

JOINT MEETING CITY COUNCIL + PLANNING COMMISSION

February 4, 2020

DISCUSSION POINTS

- I. Master Plan + Zoning Ordinance
- II. History of Planning in Troy
- III. Neighborhood Nodes
- IV. Facilitated Discussion Questions
- V. Next Steps

“My father was very sure about certain matters pertaining to the universe. To him, all good things - trout as well as eternal salvation - came by grace; and grace comes by art; and art does not come easy.”



Norman Maclean
A River Runs Through It and Other Stories

“I’ve been through it all. After you go through everything you learn to deal with failure and not fall apart.”



Steve Yzerman quote
Bruce Dowbiggin
Of Ice And Men – The Craft of Hockey

MASTER PLAN

+

ZONING ORDINANCE

MASTER PLAN

WHY DO WE PLAN?

- Anticipate change
- Create predictability
- Use physical, natural, social and fiscal resources wisely
- Create a vision for the future
- Protect the environment and quality of life

WHAT IS A MASTER PLAN?

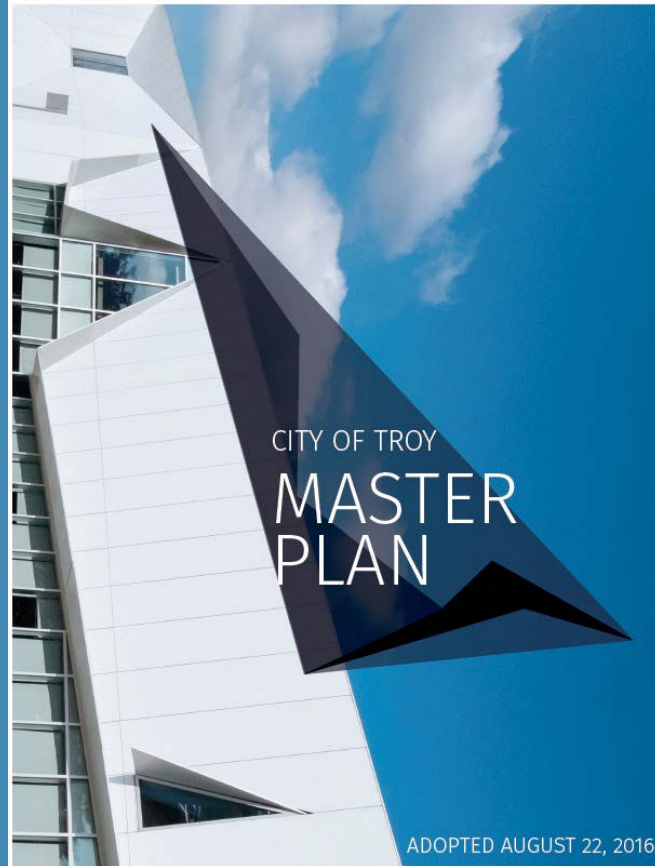
Michigan Planning Enabling Act – Act 33 of 2008

- A policy document describing the desired physical development of the community.
- A Master Plan describes:
 - Where the City has been
 - Where the City wants to go
 - How the City plans to get there
- The Master Plan provides the statutory foundation upon which zoning decisions are based

