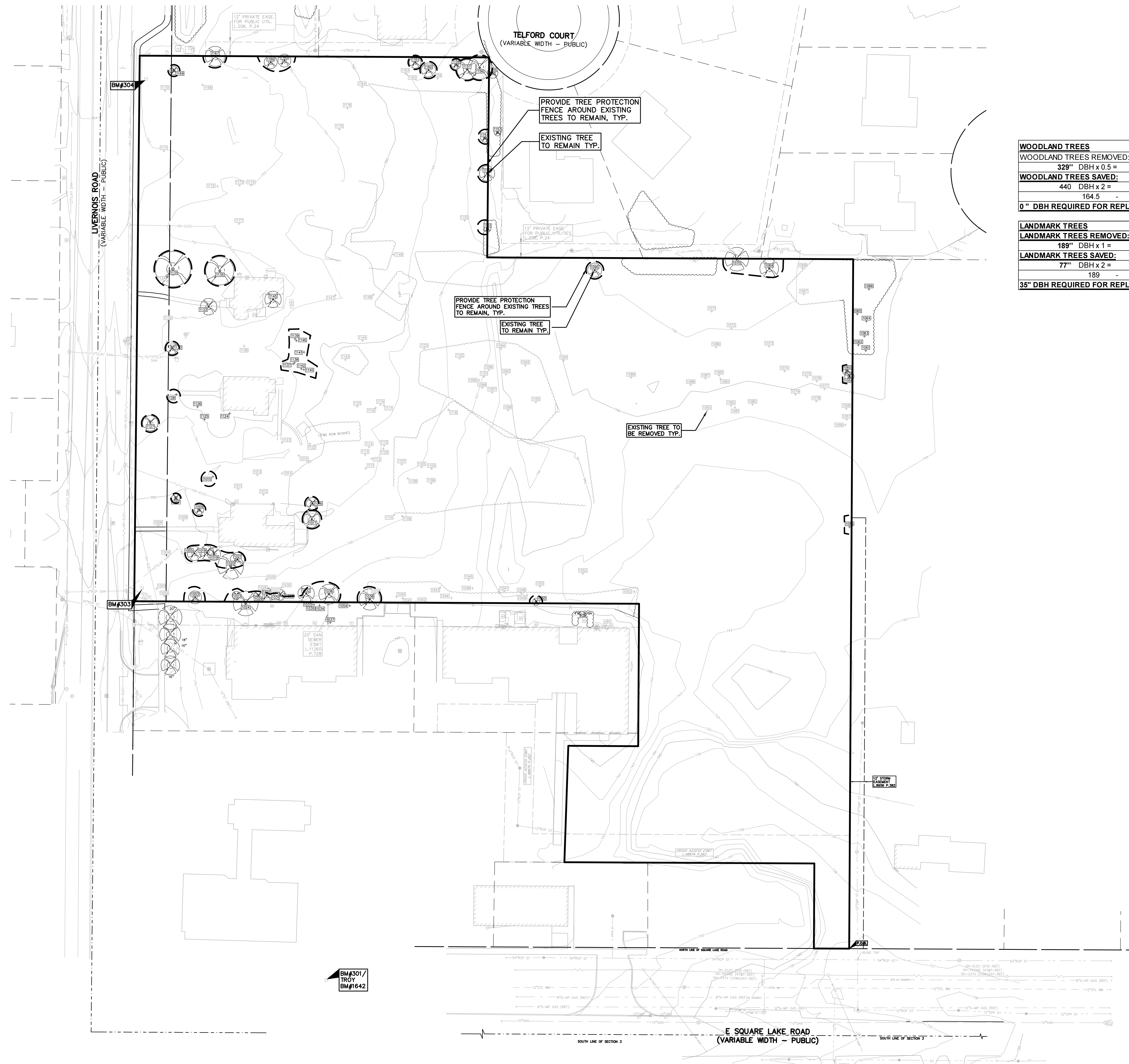
DRAWING TITLE
LANDSCAPE DETAILS

PEA JOB NO.	2017-009
P.M.	JBT
DN.	LAW
DES.	LAW

DRAWING NUMBER:

L-1.1

NOT FOR CONSTRUCTION



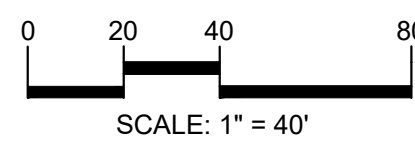
KEY

- = EXISTING TREE / TAG TO REMAIN
- = EXISTING TREE / TAG TO BE REMOVED
- = TREE PROTECTION FENCE

WOODLAND TREES		
WOODLAND TREES REMOVED:	30	(REPLACE AT 50% OF REMOVED DBH)
329" DBH x 0.5 =		165" REPLACEMENT
WOODLAND TREES SAVED:	44	(CREDIT OF 2X DBH)
440 DBH x 2 =		880" CREDIT
164.5 -	880	= -715.5
0" DBH REQUIRED FOR REPLACEMENT		

LANDMARK TREES		
LANDMARK TREES REMOVED:	11	(REPLACE AT 100% OF REMOVED DBH)
189" DBH x 1 =		189" REPLACEMENT
LANDMARK TREES SAVED:	4	(CREDIT OF 2X DBH)
77" DBH x 2 =		154" CREDIT
189 -	154	= 35
35" DBH REQUIRED FOR REPLACEMENT		

PEA GROUP
t. 844.813.2949
www.peagroup.com



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REVISIONS		
REV.	PER COMMENTS	2/25/25 3/7/2025

ORIGINAL ISSUE DATE:
DECEMBER 13, 2024
DRAWING TITLE
TREE PRESERVATION PLAN

PEA JOB NO.	2017-009
P.M.	JBT
DN.	LAW
DES.	LAW
DRAWING NUMBER:	

NOT FOR CONSTRUCTION

T-1.0

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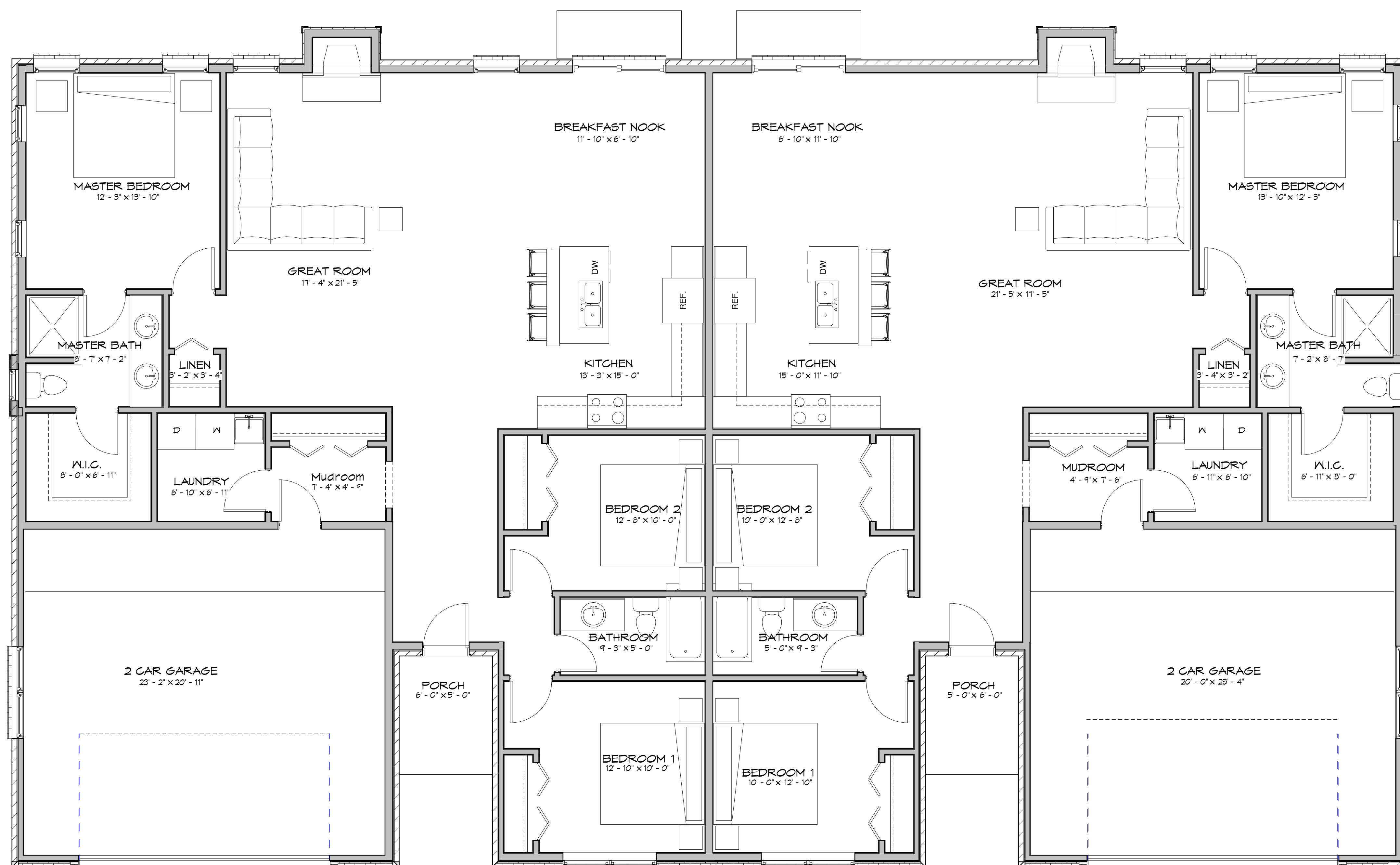
DRAWING TITLE
TREE PRESERVATION LIST

PEA JOB NO. 2017-009
P.M. JBT
DN. KAD
DES. KAD

DRAWING NUMBER:

