



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM



Date: September 22, 2021

To: Mark F. Miller, City Manager

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

Subject: PUBLIC HEARING – CONDITIONAL REZONING - (CR JPLN2021-001) – Proposed Pine View Condominiums, West side of Dequindre, north of Long Lake (88-20-12-476-070), Section 12, From NN (Neighborhood Node “J” and EP (Environmental Protection) to NN (Neighborhood Node “J”).

The applicant GFA Development, Inc. seeks a conditional rezoning of the subject parcel from NN (Neighborhood Node “J”) and EP (Environmental Protection) to NN (Neighborhood Node “J”). The applicant provided a complete Preliminary Site Plan application as a condition of approval, along with other conditions listed in the application.

The Planning Commission considered a Preliminary Site Plan application for a by-right 25-unit townhome development at the November 12, 2019 Regular meeting. At that meeting the Planning Commission appeared generally in favor of the development. The applicant expressed a desire to use the 40-foot wide EP portion of the site for guest parking and additional landscaping. The Planning Commission discussed the item and postponed the item “to allow the developer ample time to consider all the opinions and ideas expressed by the Commission”.

The applicant submitted a Conditional Rezoning application to rezone the EP area along the north to NN, with a 25-unit townhome development (the same number of units proposed in 2019). The area rezoned from EP to NN would be utilized for guest parking and increased landscape materials. The Planning Commission considered the conditional rezoning application at a public hearing on August 24, 2021. The recommendation of denial received a 4-4 vote. The recommendation of approval also received a 4-4 vote.

The attached memo prepared by OHM summarizes expected traffic generated by the development. A by right 20,000 square foot office building is used as a comparison.

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

Legal Review

This item was submitted to the City Attorney for review pursuant to City Charter Section 3.17.



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Attachments:

1. Agenda packet from August 24, 2021 Planning Commission Regular meeting.
2. Minutes from August 24, 2021 Planning Commission Regular meeting.
3. Pine View Condominiums Anticipated Traffic Impacts, memo prepared by OHM.
4. Public comment.

RBS, G:\CONDITIONAL REZONING\JPCR2021-001 PINE VIEW CONDOMINIUMS\CC Memo Public Hearing 09 27 2021.docx

DATE: August 19, 2021

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING - CONDITIONAL REZONING- (CR JPLN2021-001) –
Proposed Pine View Condominiums, West side of Dequindre, north of Long Lake
(88-20-12-476-070), Section 12, From NN (Neighborhood Node “J” and EP
(Environmental Protection) to NN (Neighborhood Node “J”).

The applicant GFA Development, Inc. seeks a conditional rezoning of the subject parcel from NN (Neighborhood Node “J” and EP (Environmental Protection) to NN (Neighborhood Node “J”). The applicant provided a complete Preliminary Site Plan application as a condition of approval, along with other conditions listed in the application.

The Planning Commission considered a Preliminary Site Plan application for a by-right 25-unit townhome development at the November 12, 2019 Regular meeting. At that meeting the Planning Commission appeared generally in favor the development. The applicant expressed a desire to use the EP portion of the site for guest parking and additional landscaping. The Planning Commission discussed the item and postponed the item “to allow the developer ample time to consider all the opinions and ideas expressed by the Commission”. The applicant is back before the Planning Commission with a Conditional Rezoning application for a 25-unit townhome development, and proposes to rezone the EP area along the north NN. This area would be utilized for guest parking and increased landscape materials.

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. 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.
3. Minutes from November 12, 2019 Planning Commission meeting (excerpt)

G:\CONDITIONAL REZONING\JPCR2021-001 PINE VIEW CONDOMINIUMS\PC Memo 08 24 2021.docx



GIS Online



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.



GIS Online



595 0 297 595 Feet



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Carlisle | Wortman
ASSOCIATES, INC.