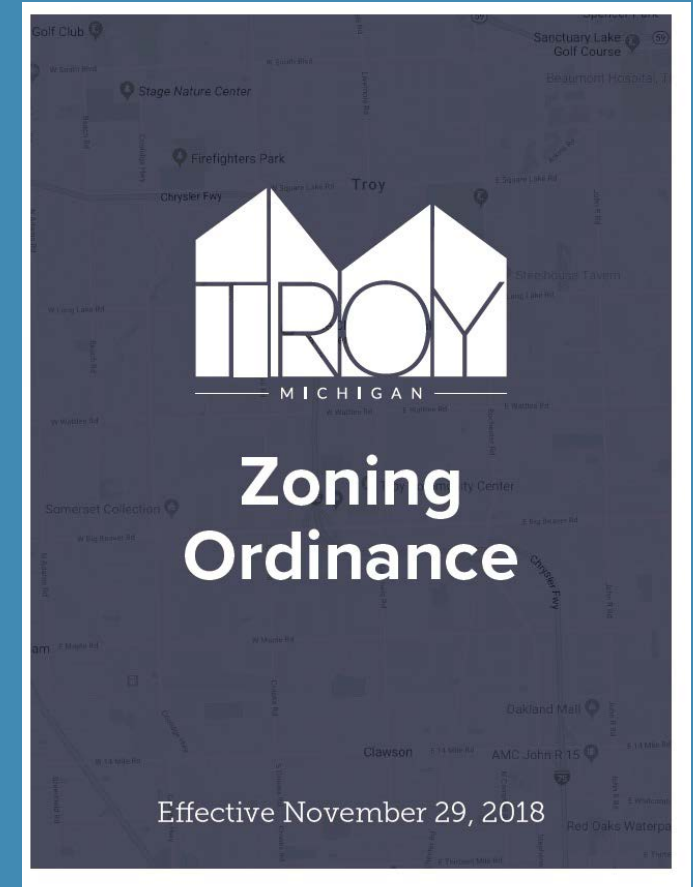
WHAT IS A MASTER PLAN?

- A Master Plan shall address land use and infrastructure issues and may project 20 years or more into the future
- A review of the Master Plan is required every 5 years

POLICY VERSUS LAW



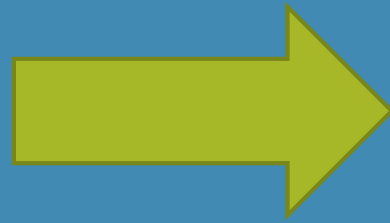
Policy



Law

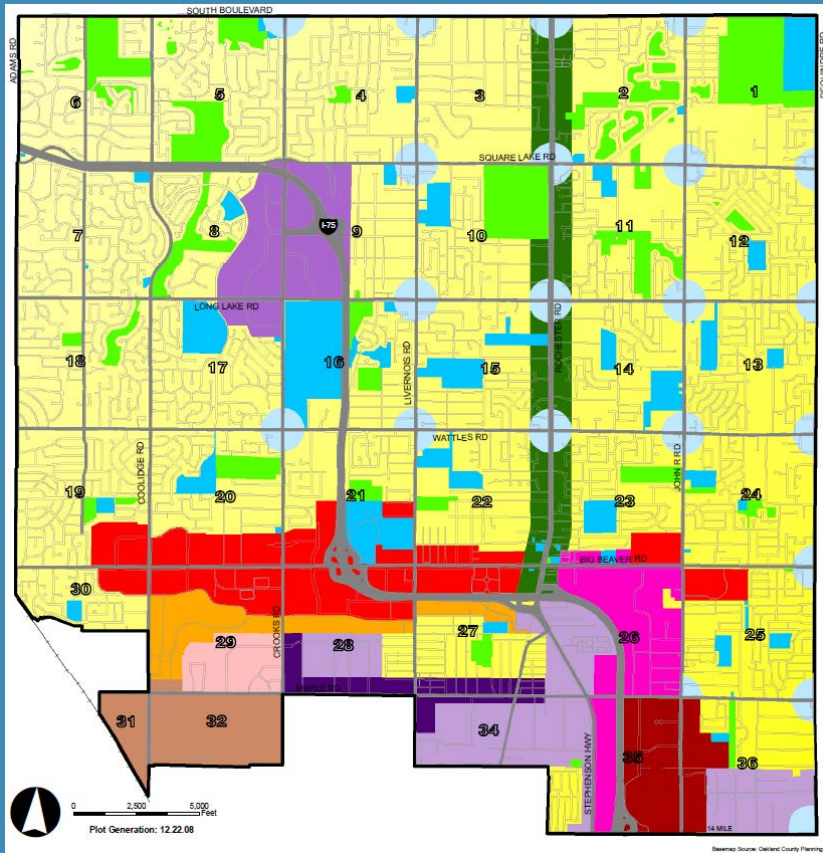
DEVELOPING THE MASTER PLAN

- Population
- Land Use
- Transportation
- Infrastructure
- Housing
- Natural Features



- Goals
- Policies
- Future Land Use Plan

FUTURE LAND USE PLAN



Zoning Decisions

ZONING ORDINANCE

WHY DO WE ZONE?