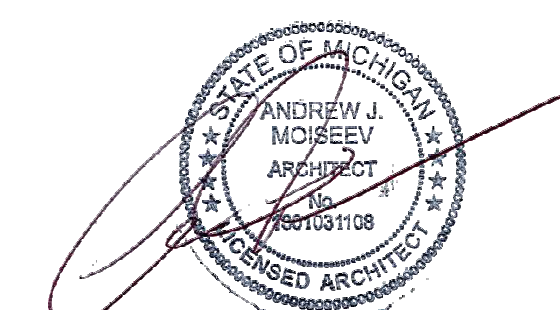
TAG	CODE	DBH	COMMON NAME	LATIN NAME	CONDITION	NOTE	CLASS	SAVE / REMOVE	ON-SITE
1	E	6	American Elm	Ulmus americana	Poor		INVASIVE	S	Y
2	E	7	American Elm	Ulmus americana	Very Poor		INVASIVE	S	Y
3	CT	11	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y
4	BW	13	Black Walnut	Juglans nigra	Very Poor		WOODLAND	S	Y
5	B	8	Basswood	Tilia americana	Fair		WOODLAND	S	Y
6	BX	8	Box elder	Acer negundo	Very Poor		INVASIVE	S	Y
7	B	9	Basswood	Tilia americana	Fair		WOODLAND	S	Y
8	BX	6	Box elder	Acer negundo	Poor		INVASIVE	S	Y
9	E	9	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
10	E	6	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
11	B	6	Basswood	Tilia americana	Poor		WOODLAND	S	Y
12	E	9	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
13	BX	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y
14	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y
15	E	7	American Elm	Ulmus americana	Very Poor		INVASIVE	S	Y
16	E	7	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
17	E	9	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
18	CT	8	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y
19	NM	11	Norway Maple	Acer platanoides	Fair		INVASIVE	S	Y
20	E	12	American Elm	Ulmus americana	Poor		INVASIVE	S	Y
21	BX	12	Box elder	Acer negundo	Very Poor		INVASIVE	S	Y
22	E	9	American Elm	Ulmus americana	Poor		INVASIVE	S	Y
23	E	7	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
24	CT	11	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y
25	B	9	Basswood	Tilia americana	Poor		WOODLAND	S	Y
26	CT	8	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y
27	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y
28	E	10	American Elm	Ulmus americana	Good		INVASIVE	S	Y
29	E	13	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
30	B	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y
31	NM	15	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
32	NM	15	Norway Maple	Acer platanoides	Very Poor		INVASIVE	S	Y
33	B	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y
34	B	10	Basswood	Tilia americana	Poor		WOODLAND	S	Y
35	B	11	Basswood	Tilia americana	Poor		WOODLAND	S	Y
36	E	6	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
37	E	9	American Elm	Ulmus americana	Poor		INVASIVE	S	Y
38	BC	7	Wild Black Cherry	Prunus serotina	Fair		WOODLAND	S	Y
39	E	6	American Elm	Ulmus americana	Poor		INVASIVE	S	Y
40	B	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y
41	B	9	Basswood	Tilia americana	Fair		WOODLAND	S	Y
42	B	8	Basswood	Tilia americana	Poor		WOODLAND	S	Y
43	B	8	Basswood	Tilia americana	Very Poor		WOODLAND	S	Y
44	B	6	Basswood	Tilia americana	Very Poor		WOODLAND	S	Y
45	BC	10	Wild Black Cherry	Prunus serotina	Good		WOODLAND	S	Y
46	B	8	Basswood	Tilia americana	Very Poor		WOODLAND	S	Y
47	B	8	Basswood	Tilia americana	Fair		WOODLAND	S	Y
48	B	8	Basswood	Tilia americana	Very Poor		WOODLAND	S	Y
49	B	11	Basswood	Tilia americana	Poor		WOODLAND	S	Y
50	B	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y
51	B	7	Basswood	Tilia americana	Fair		WOODLAND	S	Y
52	B	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y
53A	GA	7	Green Ash	Fraxinus pennsylvanica	Very Poor		INVASIVE	S	Y
53B	E	9	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
54	E	7	American Elm	Ulmus americana	Poor		INVASIVE	S	Y
55	BW	8	Black Walnut	Juglans nigra	Fair		WOODLAND	S	Y
56	B	11	Basswood	Tilia americana	Fair		WOODLAND	S	Y
57	E	10	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
58	B	12	Basswood	Tilia americana	Fair		WOODLAND	S	Y
59	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y
60	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y
61	CT	11	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y
62	NM	12	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
63	B	10	Basswood	Tilia americana	Fair		WOODLAND	S	Y
64	CT	21	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y
65	B	10	Basswood	Tilia americana	Fair		WOODLAND	S	Y
66	B	12	Basswood	Tilia americana	Fair		WOODLAND	S	Y
67	CT	12	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y
68	NM	7	Norway Maple	Acer platanoides	Poor		INVASIVE	S	Y
69	NM	15	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
70	BX	9	Box elder	Acer negundo	Poor		INVASIVE	S	Y
71	B	11	Basswood	Tilia americana	Fair		WOODLAND	S	Y
72	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y
73	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y
74	B	13	Basswood	Tilia americana	Fair		WOODLAND	S	Y
75	B	12	Basswood	Tilia americana	Fair		WOODLAND	S	Y
76	B	11	Basswood	Tilia americana	Fair		WOODLAND	S	Y
77	B	11	Basswood	Tilia americana	Fair		WOODLAND	S	Y
78	BX	9	Box elder	Acer negundo	Fair		INVASIVE	S	Y
79	CT	14	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y
80	B	7	Basswood	Tilia americana	Fair		WOODLAND	S	Y
81	CT	12	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y
82	B	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y
83	B	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y
84	CT	12	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y
85	BX	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y
86	PW	14	White Poplar	Populus alba	Good		INVASIVE	S	Y
87	BX	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y
88	E	9	American Elm	Ulmus americana	Poor		INVASIVE	S	Y
89	BX	11	Box elder	Acer negundo	Poor		INVASIVE	S	Y
90	E	10	American Elm	Ulmus americana	Good		INVASIVE	S	Y
91	E	8	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
92	BX	11	Box elder	Acer negundo	Poor		INVASIVE	S	Y
93	BX	13	Box elder	Acer negundo	Poor		INVASIVE	S	Y
94	B	14	Basswood	Tilia americana	Very Poor		WOODLAND	S	Y
95	BX	16	Box elder	Acer negundo	Poor		INVASIVE	S	Y
96A	B	9	Basswood	Tilia americana	Poor		WOODLAND	S	Y
96B	B	9	Basswood	Tilia americana	Poor		WOODLAND	S	Y
97	BX	10	Box elder	Acer negundo	Poor		INVASIVE	S	Y
98	BX	11	Box elder	Acer negundo	Very Poor		INVASIVE	S	Y
99	CT	11	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y
100	RO	8	Red Oak	Quercus rubra	Poor		WOODLAND	S	Y
101	B	7	Basswood	Tilia americana	Fair		WOODLAND	S	Y
102	BX	12	Box elder	Acer negundo	Poor		INVASIVE	S	Y
103	BX	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y

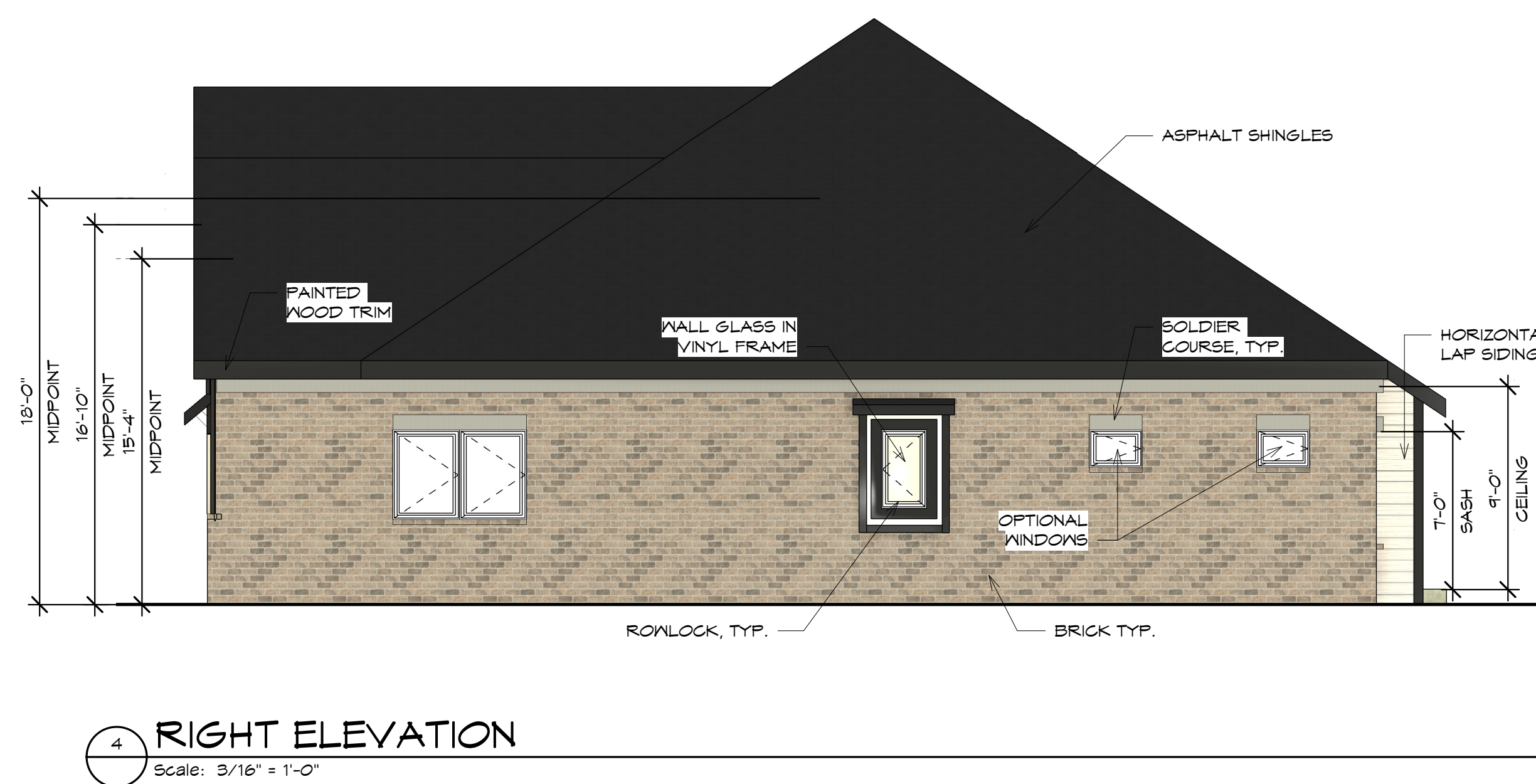
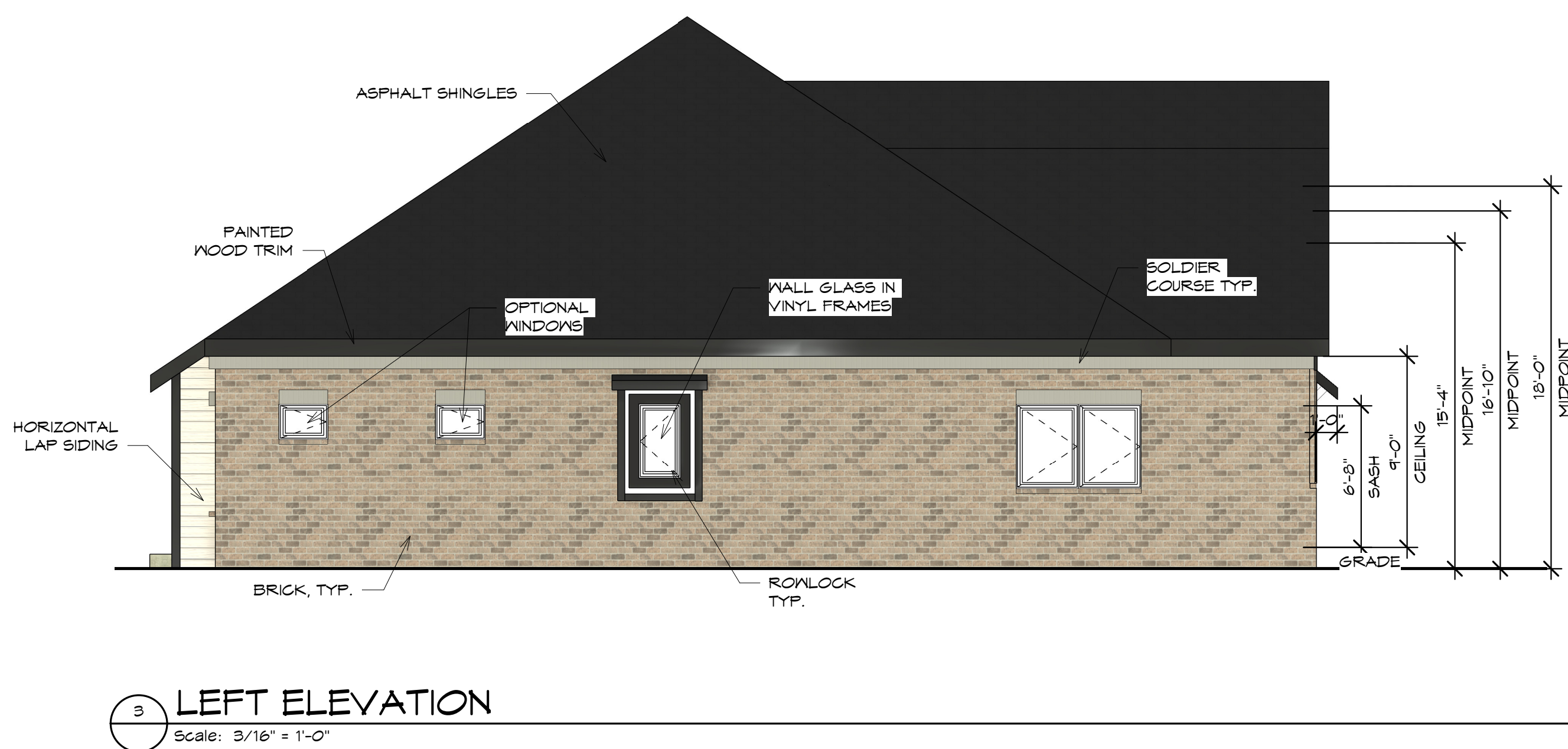
TAG	CODE	DBH	COMMON NAME	LATIN NAME	CONDITION	NOTE	CLASS	SAVE / REMOVE	ON-SITE
104	BX	7	Box elder	Acer negundo	Very Poor		INVASIVE	S	Y
105	BX	9	Box elder	Acer negundo	Very Poor		INVASIVE	S	Y
106	BX	12	Box elder	Acer negundo	Poor		INVASIVE	S	Y
107	BX	17	Box elder	Acer negundo	Poor		INVASIVE	S	Y
108	BX	9	Box elder	Acer negundo	Poor		INVASIVE	S	Y
109	B	12	Basswood	Tilia americana	Fair		WOODLAND	S	Y
110	B	10	Basswood	Tilia americana	Fair		WOODLAND	S	Y
111	B	12	Basswood	Tilia americana	Fair		WOODLAND	S	Y
112	B	10	Basswood	Tilia americana	Fair		WOODLAND	S	Y
113	B	8	Basswood	Tilia americana	Fair		WOODLAND	S	Y
114	B	8	Basswood	Tilia americana	Fair		WOODLAND	S	Y
115	BX	7	Box elder	Acer negundo	Fair		INVASIVE	S	N
116	BX	8	Box elder	Acer negundo	Fair		INVASIVE	S	N
117	PW	6	White Poplar	Populus alba	Good		INVASIVE	S	N
1001	BS	10	Blue Spruce	Picea pungens	Poor		WOODLAND	R	Y
1002	AU	15	Austrian Pine	Pinus nigra	Fair		WOODLAND	R	Y
1003	SC	11	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	S	Y
1004	B	23	Basswood	Tilia americana	Good		LANDMARK	R	Y
1005	SM	12	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y
1006	NS	14	Norway Spruce	Picea Abies	Fair		WOODLAND	R	Y
1007	WS	7	White Spruce	Picea glauca	Poor		WOODLAND	S	Y
1008	NM	27	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1009	VWS	14	White Spruce	Picea glauca	Fair		WOODLAND	S	Y
1010	TH	7	Thornapple/Hawthorne	Cragagus spp.	Poor		WOODLAND	S	Y
1011	TH	11	Thornapple/Hawthorne	Cragagus spp.	Poor		WOODLAND	R	Y
1012	SU	17	Sugar Maple	Acer saccharum	Fair		LANDMARK	R	Y
1013	NM	10	Norway Maple	Acer platanoides	Fair		INVASIVE	R	Y
1014	NM	13	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1015	NM	14	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1016	WS	10	White Spruce	Picea glauca	Poor		WOODLAND	S	Y
1017	SU	14	Sugar Maple	Acer saccharum	Very Poor	dead	WOODLAND	S	Y
1018	SC	12	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	S	Y
1019	NM	11	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1020	SM	22	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y
1021	SC	20	Scotch Pine	Pinus sylvestris	Good		LANDMARK	S	Y
1022	NM	12	Norway Maple	Acer platanoides	Fair		INVASIVE	S	Y
1023	SC	7	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	S	Y
1024	NM	21	Norway Maple	Acer platanoides	Good		INVASIVE	S	N
1025	SC	13	Scotch Pine	Pinus-sylvestris	Fair		WOODLAND	R	Y
1026	NM	8	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1027	NM	10	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1028	NM	10	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1029	NM	8	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1030	NM	9	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1031	NM	9	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1032	BX	14	Box elder	Acer negundo	Fair		INVASIVE	S	Y
1033	BX	11	Box elder	Acer negundo	Fair		INVASIVE	S	N
1034	AU	16	Austrian Pine	Pinus nigra	Fair		WOODLAND	S	N
1035	NM	6	Norway Maple	Acer platanoides	Good		INVASIVE	S	N
1036	AU	17	Austrian Pine	Pinus nigra	Very Poor	dead	WOODLAND	S	N
1037	NM	12	Norway Maple	Acer platanoides	Fair		INVASIVE	S	Y
1038	BX	18	Box elder	Acer negundo	Fair		INVASIVE	S	Y
1039	WC	6	White Cedar	Thuja occidentalis	Good		WOODLAND	R	Y
1040	WC	6	White Cedar	Thuja occidentalis	Fair		WOODLAND	R	Y
1041	BX	10	Box elder	Acer negundo	Fair		INVASIVE	R	Y
1042	NM	12	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1043	SM	12	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y
1044	SC	11	Scotch Pine	Pinus sylvestris	Very Poor	dead	WOODLAND	R	Y

