



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

DATE: July 7, 2021

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING – REZONING REQUEST (File Number Z JPLN2021-0001) – Proposed Lindsey Center Rezoning, East of Crooks, south of Big Beaver (2690 Crooks; PIN 88-20-28-101-003), Section 28, From O (Office) to BB (Big Beaver) Zoning District.

The applicant AF Jonna Development & Management Company seeks rezoning of the subject parcel from O (Office) to BB (Big Beaver) Zoning District. The parcel is 4.45 acres in area.

Based on the application, the applicant seeks to repurpose the existing building from office to residential. The Big Beaver Zoning District permits multi-family residential use, the Office district does not.

The Master Plan classifies the parcel as Big Beaver Road. The rezoning application is consistent with the Master Plan

The Planning Commission held a public hearing on this item on May 25, 2021 and recommended approval of the rezoning by a 9-0 vote.

A City Council public hearing has been scheduled for July 12, 2021.

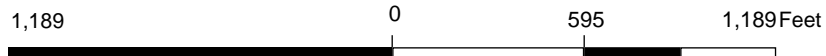
Attachments:

1. Maps
2. Agenda item from May 25, 2021 Planning Commission Regular meeting.
3. Minutes from May 25, 2021 Planning Commission Regular meeting (excerpt).

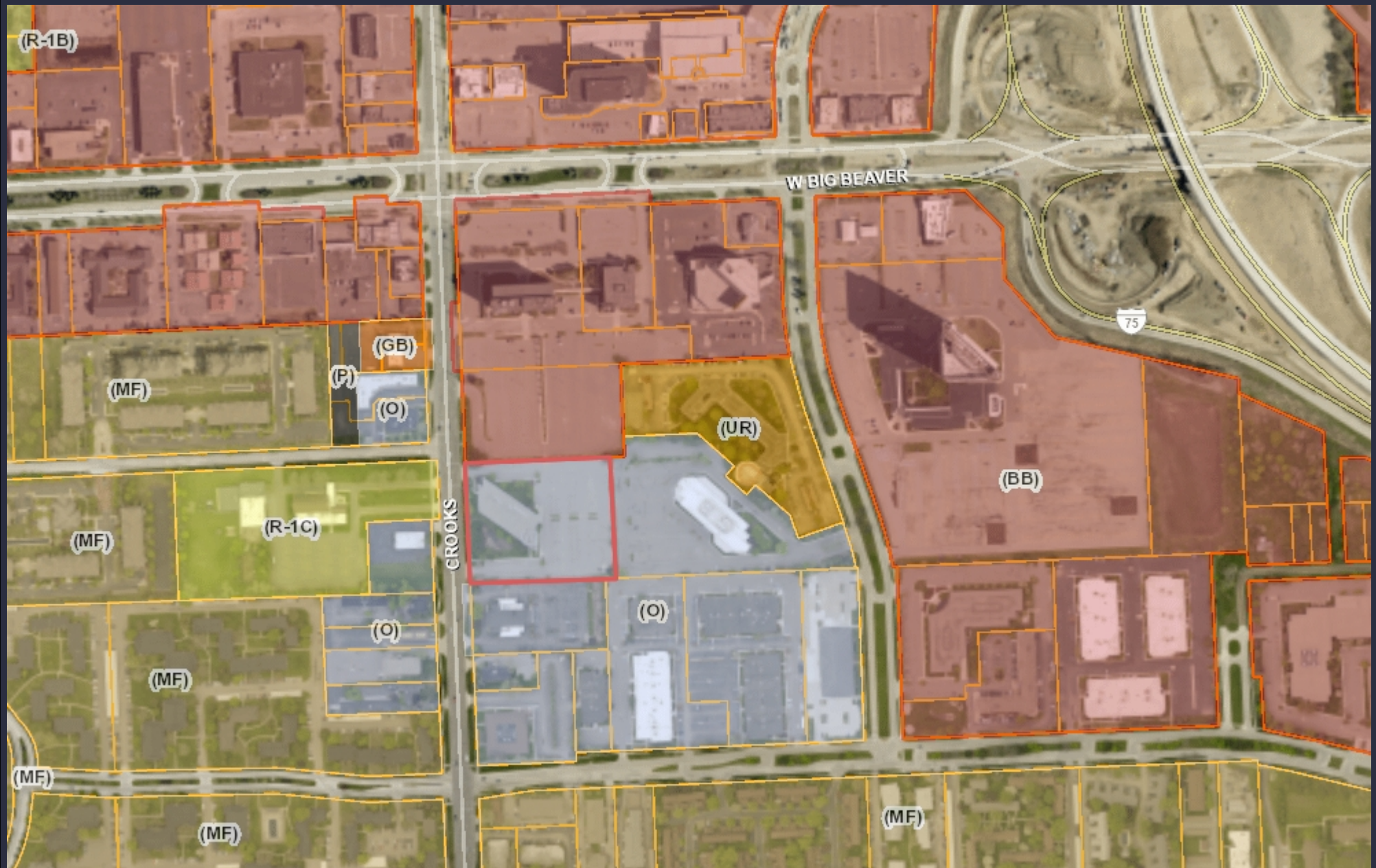
RBS, G:\REZONING REQUESTS\Z JPLN2021-0001 LINDSEY CENTER\20210712 CC Memo_Public Hearing Lindsey Center.docx



GIS Online



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.



1,189 0 595 1,189 Feet



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.

