



500 West Big Beaver
Troy, MI 48084
troymi.gov

FROM THE OFFICE OF THE CITY MANAGER

May 24, 2021

To: Mayor and City Council Members

From: Mark F. Miller, City Manager
Robert J. Bruner, Assistant City Manager
Sarah Ames, Assistant to the City Manager

Subject: City Council Agenda Questions & Answers – 5.24.21

The following are communications that City Administration would like Council to be made aware of. In order to ensure that all questions are received and answered, all City Council Questions should be sent to the CITY MANAGER DISTRIBUTION GROUP e-mail address.

From: Edna Abraham

Sent: Monday, May 24, 2021 6:51 AM

To: City Manager Distribution Group <CityManager@troymi.gov>

Subject: Questions on 5/24 Agenda Packet

Mark and City Staff,

Please see below for my questions on tonight's agenda packet.

Thanks,
Edna

E-01 / ZOTA Cluster Square Footage

- How many cluster developments have been approved so far?

Answers: Brent Savidant, Community Development Director

Eight (8) One Family Cluster Developments have been approved in Troy. See attached table.

- For each of those approved cluster projects, what has been the minimum and maximum square footage of the houses?

The table below shows range of approved housing units. There is a high probability that only two approved developments (Midtown Crossing and Ashton Park) will feature any units under 2,000 square feet. This is for a number of reasons including construction cost per square foot. This is why the One

Family Cluster Option incentivizes the construction of smaller homes by offering a 1:1 bonus above the base yield.

- For each of those approved cluster projects, what has been the average lot size or range in lot sizes?

This is difficult to answer, as the average lot/unit size is not required to be provided for a One Family Cluster development. To illustrate the difference in lot/unit sizes between a traditional subdivision/site condominium and a One Family Cluster development, we will use Walnut Grove Estates. The minimum lot area requirement in the underlying R-1B district is 15,000 square feet. The average lot/unit area is 7,043 square feet. But 37% of the site is designated open space that will remain open space in perpetuity.

- What has been the density bonus for each of those approved cluster projects?

See attached table.

- Do the developers that expressed support for the change 1900 sq-ft have property in Troy where they are considering the cluster option?

Robertson Brothers is the developer for The Meadows One Family Cluster Development.

I-05 / Troy Reopens

- Was this proposed extension developed based on the Vacc to Normal plan that is now being re-tooled?

Answer: Bob Bruner, Assistant City Manager

The proposed 180-day extension was not based on the "MI Vacc to Normal" plan. City staff recognized the 180-day extension was ending on May 22, 2021 and thought City Council would want another opportunity to extend it.

I-06 / Electrical Grounding Upgrade

- How long will it take to upgrade the equipment?
- When would the work be scheduled?

Answer: Police Department

Shaw Electric would prefer to start this project in the beginning of July and estimate that it would take 3-4 weeks to complete.

J-04a / Patrol Vehicle Wireless Communications Upgrade

- When will the upgrade be completed?

Answers: Police Department

CDWG is holding the week of June 21st open to finish the job by July 1st. Meraki access points will have to be ordered immediately upon approval to prevent any delay.

- When is it anticipated that the body cams will be in use?

Chief Nastasi was advised that body camera deployment will occur during the month of July 2021.

From: Rebecca A. Chamberlain-Creangă

Sent: Sunday, May 23, 2021 11:15 PM

To: City Manager Distribution Group <CityManager@troymi.gov>

Subject: Council agenda questions

Hello all,

Please find below a few questions for Monday's Council agenda.

Thank you,

Rebecca

1. E-01 PUBLIC HEARING - ZONING ORDINANCE TEXT AMENDMENT (FILE NUMBER ZOTA 254) - CLUSTER SQUARE FOOTAGE

- To clarify, is this the same ordinance designed to preserve green space (developers get more density for saving trees and green space)?

Answers: Brent Savidant, Community Development Director

The open space requirements still apply. This amendment encourages the construction of smaller homes, a housing option presently underserved in the Troy market.

- If yes, how does the incentivizing of green space work with the maximum housing square footage increasing from 1,500 to 1,900 sq. feet?

The open space requirements still apply. This amendment encourages the construction of smaller homes, a housing option presently underserved in the Troy market.

- What is the average square footage of homes in Troy?

The average square footage of newer homes in Troy tends to be over 3,000 square feet.

- What sort of market research was done to substantiate the claim that there is a limited market for homes at a maximum of 1,500 sq. feet?

There was no study conducted. Some developers have indicated that the 1,500 square foot threshold makes it very challenging to develop smaller homes.

- Input was received from two developers. Did others write in?

No. Those are the only developers who provided input.

4. E-02 PUBLIC HEARING - ZONING ORDINANCE TEXT AMENDMENT (FILE NUMBER ZOTA 255) TRANSITIONS IN NN (NEIGHBORHOOD NODE) ZONING DISTRICT

- I remember well the proposed McClure development in 2017 and the issues surrounding it. Would this adjustment essentially

- prevent a future development like this from moving forward -- due to height and close proximity to the neighborhood?

The proposed rezoning was to BB Big Beaver, not Neighborhood Node.

From: David Hamilton

Sent: Sunday, May 23, 2021 7:03 PM

To: City Manager Distribution Group <CityManager@troymi.gov>

Subject: Agenda

E-01: What density bonus is given for having units below 1500 sq ft? The zoning ordinance doesn't seem to provide a specific percentage, such as the 10% bonus for sustainability, or 10% bonus per 10% more open space preservation.

