

L. Keisling

AGENDA

SPECIAL MEETING

7:30 P.M.

TROY CITY PLAN COMMISSION

December 1, 1987

1. ROLL CALL

REGULAR BUSINESS ITEMS

- (5) 2. SITE PLAN REVIEW - Proposed Office Development - North of Long Lake, Between Northfield Parkway and Corporate Drive - Section 8

STUDY ITEMS

1. Board of Zoning Appeals Report
2. Current Development Report
3. PROPOSED ZONING ORDINANCE TEXT AMENDMENT - Home Occupations and Related Activities

(5) S.P.R. - Condo Dev't.

POTENTIAL REGULAR MEETING AGENDA ITEMS
(December 8, 1987)

- 4 Later
Later (B.Z.A.)
7
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13
1. SITE PLAN REVIEW (Tabled Item) - Proposed Shopping Center Expansion - North Side of Fourteen Mile Road, West of John R - Section 35
2. SITE PLAN REVIEW - Industrial Building Expansion - North of Long Lake, East of I-75 - Section 9
3. SITE PLAN REVIEW - Proposed Industrial Building Expansion - North Side of Park Street, East of Livernois - Section 34
4. SITE PLAN REVIEW - Proposed Medical Office Building - Northwest Corner of Rochester and Hannah - Section 3
5. SPECIAL USE REQUEST - Proposed Auto Repair Facility - West of Rochester Road, North of Elmwood - Section 34
6. SPECIAL USE REQUEST - Antique Shop Within Historic District - West Side of Livernois, North of Square Lake - Section 4
7. PROPOSED REZONING - North Side of Long Lake, Between Deinmore and Daniels - Section 9 - R-1B to O-1
8. PROPOSED REZONING - Southwest Corner of Big Beaver and Livernois - Section 28 - O-S-C to O-1
9. PROPOSED ZONING ORDINANCE TEXT AMENDMENT - Home Occupations and Related Activities
10. PROPOSED HISTORIC DISTRICT - North Side of Square Lake, West of Livernois (330 W. Square Lake) - Section 4

2, 11. STREET VACATION - Chopin, Between John R. & Alger -
Sect. 26

TO: Troy City Plan Commission
FROM: Laurence G. Keisling, Planning Director
SUBJECT: Special Meeting Agenda - December 1, 1987

1. ROLL CALL

REGULAR BUSINESS ITEMS

2. SITE PLAN REVIEW - Proposed Office Development - North of Long Lake, Between Northfield Parkway and Corporate Drive - Section 8

This site plan involves the total remaining office development proposed for the O-1 zoned Timberland Office Park, in the area extending north from Long Lake Road between Northfield Parkway and Corporate Drive. As indicated on the plan, the original site area was 64.65 acres. Conveyance of rights of way for Corporate Drive and for the expansion of Long Lake Road (to a 100 foot half width) brought the net site area to 58.66 acres. The total building area proposed, including the two existing buildings, is 951,950 square feet, resulting in an intensity factor of 16,228 square feet of gross floor area per acre. The two existing buildings, indicated as buildings A and B, are three stories in height and have a total floor area of 189,000 square feet. The configuration of proposed building C, in the wooded northerly portion of the site, has been revised from that involved in the original site plan. A four story 160,000 square foot building is now proposed, rather than the previously proposed three-story structure. The five buildings indicated as buildings "D" through "H" are also proposed to be four stories in height. Two of these buildings are 113,390 square feet in area, while three are proposed to be 125,390 square feet in gross floor area. The four-story 52 foot building height proposed for all of the future buildings reflects the petitioner's proposal to use the "Office Development Option" approach in this development, in accordance with Section 36.10.00 of the Zoning Ordinance. In addition to expanded setbacks, this Section requires a minimum landscaped area of 15% of the net site, over and above the street frontage greenbelts, as compared to 10% for the conventional development approach. The site plan as submitted meets or exceeds the larger setback requirements, even as recently expanded, and substantially exceeds the larger landscape area requirement. In accordance with the Office Development Option provisions, the petitioners have also submitted an alternate site plan conforming with O-1 District requirements, and thus involving maximum building heights of three stories or 36 feet. This plan indicates that a similar total building area could be constructed on this site, but that such a plan would include additional site coverage consisting of one additional building, an additional wing on proposed building C, and relocated parking areas displacing portions of the proposed landscaped areas. Landscaped "parking reserve" areas are shown under either plan, although more areas are indicated under the four-story option plan.

The enclosed plan indicating the proposed four-story buildings represents the building and site configuration requested by the petitioners. We were not able to complete Staff review of this substantial development proposal until Tuesday morning November 24, and will thus most likely not be able to convey our Staff recommendations to the petitioners in time for them to make the necessary plan modifications prior to Agenda delivery for your Special Meeting. The following comments however relate to those elements of the proposed plan wherein the Staff's recommendations will require changes in the site plan. We will ask the petitioners to attempt to carry out these changes so that such can be discussed and confirmed in conjunction with your review of this proposal.

- 1) The plan as submitted indicated the construction of two additional driveways in the southerly portion of the Corporate Drive frontage, the construction of two driveways entering from Long Lake Road, and the construction of two driveways entering Northfield Parkway. Corporate Drive has always been intended to be the principal access facility for office development parcels in this area. In order to provide for better dispersal of entering and exiting traffic, it is our position that driveways entering Long Lake Road would be proper. In view of the need to coordinate Long Lake Road access with the nearly-completed boulevard road construction in this area, we have asked that the easterly drive be moved as far east as possible, and that the westerly drive be placed so as to enable a direct left turn into the Timberland site for eastbound Long Lake Road traffic. Although the proposed Northfield Parkway driveways would help to disperse traffic somewhat, it is our conclusion that any benefit of this type would be substantially outweighed by the potential disruption of the adjacent residential area. Northfield Parkway has been consistently viewed as a residential collector street.
- 2)

3) It is therefore our recommendation that the proposed Northfield Parkway driveways be eliminated from this plan. Recognizing the concern which has been expressed in this and other areas as to the potential proximity of substantial office buildings, it is further our recommendation that proposed building H, the southern most building, be moved to the east so that its inter-connection with adjacent buildings can occur at a point between buildings F and G.

4) The proposed plan indicates inter-connection of the five buildings in the southerly major portion of the site. The petitioners have previously indicated that they are not certain as yet as to whether fully enclosed connections will occur in this area. In any event, due to the north-south extent of continuous building development in this area, the Fire Department has asked that provision be made for east-west movement at one point through this building complex, even if such access is only available for emergency vehicles. We have therefore proposed to the petitioners that provision for east-west movement be made between buildings E and F. We have also asked that, if inter-connection is to be made between these buildings, that such be made at the second or third floor level in order to provide for the necessary east-west vehicular movement.

Proposed resolution

Moved by

Supported by

RESOLVED, that Site Plan Approval, as requested for the construction of a series of buildings which will complete the Timberlands Office Park Development in the area north of Long Lake Road, between Corporate Drive and Northfield Parkway, and bring the total development in this area to a gross building area of 951,950 square feet, is hereby (granted, in accordance with the provisions of Section 36.10.00 and 25.50.06 of the Zoning Ordinance, subject to the following conditions: _____) or (denied, for the following reasons: _____).

Yeas:

Nays:

Absent:

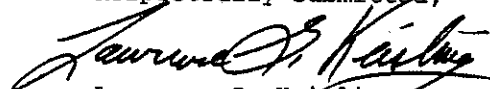
STUDY ITEMS

1. Board of Zoning Appeals Report
2. Current Development Report
3. PROPOSED ZONING ORDINANCE TEXT AMENDMENT - Home Occupations and Related Activities

On two occasions earlier this year, we resumed discussion of potential Zoning Ordinance Text Amendments dealing with "Home Occupations". This matter was initially addressed in 1983, particularly in relation to concerns which had been raised relative to the proliferation of larger-scale child care activity in the midst of single-family residential areas. More recent concerns have been raised in relation to other types of home occupations, and it is apparent that such activities will continue to be a significant and increasing part of our culture. It was therefore felt that action should be taken to more clearly define the acceptable limits for Home Occupations in Residential Areas, and to establish definable and enforceable standards relative to same.

Following discussion at your May, 1987 Study Meeting, we modified the text proposals presented at that time and have obtained input from related Staff Members. The enclosed proposed Zoning Ordinance Text Amendment reflects that input, and the form of the proposed text for which a Public Hearing has been set in conjunction with your December 8 Regular Meeting. At the Study Meeting we would propose to briefly review this text and respond to any further questions or suggestions which you might have relative to same.

Respectfully submitted,



Laurence G. Keisling
Planning Director

**** APPROVAL REQUIREMENTS**

- A) The Plan Commission has final authority on the following types of matters. A minimum of five (5) affirmative votes are required for approval.

- 1) Site Plan Review
- 2) Special Use Requests
- 3) Master Plan Amendments [six (6) votes required]

- B) The Plan Commission acts in an advisory capacity on the following types of matters. Their action constitutes a recommendation to the City Council. Such recommending actions require a majority vote of those Commission members present.

