



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: September 7, 2021

To: Mark F. Miller, City Manager

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

Subject: ANNOUNCEMENT OF PUBLIC HEARING – TROY CROSSING PLANNED UNIT DEVELOPMENT (File Number PUD JPLN2021-0008) – Proposed Amendment to Troy Crossing PUD, North side of Big Beaver, East of John R (Parcels 88-20-24-352-067 and -068), Section 24, Currently Zoned PUD 8 (Planned Unit Development 8) District

The applicant Brian Najor of Najor Companies submitted an application to amend Troy Crossing (AKA The Phoenix Troy Apartments) Planned Unit Development (PUD). The PUD was approved in 2017. The approved project featured two retail buildings plus four apartment buildings totaling 96 units. The four apartment buildings are nearing completion. The two retail buildings along Big Beaver have not been constructed and the applicant seeks to replace the approved retail buildings with another 3-story, 25-unit apartment building featuring 2,000 square feet of retail/restaurant on the ground floor.

The Planning Commission considered this application at a public hearing on August 24, 2021 and recommended approval of the rezoning by an 8-0 vote. In the resolution, the Planning Commission encouraged the applicant to enhance the development with additional landscaping, to consider moving the retail/restaurant space to the east side of the building and to increase the amount of retail/restaurant space on the ground floor up to 4,000 square feet. The applicant has not submitted revised plans which address these suggestions.

A City Council public hearing has been scheduled for September 27, 2021.

Attachments:

1. Agenda packet from August 24, 2021 Planning Commission meeting.
2. Minutes from August 24, 2021 Planning Commission Regular meeting (excerpt).

DATE: August 19, 2021

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING - TROY CROSSING PLANNED UNIT DEVELOPMENT (File Number PUD JPLN2021-0008) – Proposed Amendment to Troy Crossing PUD, North side of Big Beaver, East of John R (Parcels 88-20-24-352-067 & -068), Section 24, Currently Zoned PUD 8 (Planned Unit Development 8) District.

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The Planning Commission is a recommending body for this application.

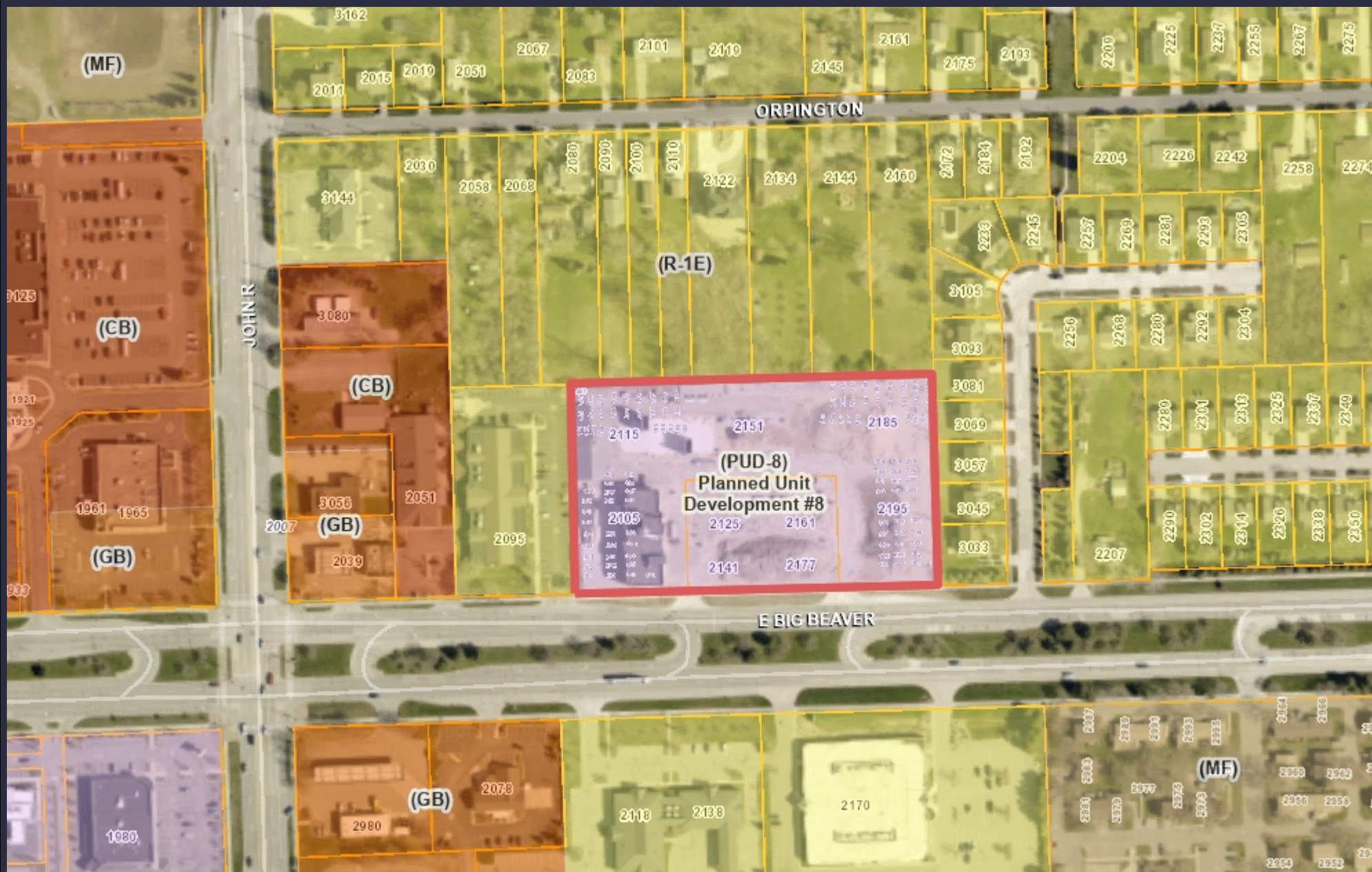
The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the project as revised. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and the recommendations included therein.

