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PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

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

October 14, 2025

7:00 P.M.

Council Board Room

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – September 23, 2025
4. PUBLIC COMMENT – For Items Not on the Agenda

SPECIAL USE APPROVAL

5. PUBLIC HEARING – SPECIAL USE APPLICATION (SU JPLN2025-0018) – Proposed Driveline Troy LLC Vehicle Sales, West side of Dequindre, North of Fourteen Mile (33475 Dequindre, PIN 88-20-36-476-073), Section 36, Currently Zoned IB (Integrated Industrial & Business) District

ZONING ORDINANCE TEXT AMENDMENT

6. ZONING ORDINANCE TEXT AMENDMENT (File Number 258) – Neighborhood Node Revisions

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 7:01 p.m. on September 23, 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
Tom Krent
David Lambert
Lakshmi Malalahalli
Marianna Perakis
John J. Tagle

Absent:

Michael W. Hutson

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-2025-09-052

Moved by: Fox
Support by: Lambert

RESOLVED, To strike the "Public Hearing" notation for Agenda item 6 and approve the agenda as revised.

Yes: All present (8)
Absent: Hutson

MOTION CARRIED

3. APPROVAL OF MINUTES – August 28, 2025

Resolution # PC-2025-09-053

Moved by: Buechner
Support by: Faison

RESOLVED, To approve the minutes of August 28, 2025 Regular meeting as submitted.

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

MOTION CARRIED

4. **PUBLIC COMMENT** – For Items Not on the Agenda

There was no one present who wished to speak.

SPECIAL USE APPROVAL

5. **PUBLIC HEARING - SPECIAL USE APPLICATION (SU JPLN2025-0018)** – Proposed Driveline Troy LLC Vehicle Sales, West side of Dequindre, North of Fourteen Mile (33475 Dequindre, PIN 88-20-36-476-073), Section 36, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Savidant announced the department received written communication from the applicant requesting to postpone the item to the October 14, 2025 Regular meeting.

Chair Perakis opened the Public Hearing. There was no one present who wished to speak.

Resolution # PC-2025-09-054

Moved by: Fox
Seconded by: Malalahalli

RESOLVED, To continue the Public Hearing for Agenda item 5 (SU JPLN2025-0018) to the October 14, 2025 Regular meeting.

Yes: All present (8)
Absent: Hutson

MOTION CARRIED

PRELIMINARY SITE PLAN APPROVAL

Chair Perakis briefly reviewed the Board procedure on motions and amendments to motions.

6. **PRELIMINARY SITE PLAN REVIEW (SP JPLN2024-0014)** – Proposed Pinnacle of Troy, Southwest corner of Crooks and Wattles (3991 Crooks; PIN 88-20-20-226-015, -016, -017, and -106), Section 20, Currently Zoned NN (Neighborhood Node “I”) District

Mr. Carlisle said the proposed Pinnacle of Troy application was considered and postponed by the Board at their February 11, 2025 Regular meeting to allow the applicant to request a building height variance from the Zoning Board of Appeals (ZBA). He reported that the ZBA denied the variance request at its May 20, 2025 meeting. Mr. Carlisle reviewed the discussion points from the Planning Commission meeting, stated the revised elevations

comply with the Zoning Ordinance requirements, and addressed the significant revisions to the site layout, as identified in his report dated September 16, 2025.

Mr. Carlisle said the applicant is seeking relief from the front setback requirements on Crooks and Wattles to provide more of a buffer for the main roads. He asked the Board to continue its discussion with the applicant for clarification how the proposed floor plan and elevations meet the primary entrance standard and intent of the Neighborhood Node district.

In summary, Mr. Carlisle asked the Board to consider in its deliberations:

- Compatibility with the 2040 Master Plan.
- Consideration of the increased front setbacks.
- If the proposed arborvitae along the frontage meets the intent of the Neighborhood Node form-based district.
- If the building elevations comply with both the primary entrance standards and the broader intent of the Neighborhood Node district.
- Compliance with Section 5.06 E Neighborhood Node Design Standards and Section 8.06 Site Plan Review Design Standards.

Mr. Fox recused himself from discussion and consideration of this application because he is a member of the ZBA. He exited the meeting at 7:35 p.m.

Project architect David Donnellon and project engineer John Houser of the PEA Group were present.

Some comments during discussion related to the following:

- Park; public or private use.
 - Consideration to add sidewalk from Crooks to park area if public.
- Consideration to install benches throughout site to encourage pedestrian activity.
- Development would have a Homeowners Association.
- Garden area; herbs, natural vegetation, pergolas.
- Safety of pedestrian internal circulation; i.e., crosswalks.
- Architectural features, building materials and color scheme.
- Consideration to line up sidewalks to entry doors of units on Crooks and Wattles.

Mr. Houser said he believes the developer would prefer that the park is private.

Mr. Donnellon addressed different housing style options that would be available to purchasers.

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

Resolution # PC-2025-09-

Moved by: Lambert
 Seconded by: Malalahalli

RESOLVED, That Preliminary Site Plan Approval for the proposed Pinnacle of Troy, Southwest corner of Crooks and Wattles (3991 Crooks; PIN 88-20-20-226-015, -016, -017, and -106), Section 20, Currently Zoned NN (Neighborhood Node “I”) District **meets** the Neighborhood Node Design Standards set forth in Section 5.06.E and the Site Plan Review Design Standards set forth in Section 8.06, and be **granted approval**, subject to the following conditions:

1. Add a type of pedestrian bench approved by the Planning Department located at the corner of the property facing Wattles and Crooks intersection.
2. Add the appropriate crosswalks within the site.
3. Line up the entry doors and sidewalks.

Discussion on the motion on the floor.

There was discussion on:

- Side elevations.
 - Architectural features.
 - Building material texture.
 - Addition of window on one-half story.
- Landscaping; arborvitae along frontage.
- Decorative fence; characteristics, placement.

MOTION TO AMEND Agenda Item 6 PRELIMINARY SITE PLAN REVIEW (SP JPLN2024-0014) – Pinnacle of Troy, Southwest corner of Crooks and Wattles (3991 Crooks; PIN 88-20-20-226-015, -016, -017, and -106), Section 20, Currently Zoned NN (Neighborhood Node “I”) District

Resolution # PC-2025-09-055

Moved by: Krent
 Seconded by: Lambert

RESOLVED, To amend approval subject to the following conditions:

1. Applicant to address the ends of the major buildings so that they do not look so stark by using architectural features and building material texture changes.
2. Applicant to add a small window to the one-half story elevations.

Yes: All present (7)
 Absent: Hutson
 Recused: Fox

MOTION CARRIED

MOTION TO AMEND Agenda Item 6 PRELIMINARY SITE PLAN REVIEW (SP JPLN2024-0014) – Pinnacle of Troy, Southwest corner of Crooks and Wattles (3991 Crooks; PIN 88-20-20-226-015, -016, -017, and -106), Section 20, Currently Zoned NN (Neighborhood Node “I”) District

Resolution # PC-2025-09-056

Moved by: Perakis

Seconded by: Krent

RESOLVED, To amend approval subject to the following condition:

1. Entrances on Crooks and Wattles have features of a primary entrance added to them.

Yes: All present (7)

Absent: Hutson

Recused: Fox

MOTION CARRIED

Mr. Lambert thanked the applicant for coming back with a revised plan that meets the Zoning Requirements of Section 5.06.E. and Section 8.06.