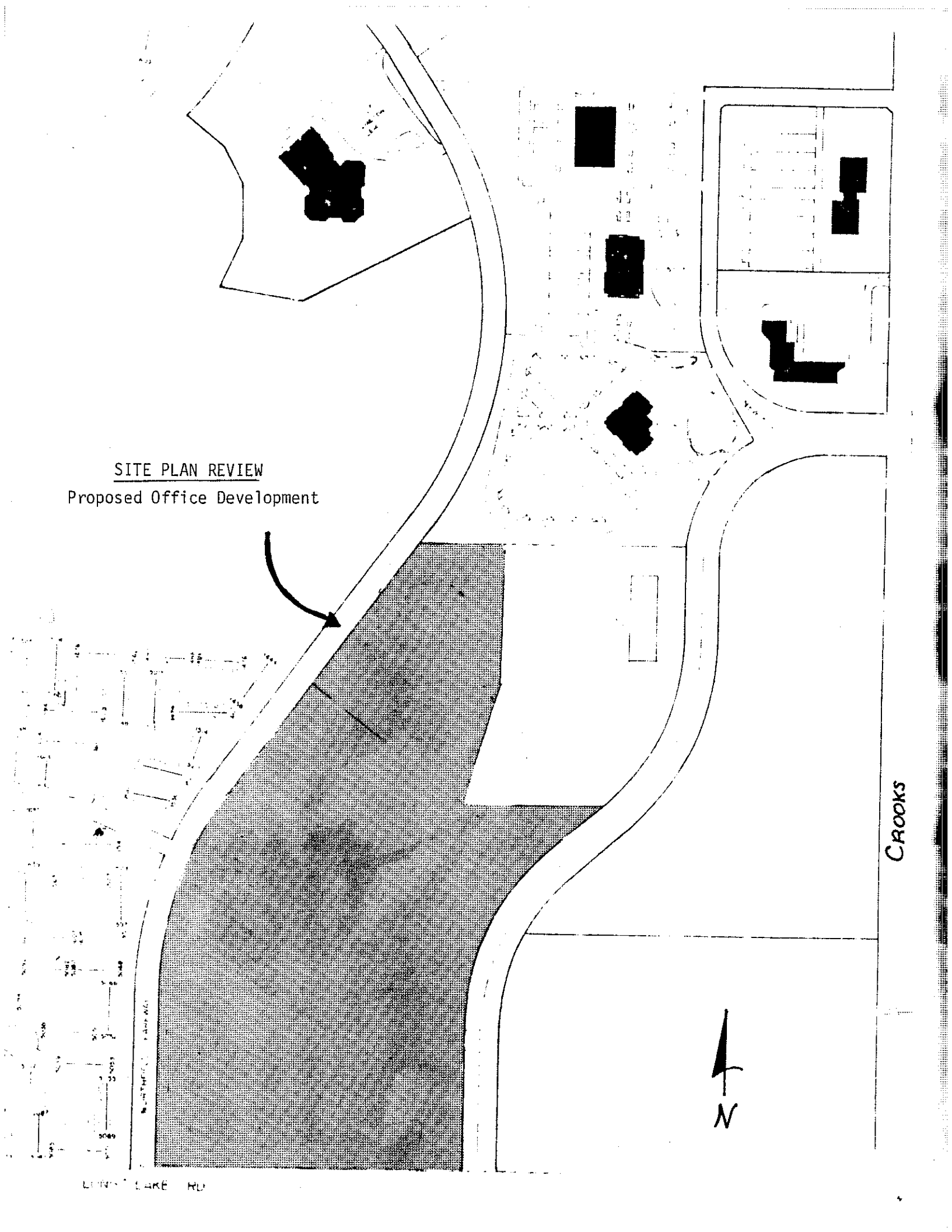
- 1) Rezoning Proposals and Ordinance Text Amendments
- 2) Subdivision Plats
- 3) Street and Alley Vacations or Extensions
- 4) Historic District Designations

Reports covering the Plan Commission's recommendations on these matters are directed to the City Manager's Office. The City Manager's Office is responsible for preparation of City Council Agendas. Inquiries as to when a matter will appear on a City Council Agenda should be directed to the City Manager's Office (524-3330).

When the City Council receives reports regarding Rezoning, Ordinance Text Amendments, and Street and Alley Vacations, they have the option of denying the proposals without a Public Hearing, or establishing a Public Hearing for a future date. The City Council will typically establish a Public Hearing, when requested by the petitioner, although they are not compelled to do so.

SITE PLAN REVIEW

Proposed Office Development



-April-3,-1987
-May-5,-1987
-Oct.-1,-1987
Nov. 11, 1987

PROPOSED ZONING ORDINANCE TEXT AMENDMENT

HOME OCCUPATIONS AND RELATED ACTIVITIES

Amend ARTICLE II (Definitions) of the Zoning Ordinance by adding or revising the following Sections to read as indicated:

02.20.28 Child Care Center:

An establishment in which more than six (6) children under eighteen (18) years of age are received for care and supervision from other than a parent or legal guardian for periods of less than twenty-four (24) hours a day. Such facilities are also known as Day Care Centers or Day Nurseries.

02.20.59 Family:

One or two persons or parents, with their direct lineal descendants and adopted children (and including the domestic employees thereof) together with not more than two persons not so related, living together in the whole or part of a dwelling comprising a single housekeeping unit. Every additional group of two or less persons living in such housekeeping unit shall be considered a separate family for the purpose of this Chapter.

The term "persons not so related", as used in this Section, shall include Foster Children. The numerical limitation for Foster Children may be increased to four (4), when such Foster Children are all, among themselves, brothers and/or sisters.

02.20.60 Family Day Care Home:

A private residence in which one (1) to six (6) children under the age of eighteen (18) are received for care and supervision from other than a parent or legal guardian for periods of less than twenty-four (24) hours a day, in addition to children related to an adult member of the family by blood, marriage or adoption. Family Day Care Home includes a home that gives care to such unrelated children for more than a total of thirty (30) days during a calendar year.

02.20.71 Home Occupation:

An occupation carried on within the walls of a dwelling unit and ~~not visible or noticeable in any manner or form from outside the walls of the dwelling.~~ by a resident thereof, having no employees who are not themselves residents. Said occupation shall not be visible or noticeable in any manner or form from outside the walls of the dwelling and accessory structures.

02.20.118 Nursery School: See Section 02.20.28 "Child Care Center".

Text Amendments

Amend the following portions of ARTICLE X (One Family Detached Residential Districts) to read as follows:

10.30.00 Uses Permitted Subject to Special Conditions: CONDITIONAL USES PERMITTED:

The following uses shall be permitted in all R-1A through R-1E One-Family Detached Residential Districts, subject to the conditions hereinafter imposed for each use. ~~and subject further to review and approval of the Plan Commission. Plan Commission approval of the site plan for such uses is also required. Site plans for the expansion of such uses, which also involve the expansion of off street parking and driveway facilities, shall also be subject to the approval of the Plan Commission.~~

Replace present Section 10.30.01 with the following text:

10.30.01 Home Occupations, as defined in Section 02.20.71, subject to the following conditions:

A) In order to insure compatibility of the subject residential parcel with the surrounding residential area, to maintain the residential character of the area, and to avoid reduction of property values, the following activities or uses shall be prohibited in conjunction with Home Occupations:

- 1) Signs relating to any occupation or business.
- 2) Accessory buildings devoted primarily to the subject Home Occupation or Business.
- 3) Off-street parking area greater than that amount maintained by neighboring dwellings within three hundred (300) feet of the subject site.
- 4) Outside storage or display of any items related to the subject Home Occupation or Business, and thus not normally incident to a one-family dwelling.
- 5) Vehicular Traffic characterized by pick-up or delivery of materials, supplies or products, in excess of that normally incident to a one-family dwelling.

Add Sections 10.30.02 and 10.30.03, which would read as follows:

10.30.02 Family Day Care Homes, as defined in Section 02.20.60, subject to the following conditions:

- A) The number of children so cared for who are not a part of the family residing in the subject dwelling unit shall not exceed six (6).

- B) For each child on the premises a minimum of four hundred (400) square feet of outdoor play area shall be provided, in the rear or side yards of the subject dwelling unit.
- C) The conditions applicable to Home Occupations, as defined in Section 02.20.71 and as listed in Section 10.30.01 shall also apply to Family Day Care Homes.
- D) The resident-operator of the Family Day Care Home shall be licensed in accordance with applicable State Law.

10.30.03 Adult Foster Care Facilities, as defined by Section 400.702 (4) of Act 218, of 1979 of the State of Michigan, as provided for by said Act and to the extent exempted from local regulation by Section 400.733 (Sec. 33) thereof, and by Section 3 (b) of Act 207 of 1921 as amended (the Zoning Enabling Act).

Amend Section 10.40.00 (Uses Permitted Subject to Special Use Approval) and the succeeding Sub-Sections as follows:

10.40.00 Uses Permitted Subject to Special Use Approval:

The following uses may be permitted in R-1A through R-1E, One Family Residential Districts, subject to the conditions hereinafter imposed for each use; and also subject further to the review and approval of the use by the Plan Commission. Before approving any such uses, the Plan Commission shall find that:

- A) The land use or activity being proposed shall be of such location, size and character as to be compatible with the orderly development of the Zoning District in which it is situated, and shall not be detrimental to the orderly development, property values, environment or use of adjacent land and/or Districts.
- B) The land use or activity under consideration is within the capacity limitations of the existing or proposed public services and facilities which serve its location.

Plan Commission approval of the Site Plan for such uses is also required. Site Plans for the expansion of such uses, which also involve the expansion of off-street parking and driveway facilities, shall also be subject to the approval of the Plan Commission.

Revise Section 10.40.01 to read as follows:

10.40.01 Schools:

- A) Public, parochial and other private elementary, intermediate (including junior high and middle) and/or high schools offering courses in general education, including those under the control of the State

Superintendent of Education and those which are non-profit corporations in accordance with State Law, subject to the following conditions:

- 1) Private and parochial schools shall be located so as to have at least one (1) property line abutting a Major Thoroughfare or Secondary Thoroughfare, as indicated on the Master Thoroughfare Plan. The frontage on such a thoroughfare shall be at least equal to the minimum frontage width required by the applicable Zoning District.
- 2) Sites for such facilities shall have a minimum area of at least five (5) acres, or one (1) acre for each fifty (50) students permitted within the capacity of the proposed establishment, whichever is greater.
- 3) The front side and rear yard setbacks shall be a minimum of fifty (50) feet.
- 4) Parking shall not be permitted in the required yards adjacent to any public street, and said yards shall be maintained as landscaped open space.
- 5) All structures, appurtenances, and fixtures related to outdoor recreational purposes shall be located a minimum of 200 feet from any residentially-zoned property.

Revise Section 10.40.02 to read as follows:

10.40.02 Child Care Centers, Nursery Schools or Day Nurseries (not including dormitories), subject to the following conditions:

- A) That for each child so maintained or cared for, there shall be provided and maintained a minimum of one hundred fifty (150) square feet of outdoor play area. Such play area shall have a total minimum area of not less than five thousand (5,000) square feet and shall be visually screened from any adjoining lot in any residential district, in a manner acceptable to the Plan Commission.
- B) Such uses shall not be permitted in the interior of any residential block. Such uses shall be located adjacent to a multiple family residential, office or commercial district, or within a previously established church complex.
- C) Such uses shall, as transitional uses between non-residential and residential development, be so designed architecturally as to reflect the predominant architectural character of the residential district within which they are located.

Re-number present Sections 10.40.01 through 10.40.05 to become Sections 10.40.03 through 10.40.07, respectively.