Attachments:

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

G:\PUD's\PUD 018 JPLN2021-0008 Troy Crossing (aka The Phoenix Troy Apts)\PC Memo 08 24 2021.doc





595 0 297 595 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.



Carlisle | Wortman
ASSOCIATES, INC.

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

PUD AMENDMENT For City of Troy, Michigan

Date: August 16, 2021

Applicant:	Najor Companies
Project Name:	Big Beaver – Troy Crossing PUD
Plan Date:	June 5, 2017
Location:	North side of Big Beaver, east of John R.
Zoning:	Planned Unit Development
Action Requested:	Planned Unit Development Amendment
Required Information:	Deficiencies noted

PROJECT AND SITE DESCRIPTION

The Troy Crossing Planned Unit Development received PUD and site plan approval in 2017. The 2017 approval included four (4) 3-story apartment buildings (totaling 108 units), two retail/restaurant facilities (totaling approximately 10,000 sq.ft), and a community center. The retail buildings front Big Beaver Road, with the apartment buildings along the north, east and west sides of the property. Arranged as a plaza style development, the four apartment buildings and retail centers all face the center parking lot and landscaped area.

To date all four (4) 3-story apartment buildings have been constructed. The applicant notes that due to market conditions, they are seeking an PUD amendment to convert the two retail/restaurant facilities, into one building that will include 25 additional residential units and approximately 2,000 sq/ft of restaurant/retail. Parking is sufficient with the change from retail to residential.

The proposed architecture matches the built apartments.

SUMMARY

Planning Commission is to hold a public hearing and make a recommendation to the City Council.

Yours Truly,



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

Response to Section 6 of the PDP Application:

In September 2019, the City of Troy Council approved the PUD, known as Big Beaver Place, consisting of four apartment buildings totaling 108 units and two retail buildings of up to 12,000 square feet in total. At this time, the apartment buildings are in various stages of development with tenants having moved into building number one in April 2021 and a planned completion of building two in July 2021. The two remaining apartment buildings are scheduled to be completed by early 2022. The demand for these premium quality units at this development has been extremely strong with 67 of the total 108 units having been leased as of the beginning of June 2021. Now that we have tenants moved in and we have received a substantial amount of feedback from prospective residents, we believe that the two retail buildings approved would be a detriment to the surrounding apartment community in the form of additional traffic and noise.

In lieu of the two retail buildings, we are proposing to construct a single three-story building consisting of 2,129 square feet of retail and/or restaurant use on the west end of the ground floor and 25 additional apartment units. The retail/restaurant uses will maintain the mixed-use component of the PUD while at a scale that is more appropriate for this principally residential community. The uses envisioned for this retail component would be complimentary to the apartment residents and include such offerings as a coffee shop, small restaurant and/or personal service uses. The elevations of the proposed building would be consistent with the other buildings in the development. The building will be situated in the same area as the previously approved retail building and will retain many of the landscape and hardscape elements such as planter boxes and pavers.

(Per First American Title Insurance Co. (Title Connect, LLC) commitment number TC13-80740, commitment date 04-04-19)

commencing at the Southwest Corner of said Section 24; thence along the South line of said Section 24, N89°47'05"E, 600.00 feet (plotted as S89°59'E, 534.46 feet); thence N00°31'38"E, 102.03 feet to the North line of Big Beaver Road (102 feet = 1/2 width half-of-way) and the POINT OF BEGINNING, thence continuing N00°31'38"E, 102.03 feet to the intersection of said North line and the East line of said Section 24, 600.34 feet (plotted as 600 feet) to the POINT OF BEGINNING, thence S89°45'05"E, 600.34 feet (plotted as 600 feet) to the intersection of said East line and the North line of said Section 24, thence S89°45'05"E, 600.34 feet (plotted as 600 feet) to the intersection of said East line and the North line, N89°41'57"W, 164.38 feet (plotted as N89°23"W), thence N00°01'07"E, 183.50 feet, thence N89°41'57"W, 249.00 feet, thence S00°01'07"E, 183.50 feet to the intersection of said North line and the East line of said Section 24, thence S89°41'57"W, 186.32 feet to the POINT OF BEGINNING.

Lands in the Southwest 1/4 of Section 24, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being part of Lots 16 through 19, "Big Beaver Poultry Farms" Subdivision, as recorded in Liber 23, Page 14, Oakland County Records, more particularly described as:

Commencing at the Southwest Corner of said Section 24; thence along the South line of said Section 24, S82°42'05"E, 535.07 feet (platted as S89°29'E, 534.86 feet - 1/2 mile right-of-way); thence along the North line of Big Beaver Road (102 feet - 1/2 mile right-of-way); thence along said North line S89°41'E, 186.32 feet (platted as S89°29'E); to the POINT OF BEGINNING; thence N00°15'03"E, 183.50 feet; thence S89°41'E, 249.00 feet; thence S00°15'03"W, 183.50 feet said North line, N89°41'E, 249.00 feet to the POINT OF BEGINNING.

(Per First American Title Insurance Co. (Title Connect, LLC) commitment number TC13-80740, commitment date 04-04-18.)

- 7 Subject to the easements, restrictions and reservations contained in the Big Beaver Policy Forms filed recorded at Liber 23, Page(s) 14, Oakland County Records. [DOES NOT AFFECT THE SUBJECT PROPERTY]
- 13 Terms and Conditions contained in Right of Way In favor of Michigan Bell Telephone Company as disclosed by Instrument recorded in Liber 7291, page 708. [DOES NOT AFFECT THE SUBJECT PROPERTY]
- 14 Terms and Conditions contained in Development Agreement as disclosed by instrument recorded in Liber 30785, page 864 as amended by First Amendment to Development Agreement recorded in Liber 30785 [AFFECTS ALL OF THE SUBJECT PROPERTY]
- 15 Covenants, conditions and restrictions and other restraints, but limiting restrictions, if any based on race, color, religion, sex, handicap, familial status or national origin as contained in Instrument recorded in Liber 30785, Page(s) 864, Oakland County Records. [DOES NOT AFFECT THE SUBJECT PROPERTY]

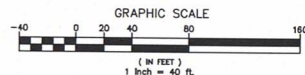
A. At the time of survey there was no evidence observed of any tanks, drainage fields, or use as a solid waste dump or sanitary landfill.