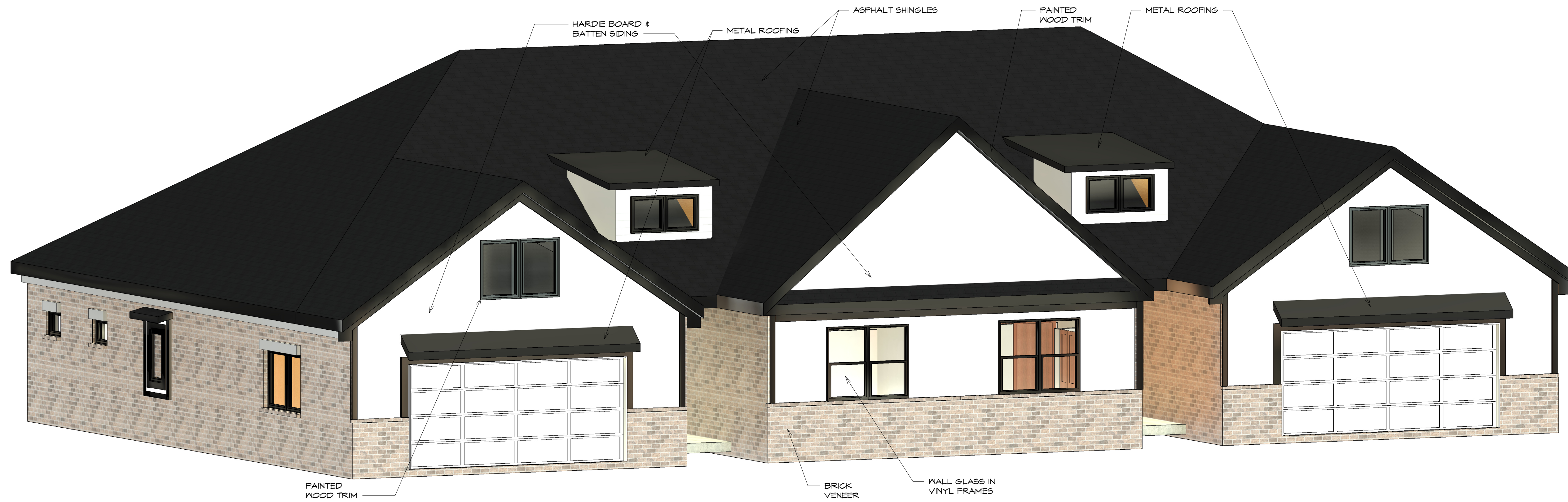


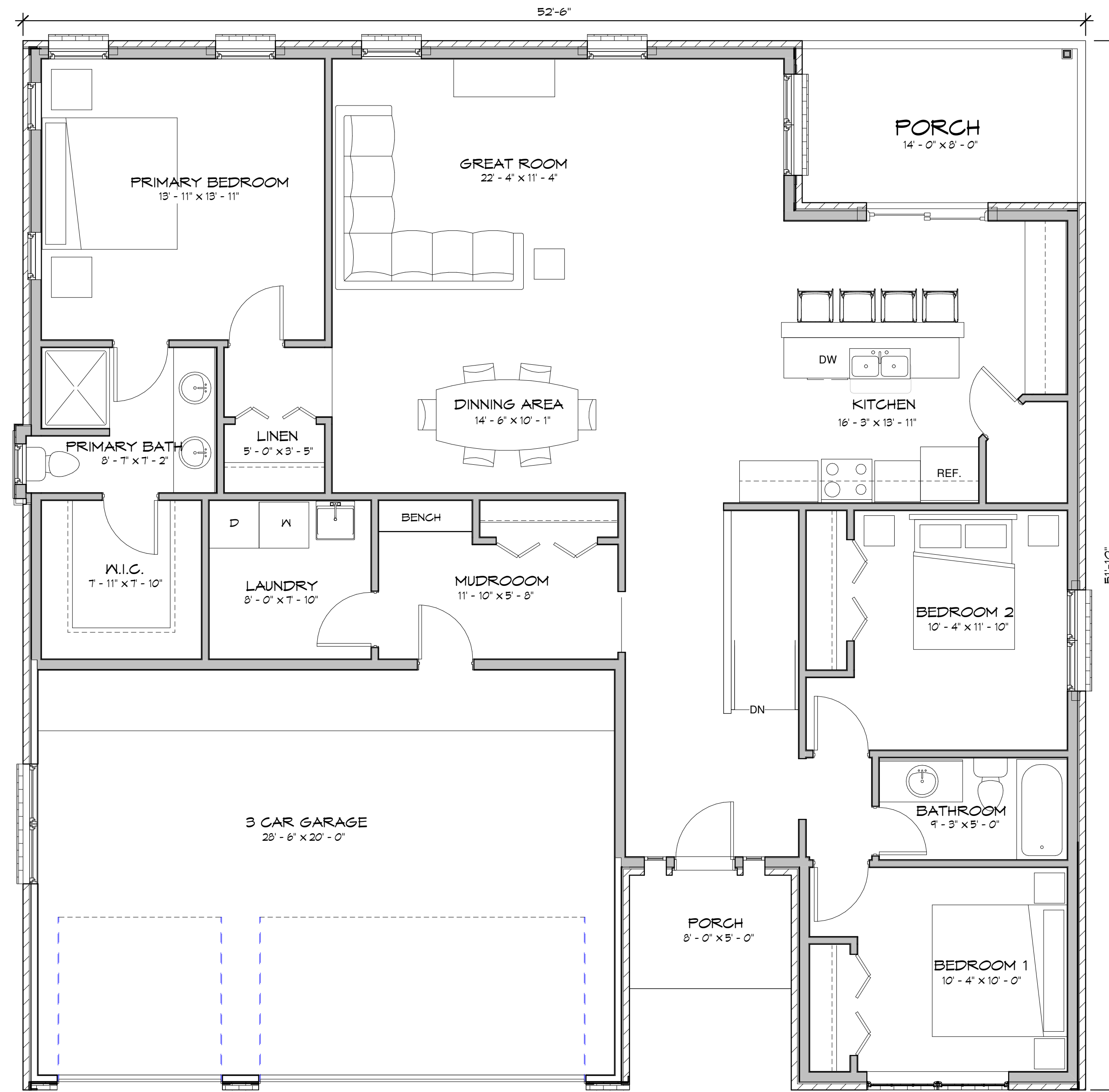
FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"