- Protect property values
- Protect natural resources
- Prevent nuisances
- Ensure land use compatibility
- Ensure future use can be provided with services

WHAT IS ZONING?

- A LAW regulating land use and development.
 - Protect of public health, safety and welfare
 - Advance a legitimate governmental interest
- Comprised of a MAP and TEXT
- MAP:
 - Divides City into Districts
- TEXT:
 - Explains rules that apply to each district (use, lot size, height...)
 - Sets forth procedures for administering the Zoning Ordinance

WHAT IS ZONING?

- Exercise of Municipal police power to regulate the use of land
 - Protection of public health, safety, and welfare
 - Advancement of a legitimate governmental interest
- Division of City into districts
- Includes regulations governing lot size, building placement and other development standards

ZONING ORDINANCE

Michigan Zoning Enabling Act – PA 110 of 2006

- Sec 203(1) :

The Zoning Ordinance shall be based upon a Plan designed to promote the public health, safety, and general welfare....

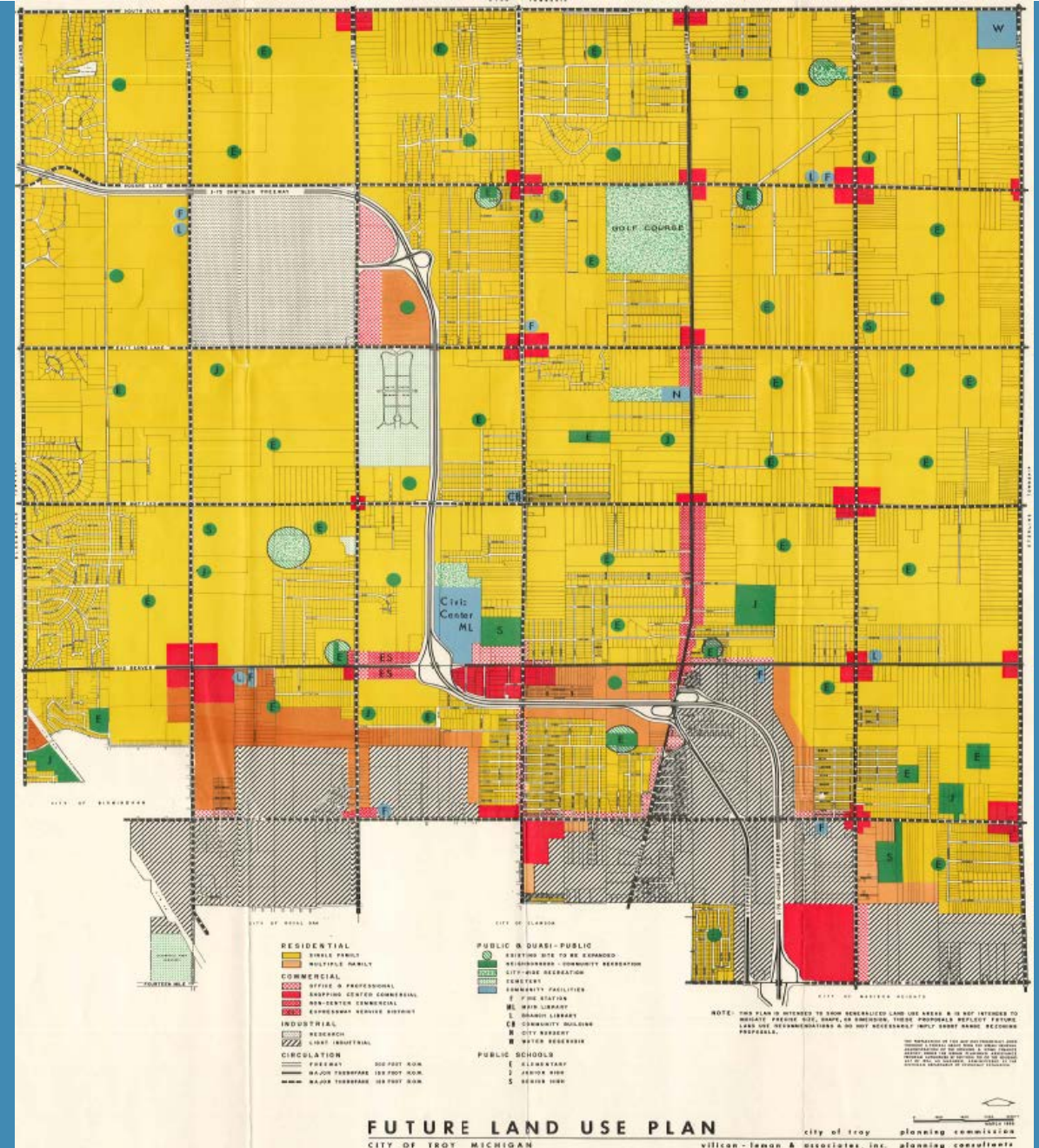
Zoning Ordinance

Policies of the MASTER PLAN
are implemented through development applications
established in the ZONING ORDINANCE