DATE: May 6, 2021

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING – REZONING REQUEST (File Number Z JPLN2021-0001) – Proposed Lindsey Center Rezoning, East of Crooks, south of Big Beaver (2690 Crooks; PIN 88-20-28-101-003), Section 28, From O (Office) to BB (Big Beaver) Zoning District.

The applicant AF Jonna Development & Management Company seeks rezoning of the subject parcel from O (Office) to BB (Big Beaver). The parcel is 4.45 acres in area. An office building presently sits on the parcel.

Based on the application, the applicant seeks to repurpose the existing building from office to residential. This may be accommodated via the building permit review process if there is minimal site work proposed. The Big Beaver Zoning District permits multi-family residential use, the Office district does not.

The Master Plan classifies the parcel as Big Beaver Road. The rezoning application is consistent with the Master Plan.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the rezoning request. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire Department. City Management supports the findings of fact contained in the report and agrees with the recommendation.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Rezoning application

G:\REZONING REQUESTS\Z JPLN2021-0001 LINDSEY CENTER\PC Memo 05 11 2021.doc



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: May 4, 2021

Rezoning Analysis For City of Troy, Michigan

Applicant:	Jordan Jonna
Project Name:	Lindsey Center
Location:	2690 Crooks Road
Zoning:	O, Office
Action Requested:	Rezone from O, Office to BB, Big Beaver

SITE/PROJECT DESCRIPTION/CURRENT USE

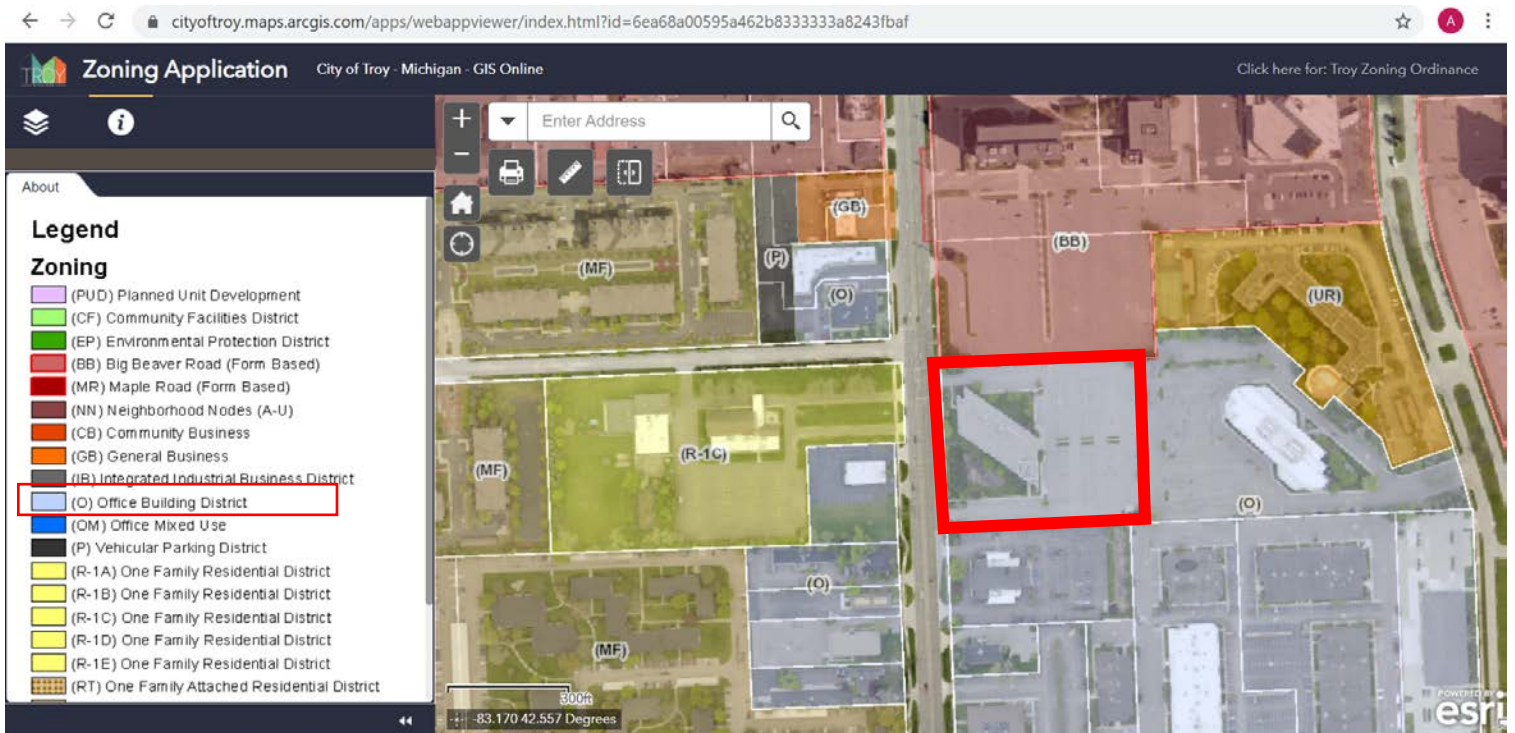
The applicant is requesting to rezone the parcel at 2690 Crooks Road from O-Office to BB, Big Beaver, in order to convert the existing four-story Lindsey Centre building to a 64-unit apartment building. The parcel is located on the east side of Crooks Road, between Big Beaver (16 Mile) Road and Kirts Boulevard. Currently, the 14.8-acre subject site is improved with the aforementioned 4-story office building. Overall site parking is sufficient for the conversion from office to residential.