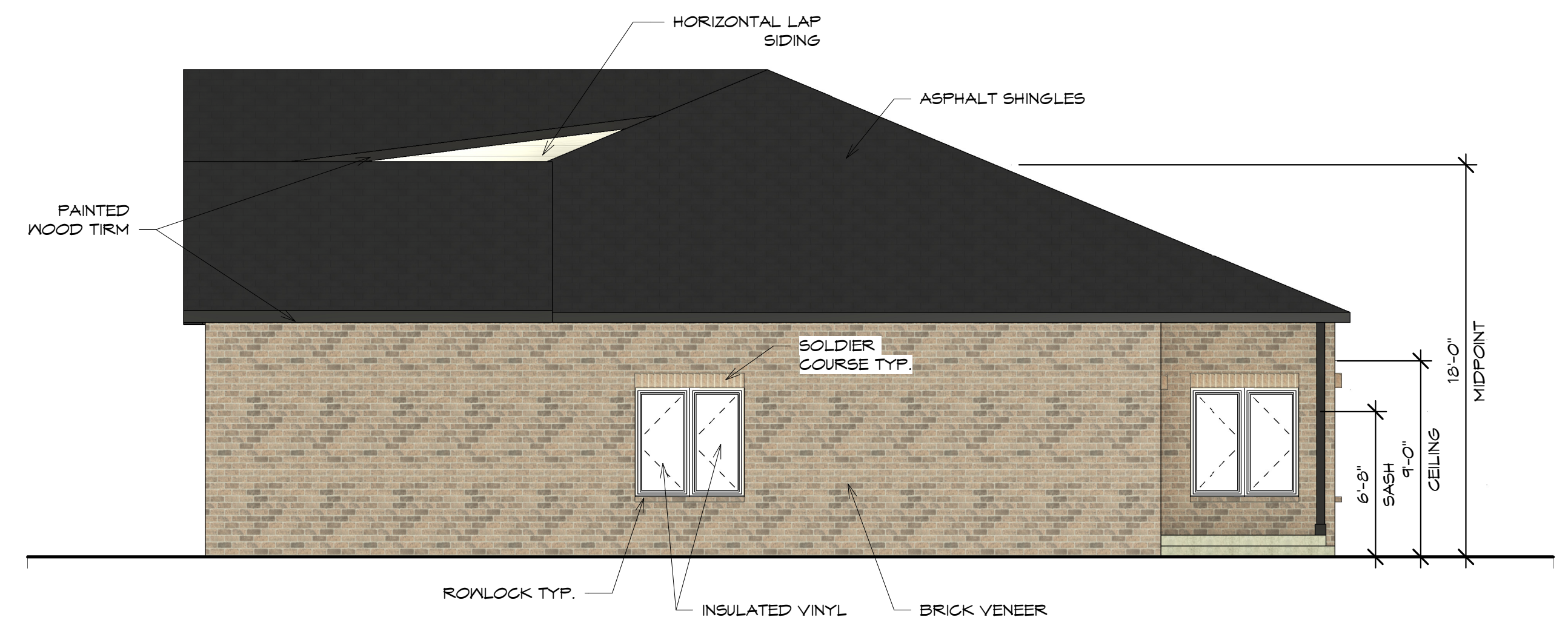


FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"



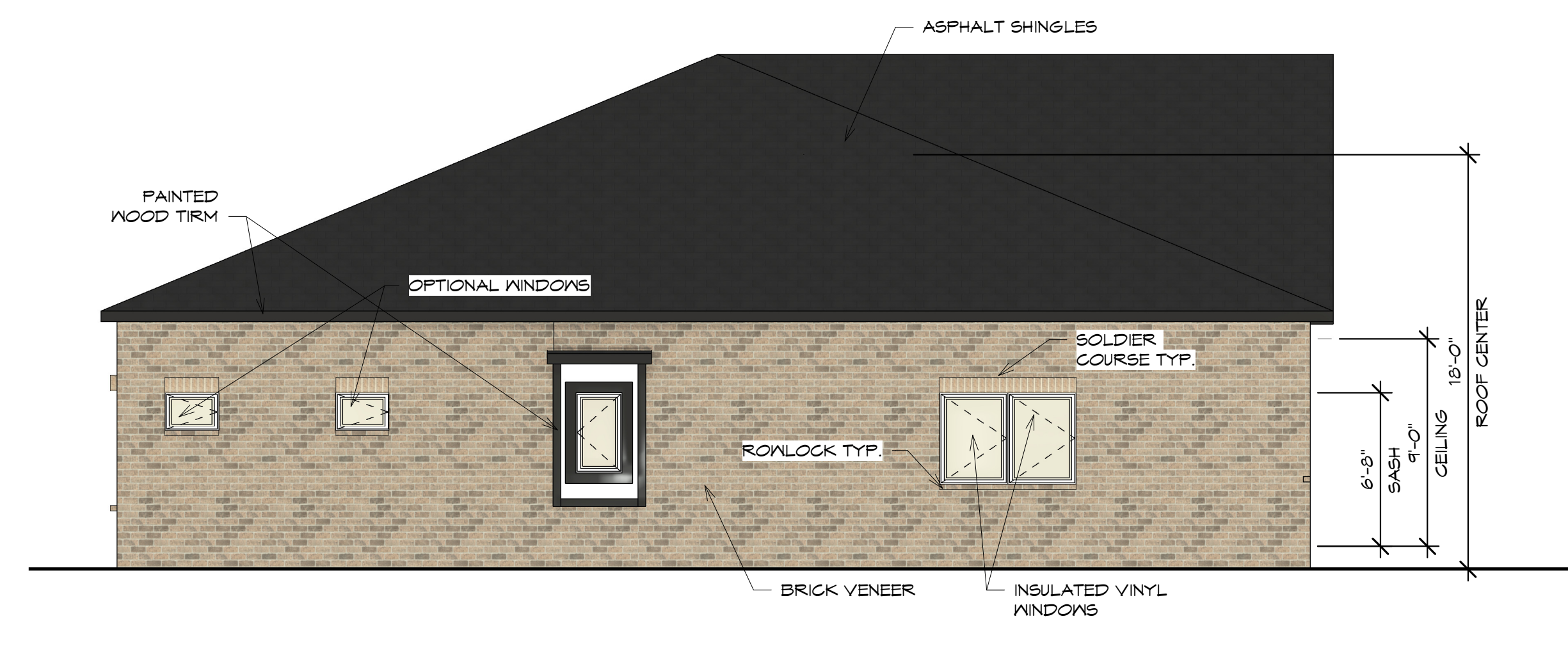
1 FRONT ELEVATION
Scale: 3/16" = 1'-0"



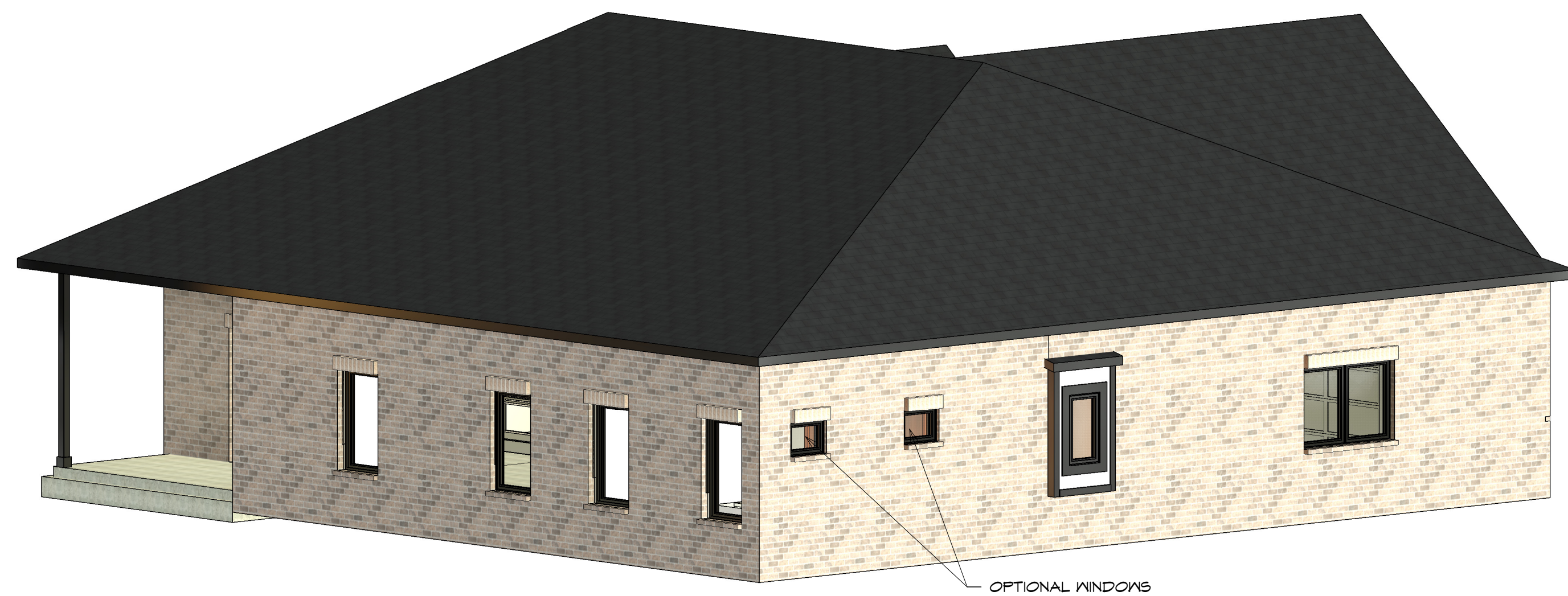
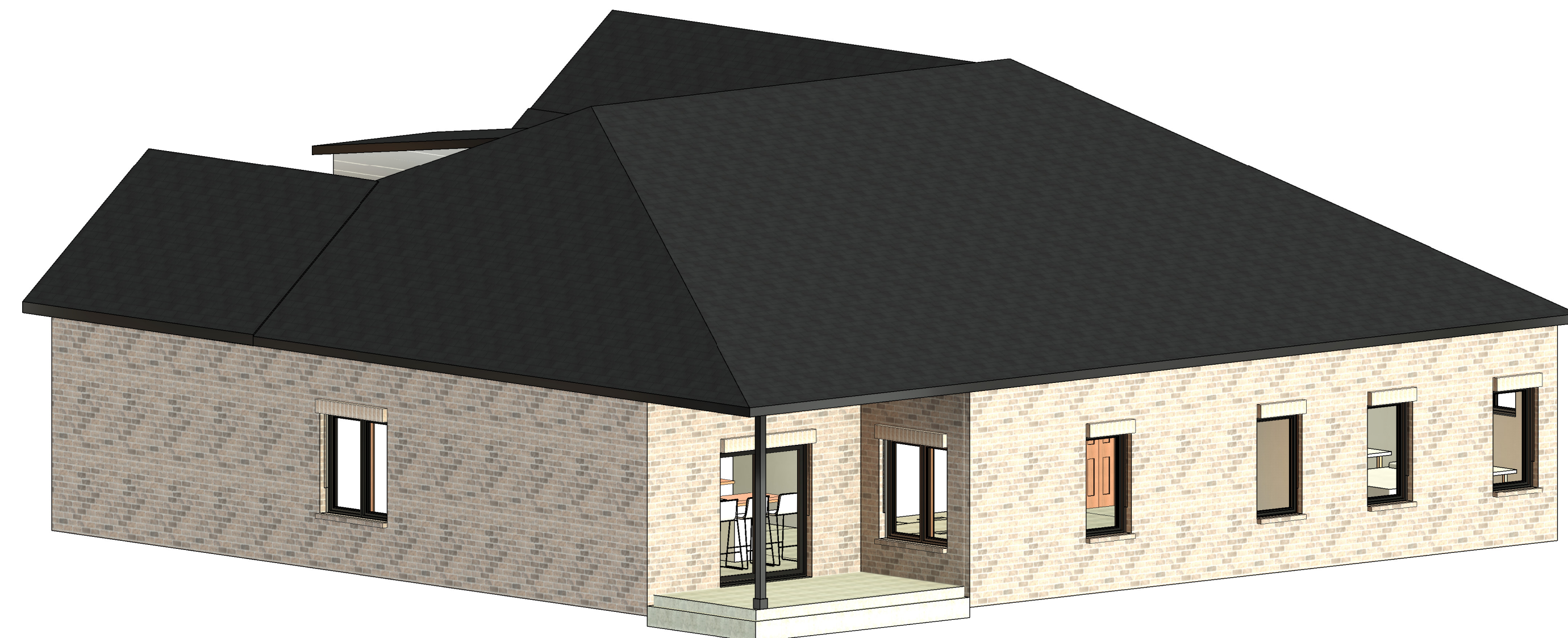
4 RIGHT ELEVATION
Scale: 3/16" = 1'-0"