HISTORY OF PLANNING + ZONING INTROY

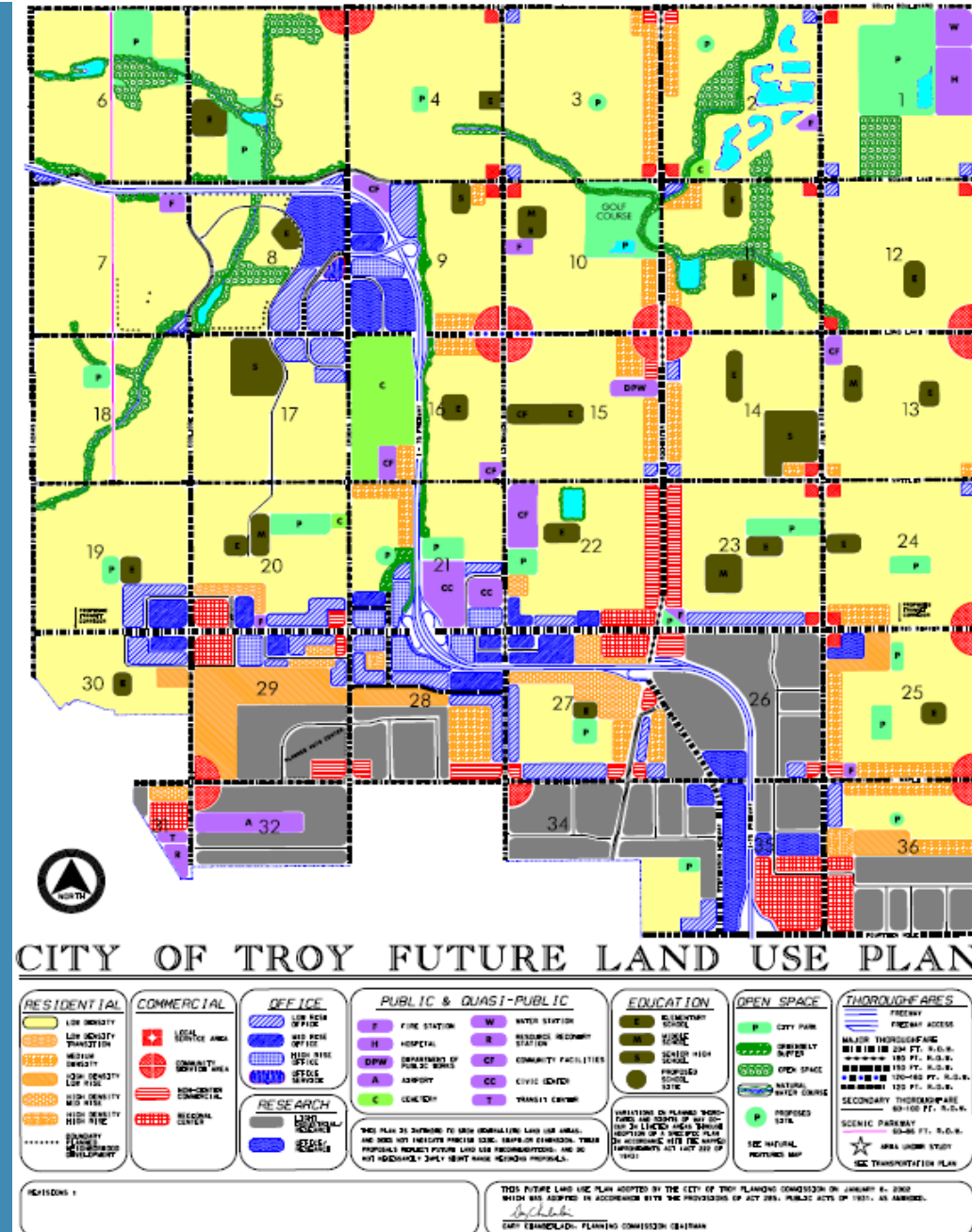
FUTURE LAND USE PLAN 1965

- Control Growth
- Separation of Uses



FUTURE LAND USE PLAN 2002

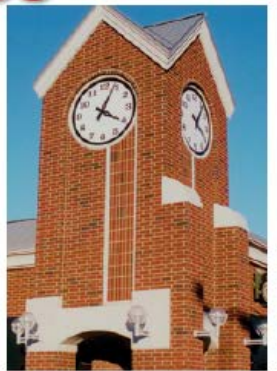
- Control Growth
- Separation of Land Uses