B. The site is currently under construction. The survey shows conditions as of January 23, 2017.

C. No evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor are there any other documentation of any wetlands being located on the subject property.

D. The sewers and water lines are based on record maps provided by the City of Dearborn Engineering Department and visual observation.

E. The existing conditions as shown herein, are as of the "last day of field work" noted in the certification.



8 **NOEL PLAIN SET**

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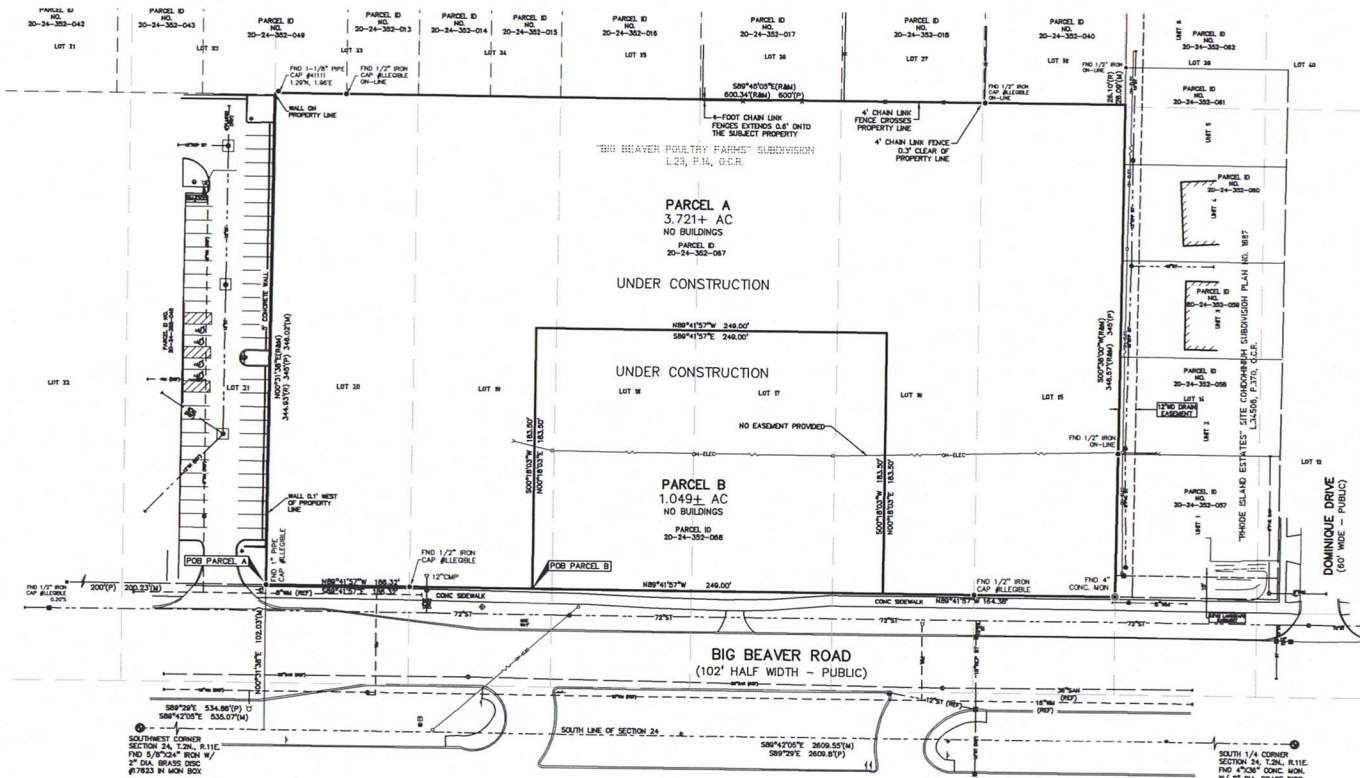
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CONAGERS ENERGY, GS MAP #22-B-1-24-3, DATED 4-20-15
NAME NOT RECEIVED INFORMATION AS OF 1-18-17
F.E.A.S. FIRM MAP #212300505, DATED 1-18-17
"BOUNDARY AND TOPOGRAPHIC SURVEY BIG BEAKER PLACE", FAZ
KAYN & ASSOC., PROJECT #08-640, DATED 10-23-08

To: Troy Crossing, LLC
Title Connect, LLC
First American Title Insurance Company,
Bank of Ann Arbor

This is to certify that this map or plot and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011, and include items 1, 2, 3, 4, 8, 9, 11(a), 13, 16-18 and 19 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further states that in my professional opinion, as a land surveyor registered in the State of Oregon, the Reasonable Position of Accuracy of this survey does not exceed that which is specified therein. The last day of field work was completed on January 23, 2017.

Todd D. Shelly, PS
Michigan Professional Surveyor-No. 41111
Agent for PEA, Inc.

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "X", AREA
DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHAN-
FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER
26125C0553G, DATED JANUARY 18, 2009.