Multiple-family residential is not a permitted use in the O, Office District but is permitted in BB, Big Beaver Residential. Please note that additional uses to the site that alter the existing building footprint or any additional building on site will require a future site plan review by the Planning Commission.

Figure 1. Aerial View of Site



NEIGHBORING ZONING AND LAND USE



The following chart compares zoning, future land use designation, and existing land use surrounding the subject parcel.

Table 1. Neighboring Zoning and Land Use

	Zoning	Existing Land Use	Future Land Use (Master Plan)
Subject Parcel	O – Office	Office Building	Big Beaver / High Density Residential
North	BB – Big Beaver Road FBC	Office Building	Big Beaver Road FBC
South	O – Office	Funeral Home	High Density Residential
East	O – Office	Office Building	Big Beaver / High Density Residential
West	R-1C – One Family Residential / O – Office	Church (Special Use) / Office	Big Beaver / High Density Residential

According to the Future Land Use Map in the Troy Master Plan, the property is located on the border of the Big Beaver Road Corridor and High Density Residential.

MASTER PLAN

The proposed development is consistent with the Master Plan as the City seeks to bring additional high-density residential units to this area of the City. The 2006 Big Beaver Corridor study stated that *“In order to remain competitive and continue to be a leader in economic development in Southeast Michigan, Troy must plan for this Corridor to evolve in light of a changing economy.”* In that spirit, the City adopted the key concepts of the Big Beaver Corridor Study in 2006:

- Promote redevelopment opportunities along the Big Beaver Corridor.
- Promote redevelopment with a greater mix of land uses, particularly new residences.
- Transform Big Beaver Corridor into a destination or "People Place" characterized by round-the-clock activity and an exciting nightlife.
- Maintain a unified vision for transforming Big Beaver Road into a World-Class Boulevard, while improving the corridor by focusing on each of its neighborhoods.
- Maintain and improve existing businesses along Big Beaver Corridor.
- Transform the corridor into a pedestrian-friendly environment.

The current Master Plan emphasizes these points, and emphasis residential uses along the corridor, and improvements to pedestrian circulation.

We find that the conversion of the office building into a multiple family residential use is consistent the Master Plan and Big Beaver Corridor Study:

- The proposed development will locate new residents within walking distance of the ever-booming Big Beaver commercial corridor and employment centers.
- Providing easy access to a main thoroughfare within the City and regional transportation network.
- Repurposes a building from an unknown future office market to a known market of residential.
- Additional residential uses promotes walkability and creates a more 24-hour environment.

We find that the proposed rezoning is consistent with the City's adopted policies including the Master Plan and the Big Beaver Corridor Study.

DEVELOPMENT POTENTIAL

Current Zoning

The intent of the O, Office District is to provide areas for office uses and limited related retail and service uses which support an office environment. These districts are typically located along commercial corridors in the City, or on the periphery of regionally prominent retail and service center. The O, Office District is suited to serve as a conventional transition zone or in support of more regionally prominent areas districts with a more intense concentration of uses.

Proposed Zoning

The Troy Master Plan recognizes that certain areas of the City may be conducive to high-density residential dwellings, particularly when located in close proximity to more intense mixed use and non-residential development.

The Big Beaver (BB) District is intended to implement the policies set forth in the Big Beaver Corridor Study, Big Beaver Design Guidelines, and the City's Master Plan. With the current office market environment, the conversion to a more viable use of residential is supported both in the Master Plan, the Big Beaver Corridor Study and the zoning ordinance.

TRAFFIC IMPACT AND SITE ACCESS

Access to the site will be two driveways from Crooks Road. As stated before, the site is currently a 4-story office building with an existing parking lot with 300+ spaces. Sixty-four (64) multiple family residential units is less impactful from a traffic standpoint than the exiting four (4) story office building.

If future development is proposed for the site, a Traffic Impact Analysis may be required by the Zoning Administrator, in consultation with the Traffic Engineer, to analyze the effect of development upon existing street traffic.

ESSENTIAL FACILITIES AND SERVICES

Essential facilities and services related to the proposed development will be evaluated as part of the building permit review if the property is rezoned for use as a multiple family residential building.

FINDING FOR REZONING

According to Rezoning Procedures in Section 16.03C, a rezoning may only be approved upon a finding and determination that all of the following are satisfied:

- 1) The proposed rezoning is consistent with the Master Plan. If the current zoning is in material conflict with the Master Plan.

CWA: The Future Land Use Map in the Master Plan designates this area as the border between Big Beaver District and High Density Residential. Repurposing a building from an unknown future office market to a known market of residential is consistent with the goals and policies of the Master Plan and Big Beaver Corridor Study

2. The proposed rezoning will not cause nor increase any non-conformity.

CWA: Rezoning from O, Office to BB, Big Beaver will not cause nor increase any non-conformity as a residential use is not permitted in O, Office but is permitted in BB, Big Beaver.

3. Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.

CWA: The use conversion is not likely to significantly adversely impact any public services and facilities under the requested rezoning.

4. The rezoning will not impact public health, safety, or welfare.

CWA: Rezoning of this site to BB, Big Beaver will not impact the public health, safety, or welfare of the citizens of Troy or adjacent municipality.

5. The rezoning will ensure compatibility with adjacent uses of land.

CWA: Adjacent uses of land are O, Office designated parcels of land with existing office/office-like buildings. The office building on the subject parcel will be converted into a high-density residential building, keeping the office building aesthetic. As stated above, the rezoning will be consistent with the Master Plan.