Vision 2020

2005

Troy Futures



VISION
2020

Vision 2020

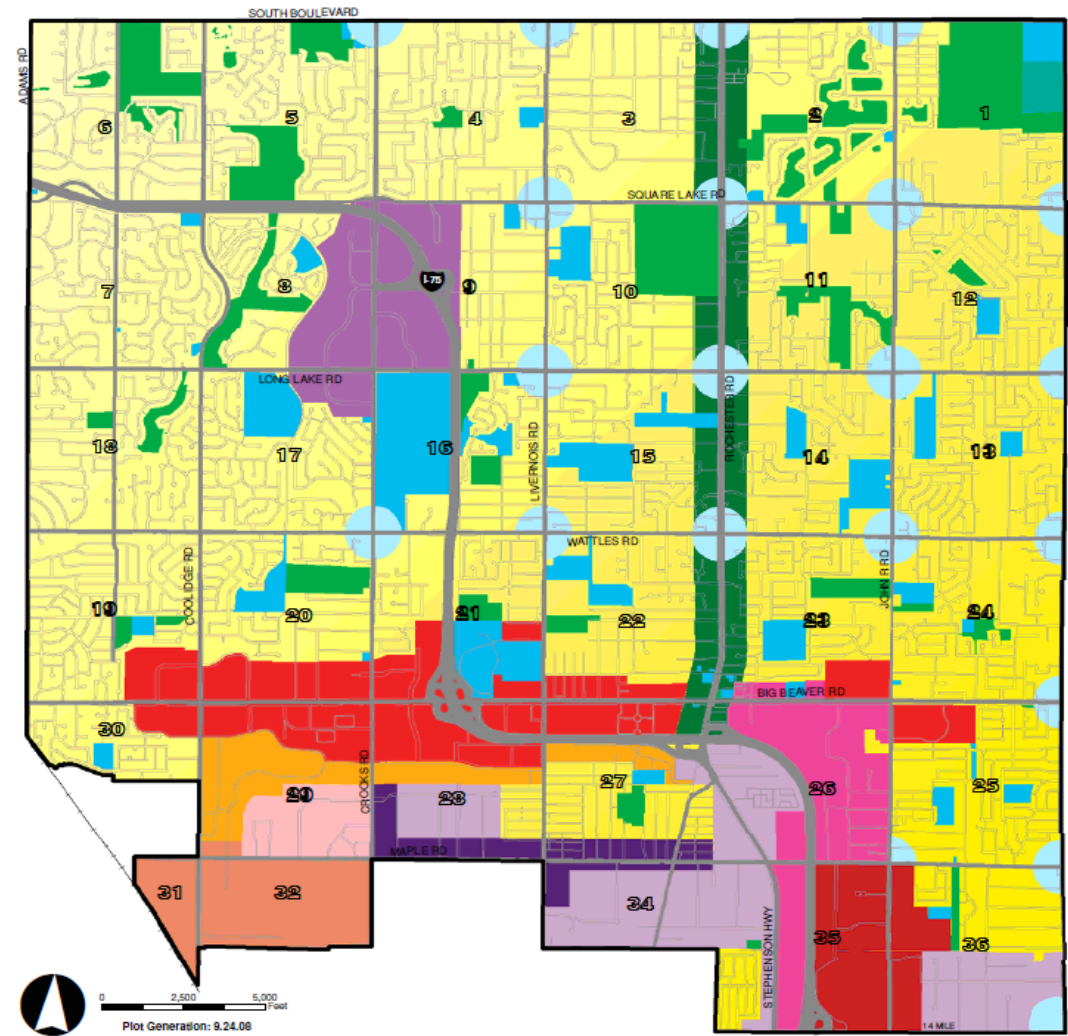
2006

- Re-write Future Land Use Plan
- Build in flexibility and efficiency that makes
- Implement 'villaging' development concepts to create a connected sense of place and community with a variety of activity nodes
- Variety of housing options

Master Plan

2008

Investment and Redevelopment



Future Land Use

- | | |
|---------------------------|---------------------------|
| Single Family Residential | The Smart Zone |
| High Density Residential | Automall |