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

Date: November 5, 2019
August 16, 2021

Conditional Rezoning and Preliminary Site Plan Review For City of Troy, Michigan

Applicant:	GFA Development 3301 Mirage Drive Troy, MI 48083
Project Name:	Pineview
Plan Date:	September 18, 2019
Location:	West side of Dequindre Road between 18 Mile Road and English Drive
Zoning:	EP, Environmental Protection Neighborhood Node (NN) – J
Action Requested:	Conditional Rezoning and Preliminary Site Plan Approval

SITE DESCRIPTION

The subject site is located on the west side of Dequindre Road between 18 Mile Road and English Drive. The site is 2.39 acres and is vacant, undeveloped property. There is a 40-foot wide strip of EP, Environmental Protection zoned property. The applicant is seeking to conditionally rezone the EP portion of the site to NN, in order to use that strip as landscaping, and provide guest parking.

A site plan application was previously reviewed by the Planning Commission. At that meeting the Planning Commission appeared generally in favor the development but the applicant noted a desire to use the EP portion of the site for guest parking. It was noted that EP zoning did not

*Richard K. Carlisle, President Douglas J. Lewan, Executive Vice President John L. Enos, Principal
David Scurto, Principal Benjamin R. Carlisle, Principal Sally M. Elmiger, Principal Craig Strong, Principal R. Donald Wortman, Principal
Laura K. Kreps, Associate Paul Montagno, Associate*

allow parking. The item was postponed to allow the applicant to submit a conditional rezoning application to rezone the EP portion of the site.

The applicant proposes to landscape, install underground detention, put a sidewalk, and put guest parking within the currently EP zoned portion of the site. There is already a 60' storm drain and a concrete screenwall within the area zoned EP. These items will remain. The remaining (all of the building area) area of the property is zoned Neighborhood Node (NN).

The applicant proposes two different building types. The buildings in the interior are narrower and provide for a front porch and entrance. The exterior buildings have a front entrance on the garage elevation and an elevated deck on the rear elevation.

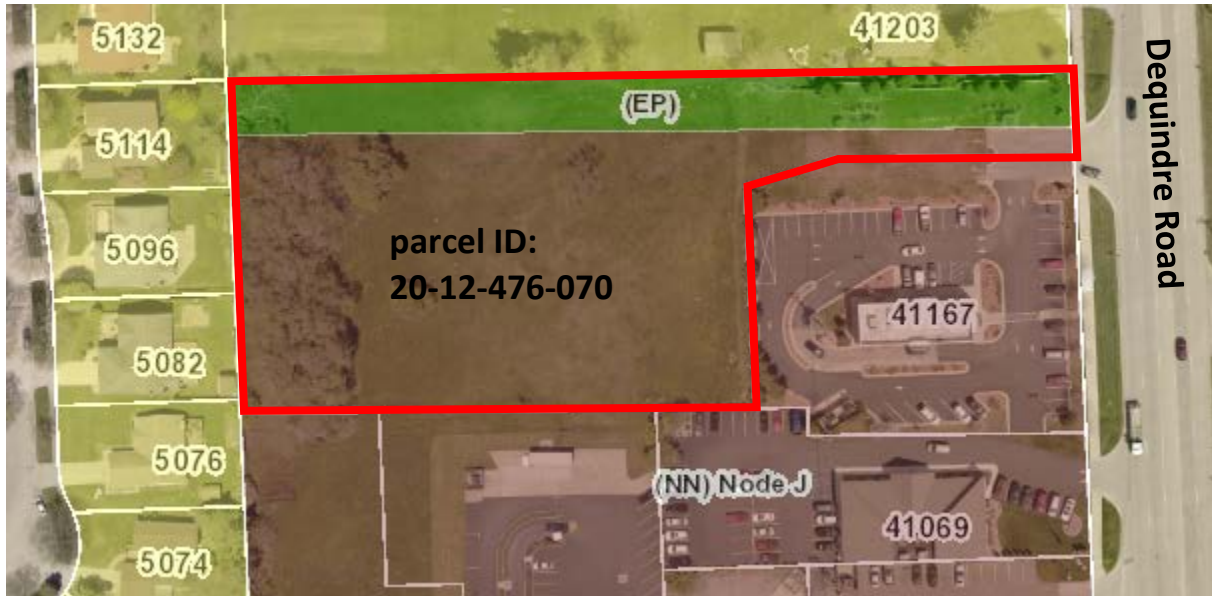
Figure 1: 60-inch drain



The applicant proposes to develop the site as twenty-five (25) attached townhomes, accessed by an existing shared access drive with Taco Bell off of Dequindre road. The buildings are proposed to have individual, direct unit access from the proposed interior drive. At the center of the development, twelve (12) of the units will have pedestrian access to a pedestrian circulation area and courtyard. All proposed townhomes are two (2) stories, accompanied by a 2-car garage.