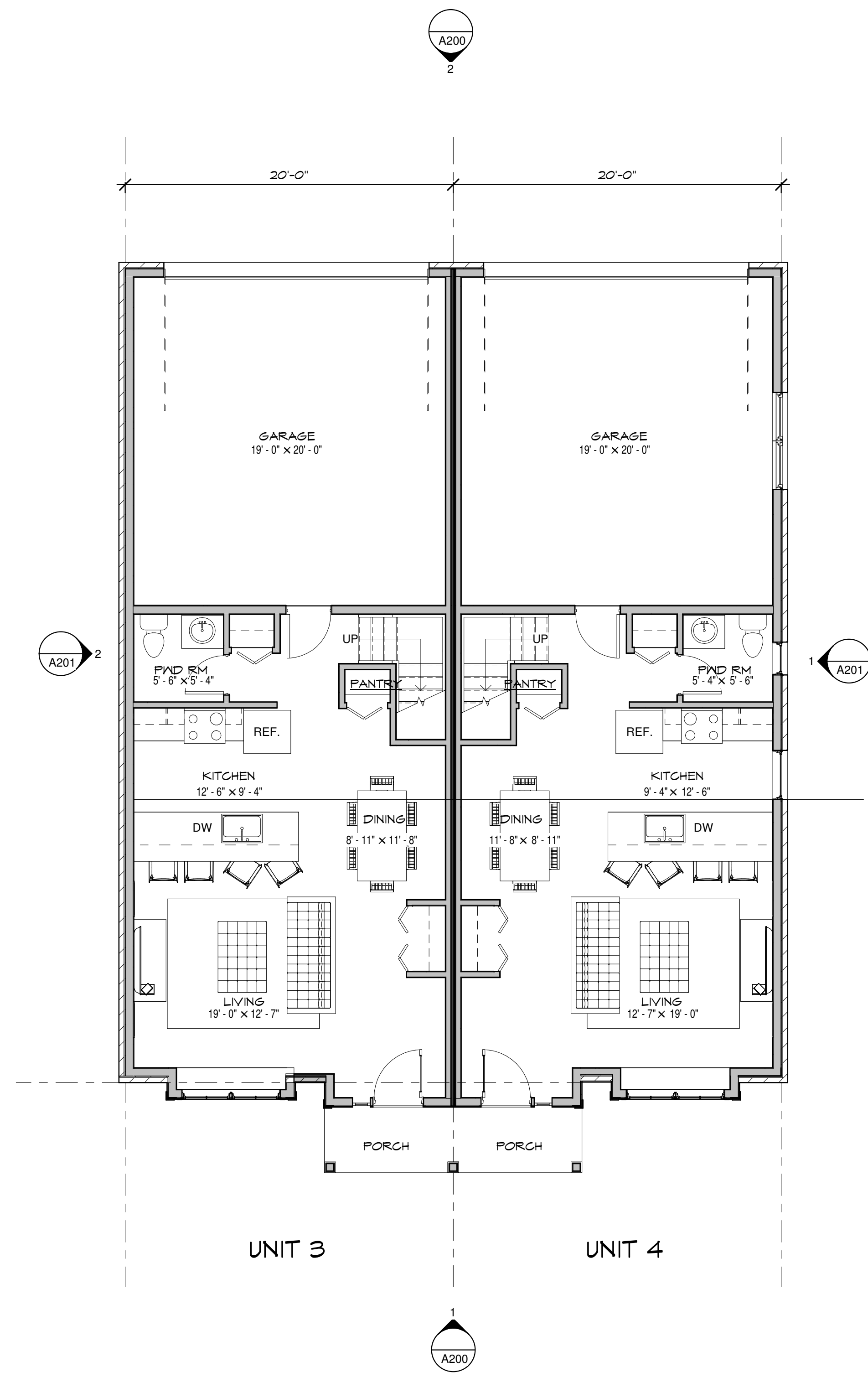
2 REAR ELEVATION
Scale: 3/16" = 1'-0"



3 LEFT ELEVATION
Scale: 3/16" = 1'-0"

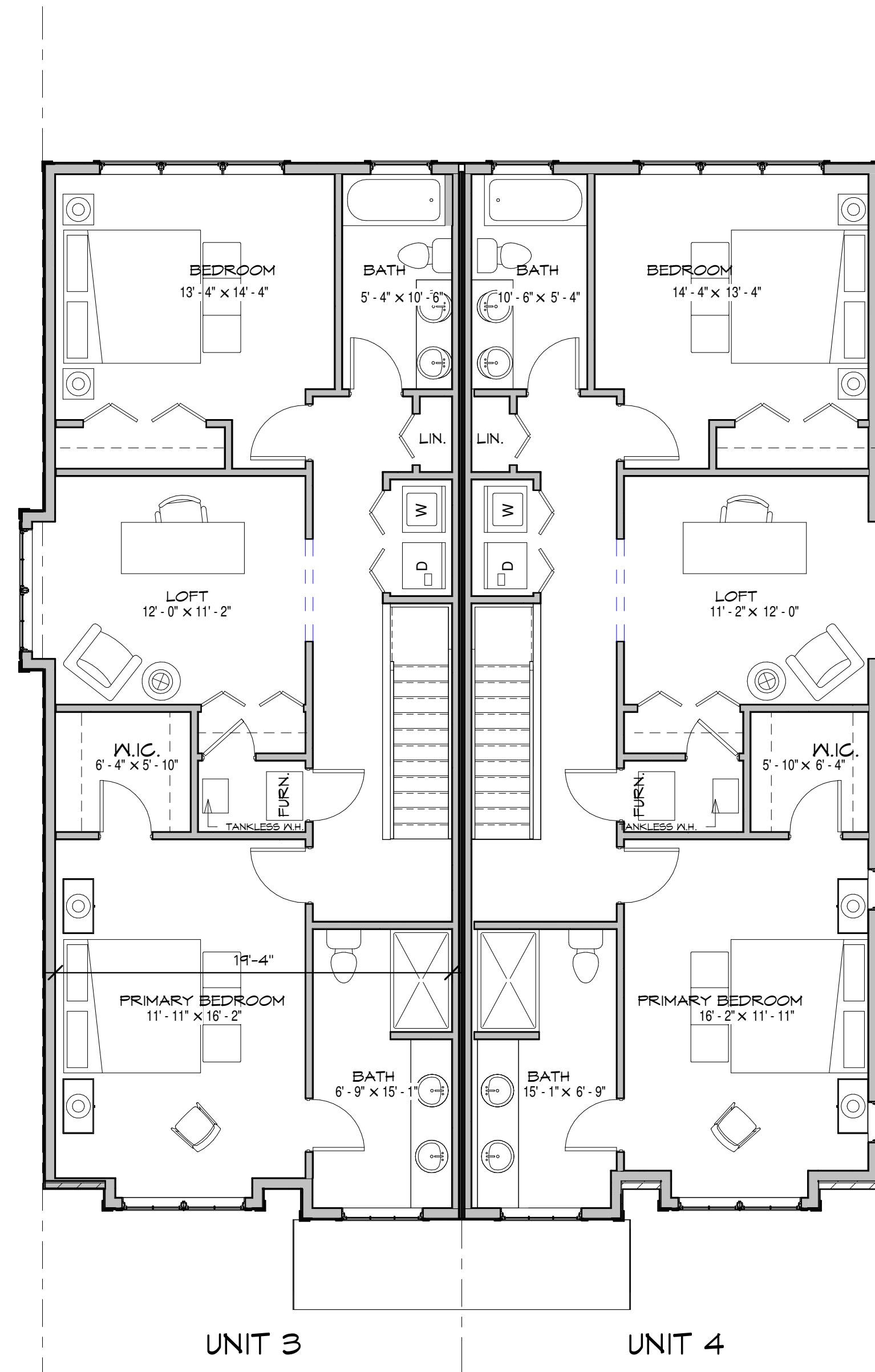


RANCH UNIT -
3 CAR
GARAGE



First Floor

Scale: 3/16" = 1'-0"



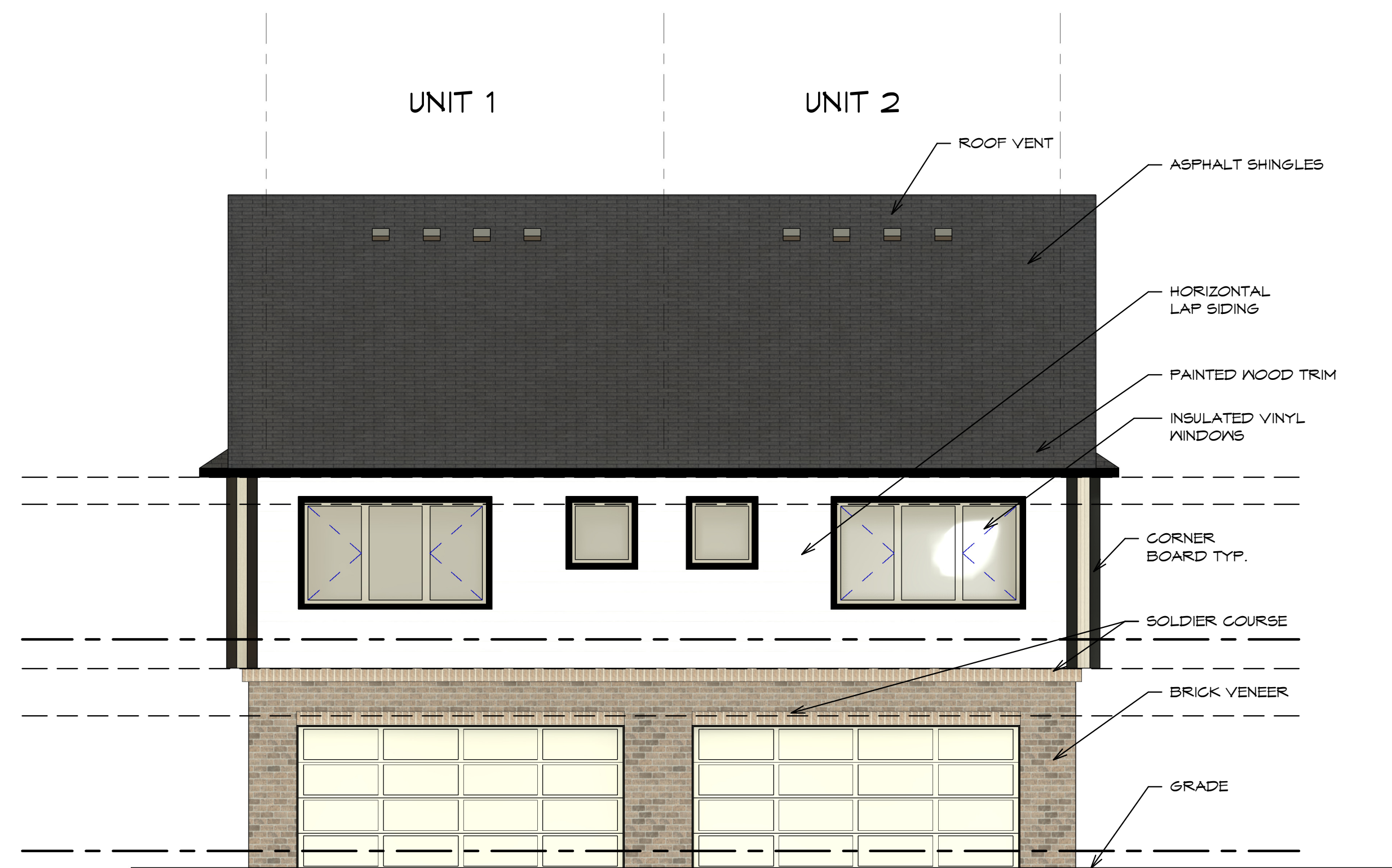
Second Floor

Scale: 3/16" = 1'-0"