REVISIONS

[illegible]

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811

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PEA, Inc.
2430 Rochester Ct, Ste 100
Troy, MI 48063-1872
t 248.689.9090
f 248.689.1044
www.peainc.com

MAJOR COMPANIES

ALTA/NSPS LAND TITLE SURVEY NAJOR BIG BEAVER PUD

ORIGINAL ISSUE DATE

AUGUST 21, 2019

PEA JOB NO. 2016-28

SCALE: 1" = 40'

DRAWING NUMBER

1

[illegible]





Google Earth

2/2021 Google

05/04/2021 Fifth Apartment Building

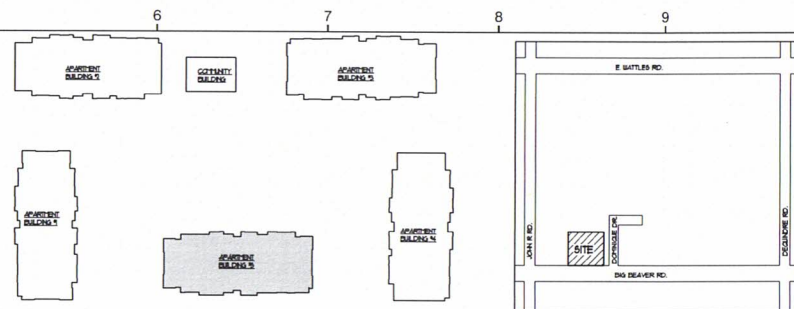


PEA
2430 ROCHESTER COURT, SUITE 100, TROY, MI 48063 PH: (248)689-9090

LANDSCAPE CONSULTANT

GENERAL:
G0.0) ZONING ANALYSIS

ARCHITECTURAL:
A0.0) PROPOSED SITE PLAN
A1.0) APARTMENT FIRST FLOOR PLAN
A1.0.2) APARTMENT SECOND FLOOR PLAN
A1.0.3) APARTMENT THIRD FLOOR PLAN
A2.0) APARTMENT ELEVATIONS
A2.0.2) APARTMENT ELEVATIONS



PROJECT SUMMARY:

APARTMENT BUILDING 1 - 4 EFFICIENCY UNITS
1 (1) EFFICIENCY UNIT
0 (0) 1 BEDROOM UNITS
0 (0) 2 BEDROOM UNITS
TOTAL = 71 UNITS

APARTMENT BUILDING 3 - 8 EFFICIENCY UNITS
1 (1) EFFICIENCY UNIT
3 (3) 1 BEDROOM UNITS
3 (3) 2 BEDROOM UNITS
TOTAL = 28 UNITS

FIRST FLOOR RETAIL/RESTAURANT AREA = 1,025 SQ. FT.

2 SPACES FOR EACH DOWLING UNIT, 1 SPACE FOR EACH EFFICIENCY UNIT

500 DOWLING UNITS x 1 = 500 PARKING SPACES
100 EFFICIENCY UNITS x 1 = 100 PARKING SPACES
TOTAL = 500 PARKING SPACES

RETAIL + PARKING SPACE FOR 260 SQ. FT. GRASSY AREA

1,025 SQ. FT. + 500 PARKING SPACES

160 (16) RESTAURANT + 500 (500) PARKING SPACES

NO ALLEYS (7) x 400 PARKING SPACES

TOTAL PARKING REQUIREMENTS ARE 160 PARKING SPACES

TOTAL PARKING REQUIREMENTS (RESTAURANT + PARKING SPACES)

TOTAL PARKING PROVIDED 504 PARKING SPACES

[illegible]

**SERRA - MARKO
& ASSOCIATES**

ARCHITECTURAL DESIGNERS

189 E Big Beaver, Suite 108 Troy, MI 48063
Tel: 248.457.6903 Fax: 248.457.6906
Email: info@s-m-associates.com
Website: www.s-m-associates.com

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.

PREPARED IN COLLABORATION
WITH D'ANNA ASSOCIATES, INC.



PROJECT NAME:
TROY CROSSING

FIFTH APARTMENT
BUILDING
05-04-2021

ADDRESS:
BIG BEAVER RD.
TROY, MI 48083

JOB NO.	15-0353
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ISSUANCES

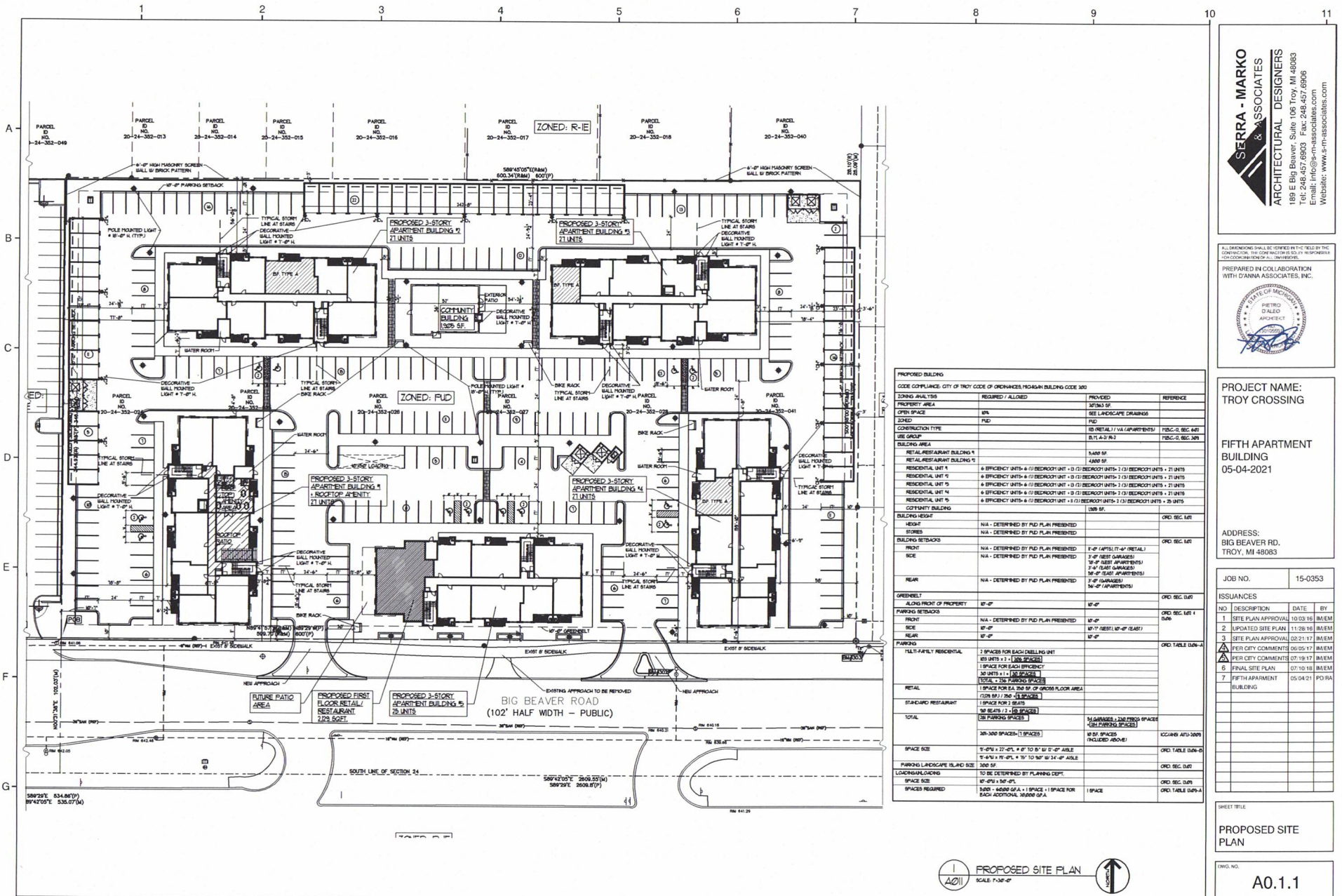
[illegible]