SITE PLAN REVIEW
PROPOSED SHOPPING CENTER
EXPANSION



1/4 MILE

1

JOHN R

C-F



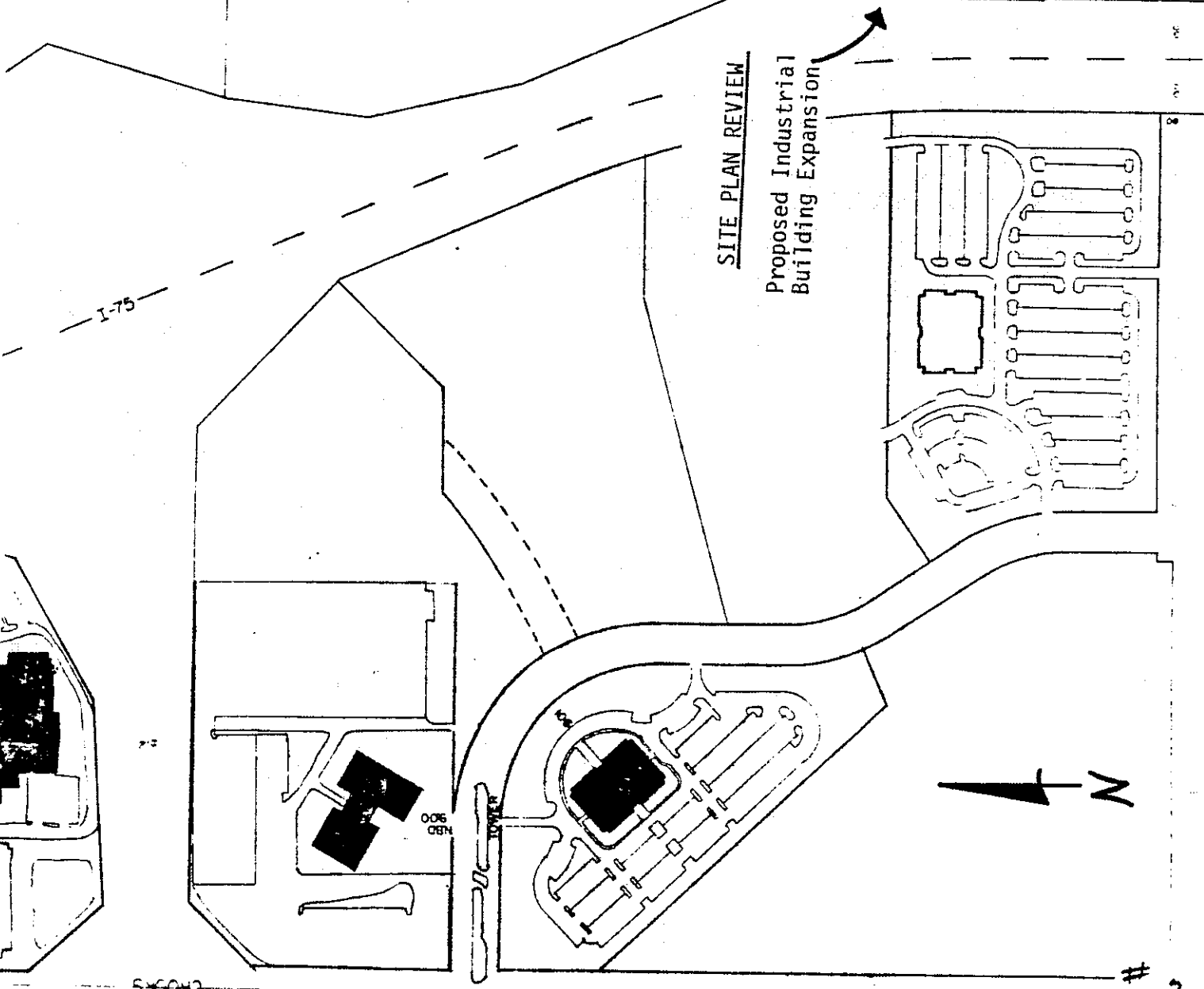
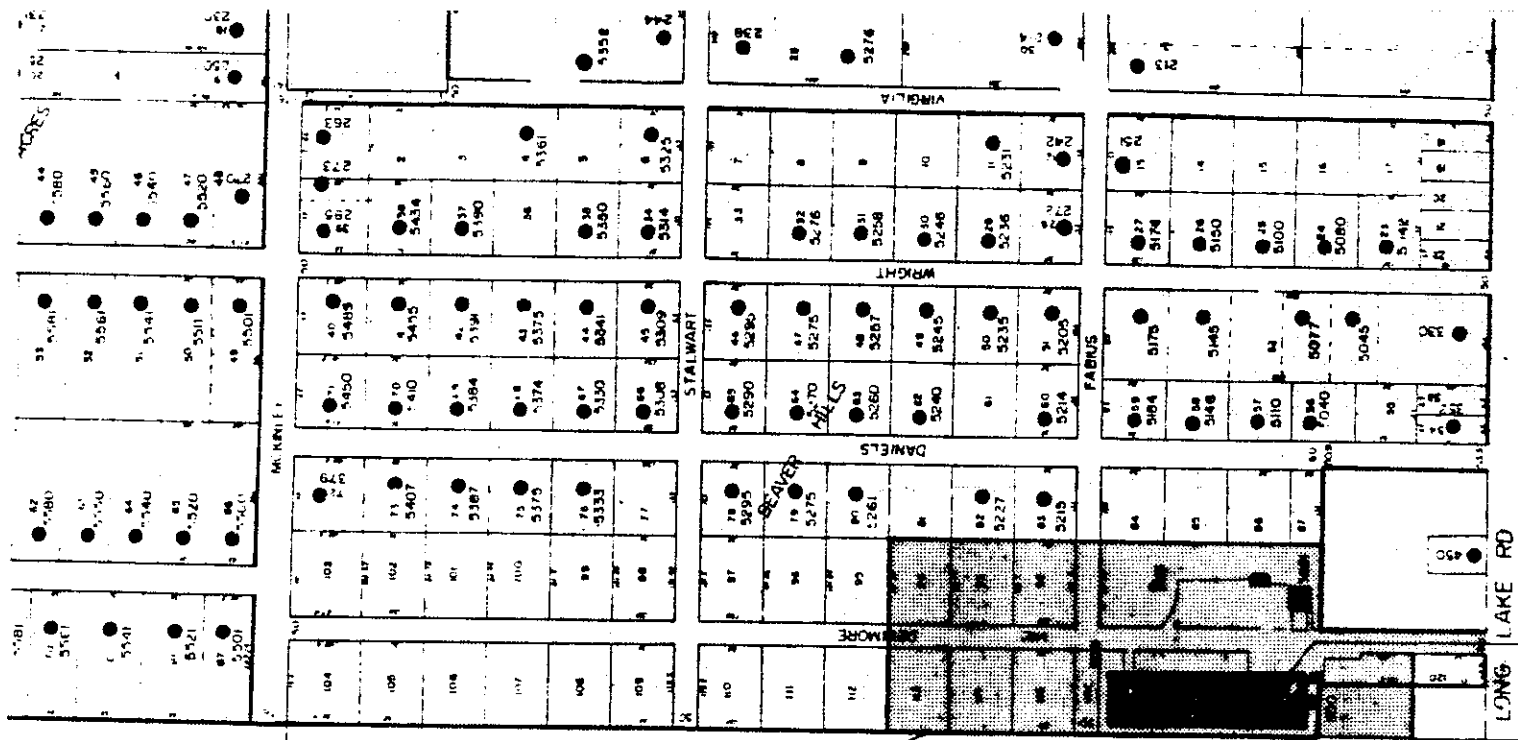
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R-1B