| Neighborhood Nodes | The Transit Center |
| South John R. Road | 21st Century Industrial |
| Big Beaver Road | Public and Quasi-Public |
| Rochester Road | Recreation and Open Space |
| Maple Road | 15 Section Number |
| Northfield | |

Basemap Source: Oakland County Planning

MASTER PLAN GOALS:

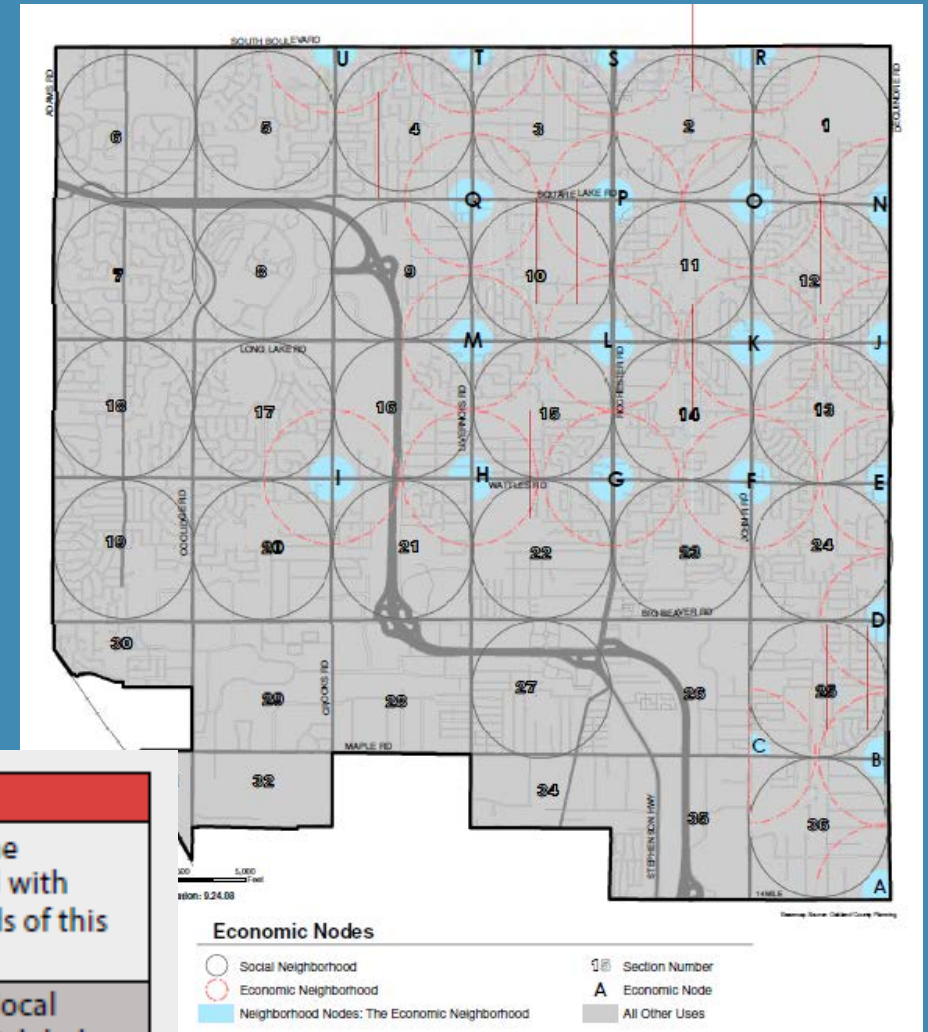
- Rebound from recession
- Mix of housing options
- Infill
- Provide for density/intensity in appropriate places
- Focus on corridors (Big Beaver, Maple and Rochester) and major mile intersections (Neighborhood Nodes)