RECOMMENDATIONS

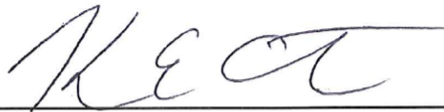
We find that the conversion of the rezoning of the site to repurpose the building from an unknown future office market to a known market of residential, is consistent with the Master Plan and the required rezoning standards:

- The proposed development will locate new residents within walking distance of the ever-booming Big Beaver commercial corridor and employment centers.
- Provides easy access to a main thoroughfare within the city and regional transportation network.
- Additional residential promotes walkability and creates a more 24-hour environment.

Based upon the comments of the analysis, we recommend approval of the proposed rezoning of the parcel from O, Office to BB, Big Beaver.



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



CARLISLE/WORTMAN ASSOC., INC.
Kristoffer Canty
Planner

CITY OF TROY REZONING REQUEST APPLICATION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER
TROY, MICHIGAN 48084
248-524-3364
E-MAIL: planning@troymi.gov



REZONING REQUEST APPLICATION
\$1,800.00

ESCROW FEE
\$1,500.00

NOTICE TO THE APPLICANT

REGULAR MEETINGS OF THE TROY PLANNING COMMISSION ARE HELD ON THE SECOND AND FOURTH TUESDAY OF EACH MONTH AT 7:00 P.M. AT CITY HALL.

APPLICATIONS SHALL BE FILED NOT LATER THAN THIRTY (30) DAYS BEFORE THE SCHEDULED DATE OF THE MEETING.

A PLANNING COMMISSION PUBLIC HEARING SHALL BE SCHEDULED FOLLOWING A DETERMINATION BY THE PLANNING DEPARTMENT THAT THE APPLICATION IS COMPLETE.

PLEASE COMPLETE THE FOLLOWING:

1. NAME OF THE PROPOSED DEVELOPMENT: Lindsey Center
2. ADDRESS OF THE SUBJECT PROPERTY: 2690 Crooks Road
3. CURRENT ZONING CLASSIFICATION: Office
4. PROPOSED ZONING CLASSIFICATION: Urban Residential (UR)
5. TAX ID NUMBER(S) OF SUBJECT PROPERTY: 20-28-101-003
6. APPLICANT FOR REZONING:
NAME Jordan Jonna
COMPANY AF Jonna Development & Management Co.
ADDRESS 4036 Telegraph Road, Suite 201
CITY Bloomfield Hills STATE MI ZIP 48032
TELEPHONE 248-593-6200
E-MAIL jjonna@afjonna.com
- OWNER OF THE SUBJECT PROPERTY:
NAME _____
COMPANY _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
TELEPHONE _____
E-MAIL _____
7. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY:
Applicant is owner.
8. SIGNATURE OF THE PROPERTY OWNER: [Signature]
BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC AS TO THIS REQUEST FOR REZONING.
9. SIGNATURE OF THE APPLICANT: [Signature]

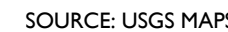
REZONING APPLICATION CHECKLIST

A COMPLETE REZONING APPLICATION SHALL INCLUDE THE FOLLOWING:

- ☐ REQUIRED FEE
- ☐ ONE (1) HARD COPY OF THE SIGNED APPLICATION FORM
- ☐ ONE (1) HARD COPY OF A CERTIFIED BOUNDARY SURVEY OF THE PROPERTY TO BE REZONED, WHICH SHALL INCLUDE A LEGAL DESCRIPTION AND A SCALE DRAWING, PREPARED BY A LICENSED LAND SURVEYOR
- ☐ ONE (1) HARD COPY OF A PROPOSED SITE PLAN INDICATING THE SUBJECT PROPERTY AND THE BUILDINGS / USES PROPOSED TO BE CONSTRUCTED
- ☐ ONE (1) HARD COPY OF A STATEMENT INDICATING WHY, IN THE OPINION OF THE APPLICANT, THE REZONING REQUESTED IS CONSISTENT WITH THE MASTER PLAN, AND WHY SUCH A REZONING IS CONSISTENT WITH ADJACENT ZONING DISTRICTS AND USES, AND WILL NOT BE DETRIMENTAL TO THE PROPERTY OF OTHER PERSONS LOCATED IN THE VICINITY
- ☐ ONE (1) CD CONTAINING AN ELECTRONIC VERSION OF THE COMPLETE REZONING APPLICATION

NOTICE TO APPLICANT

PUBLIC HEARING NOTICES REGARDING REQUESTS FOR REZONING REQUESTS WILL BE SENT TO PROPERTY OWNERS WITHIN 300 FEET OF THE SITE INVOLVED IN THE REQUEST. THE OPINIONS OF ADJACENT PROPERTY OWNERS ARE TAKEN INTO CONSIDERATION BY THE PLANNING COMMISSION AND THE CITY COUNCIL IN THE COURSE OF THEIR PUBLIC HEARINGS.