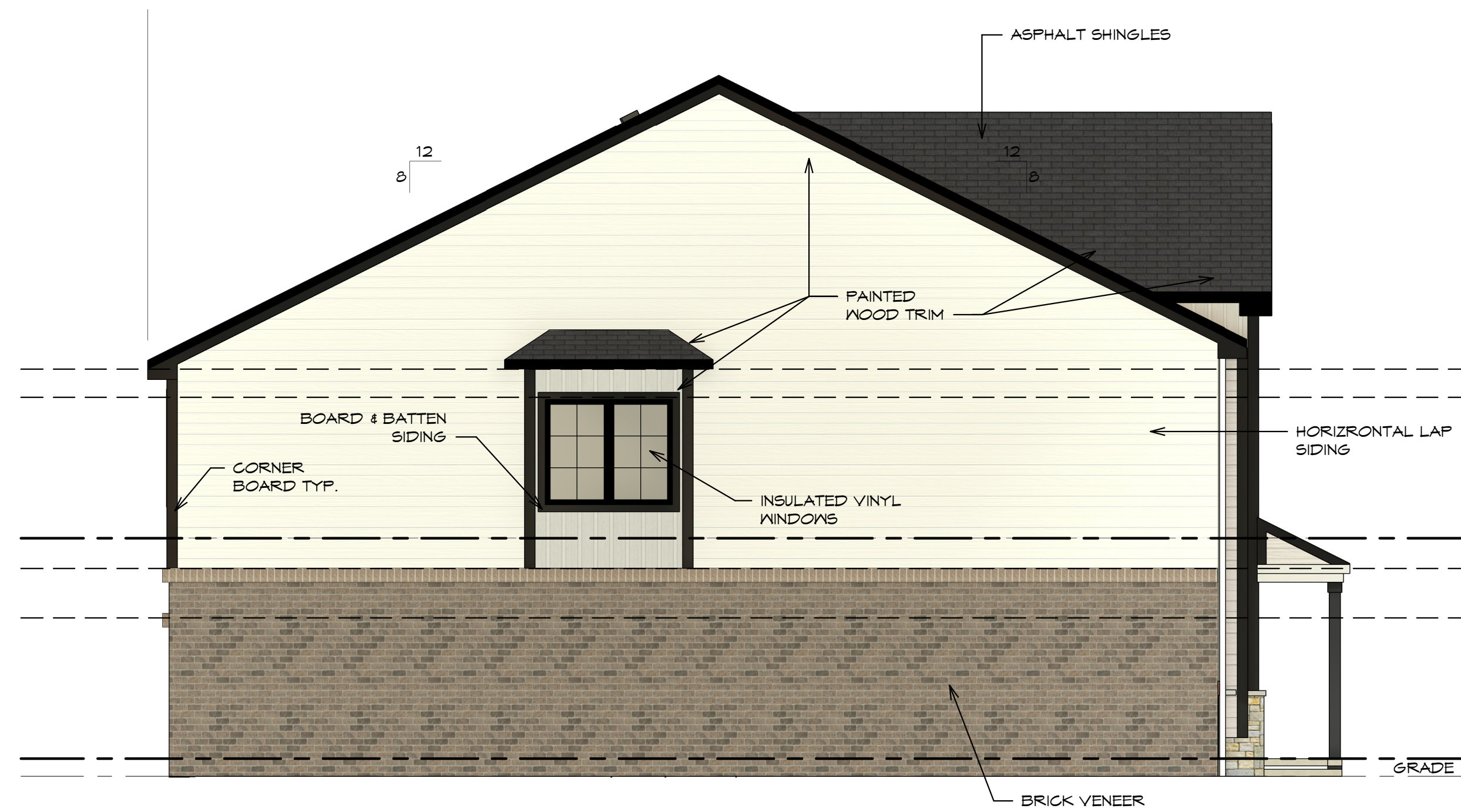
PRELIMINARY NOT
FOR CONSTRUCTION



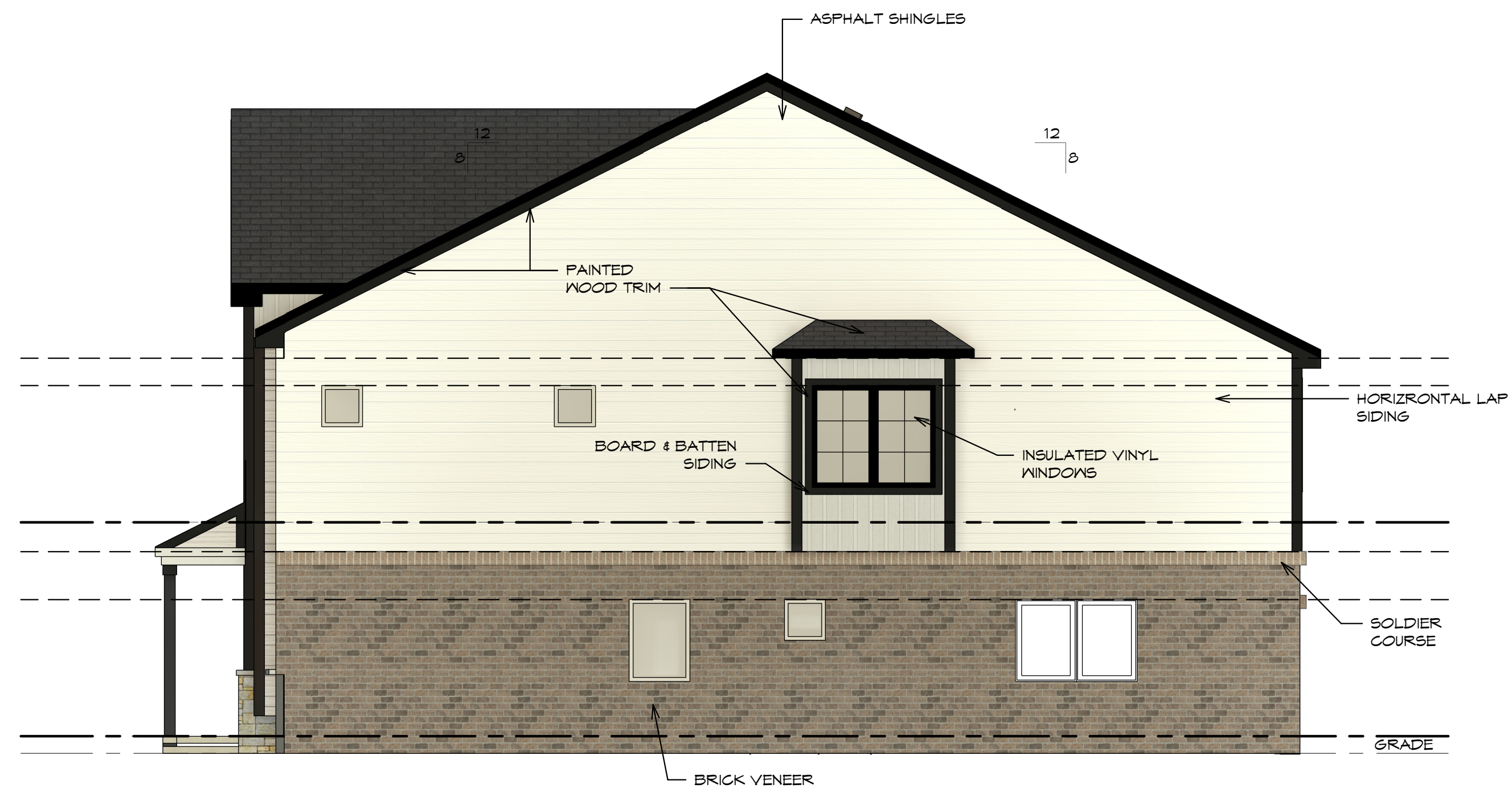
1 SOUTH ELEVATION
A101 Scale: 3/16" = 1'-0"



2 NORTH ELEVATION
A101 Scale: 3/16" = 1'-0"



2 WEST ELEVATION
A101 3/16" = 1'-0"

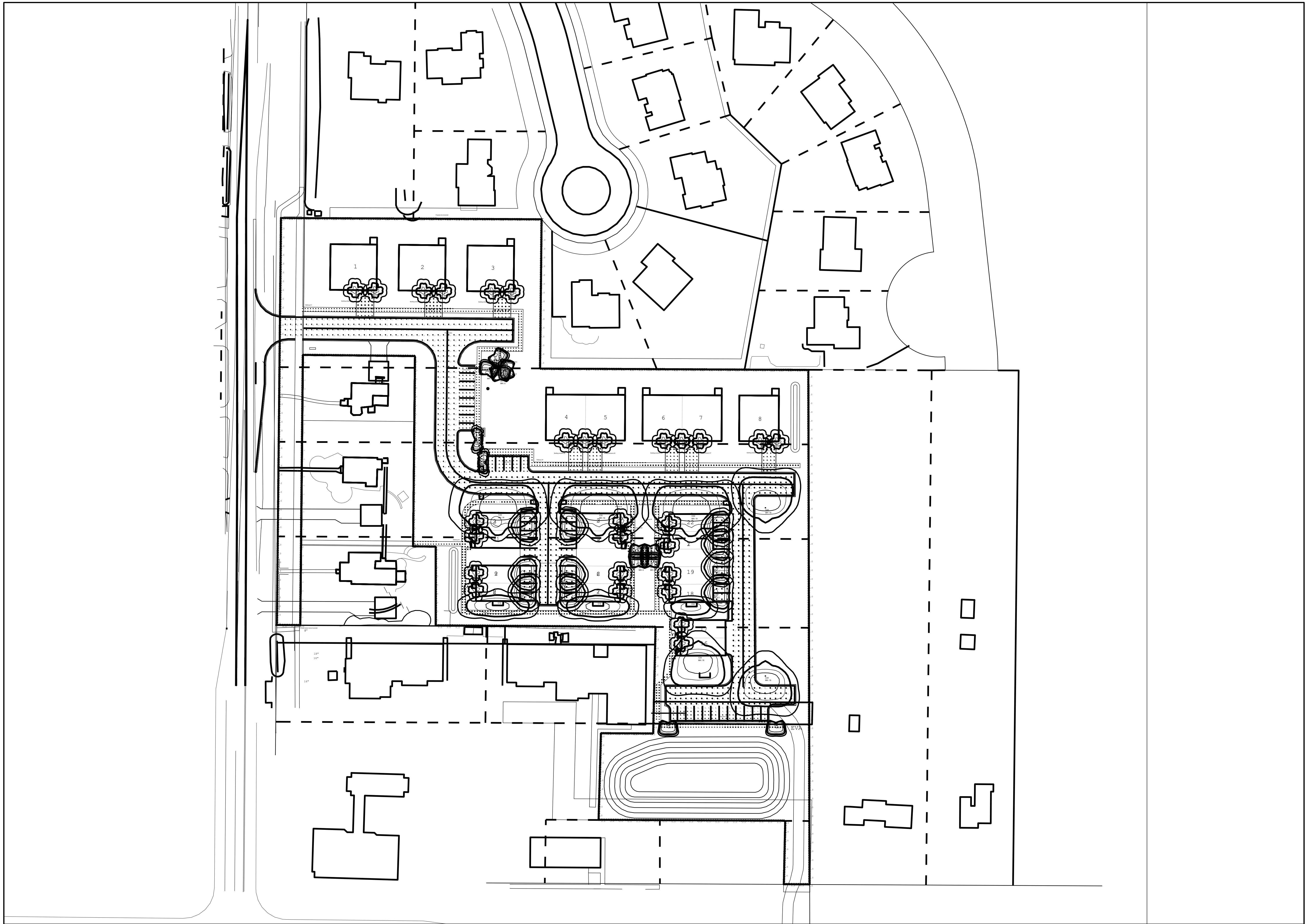


1 EAST ELEVATION
A101 3/16" = 1'-0"

PRELIMINARY NOT
FOR CONSTRUCTION



PRELIMINARY NOT
FOR CONSTRUCTION



PEA GROUP



1849 Pond Run
Auburn Hills, MI 48326

844.813.2949
peagroup.com

March 5, 2025
PEA Project No: 2019-0007

Mr. Brent Savidant
Community Development Director
City of Troy Planning Department
500 W. Big Beaver
Troy, MI 48084

**RE: Conditional Rezoning Application
Parcels 20-03-351-004, 20-03-301-023, 20-03-301-024, 20-03-301-025, & 20-03-301-088
6170, 6112, 6096, & 6074 Livernois Road
City of Troy, Oakland County, Michigan**

Dear Mr. Savidant:

On behalf of **GFA Development Inc.**, we respectfully submit this petition to conditionally rezone Parcels 20-03-351-004, 20-03-301-023, 20-03-301-024, 20-03-301-025, & 20-03-301-088 to RT (One-Family Attached Residential District).