Multiple family residential is a permitted use in the NN. An aerial image of the subject site, with a zoning districts overlay, is provided in **Figure 1**.

Figure 1. Subject Site



Size of Subject Property:

The parcel is 2.389 net acres

Proposed Uses of Subject Parcel:

Twenty-five (25) attached townhomes

Current Use of Subject Property:

The subject property is currently unimproved and vacant.

Current Zoning:

The property is currently zoned NN, Neighborhood Node District

Surrounding Property Details:

Direction	Zoning	Use
North	R1-C, Single Family	Single Family Residential
South	NN, Neighborhood Node	Neighborhood Commercial
East	NN, Neighborhood Node	Neighborhood Commercial
West	R1-C, Single Family	Single Family Residential

VOLUNTARY REZONING CONDITIONS

Voluntary conditions offered by the applicant include:

1. Site Plan as a condition of approval
2. Screen wall and trees adjacent to Taco Bell shall remain.
3. Development shall be limited to a maximum of 7-buildings and 25 total units.
4. Maximum building height shall be 2 – ½ story.
5. Minimum guaranteed open space shall be 15%
6. Minimum guaranteed landscape area shall be 15%
7. Building material shall be a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable low-maintenance or maintenance free materials
8. Each unit shall have a 2-car garage. A minimum of 10-guest parking spaces shall be provided
9. No exterior refuse containers shall be proposed. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days
10. Minor modifications to the site plan shall be permitted and administratively approved by the Planning Director. Minor changes would not adversely or substantially affect the conditions of the rezoning.

Items to be addressed: A conditional rezoning agreement between the City and the applicant will be required prior to City Council consideration.

NATURAL FEATURES

Topography: A topographic survey has been provided on sheet C-1.0 and shows that the site has a generally flat landscape.

Wetlands: There are no wetlands on site.

Floodplain: There are no floodplains onsite.

Woodlands: The applicant has identified a total of 23 regulated trees on the site. Of the trees surveyed, 1 is a landmark tree and 22 are woodland trees. The applicant is preserving 21 of the 22 woodland trees.

Replacement Details		
Protected Tree	Inches Removed	Replacement Required
Landmark	22 inches	22 inches
Woodland	6 inches	3 inches
Preservation/Mitigation	Inches Preserved	Credit

Landmark	0 inches	0 inches
Woodland	197 inches	394 inches
Protected Replacement Required	25 Inches	
Preservation Credit	394 Inches	
Total	+ 369-inch credit	
Total Tree Mitigation	Zero. The number of inches preserved and credited exceed the mitigation required.	

Items to be addressed: None.

BUILDING ARRANGEMENT

The site configuration consists of twenty-five (25) townhomes in five clusters of three homes, one cluster of four homes, and a row of six homes. The clusters are configured around a central courtyard with pedestrian sidewalks connecting to a “meandering” sidewalk, through the currently EP zoned portion of the site, that provides access to the east and Dequindre Road. We find the proposed configuration suitable for the type and size of the development proposed.

Items to be addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

Table 5.03.B.3, Building Form C of Section 5.03, Standards Applicable to All Districts of the Zoning Ordinance establishes the dimensional requirements for the NN, Neighborhood Node District. The requirements and proposed dimensions are shown in the following table.