Resolution # PC-2025-09-057

Moved by: Lambert

Seconded by: Malalahalli

RESOLVED, That Preliminary Site Plan Approval for the proposed Pinnacle of Troy, Southwest corner of Crooks and Wattles (3991 Crooks; PIN 88-20-20-226-015, -016, -017, and -106), Section 20, Currently Zoned NN (Neighborhood Node “I”) District **meets** the Neighborhood Node Design Standards set forth in Section 5.06.E and the Site Plan Review Design Standards set forth in Section 8.06, and be **granted approval, as amended**.

Yes: All present (7)

Absent: Hutson

Recused: Fox

MOTION CARRIED

OTHER ITEMS

7. **PUBLIC COMMENT** – For items on the Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:15 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 09 23 Draft.docx](https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT%20Planning%20Commission%20Minutes/2025/2025%2009%2023%20Draft.docx)

ITEM #5

DATE: October 7, 2025

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING – SPECIAL USE APPLICATION (SU JPLN2025-0018) –
Proposed Driveline Troy LLC Vehicle Sales, West side of Dequindre, North of
Fourteen Mile (33475 Dequindre, PIN 88-20-36-476-073), Section 36, Currently
Zoned IB (Integrated Industrial & Business) District

The petitioner Romi Rsha submitted the above referenced Special Use Approval and Preliminary Site Plan Approval application for a proposed vehicle sales business within a former restaurant building. Vehicle sales require special use approval.

This item was originally on the September 23, 2025 Planning Commission agenda and postponed at the request of the applicant. The public hearing was opened and remains open.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the application. 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 recommends approval of the project, as noted.

Attachments:

1. Maps
2. Minutes from September 23, 2025 Planning Commission Regular meeting (draft/excerpt)
3. Report prepared by Carlisle/Wortman Associates, Inc.
4. Special Use/Preliminary Site Plan application

PROPOSED RESOLUTION

PUBLIC HEARING – SPECIAL USE APPLICATION (SU JPLN2025-0018) – Proposed Driveline Troy LLC Vehicle Sales, West side of Dequindre, North of Fourteen Mile (33475 Dequindre, PIN 88-20-36-476-073), Section 36, Currently Zoned IB (Integrated Industrial & Business) District

Resolution # PC-2025-10-

Moved by:

Seconded by:

RESOLVED, That the proposed Driveline Troy LLC Vehicle Sales, West side of Dequindre, North of Fourteen Mile (33475 Dequindre), Section 36, Currently Zoned IB, meets the Special Use Standards as set forth in Section 9.03 and the Site Plan Standards set forth in Section 8.06, and be **granted** Special Use Approval and Preliminary Site Plan Approval be subject to the following conditions:

1. Reduce footcandles along the southern and northern property lines
2. Provide landscape calculation
3. Replace pea stone with grass
4. Provide trash enclosure location and screening details

_____) or

(...does not meet the Special Use Standards as set forth in Section 9.03 and the Site Plan Standards set forth in Section 8.06 and be denied, for the following reasons:

_____) or

(postponed, for the following reasons: _____)

Yes:

No:

Absent:

MOTION CARRIED / FAILED



GIS Online



Legend

Tax Parcels

Tax Parcel



0 200 400
ft

Print Date: 9/3/2025



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.



GIS Online



Legend

Planning

Form Based Zoning

- (NN) Neighborhood Nodes (A-U)
- (IB) Integrated Industrial Business District

Tax Parcels

Tax Parcel



0 200 400
ft

Print Date: 9/3/2025



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.

SPECIAL USE APPROVAL

5. **PUBLIC HEARING - SPECIAL USE APPLICATION (SU JPLN2025-0018)** – Proposed Driveline Troy LLC Vehicle Sales, West side of Dequindre, North of Fourteen Mile (33475 Dequindre, PIN 88-20-36-476-073), Section 36, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Savidant announced the department received written communication from the applicant requesting to postpone the item to the October 14, 2025 Regular meeting.

Chair Perakis opened the Public Hearing. There was no one present who wished to speak.

Resolution # PC-2025-09-054

Moved by: Fox

Seconded by: Malalahalli

RESOLVED, To continue the Public Hearing for Agenda item 5 (SU JPLN2025-0018) to the October 14, 2025 Regular meeting.

Yes: All present (8)

Absent: Hutson

MOTION CARRIED



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: August 26, 2025
October 1, 2025
October 9, 2025

Special Use and Preliminary Site Plan Review For City of Troy, Michigan

Applicant: ZADB

Project Name: 33475 Dequindre

Location: 33475 Dequindre

Plan Date: September 30, 2025

Zoning: IB, Integrated Industrial and Business District

Action Requested: Special Use and Preliminary Site Plan Approval

SITE DESCRIPTION

An application has been submitted to convert an existing vacant building into a used auto sales facility. The +/-29,000 square foot site, located at 33475 Dequindre is improved with a +/-2,000 square foot building. The applicant proposes to repurpose the building and proposed site improvements including:

- Removing six (6) parking spaces in front of building.
- Cleaning up site including removing shed and other items in rear of the site, and installing pea stone in rear of the site
- New curbing
- Improving landscaping: site, building, and parking lot
- Reducing impervious surface
- Including Bicycle parking
- Building façade improvements

33475 Dequindre
October 9, 2025

Auto sales is a special use in the IB, Integrated Industrial and Business District. The floor plan includes a garage. The applicant should clarify if auto repair will be conducted on site.

Site Location:



Proposed Use of Subject Site:

Used Auto Sales.

Current Zoning:

IB, Integrated Industrial and Business District

Surrounding Property Details:

Direction	Zoning	Use
North	IB, Integrated Industrial and Business District	Light Industrial
South	NN, Neighborhood Nodes (F)	Light Industrial
East	Sterling Heights	Single family residential
West	IB, Integrated Industrial and Business District	Light Industrial

MASTER PLAN

The site is located in the 21st Century Industry district:

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

While automobile sales is not a listed use in the district, the proposed use is compliant and consistent with light industrial and warehousing type use.

Items to be Addressed: None

NATURAL FEATURES

Topography/Wetlands/Drain: The site has been previously graded for development.

Woodlands: The site has been previously graded for development.

Wetlands: The site has been previously graded for development.

Items to be Addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

The proposed site is regulated Section 4.15 IB, Integrated Industrial and Business District

	Required	Provided	Compliance
Front (Dequindre)	50 feet	119 feet	Complies
Side (North)	10 feet	41 feet	Complies
Side (South)	10 feet	28 feet	Complies

Rear (South)	30 feet	107 feet	Complies
Building Height	4 stories, 50 feet	1 story, 15 feet	Complies
Open Space	20%	20%	Complies
Parking	Parking behind or to side of building	Parking in front	Existing non-conforming . See below

Parking:

The existing site provides eleven (11) parking spaces located in front of the building with no landscaping. The applicant's proposal reduces the total number of spaces to five (5) and introduces substantial new landscaping. As a result, the project meaningfully decreases the site's existing non-conformity.

Items to be Addressed: None

PARKING

	Required	Provided	Compliance
<u>Retail:</u> 1 space per 250 sq/ft	8 spaces	33 spaces	Complies but see discussion below

Parking:

The total site includes 33 spaces, which includes both employee parking, customer parking, plus vehicles for sale.

Bike Parking:

The applicant is adding a bike parking space to the site.

Items to be Addressed: None.

TRAFFIC and CIRCULATION

Vehicular Traffic:

Access and site traffic will remain as is.

Pedestrian Access:

An existing sidewalk exists along Dequindre. The applicant is adding a sidewalk to the front and rear of the building.