SHEET TITLE


ZONING ANALYSIS

CMV NO.

G0.0.1



SERRA - MARKO & ASSOCIATES
ARCHITECTURAL DESIGNERS
 189 E Big Beaver, Suite 106 Troy, MI 48063
 Tel: 248.457.6903 Fax: 248.457.6906
 Email: info@s-m-a-associates.com
 Website: www.s-m-a-associates.com

ALL DRAWINGS SHALL BE VERIFIED BY THE FIELD BY THE
 CONSULTING ENGINEER FOR THE PROJECT. THE CONSULTING ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS.
 PREPARED IN COLLABORATION
 WITH D'AMICO ASSOCIATES, INC.


PROJECT NAME:
TROY CROSSING

FIFTH APARTMENT BUILDING
05-04-2021

ADDRESS:
BIG BEAVER RD.
TROY, MI 48063

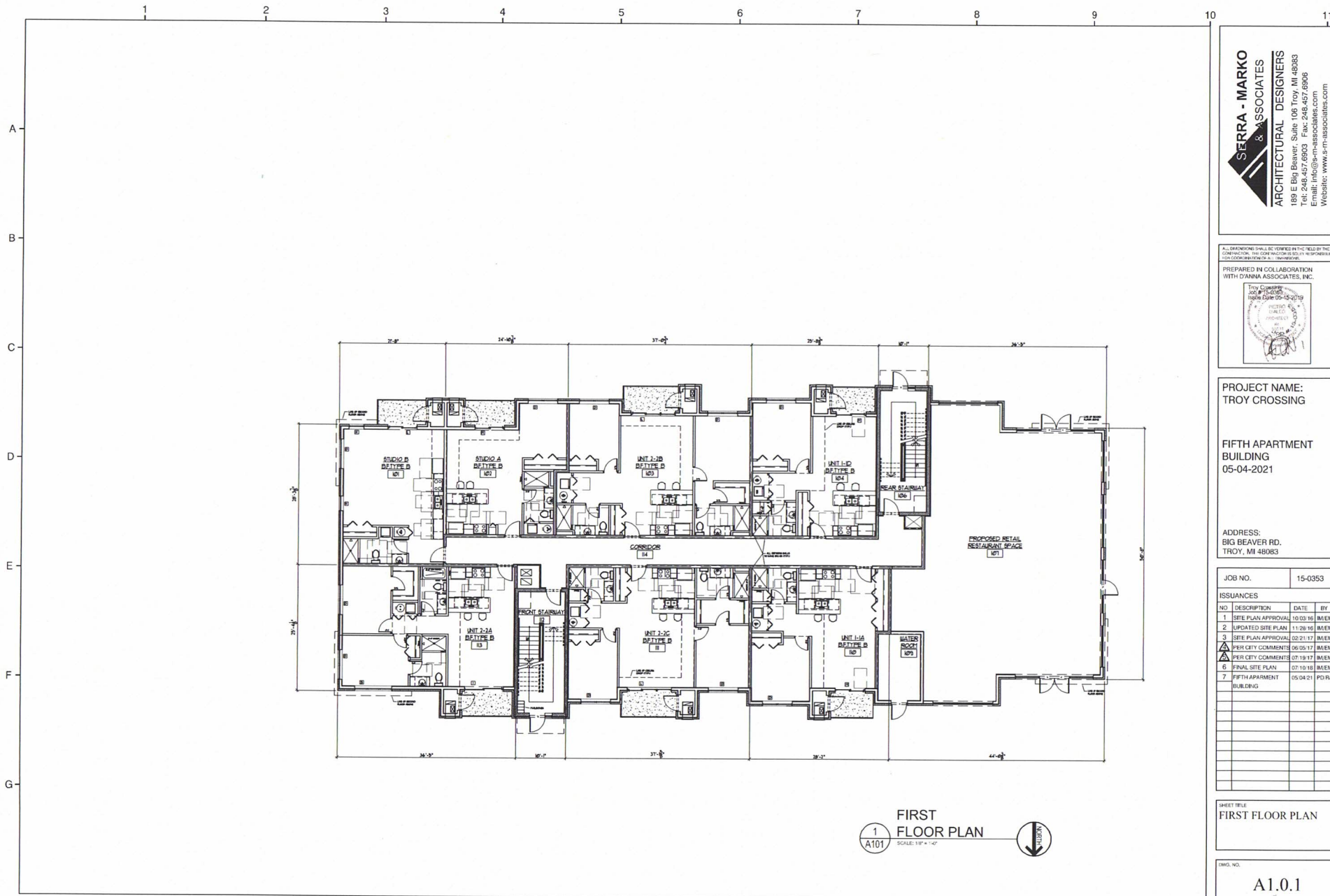
JOB NO. 15-0353

NO.	DESCRIPTION	DATE	BY
1	SITE PLAN APPROVAL	10/03/16	BA/EM
2	UPDATED SITE PLAN	11/28/16	BA/EM
3	SITE PLAN APPROVAL	02/21/17	BA/EM
4	PER CITY COMMENTS	06/05/17	BA/EM
5	PER CITY COMMENTS	07/19/17	BA/EM
6	FINAL SITE PLAN	07/19/18	BA/EM
7	FIFTH APARTMENT BUILDING	05-04-21	PD/BA