SITE PLAN REVIEW
Proposed Industrial
Building Expansion



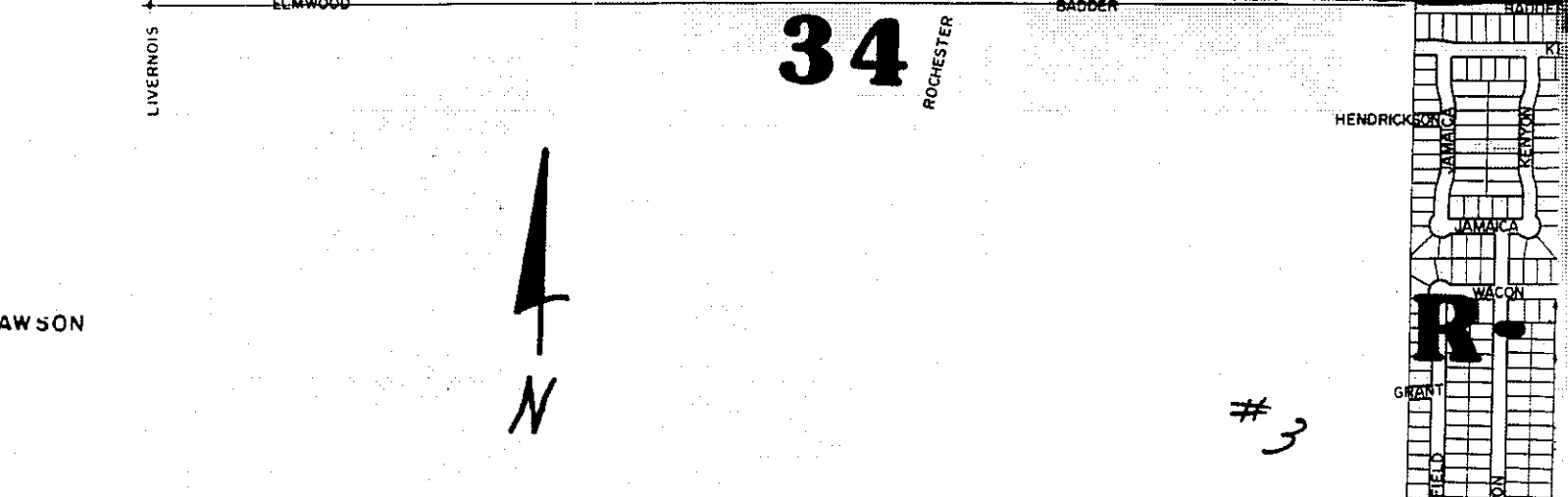
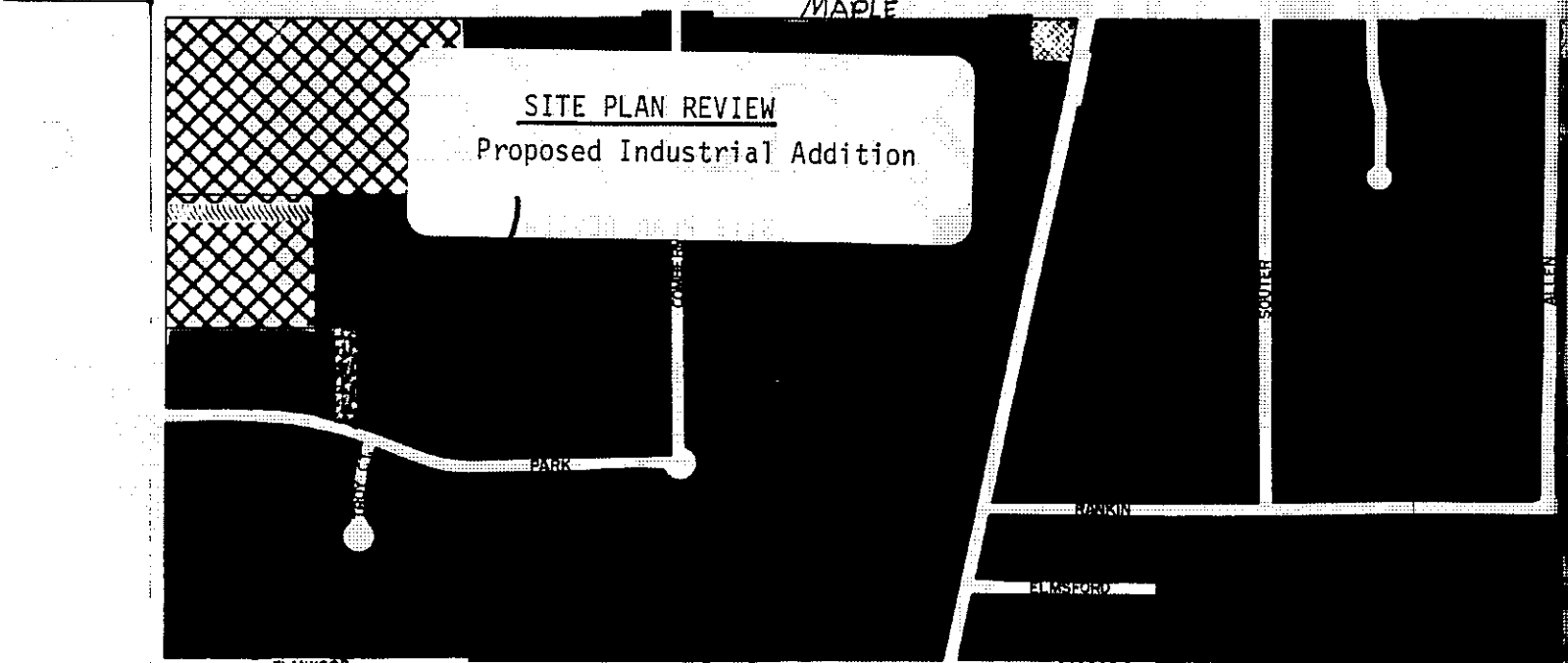
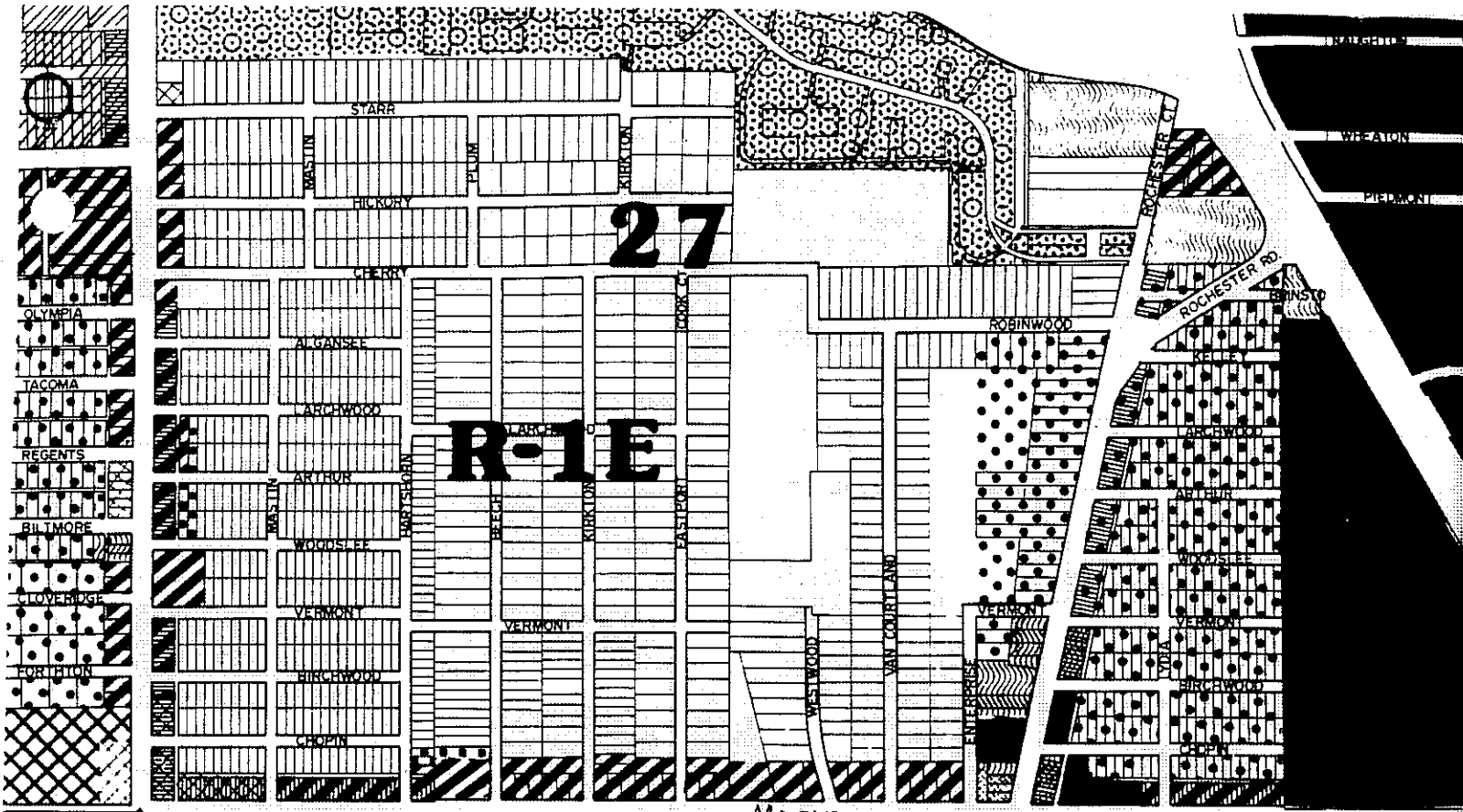
I-75

16
R-1B



SITE PLAN REVIEW

Proposed Industrial Building Expansion



LIVERNOIS

43



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ELMSFORD

427.70

22



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TRUY CT.

SITE PLAN REVIEW

Proposed Industrial Addition

1000

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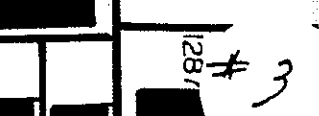
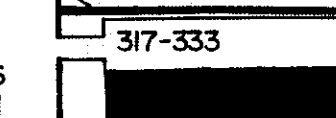
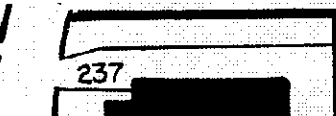
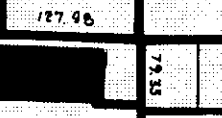
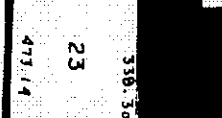
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117.36	117.36	117.36	117.36	117.36	117.36	117.36	117.36
117.36	117.36	117.36	117.36	117.36	117.36	117.36	117.36
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155