Items to be Addressed: None.

LANDSCAPING

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

	Required	Provided	Compliance
<u>Greenbelt Landscaping:</u> One (1) deciduous tree for every thirty (30) lineal feet, or fraction thereof, of frontage abutting a public road right-of-way.	Dequindre: $(100/30) = 4$ trees	8 trees	Complies
<u>Site Landscaping:</u> A minimum of 20% of the site area shall be comprised of landscape material.	20%	Unknown. Calculation was not provided	Unknown
<u>Parking Lot Trees:</u> One (1) tree for every eight (8) spaces	$33 \text{ spaces} / 8 = 4$ trees	4 trees	Complies

Applicant notes the clean up of the area in the rear of the site and replacement of pea stone. We recommend grass rather than pea stone.

Trash Enclosure:

A trash enclosure was not shown on site. Indicate trash enclosure and screening.

Items to be Addressed: 1). Provide landscape calculation; 2). Replace pea stone with grass; and 3). Provide trash enclosure location and screening details.

LIGHTING

The applicant is proposing one (1) new parking lot and nine (9) building lights. The proposed light fixtures are compliant but we note that the maximum footcandles exceed the requirements along the northern and southern property line.

Items to be Addressed: Reduce footcandles along the southern and northern property lines.

FLOOR PLAN AND ELEVATIONS

Floor Plans:

Floor plans indicate a large sales area, bathroom, small office, and one car garage.

Elevations:

The applicant proposes to keep the building as is but paint the building primarily a dark gray color. The applicant did not provide a color rendering of the proposed improvements.

A fresh coat of paint will certainly help in improving the appearance of the building, however the Planning Commission should consider if additional architectural improvements are needed.

Items to be Addressed: None



Existing building



Proposed elevation

SITE PLAN REVIEW STANDARDS

Section 8.06 outlines Site Plan Review Design Standards.

1. *Development shall ensure compatibility with 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.*

Items to be Addressed: None.

SPECIAL USE STANDARDS

Hotels require a special use permit. As set forth in Section 9.03, the Planning Commission shall consider the following general standards and any standards established for a specific use when reviewing a special use request:

- 1. Compatibility with Adjacent Uses.
- 2. Compatibility with the Master Plan
- 3. Traffic Impact.
- 4. Impact on Public Services.
- 5. Compliance with Zoning Ordinance Standards.
- 6. Impact on the Overall Environment.

7. Special Use Approval Specific Requirements.

The Planning Commission shall consider if the Special Use standards have been met.

SUMMARY

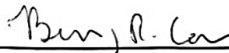
Overall we support the reuse of the building and various site and building improvements. As part of the meeting, the Planning Commission should discuss the following items with the applicant:

1. As part of the discussion, the applicant should clarify if auto repair will be conducted in the building.
2. Have the site plan standards set forth in section 8.06 been met?
3. Have the special use standards set forth in section 9.03 been met?
4. Should additional architectural improvements be included?

If the Planning Commission approves the Special Use and preliminary site plan we recommend the following conditions:

1. *Reduce footcandles along the southern and northern property lines*
2. *Provide landscape calculation*
3. *Replace pea stone with grass*
4. *Provide trash enclosure location and screening details*

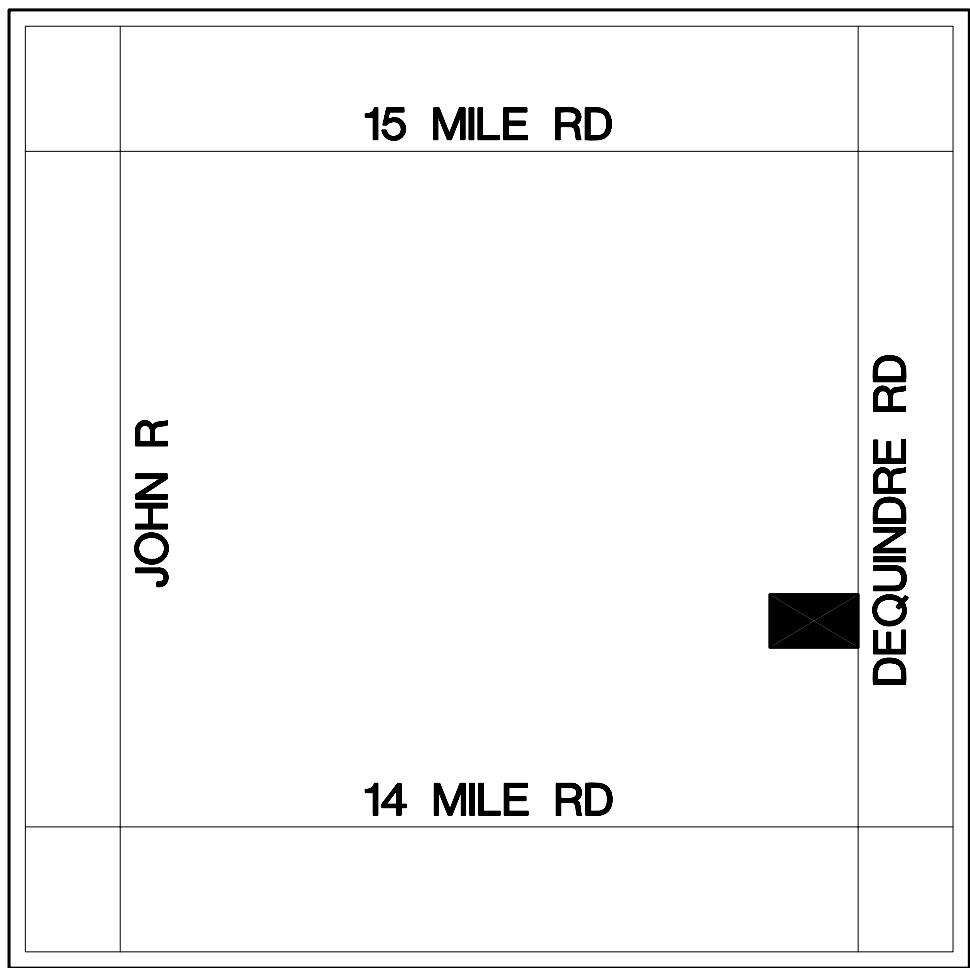
Respectfully,



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

SHEET INDEX:

AS.1	ARCHITECTURAL SITE PLAN
AS.2	LANDSCAPE PLAN
AS.3	FLOOR PLAN, EXTERIOR ELEVATIONS



LOCATION MAP
NO SCALE

NORTH

PROPOSED AUTO CAR SALES
THE CITY OF TROY, MICHIGAN

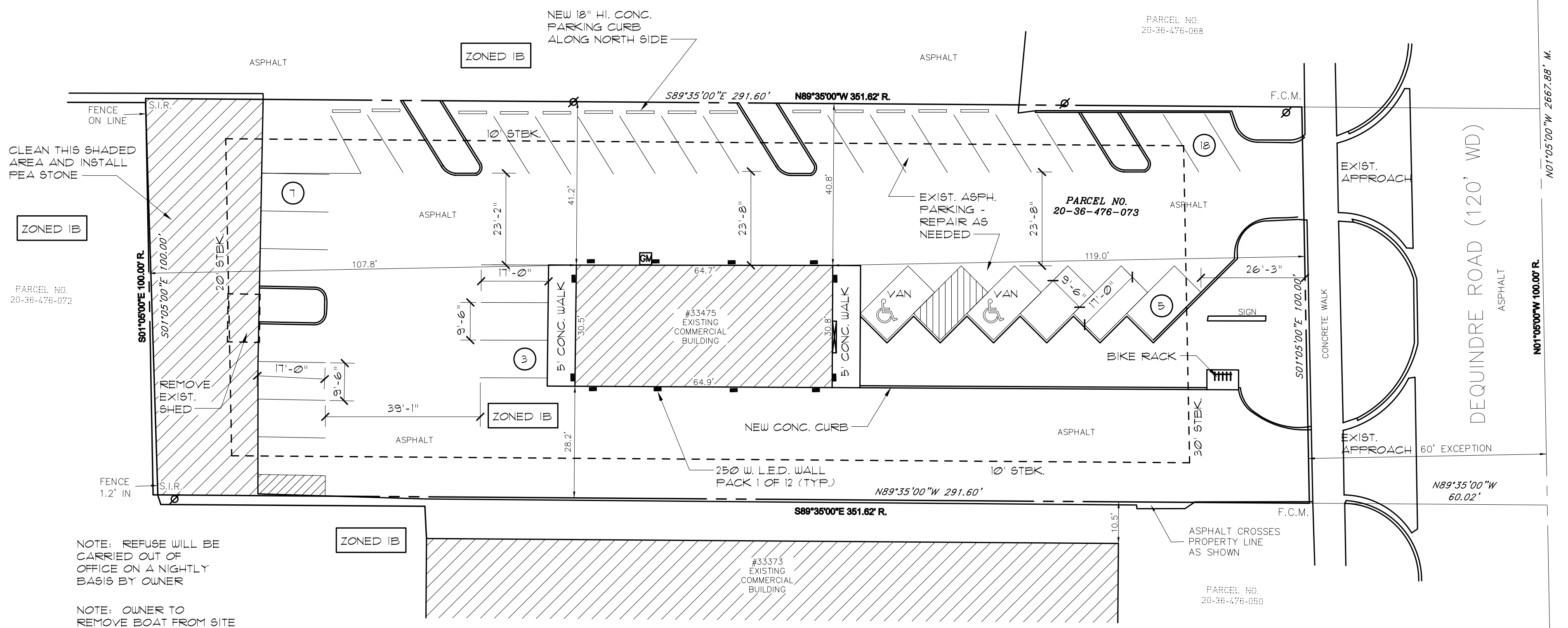
PROPRIETOR:
ROMI RASHA
47100 WILLINGHAM WAY
SHELBY TWP., MICHIGAN 48315
(586) 604-0546

SITE DATA:
ZONED: IB (INTEGRATED INDUSTRIAL BUSINESS DISTRICTS)
SIZE: 29,150 S.F. = 0.67 ACRE

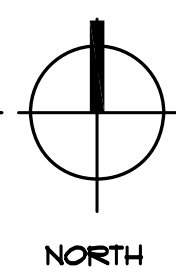
BUILDING DATA:
SIZE: 1,388 S.F. (GROSS)
1,590.4 (USEABLE)
PROPOSED USE: B - BUSINESS

BUILDING TO SITE RATIO:
BUILDING: 1,388 S.F. (GROSS)
SITE: 29,150 S.F. = 0.67 ACRE
BUILDING RATIO: 6.22%

PARKING DATA:
PARKING REQUIREMENTS:
ONE PARKING SPACE PER 200 S.F. (GROSS)
TOTAL REQUIRED: 1,388 S.F. / 200 = 10 SPACES
TOTAL PROVIDED: 33 SPACES
HANDICAP PARKING:
REQUIRED: 2 SPACES
PROVIDED: 2 SPACES



ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'