SHEET TITLE
PROPOSED SITE PLAN

OWN. NO.
A0.1.1

PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"



SERRA MARKO & ASSOCIATES
ARCHITECTURAL DESIGNERS
 189 E Big Beaver, Suite 108 Troy, MI 48063
 Tel: 248.457.6903 Fax: 248.457.6908
 Email: info@s-m-associates.com
 Website: www.s-m-associates.com

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE
 CONTRACTOR. THIS CONSTRUCTION IS SOLELY THE RESPONSIBILITY
 OF THE CONTRACTOR AND NOT THE ARCHITECT.

PREPARED IN COLLABORATION
 WITH D'AMICO ASSOCIATES, INC.



PROJECT NAME:
TROY CROSSING

**FIFTH APARTMENT
 BUILDING**
 05-04-2021

ADDRESS:
 BIG BEAVER RD.
 TROY, MI 48063

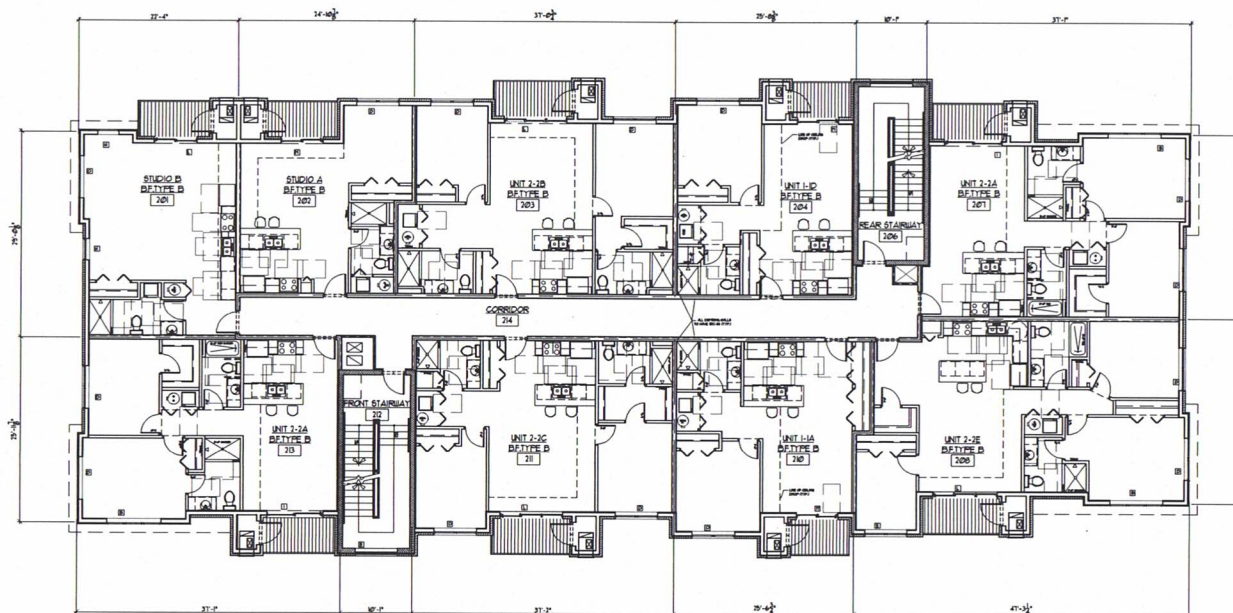
JOB NO. 15-0353

ISSUANCES		
NO.	DESCRIPTION	DATE BY
1	SITE PLAN APPROVAL	10/03/16 BAEM
2	UPDATED SITE PLAN	11/28/16 BAEM
3	SITE PLAN APPROVAL	02/21/17 BAEM
4	PER CITY COMMENTS	06/05/17 BAEM
5	PER CITY COMMENTS	07/19/17 BAEM
6	FINAL SITE PLAN	07/19/17 BAEM
7	FIFTH APARTMENT BUILDING	05/04/21 PDRA

SHEET TITLE:
FIRST FLOOR PLAN

DWG. NO.

A1.0.1



SERRA - MARKO
& ASSOCIATES

ARCHITECTURAL DESIGNERS

189 E Big Beaver, Suite 106 Troy, MI 48063
Tel: 248.457.6903 Fax: 248.457.6906
Email: info@s-m-associates.com
Website: www.s-m-associates.com

PREPARED IN COLLABORATION
WITH D'ANNA ASSOCIATES, INC.

PROJECT NAME:
TROY CROSSING

ADDRESS:
BIG BEAVER RD.
TROY, MI 48063

ISSUANCES			
NO	DESCRIPTION	DATE	BY
1	SITE PLAN APPROVAL	10/03/16	IM/EM
2	UPDATED SITE PLAN	11/26/16	IM/EM
3	SITE PLAN APPROVAL	02/21/17	IM/EM
4	PER CITY COMMENTS	06/05/17	IM/EM
5	PER CITY COMMENTS	07/19/17	IM/EM
6	FINAL SITE PLAN	07/10/18	IM/EM
7	FIFTH APARMENT	05/04/21	PD RA

DVG, NO.