	Required	Provided	Compliance
Front (east property line)	10-foot build-to-line	25 feet (this property is a flag lot, however, and this requirement is not applicable)	Complies
Side (north)	30-foot minimum setback	40', 6"	Complies
Side (south)	N/A, building may be placed up to property line	9 feet	Complies
Rear (west)	30-foot minimum setback	40 feet	Complies.
Building Height	Maximum 2.5 stories/30 feet	2.5 stories (per voluntarily offered conditions)	Complies
Minimum Open Space	15%	15%	Complies

Parking Location	Cannot be located in front yard	Within garages and in guest spaces	Complies
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Please note that the applicant is providing decks that project 2-feet into the required rear yard. Uncovered decks are permitted to encroach up to 15-feet into a rear yard.

Items to be addressed: None.

PARKING

Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided
Residential: 2 spaces per unit	25 Units = 50 spaces	50 garage spaces + 18 guest spaces = 68 spaces
Barrier Free	0	0
Bicycle Parking	1	1
Loading	0	0
Total	50 spaces	50 spaces within garages and 18 guest spaces

The applicant is providing 2-car garages and 10 surface guest spaces.

Items to be Addressed: None

SITE ACCESS AND CIRCULATION

Vehicular access to the site is via Dequindre Road. The Engineering Department and Fire Department have reviewed the vehicular circulation and find it sufficient.

The Engineering Department has reviewed the pedestrian circulation and notes the following comments:

- *Improve pedestrian connectivity within the site, by adding or extending sidewalks to provide a continuous internal pedestrian walkway around the site and to each unit.*
 - *As shown on the preliminary site plan, there are no sidewalks connecting to the (presumed) front entry for Units 1-6 and Units 13-19.*
 - *The existing lone crosswalk is inconvenient for pedestrians traveling to/from the easterly buildings.*
 - *Add crosswalk markings to emphasize pedestrian crossing locations within the site.*

Items to be addressed: Incorporate the Engineering Departments pedestrian connectivity comments.

LANDSCAPING

A landscaping plan has been provided on sheet L-1.0 and are supplemented by tree protection and planting details on sheet L-1.1. The applicant should verify that the plant list provided on sheet L-1.0 corresponds to drawings provided. The following table discusses the development's compliance with the landscape requirements set forth in Section 13.02.

	Required:	Provided:	Compliance:
North Property Line:			
<u>Landscape buffering:</u> Required buffering between two differentiating land uses. Alternative 1 or 2.	1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet. Approx. $370' / 10 = 37$ trees	39 evergreen screening trees	Complies
East Property Line:			
<u>Street Trees:</u> The Ordinance requires that the greenbelt shall be landscaped with a minimum of one (1) deciduous tree for every thirty (30) lineal feet, or fraction thereof, of frontage abutting a public road right-of-way.	60-foot ROW = 2 trees	2 trees	Complies
West Property Line:			
<u>Landscape buffering:</u>	1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet. $240' / 10 = 24$ trees	26 evergreen screening trees	Complies
South Property Line:			
<u>Landscape buffering:</u>	1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet. Alternative screening method may be considered by the Planning Commission.	Six (6) foot fence along property boundary.	Planning Commission shall consider alternative screening proposed.
Overall:			
<u>Site landscaping:</u> A minimum of twenty percent (20%) of the site area shall be comprised of landscape material. Up to twenty-five percent (25%) of the required landscape area may be brick, stone, pavers, or other public plaza elements, but shall not include any parking area or required sidewalks.	20%	Figure not provided	Unknown

<u>Mitigation:</u>	The tree inventory and calculations are in compliance with the requirements of the ordinance. T
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Transformer / Trash Enclosure:

The applicant has not indicated a central trash enclosure. It is assumed that each unit will have trash bins in the garage to be rolled out for trash pickup.

Items to be Addressed: 1) Planning Commission to consider the use of a fence in place of required screening at the south edge of the property; and 2). Provide site landscaping calculation.

PHOTOMETRICS

A photometric plan has not been provided. For final site plan a photometric plan and fixture details are required to be submitted.

Items to be Addressed: Submit photometric plans and fixture details.

FLOOR PLAN AND ELEVATIONS

Applicant did not provide floor plans and elevations. Applicant should provide floor plans and elevations before the Planning Commission meeting.