E 1/4 COR. SEC. 36
T-02N, R-11E
FD. DISK IN
MON. BOX
L.17325, P.325

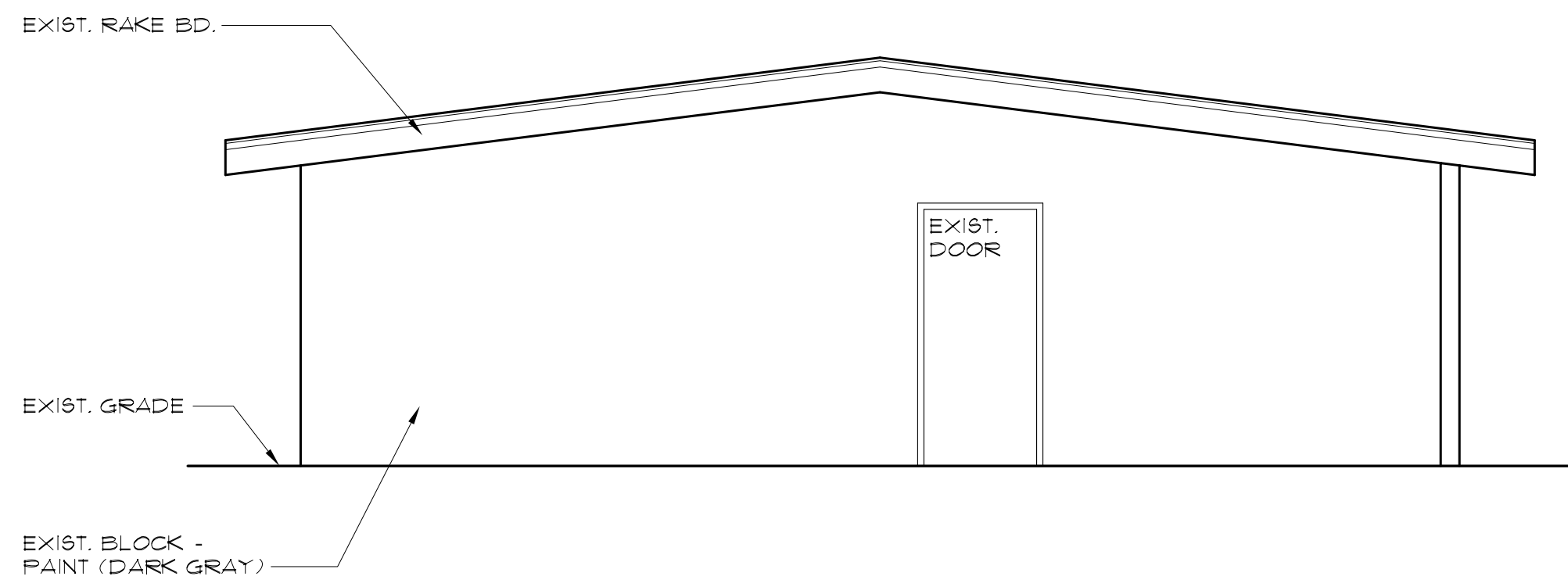
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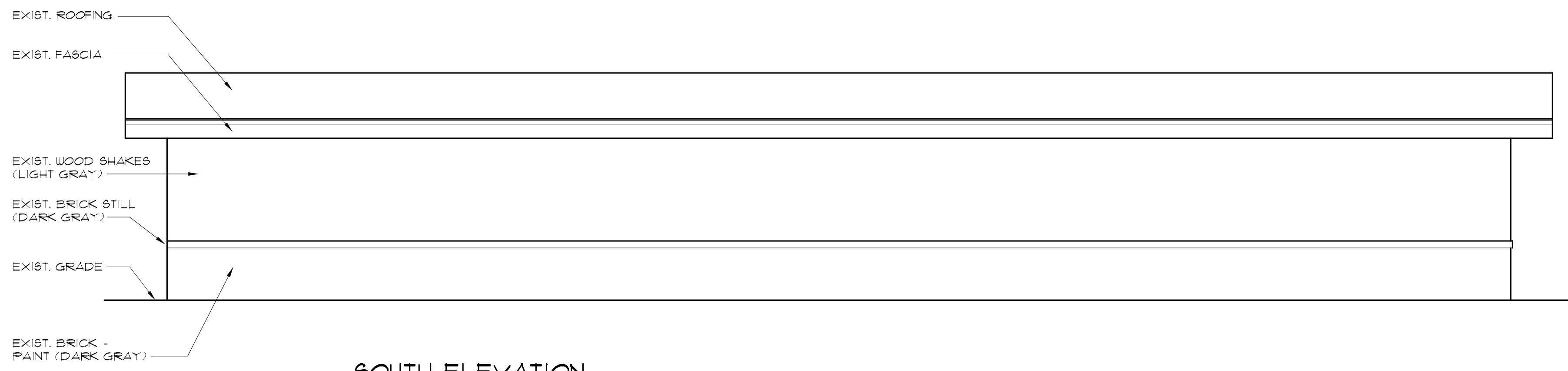
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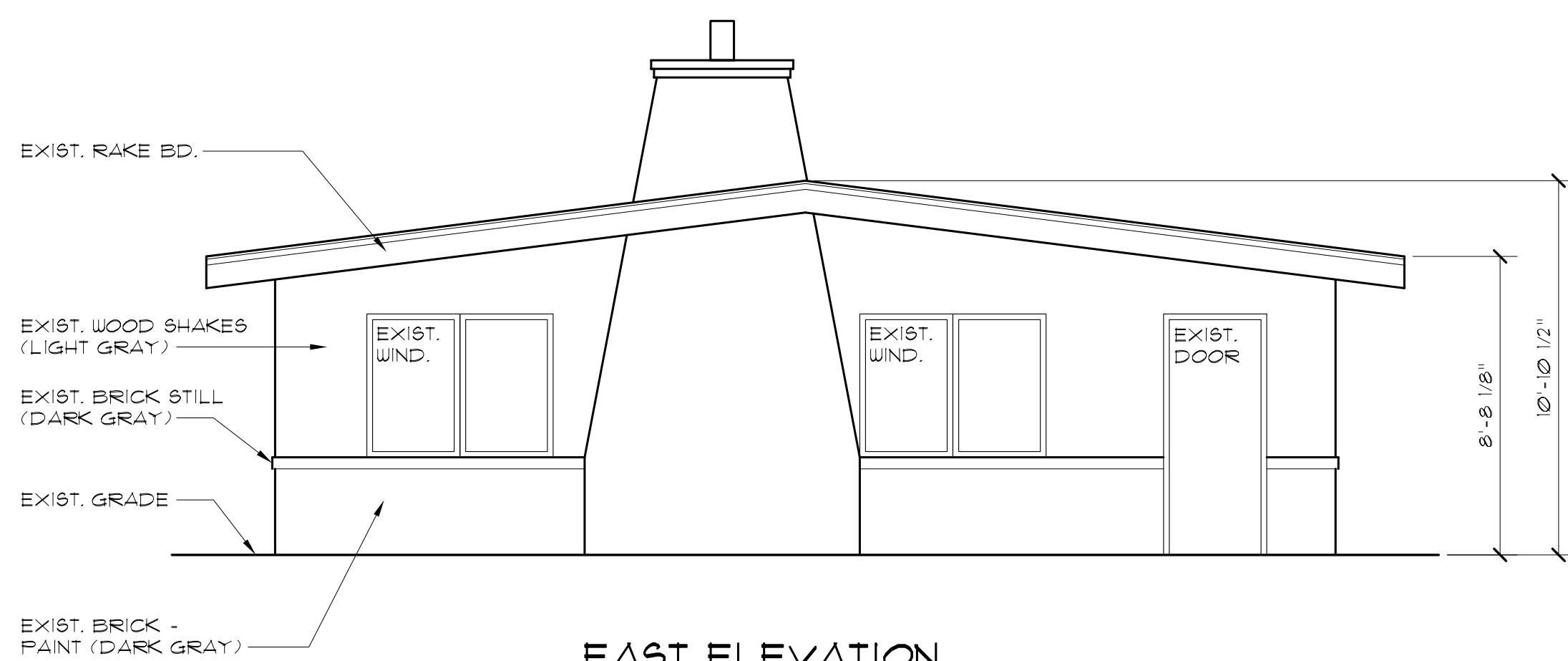
SE COR. SEC. 36
T-02N, R-11E
FD. DISK IN
MON. BOX
L.17325, P.335



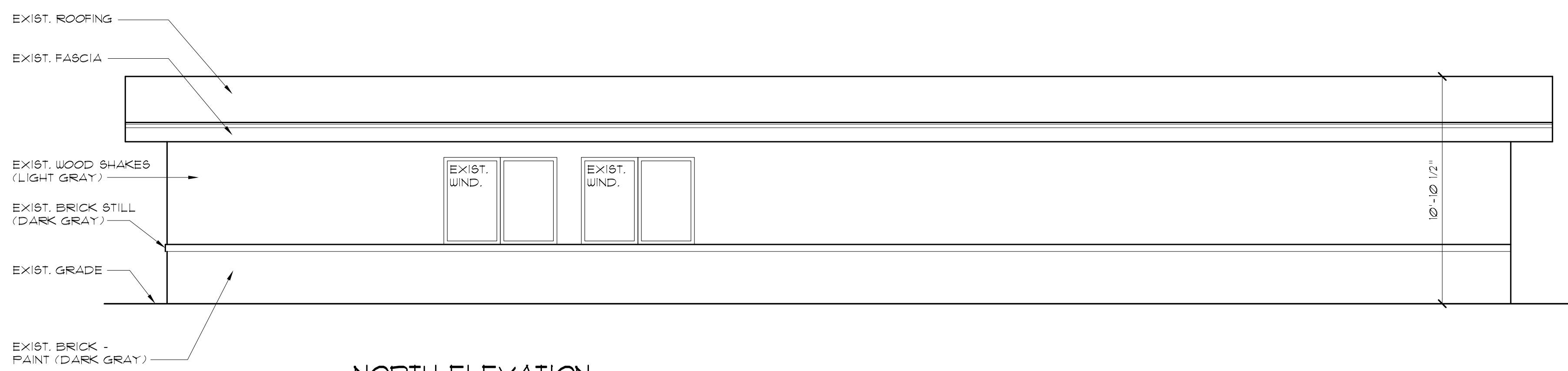
WEST ELEVATION
SCALE: 1/4" = 1'-0"