Pursuant to the provisions of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, and pursuant to all applicable provisions of law, we are requesting the Zoning Map of the City of Troy be amended to conditionally rezone 6170, 6112, 6096, & 6074 Livernois Road and parcel 20-03-301-088. These parcels are currently zoned R-1B (One-Family Residential) and NN (Neighborhood Node).

Public Engagement:

The developer reached out and tried to meet with the Telford Subdivision President, but the President decided not to. The developer also reached out to the "Save Troy Corners" group with a drawing of the existing properties for the community to give feedback on what sort of development they would like to see, but there was not much interest.

Future Land Use:

The Neighborhood Node that the development and more specifically the 20-03-301-088 parcel is located in the Livernois Road and Square Lake Road District. This District is in the area historically known as the Historic Troy Corners. The emphasis of this Neighborhood Node District is to preserve historic buildings and create and walkable community. Per the City of Troy Master Plan: a low scale single-family attached residential development may be permissible if it fits the characteristics of the single-family neighborhood at the NE corner of Square Lake Road and Livernois Road.

Surrounding Zoning:

Directly to the east of the proposed Village of Hastings development is a series of deep single family lots fronting Square Lake Road. These lots are all zoned R-1B "One Family Residential" and have a single house with various accessory structures. To the north is the Telford Ridge neighborhood. These single-family homes also have the R-1B "One Family Residential" designation. The parcels to the south of the Village of Hastings development are zoned NN "Neighborhood Node" and are part of the Livernois Road and Square Lake Road Neighborhood Node. The Neighborhood Node has been developed with an emphasis on commercial. On the hard corner of Livernois and Square Lake is a bank, to the north along Livernois are two medical office buildings, and to the east along Square Lake is a Liquor Store. Across Livernois Road to the west, the properties nearest Square Lake Road are part of the NN "Neighborhood Node" district. The parcels further along Livernois to the north, are zoned R-1B "One Family Residential". Rezoning the subject property as RT, and allowing low impact attached single-family residential housing would create a transition between the commercial/office developments and the One Family Residential parcels. The current zoning of the subject property and the surrounding parcels is shown in the attached Exhibit "A".

Proposed Land Use & Site Plan:

Under the proposed conditional rezoning, there are new 22 units being proposed. Additionally, three of the four existing century old homes that front Livernois will be preserved. New lots will be created around the three homes that front Livernois, these will remain zoned R-1B - One Family Residential. The remainder of the existing three parcels will be rezoned as RT – One Family Attached Residential. The one-story ranch units that are adjacent to the single-family residential neighborhood to the north all have a 35' rear yard as required in the RT Zoning. An additional buffer has been provided to the single-family parcel to the east, with only one building within 90 feet of the property line. There are nine duplexes proposed with seven of those being two story townhouse style duplexes and two being single floor ranch style duplexes. There are four proposed standalone single-family homes in addition to the three century old homes that are being saved. All proposed units will include an attached garage and a dedicated guest parking spot.

As part of the development, 1 acre (20% of the site) has been provided as open space for the residents. Along with the large amount of open space, the site was designed with enhanced resident walkability in mind. There are over 2,000 feet of pedestrian sidewalk throughout the site. This was done to encourage non-automotive transport as was stressed in the 2024 City of Troy Master Plan vision for this Neighborhood Node.

An exhibit showcasing the proposed rezoning is attached to this letter as Exhibit "B", while the proposed site plan is attached to this letter as Exhibit "C".

By-Right vs Proposed Development:

	By-Right Existing R-1B and NN	Previously Submitted Village of Hastings PUD	Proposed RT Zoning
Max. Density (units per acre)	R-1B: 2.9 NN: N/A	PUD: 5.4	RT: 8.7
Height	3 story townhomes	2.5 stories and 30 feet	2.5 stores and 30 feet
Rear Yard Setbacks	R-1B: Rear: 45 feet NN: Rear: 35 feet	Rear: 30 feet	Rear: 35 feet
Lot Coverage	R-1C: Max % of lot covered by building: 30% RT: Max % of lot covered by building: 30% + 20% landscape area	PUD: Max % of lot covered by building: 18%	RT: Max % of lot covered by building: 30% + 20% landscape area

Rezoning Standards/Reasons of Recommendation:

The petitioner’s request for rezoning is based upon the following:

- A. According to the Master Plan for Livernois and Square Lake Neighborhood Node, RT Zoning meets the requirement for “low-scale single family attached residential” and creates an appropriate transition between the commercial developments to the south and the residential parcels to the north and the east.
- B. The proposed number of dwelling units is compatible with surrounding uses and zoning in terms of the environment, density, traffic volumes, aesthetics, infrastructure, and potential influence on property values.
- C. According to OHM, the City of Troy’s traffic engineer consultant, the street system is capable of safely and efficiently accommodating the expected traffic volumes generated by the proposed number of attached single-family dwelling units. Exhibit “D” attached is a letter from OHM for a previous development at the subject parcels, for a denser development. Per OHM the traffic impact of that development would be negligible and imperceptible to the majority of road users.
- D. The capacity of public utilities and services is sufficient to accommodate the proposed number of attached single-family dwelling units without compromising the city's health, safety and welfare.
- E. There is an apparent demand for mixed housing developments in relation to the amount of land in the city currently zoned and available to accommodate the demand.

Voluntary Conditions:

Under Section 405 of the Zoning Enabling Act, the petitioner voluntarily offers uses and restrictions of the property as a condition to rezoning the land. These conditions result in recognizable and material benefits to the city that would unlikely be achieved otherwise under the site's existing zoning.

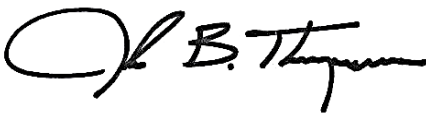
The following conditions are provided voluntarily as conditions of rezoning approval:

- A. The total number of units within the property proposed to be rezoned to RT shall not exceed 22.
- B. The maximum height of all units shall not exceed 28 feet.
- C. The approved 3-story townhouse project will be abandoned and not constructed.
- D. The Preliminary Site Plan for the Village of Hastings is approved.
- E. Three Single Family Residential parcels to remain R-1B One Family Residential. The properties will be improved through tree trimming and new landscaping and the century-old homes will be painted.
- F. The proposed development will include a minimum of 20% site area dedicated to open space within the development. Within this open space dedication will be two parks for the residents of The Village of Hastings to enjoy. The parks will encourage people from outside the development to utilize the facilities provided within the Village of Hastings.
- G. As emphasized in the City of Troy's Master Plan for the Livernois and Square Lake neighborhood node, the development will focus on non-vehicular transport. Over 2,000 feet of sidewalks and walking path will be provided for the local residents of the historic Troy Corners area to utilize.
- H. Landscape screening will be provided to the R-1B zoned properties to the north and the east of the proposed development. Per table 13.02-B in the City of Troy's Zoning Ordinance, screening between two residential uses (one and two family dwellings) is not required. We propose to use a combination of Alternative 1 and Alternative 2 screening styles between the proposed development and the existing single-family homes.

In Summary, the proposed rezoning from NN & R-1B to RT, will allow the site to be developed in a manner consistent with the City of Troy's Master Plan, maintains a greater amount of open space, creates additional landscape buffers between the proposed development and the existing single-family homes, and preserves the historic nature of the Troy Corners area better than if the site was developed under its current zoning.