185

225

291

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363

407

45

47

ELMWOOD



1287 #3

SOUTH BLVD

SITE PLAN REVIEW
Proposed Medical Office Building



3
R-1B

2
R-1D

C-F



4

Proposed Medical Office Building

N

LOVELL

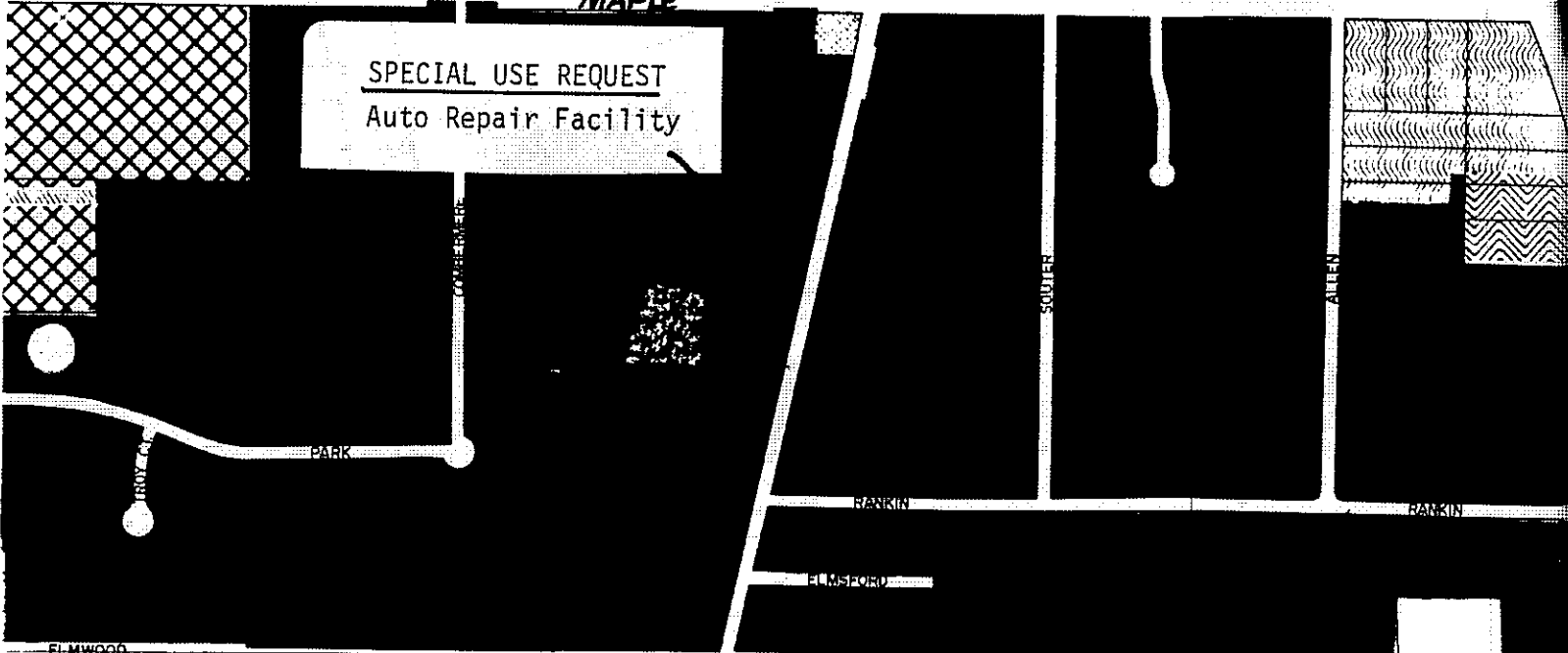
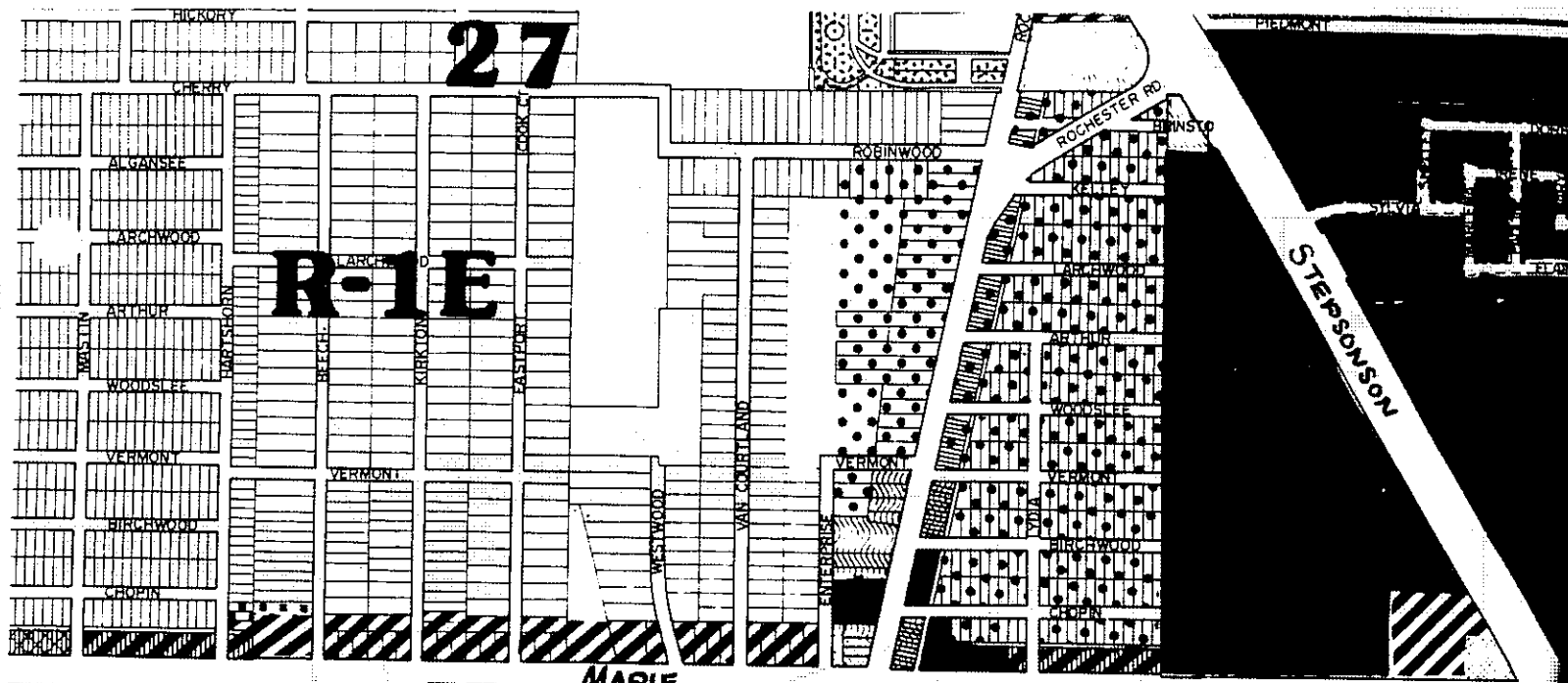
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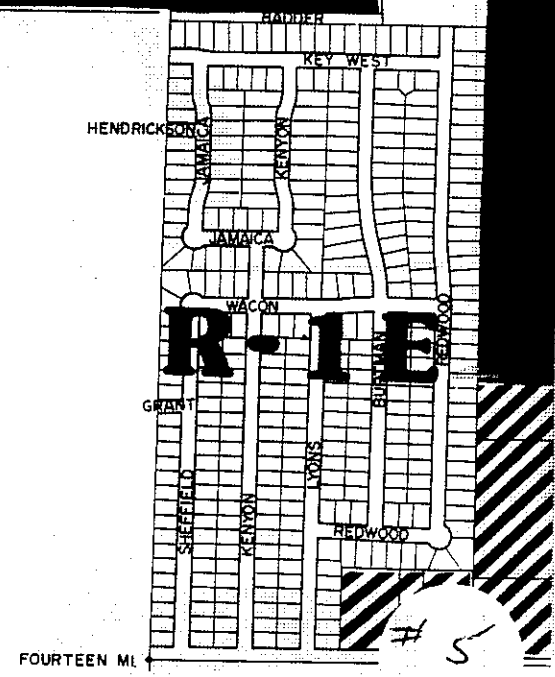
MARENGO

ROCHESTER RD.

TROY



34



55

57E

59

72

80

101C

104

MAPLE

1449-1423

1460

1450

1395

50
33

1345

333

1400

SPECIAL USE REQUEST
Auto Repair Facility

1291

1271

1201

1263

1251

1249

1258

1145

1165

1135

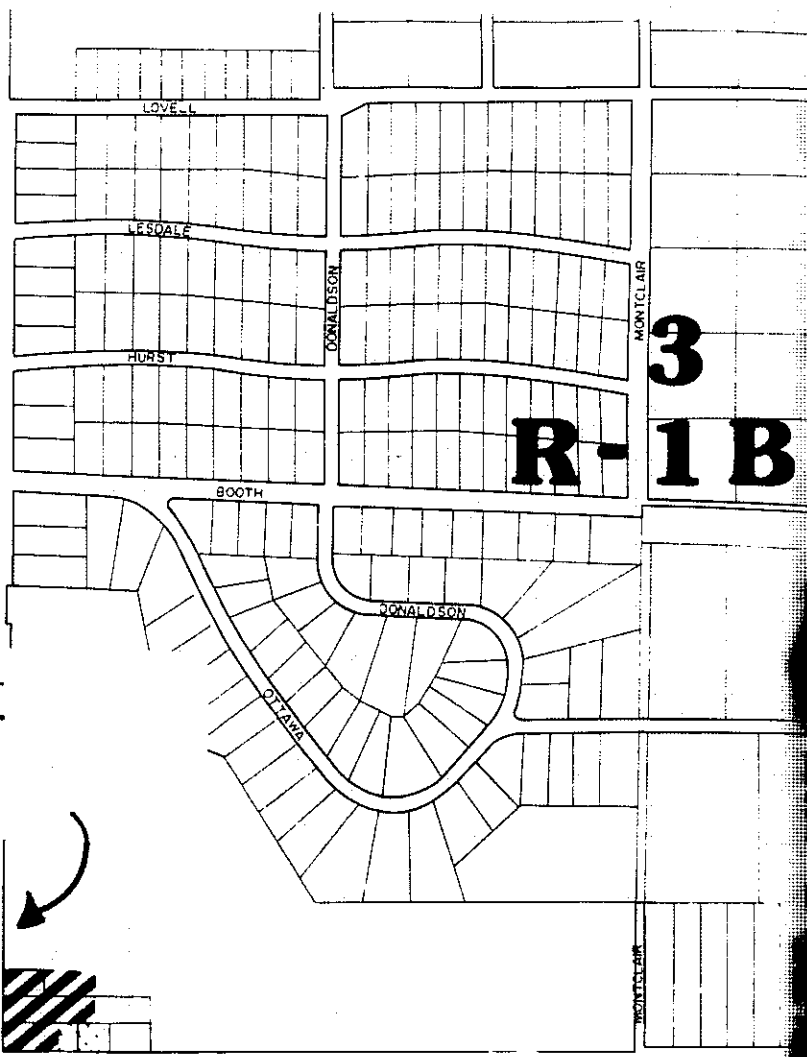
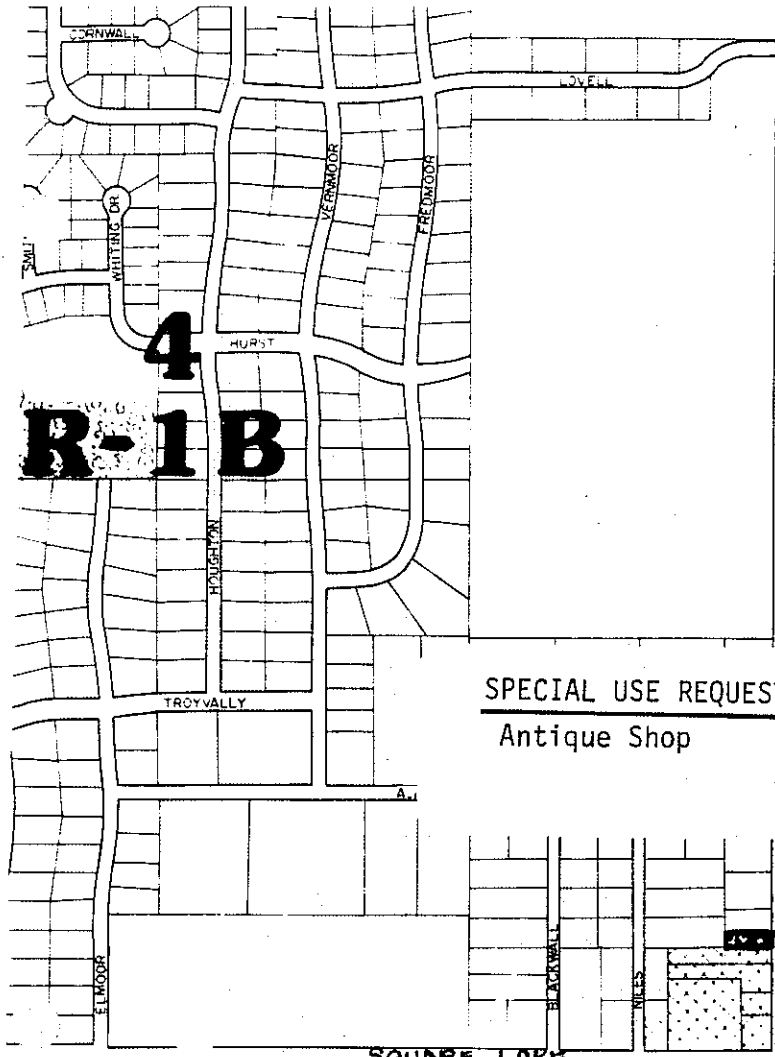
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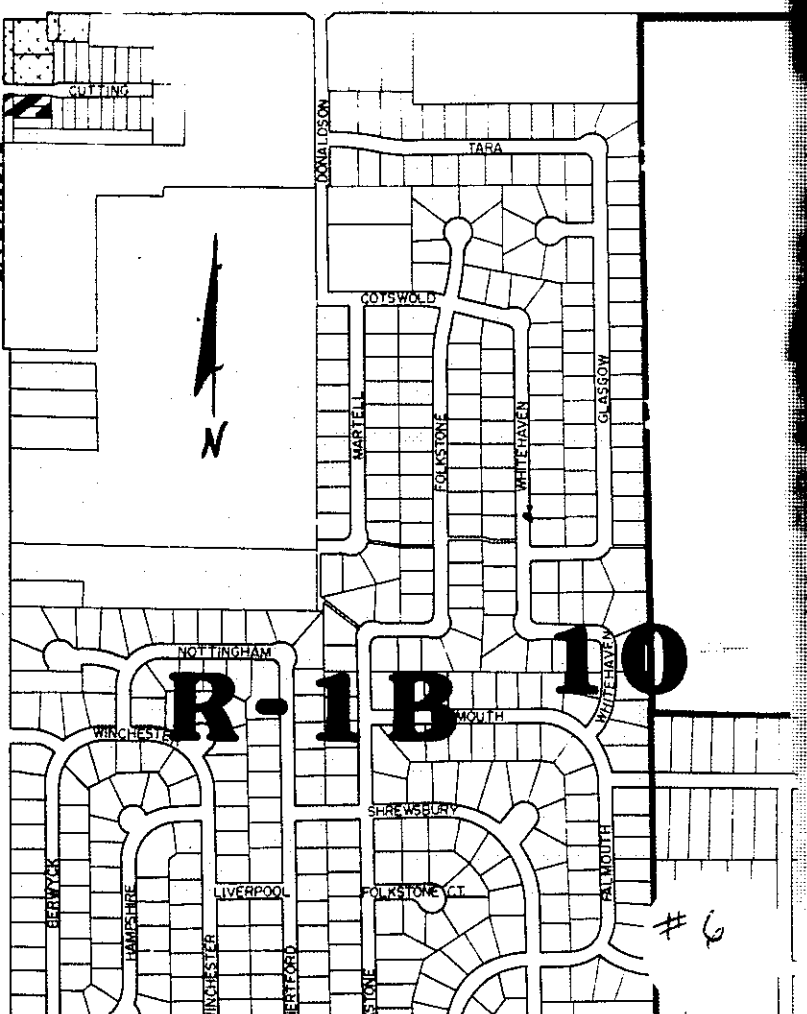
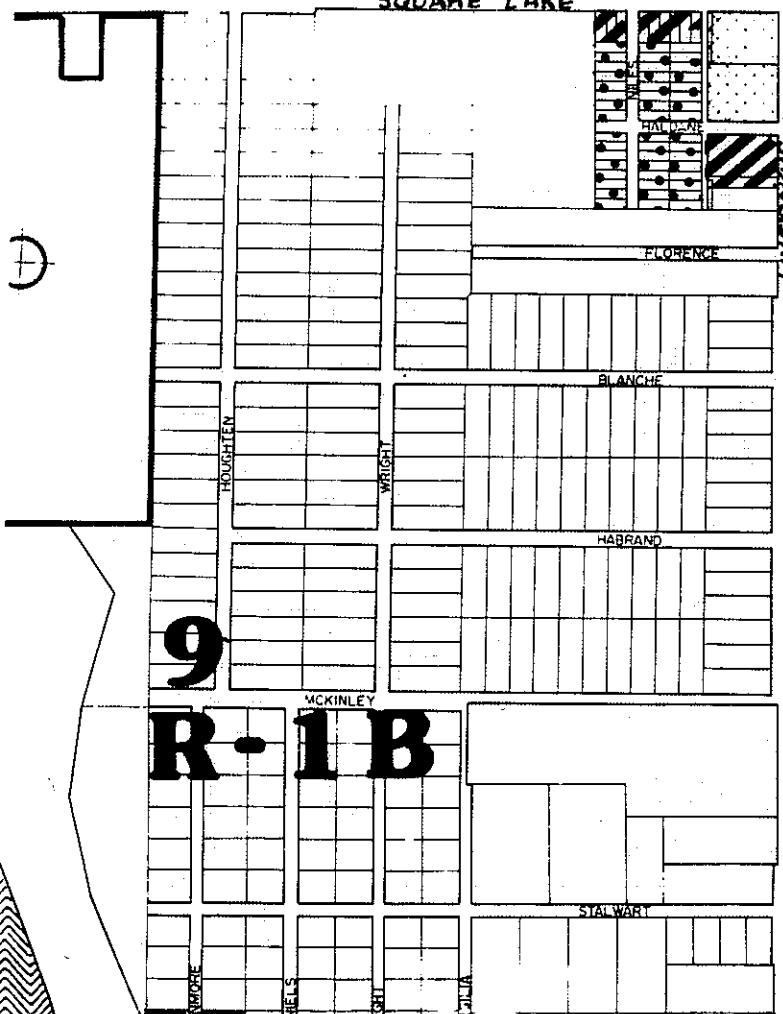