NEIGHBORHOOD NODES

NEIGHBORHOOD NODES-MASTER PLAN

1. Response to market conditions and existing conditions
 - 21 Nodes (A through U)
 - Each node was studied based on use and character

	Node/Intersection	Primary Uses and Character
A	14 Mile and Dequindre Road	Non-residential uses catering to the day-to-day needs of the workforce in the surrounding industrial area. Restaurants and convenience needs integrated with banks and other service uses in compact developments would suit the needs of this area.
B	Maple Road and Dequindre Road	The unique neighborhood node is home to a collection of uses serving the local Polish population. Uses complementary to the cultural center and bank which help this area serve as a gathering place and focus area for the neighborhood could include limited housing, service uses, or specialty retail and dining.
C	John B. Road and	The node would best serve the area with a predominantly commercial mix of uses

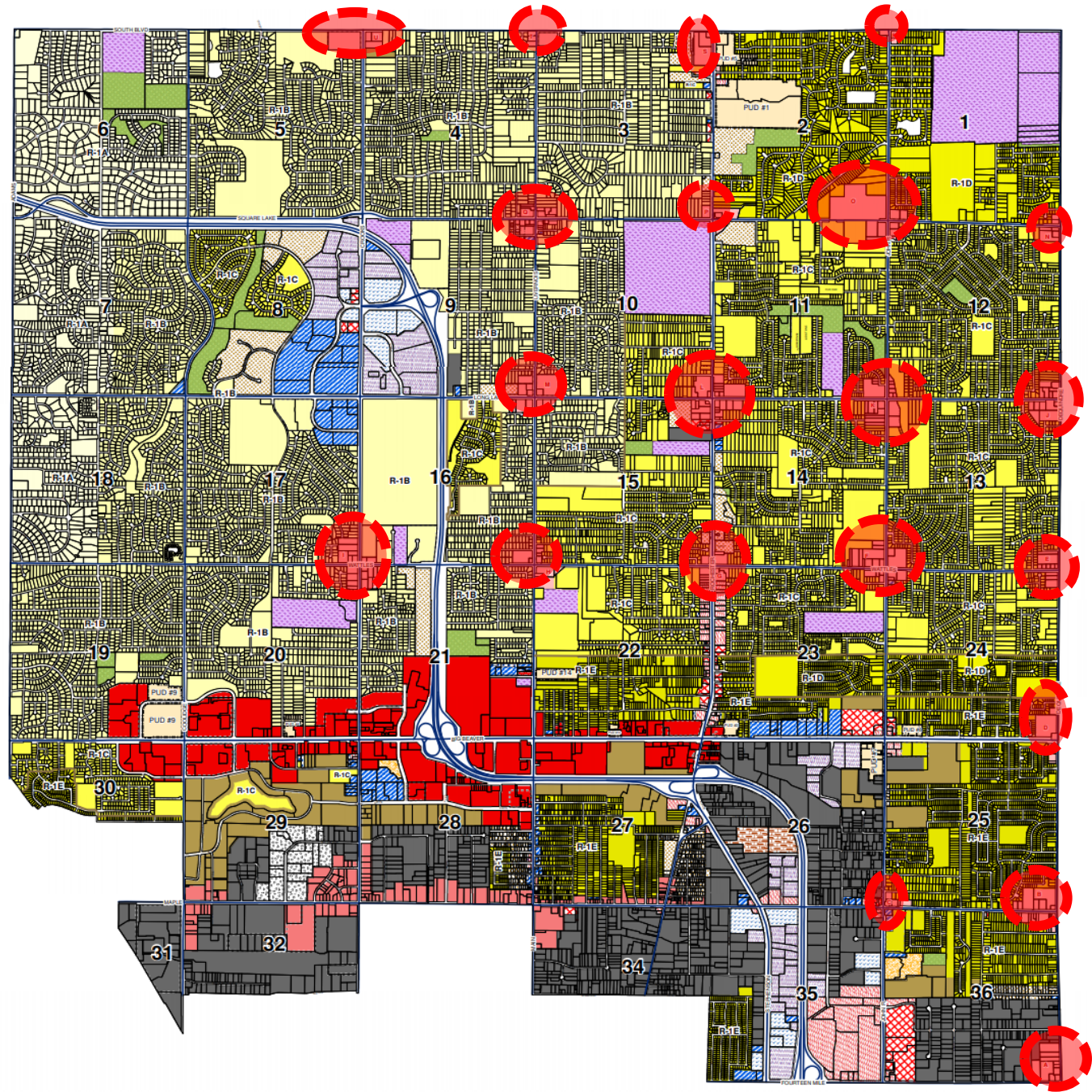


NEIGHBORHOOD NODES - MASTER PLAN VISION

1. Located at intersections of the City's main roads.
2. Recognized that each node has a unique identified characteristic
3. Intent is to provide for a mix of uses
 - Provide neighborhood gathering places.
 - Accommodate the daily needs of residents.
 - The nodes will permit a mix of commercial, office, and higher-density residential, although the predominant uses in any Neighborhood Node development must be in keeping with the node characteristics.

NEIGHBORHOOD NODES - ZONING

1. 21 nodes
 - 20 directly abut single-family residential
2. Section 5.06:
 - Nodes should be visually distinguished because of their greater intensity, density and design.