SCALE: 1" = 2,000'±



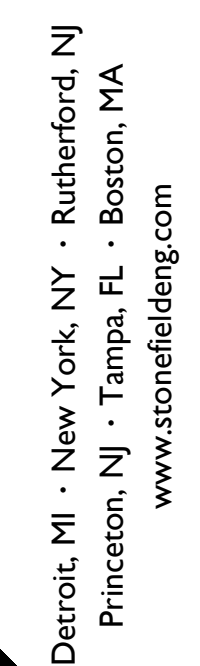
SCALE: 1" = 200'±

CITY OF TROY, OAKLAND COUNTY, MICHIGAN

**AF JONNA DEVELOPMENT
4036 TELEGRAPH ROAD, SUITE 201
BLOOMFIELD HILLS, MI 48302**

[illegible]

NOT APPROVED FOR CONSTRUCTION



607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

2690 CROOKS ROAD

PROPOSED REZONING

20-28-101-003
2690 CROOKS ROAD
CITY OF TROY
OAKLAND COUNTY, MICHIGAN



TITLE:	
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DRAWING:

C-1

I. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:

- ALTA SURVEY MAP SURVEY PREPARED BY KEM-TEC SURVEY DATED 12/12/2019
- AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO
- LOCATION MAP OBTAINED FROM USGS ONLINE
- ZONING INFORMATION OBTAINED FROM CITY OF TROY ZONING MAP

2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



www.stonefieldeng.com

Phone 248.247.1115

SHEET INDEX	
DRAWING TITLE	SHEET #
COVER SHEET	C-1
SITE PLAN	C-2
SITE PLAN (PHASE II)	C-3

ADDITIONAL SHEETS	
DRAWING TITLE	SHEET #
ALTA LAND SURVEY	1 OF 1

V:\P19301\19301.dwg (DRAWING) 2690 CROOKS ROAD, 1 CROOKS ROAD, TROY, MICHIGAN 48063-1500

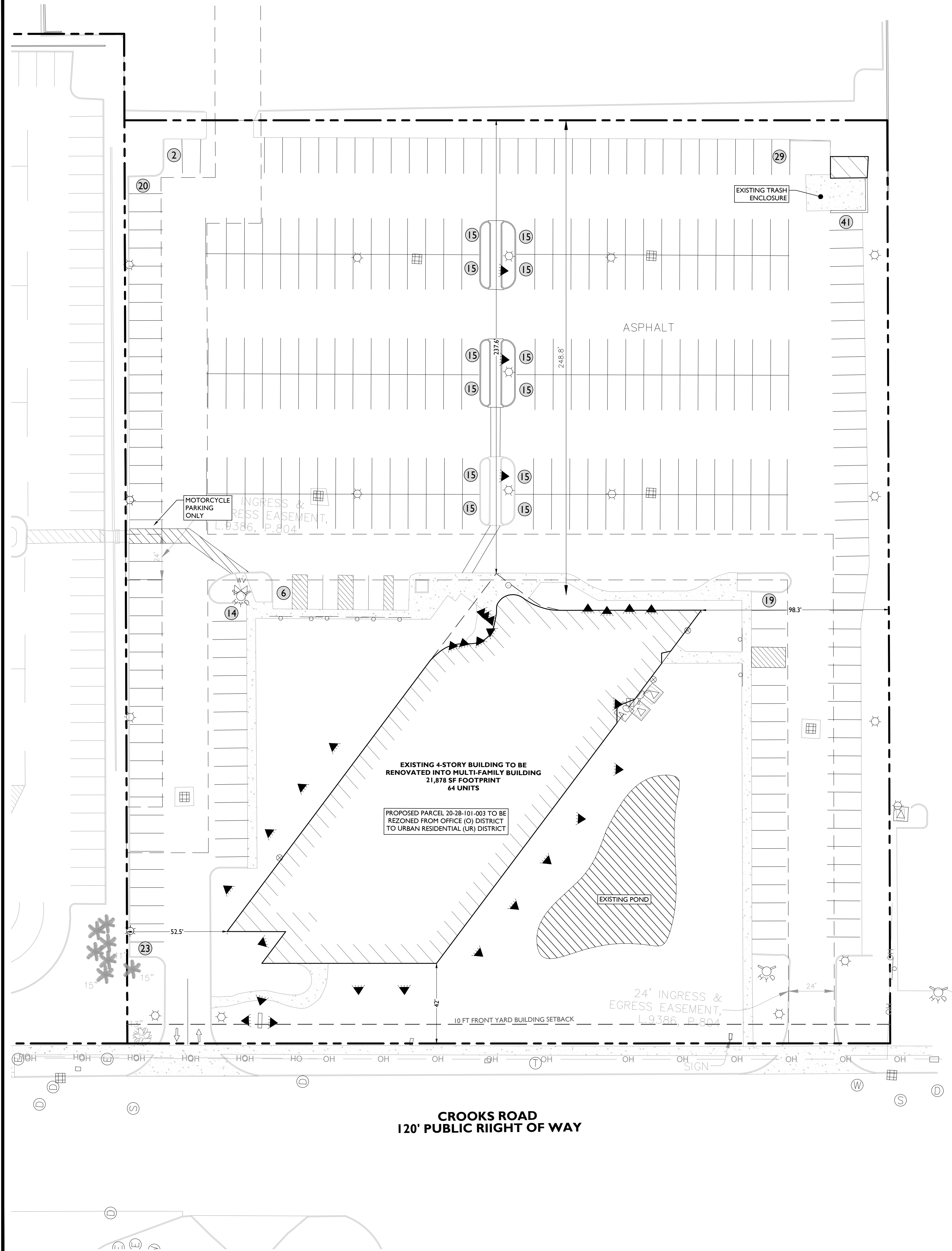


TABLE OF LAND USE AND ZONING		
PARCEL ID: 20-28-101-003		
EXISTING ZONE: OFFICE (O)		
PROPOSED ZONE: URBAN RESIDENTIAL (UR)		
PROPOSED USE	PERMITTED USE	
MULTI-FAMILY APARTMENTS		
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	N/A	193,599 SF (4.44 AC)
MINIMUM BUILDING COVERAGE	50% (96,800 SF)	11.3% (21,890 SF)
MAXIMUM DENSITY	35 UNITS/ACRE (155 UNITS)	14.8 UNITS/ACRE (62 UNITS)
REQUIRED FRONT YARD SETBACK	10 FT	42.0 FT
MINIMUM SIDE YARD SETBACK	0 FT	52.5 FT
MINIMUM REAR YARD SETBACK	0 FT	237.6 FT
MINIMUM SETBACK BETWEEN BUILDINGS	30 FT	N/A