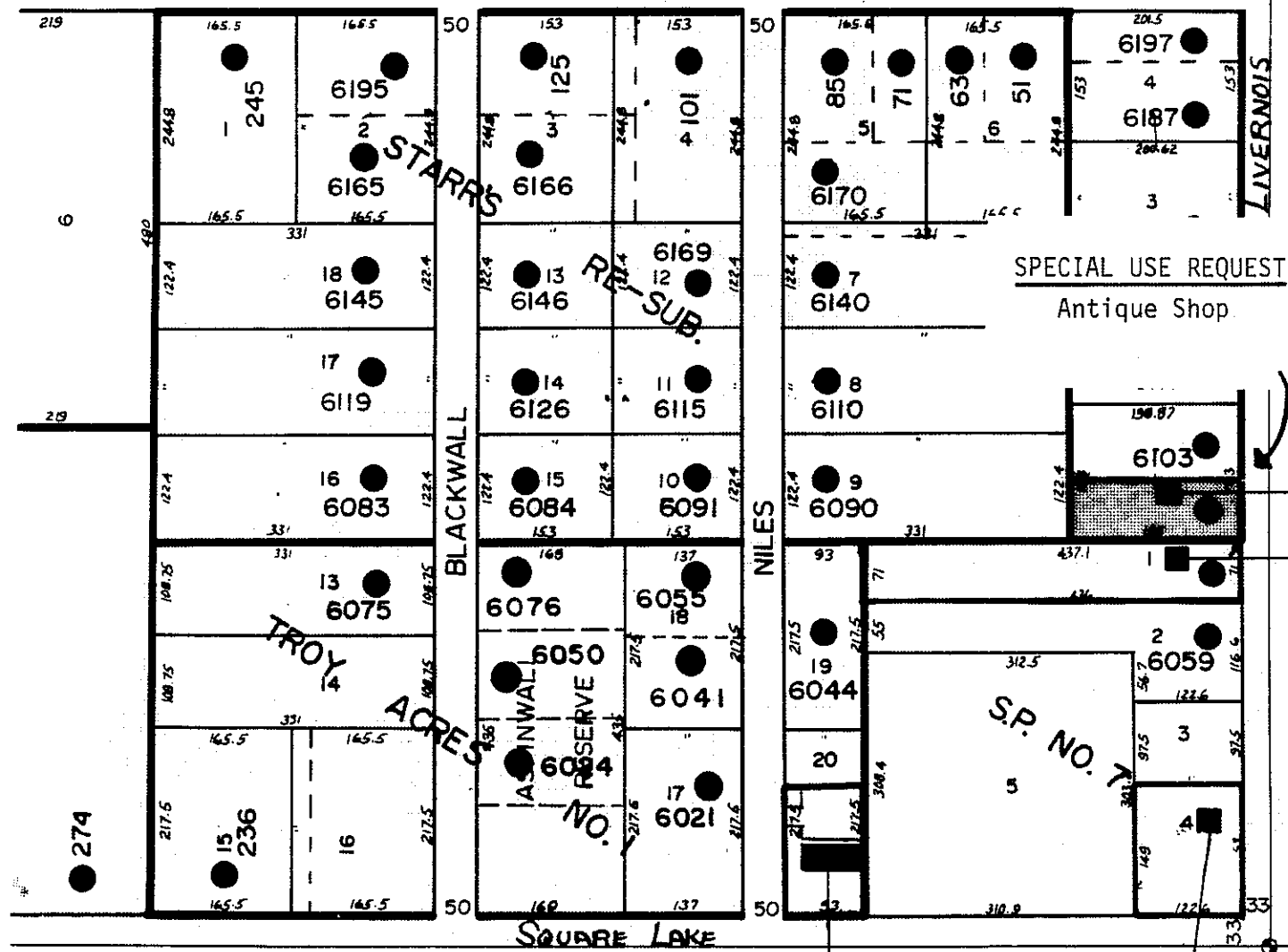
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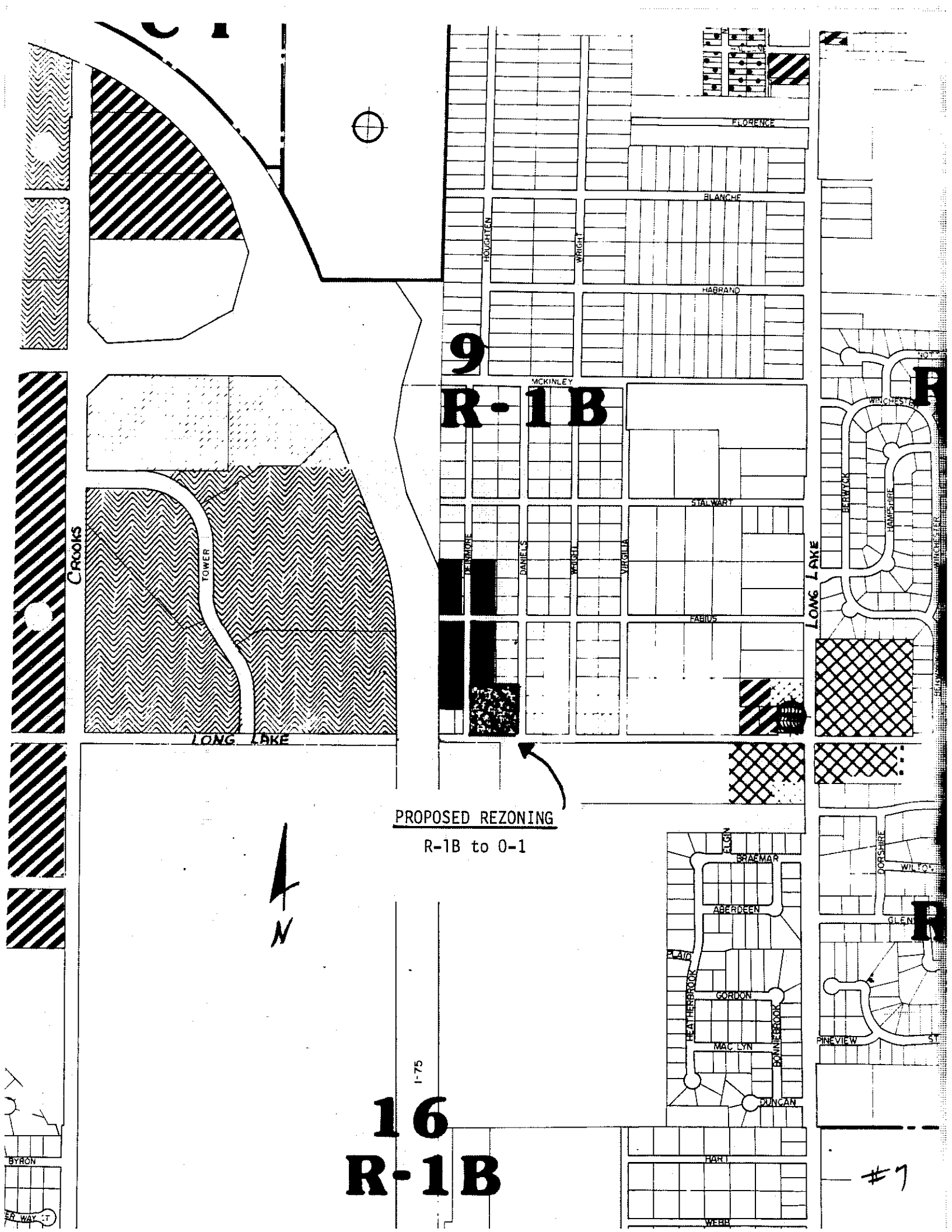
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SPECIAL USE REQUEST
Antique Shop