Items to be Addressed: Provide floor plans and elevations.

DESIGN STANDARDS and SITE PLAN REVIEW STANDARDS

The Neighborhood Node design standards as well as Site Plan review standards provide the Planning Commission with direction when reviewing the proposed site plan and design features of this development.

Section 5.06.E. outlines Design Standards:

1. *Building Orientation and Entrance*
2. *Ground Story Activation*
3. *Transitional Features*
4. *Site Access, Parking, and Loading*

Please see Section 5.06.E for standard details.

We find that the design standards have been met.

Section 8.06 outlines Site Plan Review Design Standards.

1. *Development shall ensure compatibility to existing commercial districts and provide a transition between land uses.*
2. *Development shall incorporate the recognized best architectural building design practices.*
3. *Enhance the character, environment and safety for pedestrians and motorists.*

Please see Section 8.06 for standard details

The applicant is providing a medium density multiple family residential project. The project transitions from a number of commercial uses and the rear yards of single family residential to the north and east. The applicant has provided the required evergreen screen between those yards and the multiple family development. We find that the site plan standards have been met.

REZONING STANDARDS

According to Rezoning Procedures in Section 16.04C, a conditional rezoning may only be approved upon a finding and determination that all of the following are satisfied:

- a. The conditions, proposed development, and/or proposed use of the land are designed or proposed for public health, safety, and welfare purposes.

CWA: *The purpose of the rezoning is in significant part to allow for additional guest parking and include a pedestrian sidewalk. These improvements are not possible without the rezoning. The applicant has provided sufficient landscaping along the northern property to mitigate any potential impacts upon the northern property line. These improvements are conditions of rezoning as the site plan documents are conditions of approval.*

- b. The conditions, proposed development and/or proposed use are not in material conflict with the Master Plan, or, if there is material conflict with the Master Plan, such conflict is due to one of the following:
 1. A change in City policy since the Master Plan was adopted.
 2. A change in conditions since the Master Plan was adopted.
 3. An error in the Master Plan.

CWA: *The purpose of the rezoning is in significant part to allow for additional guest parking and include a pedestrian sidewalk. These improvements are not possible without the rezoning. The applicant has provided sufficient landscaping along the northern property to mitigate any potential impacts upon the northern property line. Providing additional guest parking, when necessary, and better pedestrian connections, coupled landscaping buffer to protect adjacent properties is consistent with the Master Plan.*

- c. The conditions, proposed development and/or proposed use are in accordance with all terms and provisions of the zoning district to which the land is to be rezoned, except as otherwise allowed in the Conditional Rezoning Agreement.

CWA: *The conditions provided by the applicant, including the site plan, are consistent with all terms and provisions of the zoning district.*

- d. 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 rezoning will not impact nor affect public services or facilities.*

- e. The conditions, proposed development and/or proposed use shall insure compatibility with adjacent uses of land.

CWA: *The conditions provided by the applicant, including the site plan, insure compatibility with adjacent uses of land.*

RECOMMENDATION

Planning Commission to consider the use of a fence in place of required screening at the south edge of the property. Based on that discussion, we recommend that the Planning Commission recommend to the City Council conditional rezoning and preliminary site plan with the following conditions:

1. Submit photometric plans and fixture details
2. Address the Engineering Departments pedestrian connection comments
3. Provide site landscaping calculation.
4. Provide floor plans and elevations.
5. A conditional rezoning agreement between the City and the applicant.

Sincerely,



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

6. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2019-0032) – Proposed GFA Long Lake Multifamily Development, West side of Dequindre, North of Long Lake (PIN 88-20-12-476-070), Section 12, Currently Zoned NN (Neighborhood Node “J”) and EP (Environmental Protection) Zoning Districts

Mr. Carlisle reviewed the Preliminary Site Plan application for the proposed multifamily development. He addressed the EP-zoned strip of property along the northern property line, shared access with Taco Bell, parking, landscaping and elevations. Mr. Carlisle said the application meets requirements of the NN zoning district and the Site Plan standards. He recommends shifting the development 10 feet to the east to provide a better transition with the residential homes on the west.