 - Design techniques such as the variation of building height shall be encouraged to help separate the Node from the surrounding area.
 - Such variations will respect the adjacent neighborhoods and will not be so extreme as to visually overpower transitional or residential areas.



NEIGHBORHOOD NODES-ZONING

1. Each node has specific use and building type regulations
2. Has set design standards
 - Building orientation
 - Access and Parking
 - Transitional Features
 - Intensity
 - Height and mass
 - Orientation

Node B



Node F



NEIGHBORHOOD NODE EXAMPLES

Kroger's Gas Station - Rochester Road



7-Eleven - Crooks/Wattles



Troy Dental - Crooks/Wattles



Haldane Townhomes - Livernois/Square Lake



Long Lake Square – Long Lake/Livernois (under construction)



East Maple Plaza - Maple/Dequindre (approved by PC)



Medical Office - Square Lake/Dequindre (approved by PC)



Square Lake Court - Square Lake/Dequindre (approved by PC)



Crooks Road Townhomes – Crooks/Wattles (under review)



NEIGHBORHOOD NODES- ISSUES

1. Density
2. Height
3. Traffic
4. Buffer/Transition
5. Is current developments meeting the vision and intent?

FACILITATED DISCUSSION QUESTIONS

QUESTION #1:

What is your vision of the nodes?

QUESTION #2

As currently being developed what are your key concerns related to nodes?

QUESTION #3:

How should we address those concerns?

NEXT STEPS

NEXT STEPS

- I. Continuing series of joint meetings
- II. Zoning Ordinance amendments
- III. Master Plan update next year
 - Robust public input

PUBLIC COMMENT

JOINT MEETING CITY COUNCIL + PLANNING COMMISSION

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