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R-1B

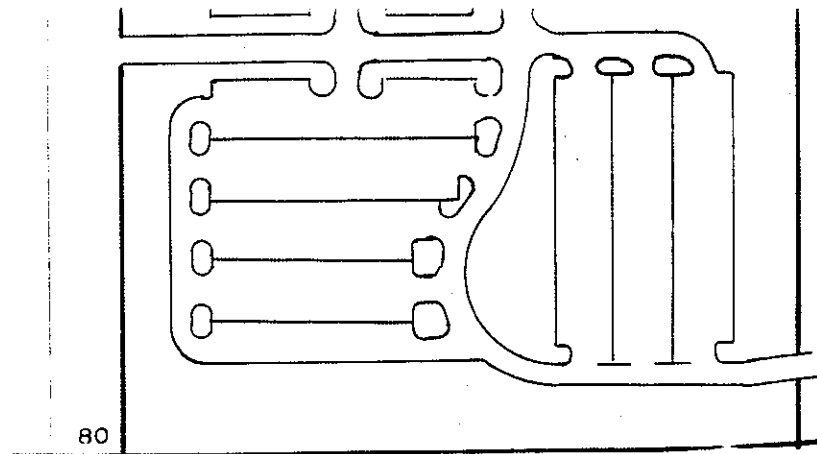
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R-1B

PROPOSED REZONING
R-1B to O-1



1-75

#7



80

150

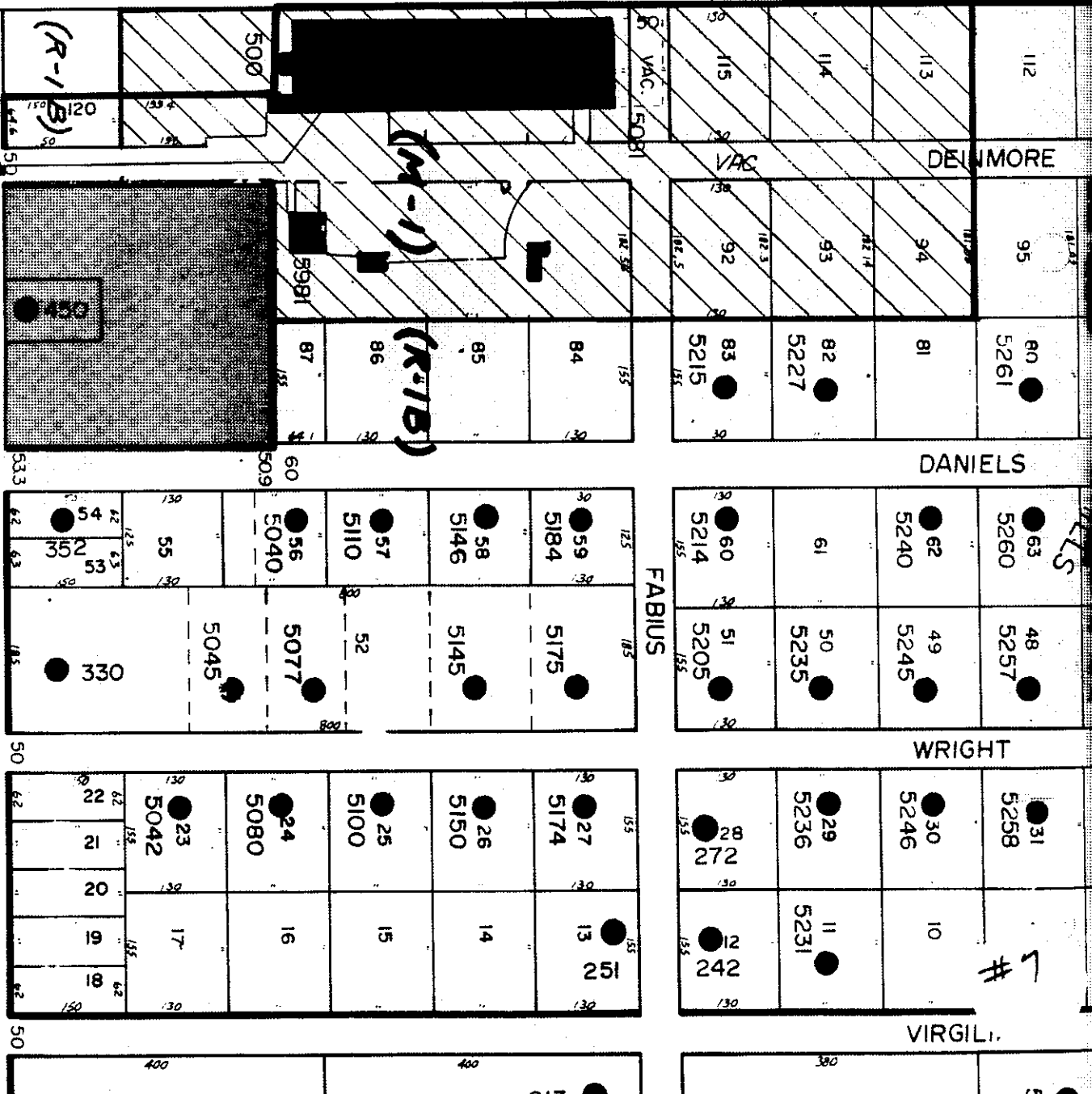
PROPOSED REZONING

R-1B to O-1

I-75

LONG LAKE RD.

G.B. DUPONT COMPANY, INC



R-1B

C-F

R-1

21

C-F

22

R-1

PROPOSED REZONING
O-S-C to O-1

Big Beaver

LIVERNOIS

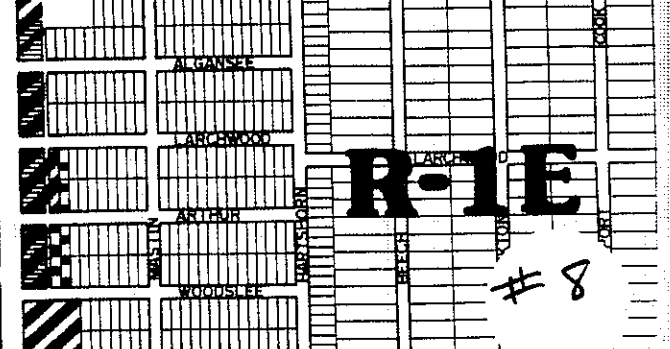
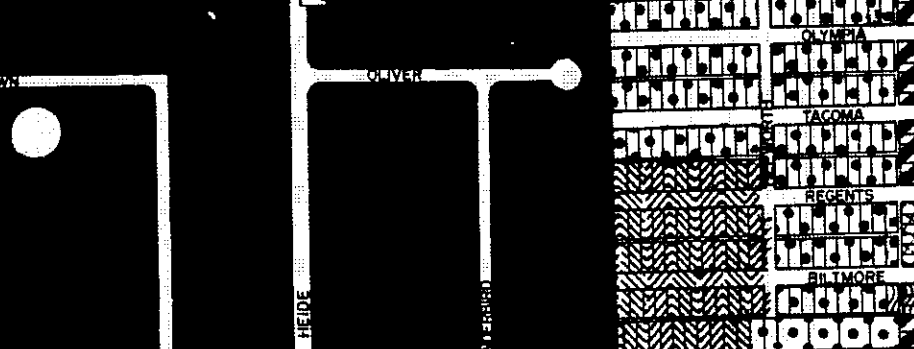
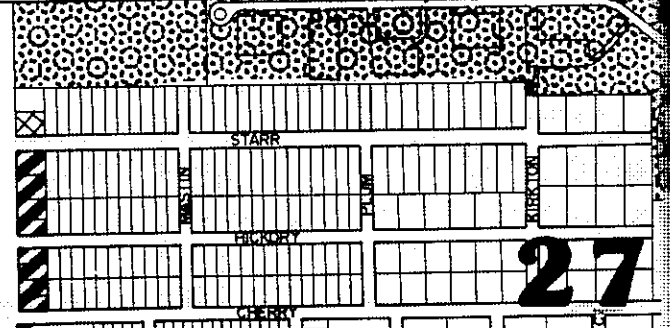
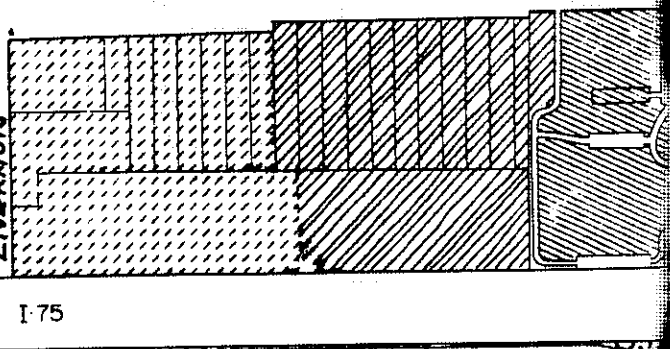
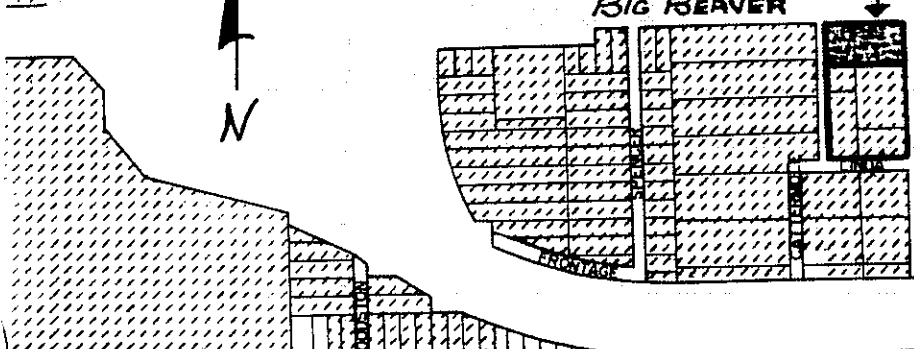
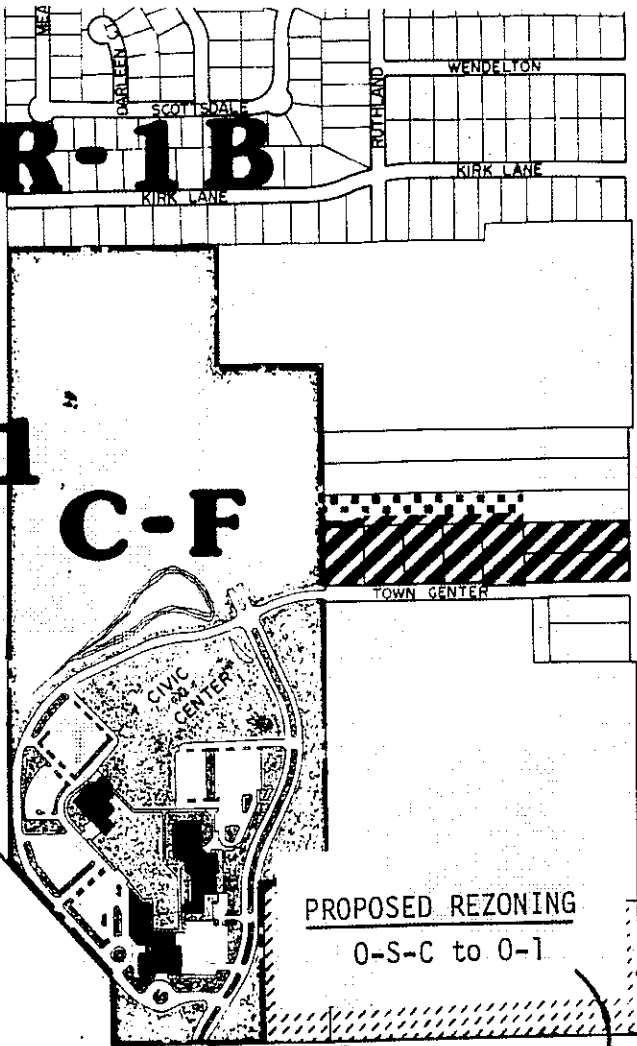
I-75