1
A102

SECOND
FLOOR PLAN

SCALE: 1/8" = 1'-0"

North Arrow

APARTMENT BUILDING ELEVATION KEYED NOTES

- 1 PRE-FIN METAL COPING
- 2 W/1 DOOR
- 3 LIFESTONE OR PRE-CAST SILL
- 4 BURNISHED BLOCK
- 5 BRICK
- 6 GEMENT SIDING (COLOR TBD)
- 7 OPEN STEEL CANOPY
- 8 DECORATIVE ELEMENT
- 9 PRE-FINISHED METAL PANEL
- 10 DECORATIVE WALL MOUNTED LIGHT FIXTURE
- 11 ROLL GLASS SET IN ALUM. FRAME UNDOU
- 12 ROLL 10" GLASS SET IN ALUM. FRAME DOOR
- 13 ROLL GLASS SET IN ALUM. FRAME SLIDING DOOR
- 14 ALUM. RAILING (BRONZE FIN. APPEARANCE)
- 15 DOWNPOUT (SEE PLUMBING FOR SIZE)
- 16 NOT USED
- 17 MECHANICAL SHUT
- 18 NOT USED
- 19 FASCIA WRAPPED IN PRE-FINISHED METAL (SEE SECTIONS FOR SIZES)
- 20 HVAC GRILLE (SEE MECHANICAL PLANS)
- 21 DRAIN EDGE METAL COPING
- 22 BUILDING ADDRESS NUMBERS TO BE A MINIMUM OF 4" HIGH WITH A "THIN" UNDOU OF 4" AND IN A COLOR THAT CONTRASTS THE BACKGROUND
- 23 TEMPLER GLASS UNDOU SET IN ALUM. FRAME
- 24 TEMPLER GLASS DOOR SET IN ALUM. FRAME



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

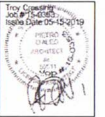


2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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ARCHITECTURAL DESIGNERS
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Tel: 248.457.6903 Fax: 248.457.6906
Email: info@serramarko.com
Website: www.serramarko.com

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PREPARED IN COLLABORATION WITH D'ANNA ASSOCIATES, INC.



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05-04-2021

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TROY, MI 48063

JOB NO. 15-0353

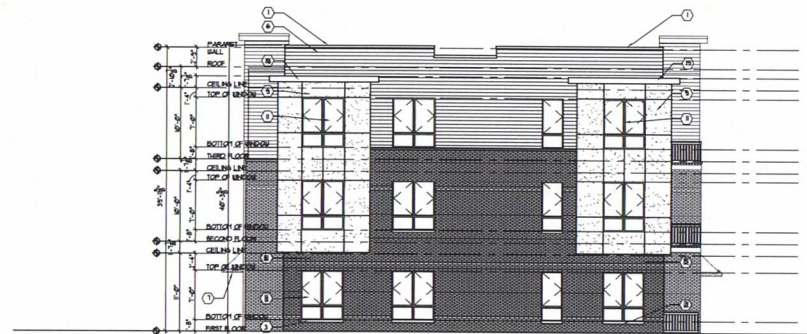
ISSUANCES			
NO.	DESCRIPTION	DATE	BY
1	SITE PLAN APPROVAL	10/03/16	BAEM
2	UPDATED SITE PLAN	11/28/16	BAEM
3	SITE PLAN APPROVAL	02/21/17	BAEM
4	PER CITY COMMENTS	06/05/17	BAEM
5	PER CITY COMMENTS	07/19/17	BAEM
6	FINAL SITE PLAN	07/19/18	BAEM
7	FIFTH APARTMENT BUILDING	05/04/21	PD RA

SHEET TITLE
BUILDING
ELEVATIONS

DWG. NO.
A2.0.1

APARTMENT BUILDING ELEVATION KEYED NOTES

- (1) PRE-FIN METAL CORING
- (2) MET DOOR
- (3) LIMESTONE OR PRE-CAST SILL
- (4) BURNISHED BLOCK
- (5) BRICK
- (6) CEMENT SIDING (COLOR TBD)
- (7) OPEN STEEL CANOPY
- (8) DECORATIVE ELEMENT
- (9) PRE-FINISHED METAL PANEL
- (10) DECORATIVE WALL MOUNTED LIGHT FIXTURE
- (11) INSUL. GLASS SET IN ALUM. PRIME WINDOW
- (12) INSUL. GLASS SET IN ALUM. PRIME DOOR
- (13) INSUL. GLASS SET IN ALUM. PRIME SLIDING DOOR
- (14) ALUM. RAILING (ROUGH IRON APPEARANCE)
- (15) DOWNPOUT (SEE PLUMBING FOR SIZE)
- (16) NOT USED
- (17) MECHANICAL SHUT
- (18) NOT USED
- (19) PANEL WRAPPED IN PRE-FINISHED METAL (SEE SECTION FOR SIZE)
- (20) HVAC GRILLE (SEE MECHANICAL PLANS)
- (21) DRAIN EDGE METAL CORING
- (22) BUILDING ADDRESS NUMBERS TO BE A FINISH OF 4" HSL WITH A FINISH SURFACE OF 60° AND IN A COLOR THAT CONTRASTS THE BACKGROUND.
- (23) TINTED GLASS WINDOW SET IN ALUMINUM PRIME
- (24) TINTED GLASS DOOR SET IN ALUMINUM PRIME



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

SERRA-MARKO & ASSOCIATES
ARCHITECTURAL DESIGNERS
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Tel: 248.467.2666
Email: info@serramarko.com
Website: www.s-m-associates.com

ALL DIMENSIONS SHALL BE VERIFIED BY THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CORRECTING ANY DISCREPANCIES.

PREPARED IN COLLABORATION WITH D'ANNA ASSOCIATES, INC.