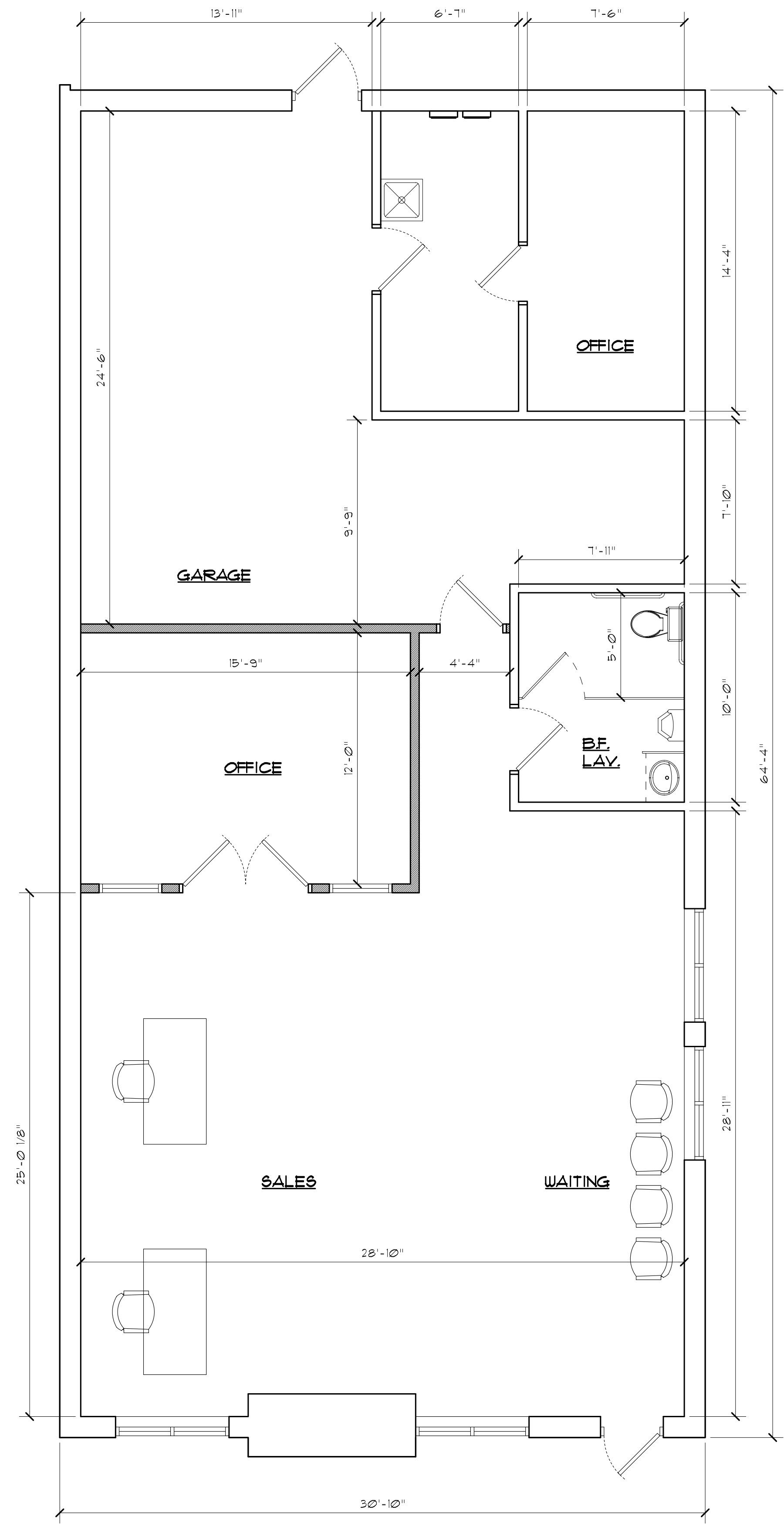
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



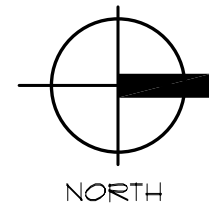
EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



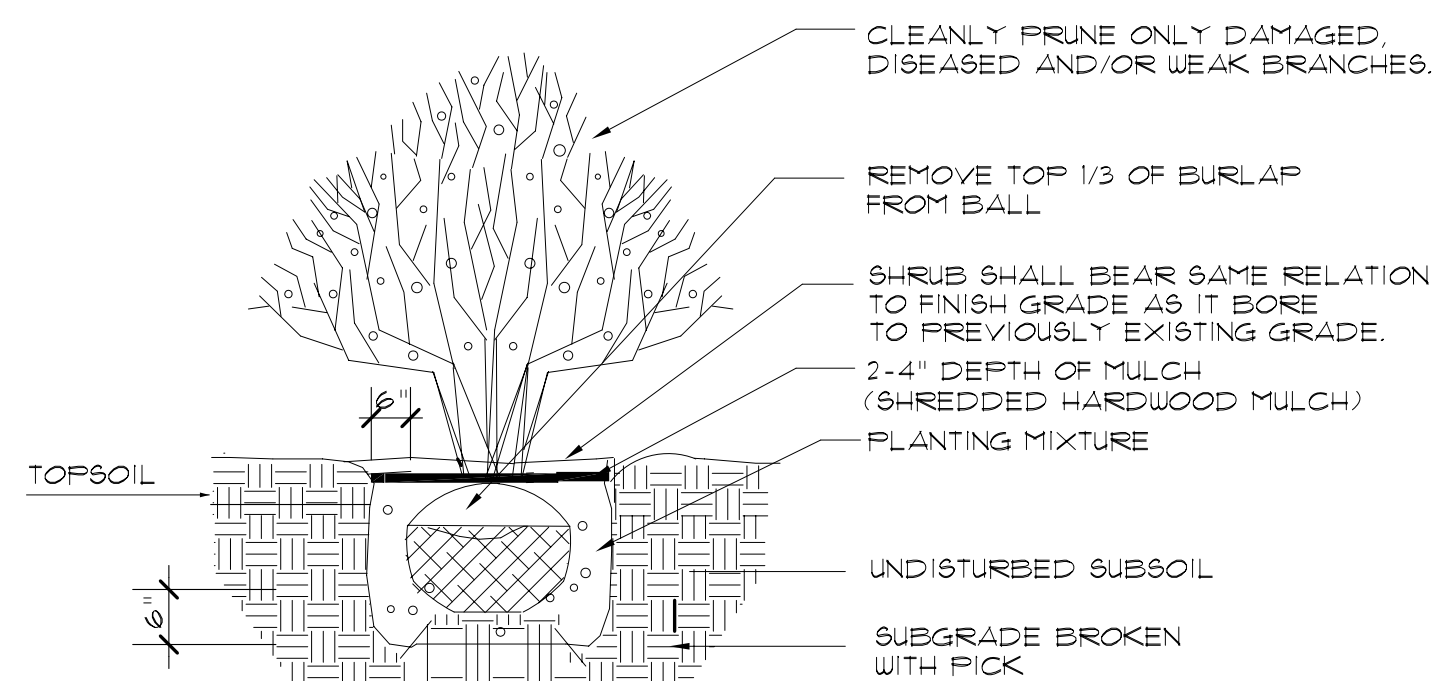
1. OWNER/CONTRACTOR MUST CONFORM TO ALL LANDSCAPING AND SCREENING REQUIREMENTS OF CITY OF TROY; REFER TO THE CITY OF TROY ZONING ORDINANCE.
2. INSTALL 4" DEEP SHREPPED BARK MULCH TO ALL PLANTING AREAS/BEDS AND TREE SAUCERS (NO POLY-FILM).
3. OWNER/CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES, AS WELL AS THE LOCATION OF EXISTING TREES AND VEGETATION. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE/REMOVAL OF SAID ELEMENTS.
4. ANY DISCREPANCIES BETWEEN PLANS, NOTES, DETAILS & EXISTING CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE. OWNER/CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
5. OWNER/CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING MATERIALS/IMPROVEMENTS DAMAGED DURING CONSTRUCTION.
6. SITE BOUNDARY, TOPOGRAPHY, UTILITIES AND OTHER BASE INFORMATION PROVIDED BY OTHERS.
7. OWNER/CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT SCHEDULES AND THOSE INDICATED ON PLANS. OWNER/CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF QUANTITIES DRAWN.