R-1C

27

R-1E

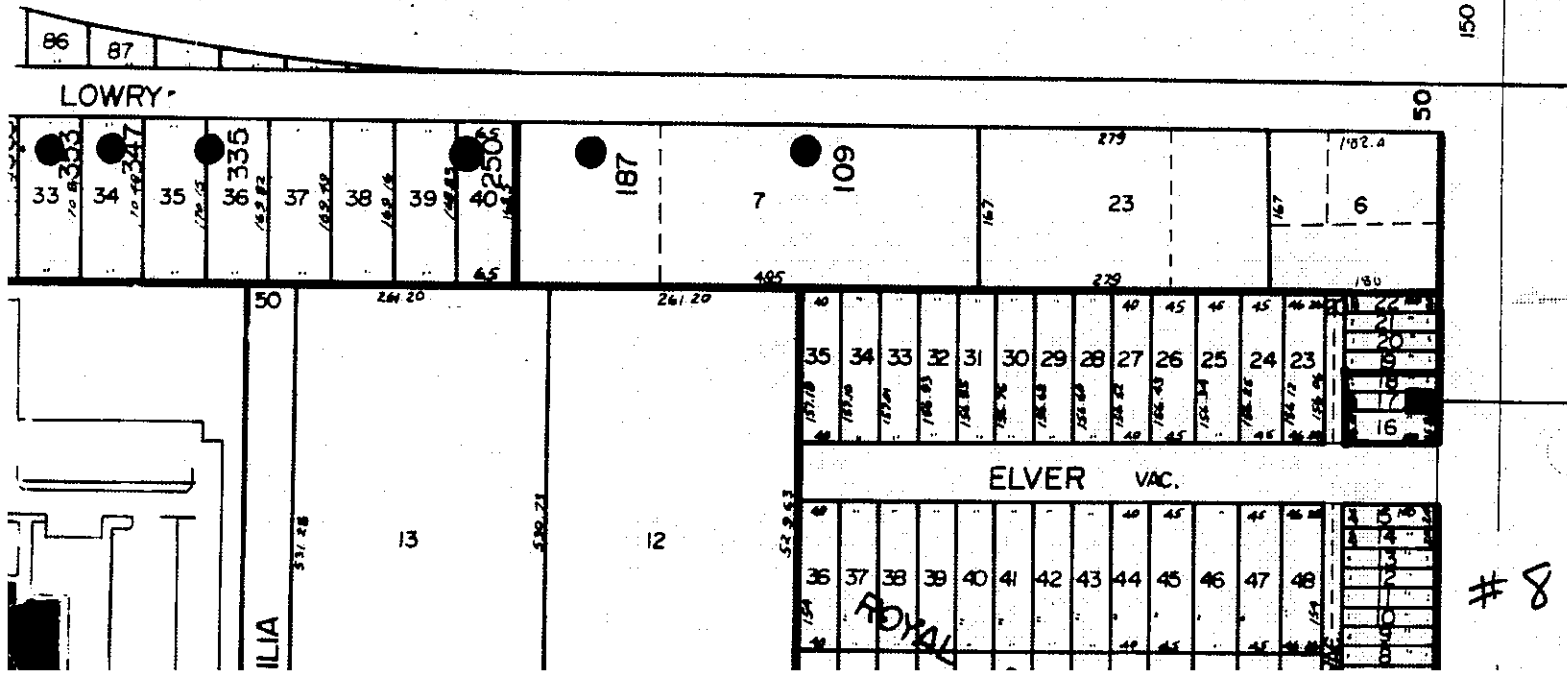
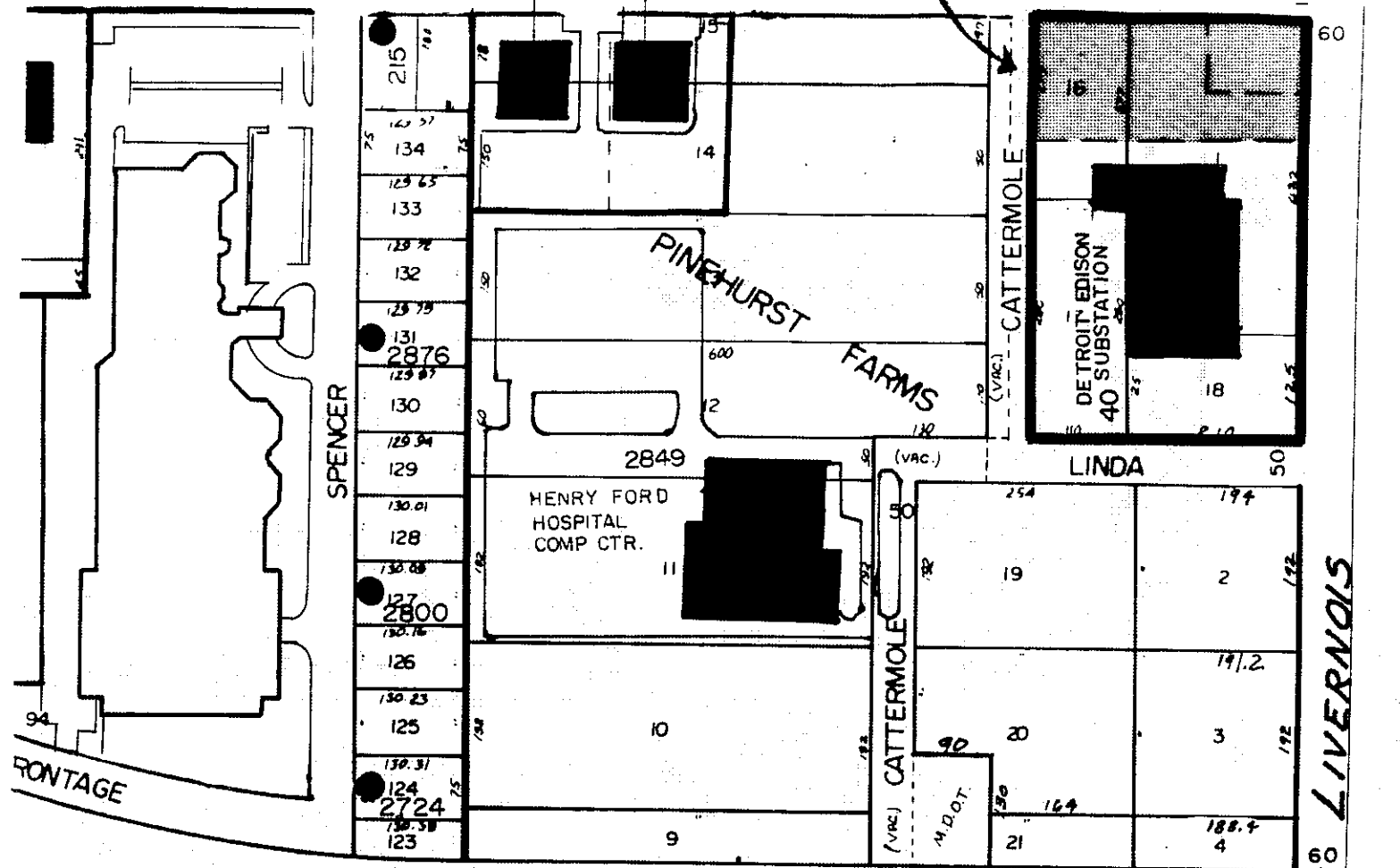
#8



BIG BEAVER

PROPOSED REZONING

0-S-C to 0-1



8