PROJECT NAME:
TROY CROSSING

FIFTH APARTMENT
BUILDING
05-04-2021

ADDRESS:
BIG BEAVER RD.
TROY, MI 48063

JOB NO. 15-0353

ISSUANCES

NO.	DESCRIPTION	DATE	BY
1	SITE PLAN APPROVAL	10-03-18	BAEM
2	UPDATED SITE PLAN	11-28-18	BAEM
3	SITE PLAN APPROVAL	02-21-17	BAEM
4	PER CITY COMMENTS	06-05-17	BAEM
5	PER CITY COMMENTS	07-19-17	BAEM
6	FINAL SITE PLAN	07-19-18	BAEM
7	FIFTH APARTMENT BUILDING	05-04-21	PD/BA

SHEET TITLE:
BUILDING
ELEVATIONS

DRWG. NO.

A2.0.2

PLANNED UNIT DEVELOPMENT (PUD)

6. **PUBLIC HEARING - TROY CROSSING PLANNED UNIT DEVELOPMENT (File Number PUD JPLN2021-0008)** – Proposed Amendment to Troy Crossing PUD, North side of Big Beaver, East of John R (Parcels 88-20-24-352-067 and -068), Section 24, Currently Zoned PUD 8 (Planned Unit Development 8) District

Mr. Carlisle presented a review of the proposed Amendment to Troy Crossing Planned Unit Development. He compared the differences of the 2017 approved plan and proposed amendment as relates to the residential and commercial facilities. Mr. Carlisle reported parking is sufficient with the change from retail to residential and the proposed architecture matches the apartments that have been constructed and/or currently under construction. Mr. Carlisle said if the amendment to the PUD is approved, the applicant would be required to submit a revised landscape plan and photometrics plan for Building 5. He said a public hearing is scheduled this evening and the Planning Commission role is to make a recommendation to City Council.

Mr. Carlisle provided a brief explanation of a PUD application.

Mr. Savidant provided a brief history of the original Planned Unit Development as relates to the public benefit and mix of retail and residential uses.

Applicant Bryan Najor and General Contractor Richard Atto were present.

Mr. Najor addressed the development with respect to the changing market. He said residential is a highly sought after component now and commercial is shrinking. Mr. Najor said the proposed amendment would accommodate the market for additional residential. His focus on a retail/restaurant component is a less intense use that would be harmonious with existing apartment residents.

There was discussion on:

- Building height; initially 4 story.
- Success of development; compliments to property owner/applicant.
- Square footage of retail component; reduction, retail options.
- Community Center on site; fitness center and kitchen planned in future.
- Public benefit for City as a whole, not only apartment residents.
- Standards for Approval; how they relate to application at time of approval and currently with proposed amendment.
- Location of retail component; west or east elevations.
- Landscaping/screening; administration to work with applicant on landscape/hardscape.
- Preserving integrity of original PUD agreement.
- Demographics of apartment residents; fully occupied; on-going list of potential new residents.

Mr. Atto addressed the marketing strategy and flexibility in the location of the retail component.

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

Mr. Savidant suggested a non-binding Resolution to encourage the developer to consider additional square footage for retail provided there is sufficient parking and allow flexibility in amending the PUD agreement.

Resolution # PC-2021-08-xxx (withdrawn)

Moved by: Rahman

Support by: Perakis

WHEREAS, The applicant Najor Companies submitted an application to amend Troy Crossing Planned Unit Development (PUD), aka The Phoenix Troy Apartments, located on the north side of Big Beaver, east of John R, in Section 24, approximately 4.77 acres in area; and

WHEREAS, Troy Crossing PUD was approved as a mixed use development including four 3-story apartment buildings and two retail/restaurant facilities; and

WHEREAS, The applicant has proposed to replace the two approved 1-story retail/restaurant facilities with one 3-story building featuring whatever possible apartments the applicant can make and 4,000 square feet of retail/restaurant on the ground floor on both the east and west sides; and

WHEREAS, The proposed 3-story building is similar in design to the four buildings on site which are nearing completion; and

WHEREAS, The proposed revision to the PUD meets the Standards for Approval set forth in Section 11.03.

BE IT RESOLVED, That the Planning Commission recommends to City Council that Concept Development Plan Approval and Preliminary Development Plan Approval for the proposed amendment to Troy Crossing PUD, aka The Phoenix Troy Apartments, be **granted**.

Discussion on the motion on the floor.

Ms. Dufrane said better direction is needed on the Resolution so that she and the applicant's attorney have something that is workable and feasible to amend the PUD agreement. She said also that it appears the applicant is not in support of 4,000 square feet of retail.

Mr. Savidant stated he understands the intent of the Resolution on the floor. He suggested it might read to encourage additional landscaping, encourage the retail

space along the east side versus the west side and encourage additional retail square footage, noting this can be accomplished under design considerations.

Mr. Rahman withdrew the Resolution on the floor. Ms. Perakis was in support.

Resolution # PC-2021-08-063

Moved by: Lambert
Support by: Rauch

WHEREAS, The applicant Najor Companies submitted an application to amend the Troy Crossing Planned Unit Development (PUD), aka The Phoenix Troy Apartments, located on the north side of Big Beaver, east of John R, in Section 24, approximately 4.77 acres in area; and

WHEREAS, the Troy Crossing PUD was approved as a mixed use development including four 3-story apartment buildings and two retail/restaurant facilities; and

WHEREAS, The applicant has proposed to replace the two approved 1-story retail/restaurant facilities with one 3-story building featuring 25 apartment units and 2,000 square feet of retail/restaurant on the ground floor; and

WHEREAS, The proposed 3-story building is similar in design to the four buildings on site which are nearing completion; and

WHEREAS, The proposed revision to the PUD meets the Standards for Approval set forth in Section 11.03.

WHEREAS, We encourage the applicant to enhance the landscaping, to consider moving the retail/restaurant space to the east side of the building and to encourage the applicant to increase the amount of retail/restaurant space on the ground floor up to 4,000 square feet.

BE IT FURTHER RESOLVED, That the Planning Commission recommends to City Council that Concept Development Plan Approval and Preliminary Development Plan Approval for the proposed amendment to Troy Crossing PUD, aka The Phoenix Troy Apartments, be **granted**.

Yes: All present (8)
Absent: Tagle

MOTION CARRIED