Answers: Brent Savidant, Community Development Director

The provision is confusing. It provides up to a 1:1 bonus above the base yield established by the parallel plan. It is intended to incentivize the construction of smaller homes suitable for empty nesters and retirees.

E-02: When were Neighborhood Nodes first placed into law, and what developments have occurred that we consider successes with this design? How do we communicate with the property owners in the NNs to successfully implicate the master plan there?

The Neighborhood Node concept was identified in 2006 in the Vision 2020 exercise. It was then incorporated as policy in the 2008 Master Plan. Then established as law in 2011 following the comprehensive update of the Zoning Ordinance.

Defining "success" is subjective and the criteria for doing so would vary from person to person. Communication begins with NN owners and developers at the pre-application stage of development, prior to submission of a site plan application.

M-02C: How is cash flow looking for the golf courses over the 9-month period (including debt payments for sanctuary lake)? The library also seems to be developing a surplus over the last year due to Covid shutdowns. Are we going to expend that or just hold it to have a fund balance?

Answer: Rob Maleszyk, Chief Financial Officer

Cash Flow for Sylvan Glen is favorable \$170,901 through March. Sanctuary Lake is favorable in operations of \$416,804 (before debt) through March. There will be \$856,300 in debt payments this fiscal year. We will have \$1 million advance from General Fund this fiscal for Sanctuary Lake. The Library hasn't been charged for their capital yet (\$426,640). We changed our process when the Library didn't have any money for their big capital projects (roof, etc). We are now going to charge them monthly again. Once this entry is recorded, they will be at 67.5% of budget. All favorable variances will flow to the fund balance this year.

Other items: I'm looking at the planning portal map, and I see the Edison Apartments near Big Beaver. Whatever happened with that project?

Answer: Brent Savidant, Community Development Director

The project is dead and has been removed from the Portal.

Thanks,
David Hamilton
Troy City Council Member

From: Ellen C Hodorek

Sent: Monday, May 24, 2021 11:11 AM

To: City Manager Distribution Group <CityManager@troymi.gov>

Subject: Agenda Question

E-02 PUBLIC HEARING - ZONING ORDINANCE TEXT AMENDMENT (FILE NUMBER ZOTA 255) -
TRANSITIONS IN NN (NEIGHBORHOOD NODE) ZONING DISTRICT

Am I correct in reading this to mean that the total footage of space/rear setback between adjacent residential housing and multi-family housing in the Neighborhood Node would be 85 feet, measured back door to back door, (the 45 feet required of single-family residential rear setback, plus 20 feet of green space, plus 20 feet of setback of the multi-family housing)?

Answer: Brent Savidant, Community Development Director

The rear yard setback in One Family Residential varies from 45 feet (R-1A and R-1B) to 40 feet (in R-1C and R-1D) to 35 feet (in R-1E).

The minimum proposed setback for buildings in NN that abut a One Family Residential district is 20 feet or the height of the building, whichever is greater. Assuming the building would be constructed at the maximum height (30 feet) the minimum distance between buildings would be the rear yard setback requirement in the abutting district plus 30 feet; a minimum of 20 feet of this space would include a landscape buffer. Note, the Planning Commission has the authority to further require a wall/fence in addition to the setback requirement.

Thanks,

Ellen

From: "Machesky, Richard" <RMachesky@troy.k12.mi.us>

Date: May 24, 2021 at 10:18:59 AM EDT

To: kbetzler@hotmail.com

Cc: "Holmes, Judy" <jholmes@troy.k12.mi.us>, Ethan Baker <Ethan.Baker@troymi.gov>

Subject: Concerns regarding CRT

Ms. MacFarland,

I understand you shared an email with the Troy City Council regarding a rumor that the Troy School District has a Critical Race Theory (CRT) curriculum.

There seems to be quite a few mixed messages floating around the community regarding Critical Race Theory. I want to be clear, there is no CRT instruction as part of any Troy School's curriculum.

I would be happy to have an in person or phone conversation in order to answer any questions you may have or provide an opportunity for clarity as to the diversity and inclusion work in Troy Schools.

Please let me know if you would like to talk.

Rich

Richard M. Machesky Ed.D
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Troy School District
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APPROVED ONE FAMILY CLUSTER DEVELOPMENTS IN TROY, MI

NAME	LOCATION	PARCEL SIZE	#UNITS	% OPEN SPACE PRESERVED/DENSITY BONUS	RANGE OF APPROVED HOUSING UNITS*
Parkview on Beach	SW corner of Long Lake & Beach	9.42 acres	20	38% open space/30% density bonus	1,990 – 3,490 SF
Raintree Village on the Park	North Lake Drive, west of John R, north of Big Beaver	18.11 acres	59	32% open space/11.3% density bonus	1,800 – 2,800 SF
Walnut Grove Estates (FKA Davis Cluster Development)	North side of Long Lake, east of Livernois	5 acres	13	37% open space/30% density bonus	2,041 – 2,750 SF
Whispering Park	North of Long Lake Road, between John R Road & Rochester Road	18 acres	50	31% open space/0% density bonus	1,900 – 2,900 SF
West Troy Meadows	North of Wattles, west of Livernois (access off of Virgilia)	19.43 acres	35	41% open space/6% open space	1,990 - 3,500 SF
Ashton Park	SW corner of Square Lake and Willow Grove	8.69 acres	29	30% open space/70% density bonus	1,500 SF
Chadbury Place	South of Long Lake, between John R and Dequindre	5.22 acres	16	25% open space/14% density bonus	1,990 - 3,250 SF
Midtown Crossing	East side of Rochester, north of Long Lake	3.89 acres	14	38% open space/75% density bonus	1,500 – 1,800 SF