12. OWNER/CONTACTOR MUST INSTALL AND UNDERGROUND IRRIGATION SYSTEM.

$$\frac{\text{X}}{\text{X}} = \frac{\text{* OF PLANTS}}{\text{PLANT NO.}}$$

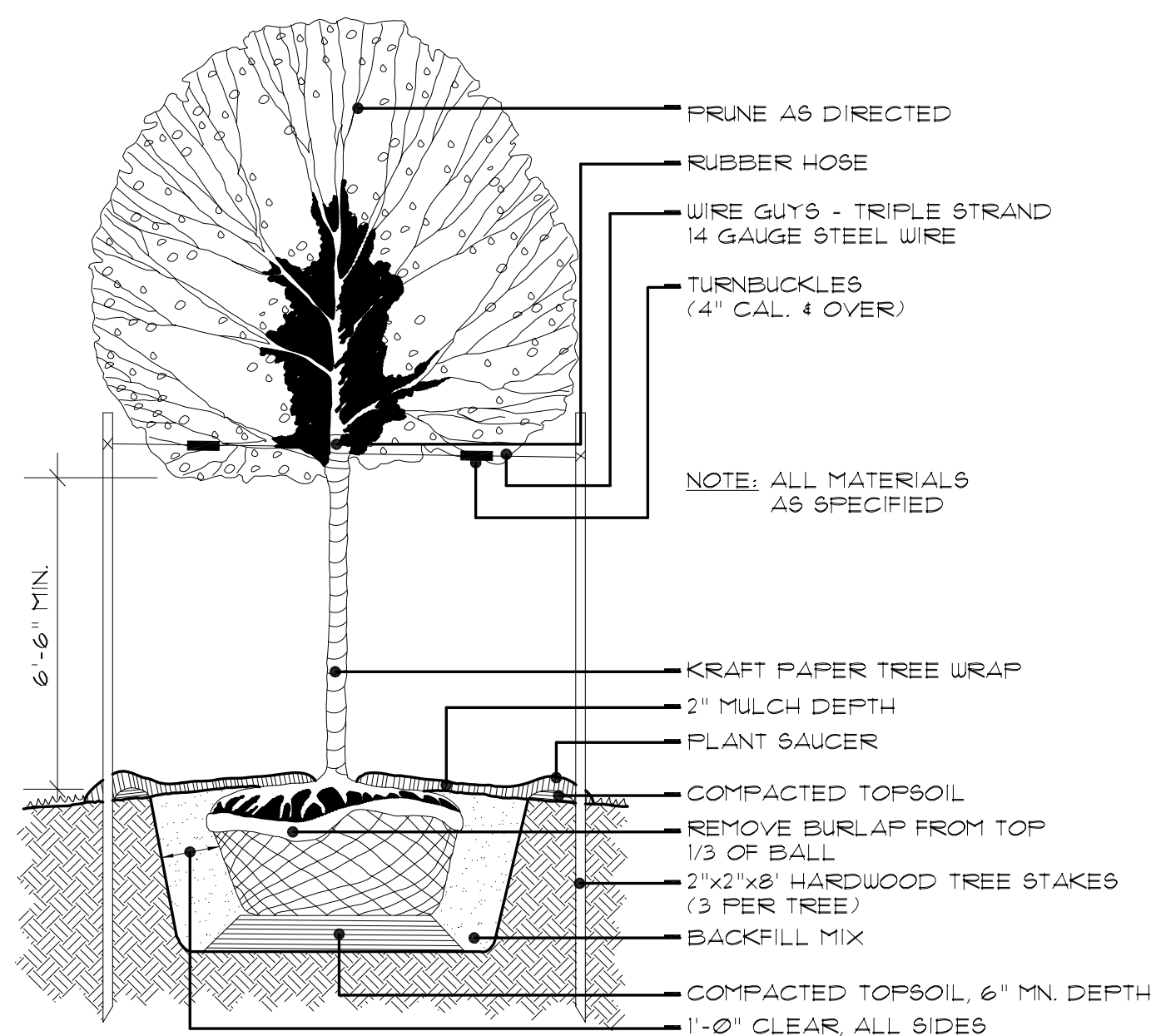
PLANT	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE
1	12	ACER RUBRUM	RED MAPLE	2" CAL./B.4B.
2	32	EUONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	2' HIGH - 2'-2 1/2" B.B.