FLOOR AREA TABLE		
CODE SECTION	REQUIRED	PROPOSED
§ 4.09.C	FLOOR AREA/UNIT:	TBD
	1 BEDROOM = 600 SF/UNIT	
	2 BEDROOM = 800 SF/UNIT	
	3 BEDROOM = 1,000 SF/UNIT	
	4 BEDROOM = 1,200 SF/UNIT	

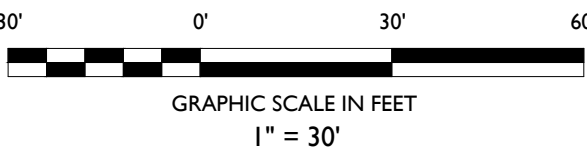
OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ TABLE 13.06-A	MULTI-FAMILY DWELLING: 2 SPACES PER DWELLING UNIT (62 UNITS)(2 SPACES PER UNIT) = 124 SPACES	333 SPACES
§ TABLE 13.06-B	90° PARKING: 9.5 FT X 19 FT W/ 24 FT AISLE	EXISTING
§ 13.06.F.3	MAXIMUM PARKING: 120% OF REQUIRED PARKING (124 SPACES)(1.2) = 149 SPACES	333 SPACES (W)
§ 13.11.C.4	BICYCLE PARKING: 2 SPACES PER BUILDING (1 BUILDINGS)(2 SPACES/BUILDING) = 2 SPACES	TO BE PROVIDED
§ 13.02.E-1	SITE LANDSCAPING: 15% OF THE SITE AREA SHALL BE LANDSCAPED (193,599 SF)(0.15) = 29,040 SF	26.4% (51,208 SF)
§ 4.09.D.5	RECREATIONAL AREA: 300 SF RECREATIONAL AREA PER UNIT (62 UNITS)(300 SF/UNIT) = 18,600 SF	36,542 SF

(W) WAIVER



SYMBOL	DESCRIPTION
	PROPERTY LINE
	EXISTING BUILDING
	PROPOSED CURB
	PROPOSED BUILDING
	PROPOSED CONCRETE

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
 - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
 - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
 - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
 - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
 - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
 - SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



STONEFIELD
engineering & design

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Princeton, NJ • Tampa, FL • Boston, MA
www.stonefieldeng.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE REZONING PLANS

2690 CROOKS ROAD
PROPOSED REZONING

20-28-101-003
2690 CROOKS ROAD
CITY OF TROY
OAKLAND COUNTY, MICHIGAN



STONEFIELD
engineering & design

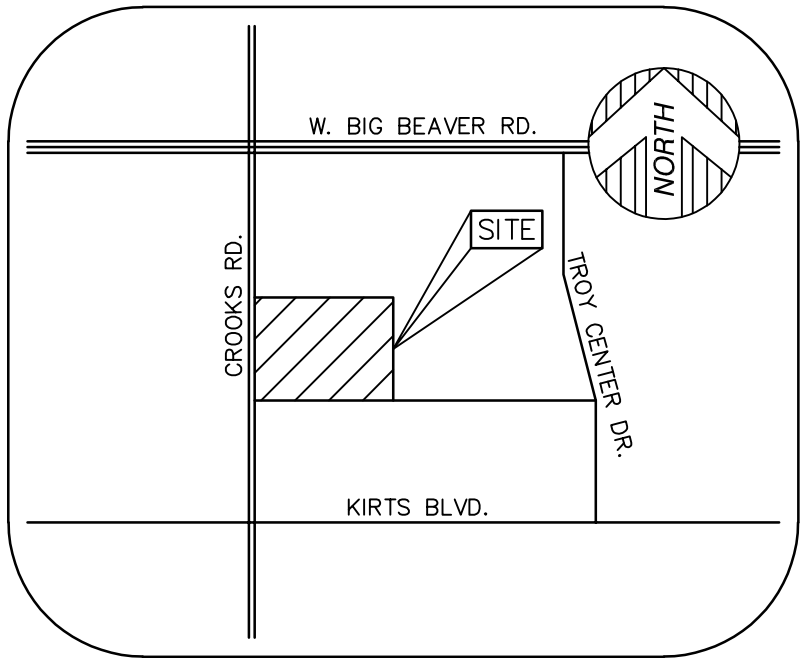
SCALE: 1" = 30' PROJECT ID: M-19301.01

TITLE:

SITE PLAN

DRAWING:

C-2



VICINITY MAP
(NOT TO SCALE)