Thank you for your consideration,

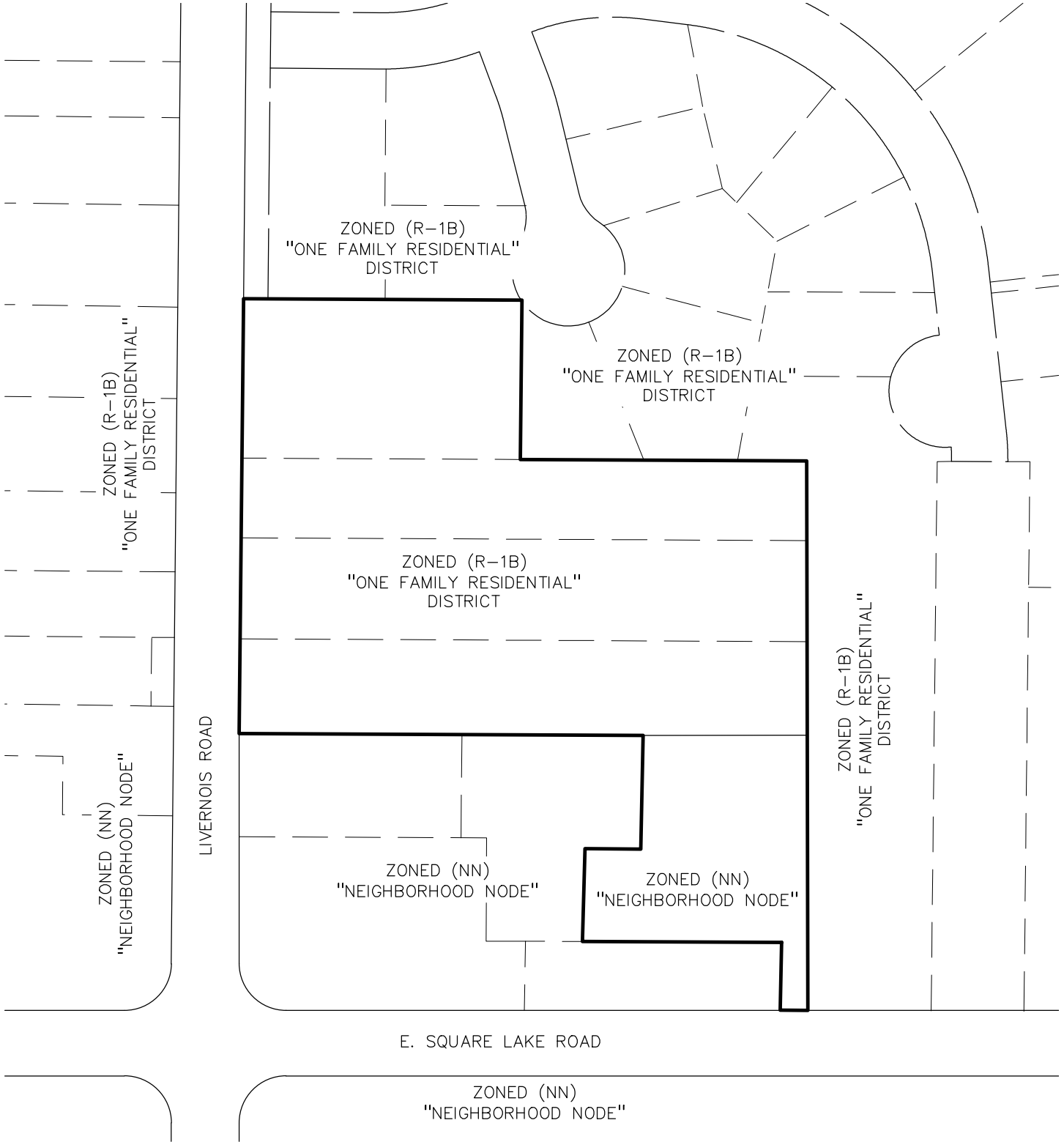
PEA Group



John B. Thompson, PE
Associate | Senior Project Manager

Exhibit A
Existing Zoning

EXHIBIT A EXISTING ZONING



GFA DEVELOPMENT
3301 MIRAGE DRIVE
TROY, MI 48083

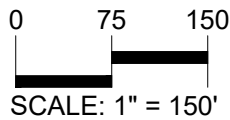


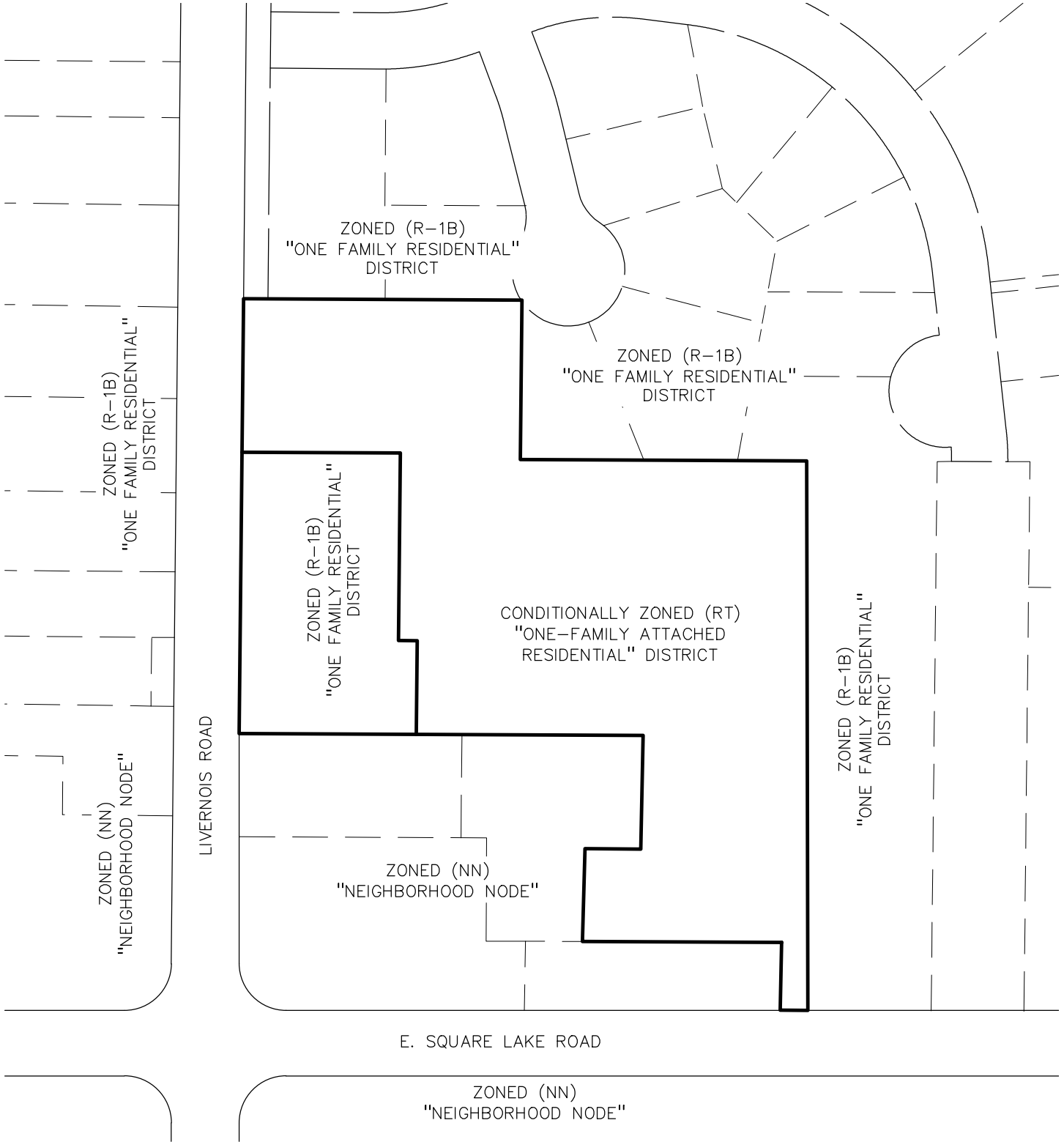
EXHIBIT A
NOVEMBER 6, 2024
17-0009



t: 844.813.2949
www.peagroup.com

Exhibit B
Proposed Zoning

EXHIBIT B PROPOSED ZONING



GFA DEVELOPMENT
3301 MIRAGE DRIVE
TROY, MI 48083



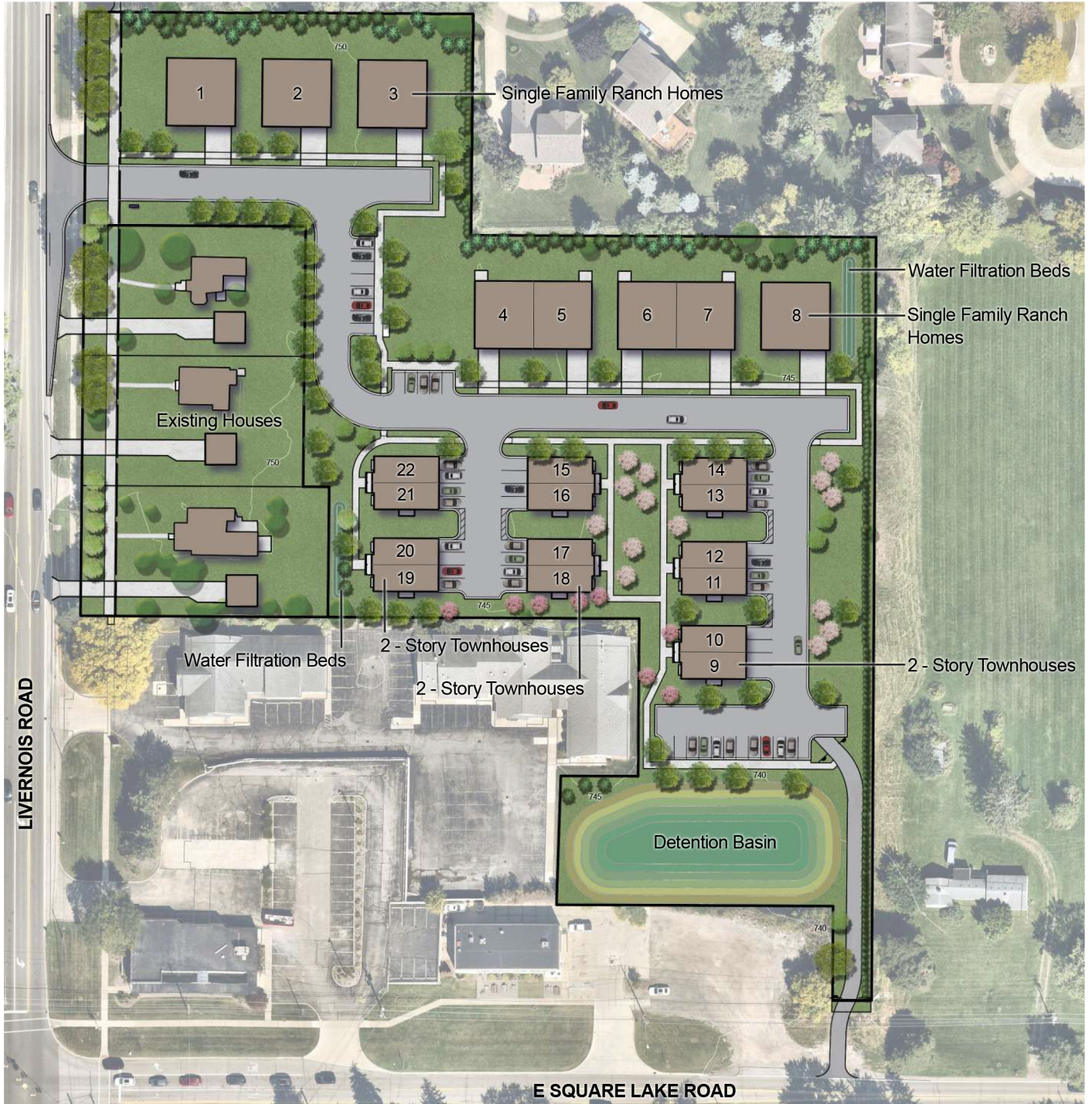
EXHIBIT B
NOVEMBER 6, 2024
17-0009



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Exhibit C
Proposed Site Plan

EXHIBIT C PROPOSED SITE PLAN



LIVERNOIS ROAD

E SQUARE LAKE ROAD

GFA DEVELOPMENT
3301 MIRAGE DRIVE
TROY, MI 48083



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Exhibit D
OHM Traffic Impact Study



Anticipated Traffic Impacts

Usually, a traffic study is performed to identify any needed roadway improvements that would be required to support a proposed development. In this case, the site plan already shows reasonable turn lane improvements for the site’s point of access. But it may be considered appropriate to at least identify the trip generation that is likely to result from the proposed development.

The proposed site development consisting of 2 existing single-family homes to remain, as well as 8 new ranch homes, 6 duplexes and 28 townhouses. All but one existing home will be accessing Livernois with the site’s single street to Livernois.

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, provides trip generation rates for numerous land uses, based on thousands of studies throughout the United States and Canada. This data can then be used to estimate the number of vehicle trips generated by a development. For residential housing, traffic impacts are usually most noticeable during the peak hour of adjacent street traffic – that is, during morning and evening peak commuter periods, when traffic on the roads is most congested. In most areas, the morning (AM) peak is a one hour period that occurs between 7 am – 9 am, and the evening (PM) peak is a one hour period usually between 4 pm – 6 pm.

The table below provides the calculated number of trips generated for the proposed Village of Hastings, based on the ITE Trip Generation Manual, 11th Edition, for various residential building types (ITE Land Use Codes #210 and 215).

Land Use	No. of Units	ITE Land Use Code	Number of Site-Generated Trips								
			AM Peak Hour			PM Peak Hour			Daily		
			In	Out	Total	In	Out	Total	In	Out	Total
Single Family Detached	6	210	1	5	6	4	3	7	38	38	76
Single Family Attached	38	215	4	10	14	11	8	19	120	120	240
Site Totals – 44 Units			5	15	20	15	11	26	158	158	316

Single family detached is self-explanatory and includes the two existing historic houses. The category of single family attached encompasses the four ranches that share a common wall, the six duplex units and the 28 townhouse units.

During the morning (AM) peak hour, the proposed Village of Hastings development is expected to generate 20 new trips: 5 inbound (entering the site), and 15 outbound (exiting the site). During the evening (PM) peak hour, the proposed site is expected to generate 26 new vehicle trips: 15 inbound (entering the site) trips, and 11 outbound (exiting the site). This pattern coincides with residents typically leaving in the morning for work and returning home in the evening.

Traffic volumes are closely correlated with the number of residential units. Essentially all the trips generated by the Village of Hastings development will be delivered directly to Livernois Road, an arterial roadway, which will increase slightly over current conditions. The traffic generated by the proposed development would be minimal, adding less than 30 vehicle trips during the peak (“busiest”) hour. This equates to approximately one vehicle every 2-3 minutes during the peak hours. The traffic impact of this site on the adjacent road network is negligible and would be imperceptible to the majority of road users.

From: [CARL RATKUS](#)
To: [Planning](#)
Cc: [CARL RATKUS](#)
Subject: Village of Hastings
Date: Wednesday, March 26, 2025 2:33:22 PM

You don't often get email from carlratkus@comcast.net. [Learn why this is important](#)

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After reviewing the updated architectural renderings proposed by the builder for the units to be constructed, my strongest negative comment would be, that, based on assumptions of selling prices, I would hope that the addition of some architectural variation (vs, the assembly line appearance of all the same) would dramatically improve the "appearance" if not the quality of construction "&" would certainly be more consistent with the surrounding neighborhood. Thank you for your continued concerns & consideration, Carl Ratkus