PROVIDED: 4 TREES

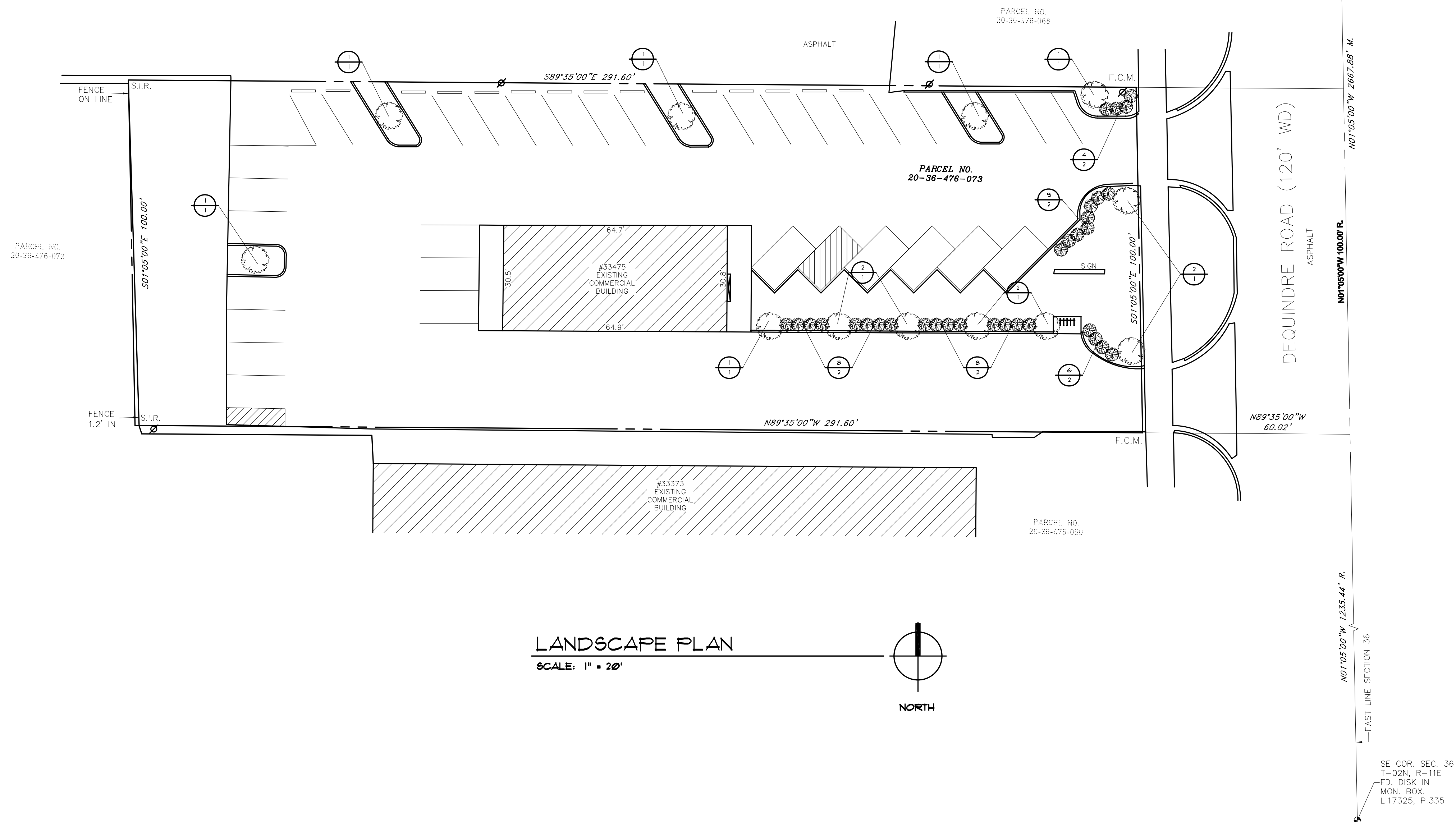


SHRUB
PLANTING DETAIL

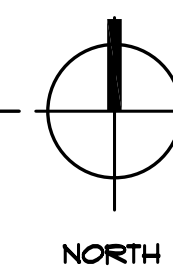
2
AS-1 NO SCALE



1 DECIDUOUS TREE PLANTING DETAIL
AS-1 NO SCALE

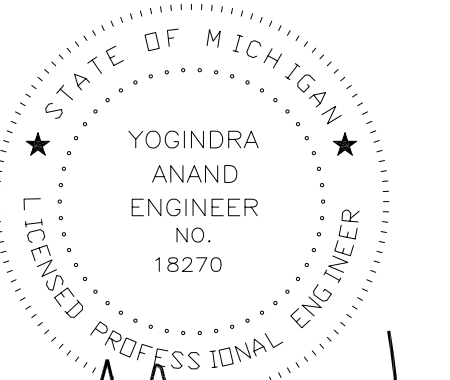


SCALE: 1" = 20'



Z	A
D	B

31313 NORTHWESTERN
HWY., SUITE 104
FARMINGTON HILLS,
MICHIGAN 48334
OFFICE - 248-767-6928



PROPOSED AUTO
CAR SALES
33475 DEQUINDRE
ROAD
TROY,
MICHIGAN 48083

SPA
07-29-2025

REVISED
09-30-2025

DO NOT SCALE PRINTS.
USE FIGURED
DIMENSIONS ONLY

25-060

AS.2





ITEM #6

DATE: October 10, 2025

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: ZONING ORDINANCE TEXT AMENDMENTS (File Number ZOTA 258) –
Neighborhood Node Revisions

The Planning Commission's Neighborhood Node Steering Committee met three times to discuss revisions to the Neighborhood Node provisions in the Zoning Ordinance. These revisions are required to implement recent amendments to the Master Plan.

On July 22, 2025 the Planning discussed draft text amendments proposed by the Steering Committee.

On August 12, 2025 the Planning Commission discussed proposed amendments to the Neighborhood Node Regulating Plan and Zoning District Map.

On October 14, 2025 the Planning Commission will discuss two remaining issues: (1) Setbacks and landscape buffer adjacent to One Family Residential; and (2) Primary entrance requirements particularly for residential projects.

Attachments:

1. Memo prepared by Carlisle/Wortman Associates



Carlisle | Wortman
ASSOCIATES, INC.

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

To: City of Troy Planning Commission

From: Benjamin Carlisle, AICP

Date: October 9, 2025

Re: Neighborhood Node Zoning Text Amendments

At the July 22, 2025, the Planning Commission discussed proposed revisions to the Neighborhood Node zoning districts based on the recommendations of the Steering Committee. Overall, the Commission expressed support for the general direction of the amendments and agreed that the revisions would better align the zoning with the community's land use and design goals. However, two key points remained the focus of continuing discussion: (1) setback and landscape buffer adjacent to one family residential; and (2) primary entrance requirements particularly for residential projects.

1. Setbacks and landscape buffer adjacent to one family residential

The current language states:

a. Setback and Greenbelt:

- i. When a parcel is abutting a one-family residential zoned parcel the building setback from the property line of the one-family residential zoned parcel shall be no less than the height of the proposed building or twenty (20) feet, whichever is greater.*
- ii. When a parcel is abutting a one-family residential zoned parcel a minimum 20-foot landscaped greenbelt shall be maintained from the property line of the one-family residential zoned parcel. The greenbelt shall be landscaped and screened in accordance with 13.02.B.*

The Steering Committee did not recommend any changes to the existing setback or greenbelt requirements within the Neighborhood Node districts. However, during the July Planning Commission meeting, there was discussion regarding whether these setbacks should be

*Benjamin R. Carlisle, President John L. Enos, Vice President Douglas J. Lewan, Principal
David Scurto, Principal Sally M. Elmiger, Principal R. Donald Wortman, Principal Craig Strong, Principal
Paul Montagno, Principal Megan Masson-Minock, Principal Laura Kreps, Principal
Richard K. Carlisle, Past President/Senior Principal*

increased, specifically, whether the setback and landscape buffer along the shared boundary with single-family residential properties should be equal to the rear yard setback required in the adjacent residential zoning district. The rear yard setbacks for single-family districts are as follows:

R-1A	45 feet
R-1B	45 feet
R-1C	40 feet
R-1D	40 feet
R-1E	35 feet

While this approach would provide additional separation between uses, we find that requiring a setback and landscape buffer equal to the full residential rear yard setback would be excessive, particularly for smaller Site Type C parcels, which often have limited lot depth and width. Such a requirement could significantly constrain the buildable area and inhibit redevelopment within the Neighborhood Node.

Rather than applying a uniform setback, we recommend establishing a graduated standard that varies by site type, providing a balance between compatibility and redevelopment feasibility.

The following approach is suggested:

a. Setback and Greenbelt:

- i. When a parcel is abutting a one-family residential zoned parcel the building setback and landscape buffer from the property line of the one-family residential zoned parcel shall be as follows:*

<i>Site Type A</i>	<i>No less than the height of the proposed building or twenty (30) feet, whichever is greater.</i>
<i>Site Type B</i>	<i>No less than the height of the proposed building or twenty (25) feet, whichever is greater.</i>
<i>Site Type C</i>	<i>No less than the height of the proposed building or twenty (20) feet, whichever is greater.</i>

- ii. *The greenbelt shall be landscaped and screened in accordance with 13.02.B.*

2. Primary entrance requirements particularly for residential projects.

The Steering Committee had a lengthy discussion regarding the issue of primary entrance requirements. The proposed language drafted that was forwarded to the Planning Commission from the Steering Committee was as follows:

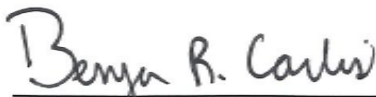
- 1. *Building Orientation and Entrance.*
 - a. *Primary Entrance. The primary building entrance for any building that is adjacent to a public right of way shall be clearly identifiable and useable and located in the front façade parallel to the street.*

It appears that the current draft language is generally applicable and appropriate for commercial developments within the Neighborhood Node districts. However, there was continued discussion regarding the applicability of these requirements to residential projects, particularly as it relates to the location and orientation of building entrances. The Planning Commission devoted considerable time to this topic during review of the recently approved Pinnacle residential project, which highlighted the need for additional clarity and direction.

To that end, we recommend a focused discussion with the Planning Commission regarding the overall vision and intent of building entrance requirements for residential projects. This discussion should explore whether the intent is primarily to promote pedestrian-oriented design and street activation, or to provide flexibility for residential developments. The outcome of this discussion will help determine whether revisions to the draft standards are warranted to better address residential projects.

I look forward to meeting with you all October 14, 2025. Please let me know if you have any questions.

Sincerely,



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