LEGEND

	FOUND MONUMENT (AS NOTED)
	FOUND SECTION CORNER (AS NOTED)
	RECORD AND MEASURED DIMENSION
	RECORD DIMENSION
	MEASURED DIMENSION
	ELECTRIC MANHOLE
	ELECTRIC PANEL
	TRANSFORMER
	UTILITY POLE
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	ELECTRIC OUTLET
	CABLE TV RISER
	TRAFFIC SIGNAL
	CROSSWALK SIGNAL
	CLEANOUT
	SANITARY MANHOLE
	ROUND CATCH BASIN
	SQUARE CATCH BASIN
	DRAIN
	STORM DRAIN MANHOLE
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER GATE MANHOLE
	WATER VALVE
	AIR CONDITIONING UNIT
	BOLLARD
	FLAGPOLE
	FLOOD LIGHT
	LIGHTPOST/LAMP POST
	MAIL BOX
	SINGLE POST SIGN
	DOUBLE POST SIGN
	HANDICAP PARKING
	PARCEL BOUNDARY LINE
	ADJOINER PARCEL LINE
	SECTION LINE
	EASEMENT (AS NOTED)
	BUILDING
	BUILDING OVERHANG
	ASPHALT CURB
	CONCRETE CURB
	RAISED CONCRETE
	PARKING
	EDGE OF CONCRETE (CONC.)
	EDGE OF ASPHALT (ASPH.)
	EDGE OF GRAVEL
	FENCE (AS NOTED)
	WALL (AS NOTED)
	LANDSCAPING (AS NOTED)
	OVERHEAD UTILITY LINE
	UNDERGROUND PIPE (AS NOTED)
	BUILDING AREA
	ASPHALT
	CONCRETE

PARKING

HANDICAP PARKING = 8 STALLS
STANDARD PARKING = 328 STALLS

BASIS OF BEARING

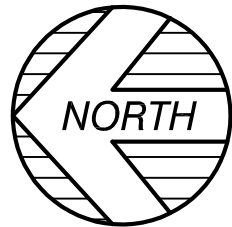
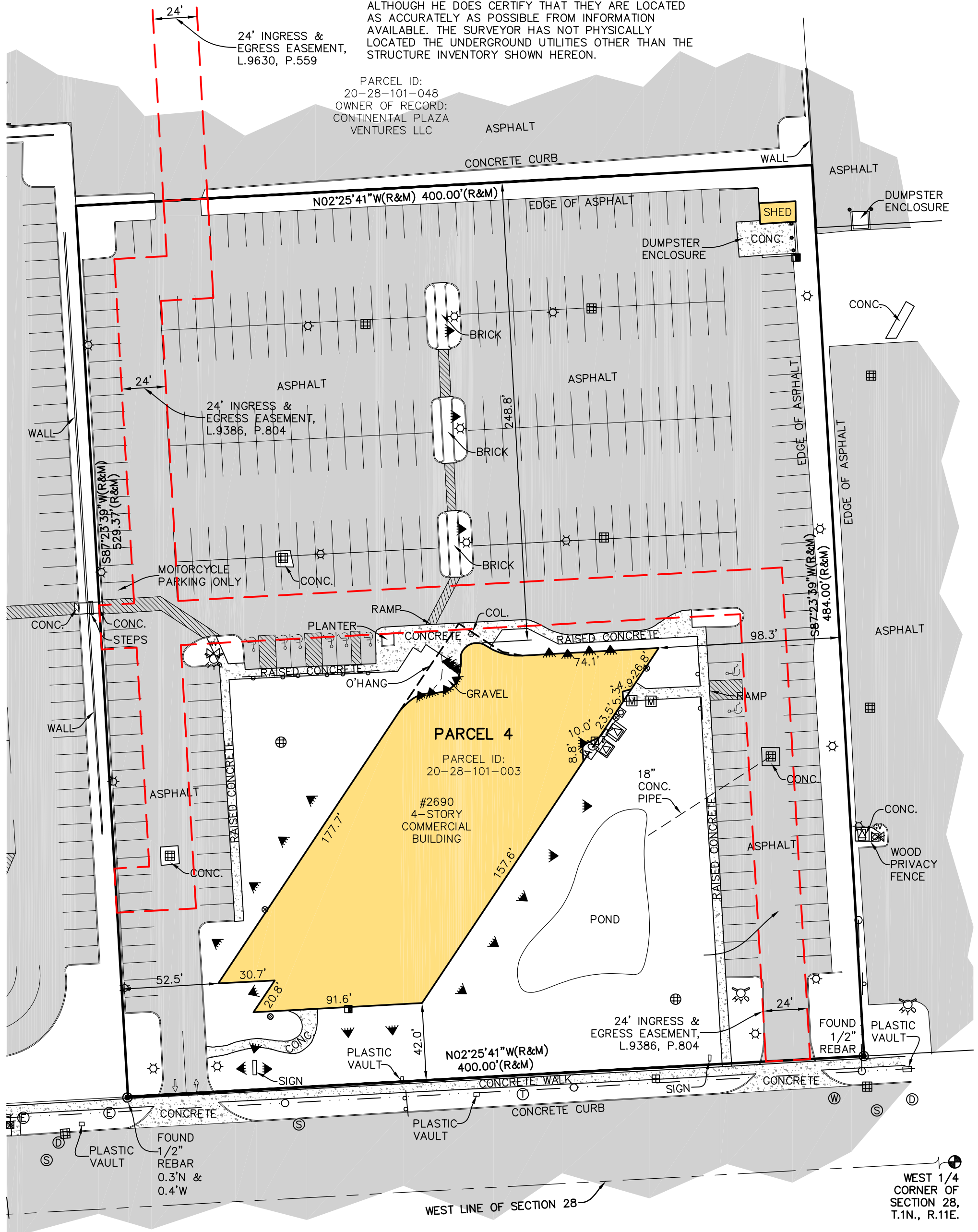
SOUTH 02°25'41" EAST, BEING THE WEST LINE OF SECTION 28, AS SHOWN.

PARCEL AREA

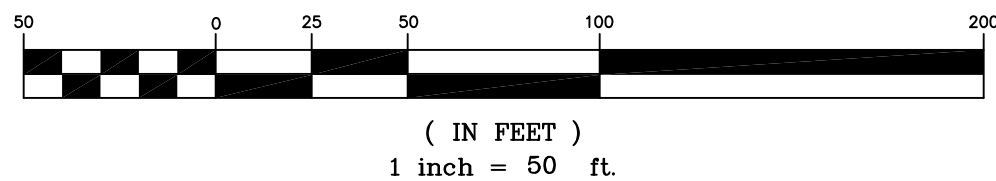
PARCEL 4:
193,599± SQUARE FEET = 4.444± ACRES

SURVEYOR'S NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.



GRAPHIC SCALE



PROPERTY DESCRIPTION

THE LAND SITUATED IN THE TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PARCEL 4:
THE EAST 484 FEET OF THE WEST 544 FEET OF THE SOUTH 400 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 CORNER OF SECTION 28, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE STEWART TITLE GUARANTY COMPANY FILE No. 63-19650824-SCM, REVISION 4, DATED SEPTEMBER 03, 2019, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

27. TERMS AND PROVISIONS CONTAINED WITHIN, AND EASEMENTS CREATED BY CROSS-ACCESS OR JOINT-DRIVE EASEMENT RECORDED IN LIBER 9386, PAGE 804, OAKLAND COUNTY RECORDS (AFFECTS PARCELS 4). (AS SHOWN)

28. TERMS AND PROVISIONS CONTAINED WITHIN, AND EASEMENTS CREATED BY CROSS-ACCESS OR JOINT-DRIVE EASEMENT RECORDED IN LIBER 9630, PAGE 559, OAKLAND COUNTY RECORDS (AFFECTS PARCELS 4). (AS SHOWN)

SURVEYOR'S CERTIFICATION

TO A.F. JONNA; STEWART TITLE GUARANTY COMPANY; AND ATA NATIONAL TITLE GROUP, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 2, 4, 7A, 8, AND 9 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 05, 2019.

DATE OF PLAT OR MAP: DECEMBER 10, 2019

DRAFT

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemttec-survey.com

ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: A.F. JONNA
991 & 999 W. BIG BEAVER RD. & 2690 CROOKS RD.,
TROY, MICHIGAN,
PART OF SECTION 28,
TOWN 2 NORTH, RANGE 11 EAST

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DRAWN BY:	JDM	12/12/19
CHECKED BY:	ATS	12/12/19
DATE:	DECEMBER 12, 2019	
PROJECT NO:	19-03820	SCALE: 1" = 50'

REZONING REQUEST

6. PUBLIC HEARING – REZONING REQUEST (File Number Z JPLN2021-0001) – Proposed Lindsey Center Rezoning, East of Crooks, South of Big Beaver (2690 Crooks; PIN 88-20-28-101-003), Section 28, From O (Office) to BB (Big Beaver) Zoning District

Mr. Savidant gave a review of the Lindsey Center rezoning request. He said the applicant intends to convert an existing 4-story office building into a 64-unit apartment building. Mr. Savidant identified neighboring land uses and zoning. He addressed how the request relates to the Master Plan, Big Beaver Corridor Study and the required rezoning standards.

Mr. Savidant said the Planning Department supports the repurposing of the existing building from an unknown future office market to a known market of residential and recommends approval of the proposed rezoning of the parcel from Office to Big Beaver.

Present were Jordan Jonna of Jonna Development and Jason Gekiere of Tower Construction.

Mr. Jonna said their multi-family business has invested in several projects in Troy. He addressed timing, funding and construction costs of development. Mr. Jonna said their intent is to repurpose the building into a viable use in a creative design. Mr. Jonna shared there is no timeline for the proposed development at this time, but they would hope to move forward in a timely manner should the rezoning request be granted.

Mr. Jonna addressed a proposed development of theirs that is currently in the application process with the Planning Department. He said the proposed development is a live, work and play campus located at Big Beaver and Crooks.

There was discussion on:

- Current office economy.
- If rezoning request granted, Site Plan application would come before Board for review.
- Investments in Troy cited by applicant.
- Viability of mixed-use developments.
- Square footage of apartment units.

PUBLIC HEARING OPENED

Chair Krent acknowledged there was no one present in the audience to speak.

Ms. Ferencz reported no voicemail messages were received, and there was no one virtually present to speak.

Ms. Ferencz read the following email message received into the record.

- Chuck Shepherd; in support.

PUBLIC HEARING CLOSED

Resolution # PC-2021-05-038

Moved by: Lambert

Support by: Faison

RESOLVED, That the Planning Commission hereby recommends to the City Council that the O to BB rezoning request, as per Section 16.03 of the City of Troy Zoning Ordinance, located on the east side of Crooks, south of Big Beaver (2690 Crooks), within Section 28, being approximately 4.45 acres in size, be **GRANTED** for the following reasons:

1. The proposed rezoning is consistent with the Master Plan
2. The proposed rezoning does not appear to cause or increase any nonconformity.
3. If rezoned the property will be capable of accommodating service and facility loads caused by use of the development.
4. The rezoning does not appear to impact public health, safety, or welfare.
5. The rezoning will ensure compatibility with adjacent uses of land.
6. The rezoning would provide market flexibility to an office building in the wake of the Covid-19 pandemic.
7. The rezoning would permit residential uses by right, which would have the effect of locating new residents within walking distance of the Big Beaver commercial corridor and employment centers.
8. The rezoning would permit residential uses which would promote walkability and create a more 24-hour environment within the Big Beaver corridor.

Yes: All present (9)

MOTION CARRIED