Mr. Carlisle recommended Preliminary Site Plan approval with the conditions as identified in his report dated November 5, 2019.

Gary Abitheira addressed the application as relates to the EP-zoned property along the northern property line, shared access and the target market for townhomes.

Chair Faison opened the floor for public comment.

- Avis Landmesser, 568 Ottawa; asked for clarification on general site plan specifics.
- Azhagu Subramanian, 5114 Fedora; addressed buffer transition and privacy.

Chair Faison closed the floor for public comment.

There was discussion on:

- Shared access drive with Taco Bell.
- Design layout as relates to proximity of Taco Bell.
- Courtyard and sidewalk connectivity; opportunity to create additional green space.
- Transition buffer to adjacent residential.
- Property zoned EP; intent of EP zoning district historically.
- Potential to rezone EP-zoned property for better design layout; traditional versus conditional rezoning.
- Building materials in relation to target market; millennials.

Resolution # PC-2019-11-078

Moved by: Krent

Support by: Tagle

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed GFA Long Lake Multifamily Development, located on the West side of Dequindre, North of Long Lake (PIN 88-20-12-476-070), Section 12, Currently Zoned NN (Neighborhood Node “J”) and EP (Environmental Protection) Zoning Districts, be postponed for the following reason:

1. To allow the developer ample time to consider all the opinions and ideas expressed by the Commission.

Yes: All present (9)

MOTION CARRIED



2430 Rochester Court, Suite 100
Troy, MI 48083

844.813.2949
peagroup.com

July 13, 2021
PEA Project No: 2016-368

Mr. Brent Savidant
Community Development Director
City of Troy Planning Department
500 W. Big Beaver
Troy, MI 48084

**RE: Conditional Rezoning Application
Parcel # 20-12-476-070
Dequindre Road, north of E. Long Lake Road
City of Troy, Oakland County, Michigan**

Dear Mr. Savidant:

On behalf of **GFA Development, Inc**, we respectfully request a change in the zoning for Parcel # 20-12-476-070.

Pursuant to the provisions of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, and pursuant to all applicable provisions of law, we are requesting the Zoning Map of the City of Troy be amended to conditionally rezone Parcel Number 20-12-476-070, from Neighborhood Node J and EP to Neighborhood Node J, in order to construct 7-attached single-family dwelling buildings totally 25-units.

Location & Existing Conditions:

The property is located on the east side of Dequindre Road just north of the East Long Lake Road intersection (behind Taco Bell). The parcel is 2.389 acres in size and is currently undeveloped. Surrounding uses include single-family dwellings to the north and west. To the east and south are commercial businesses.

A shared drive exists for the subject parcel and Taco Bell. A landscaped berm, mature trees and 6' high concrete screen wall separate the adjacent residential home and Taco Bell. Underground detention for the Taco Bell is located under the berm.

Existing Zoning & Future Land Use:

Most of the site is zoned NN (Neighborhood Node). The northerly 40-feet of the property is zoned EP (Environmental Protection), to provide a buffer to the adjacent R-1C zoning (One Family Residential District). **(See Exhibit A)**

Prior to 2006, the City of Troy Zoning Ordinance did not have a zoning mechanism to provide open space buffers. Even though there may not be environmentally sensitive issues, the EP (Environmental Protection) zoning district was commonly used to provide a buffer between two different zoning classifications.

According to the Master Plan, The Future Land Use for the subject parcel is Neighborhood Node.

Proposed Use & Site Plan:

Under the proposed rezoning (**see Exhibit B**), the entire site would become a part of the Neighborhood Node J. The existing screen wall and trees would remain adjacent to Taco Bell and new Landscape screening would be provided along the northerly and westerly property lines (residential zoned areas).

With exception to the proposed guest parking, the area currently designated EP will remain an open space buffer.

The existing underground detention area will be expanded to the west to provide the required storm water detention for this development.

The proposed development (**see Site Plan Sheets C-0.0, C-1.0, C-2.0, C-3.1, C-4.0, L-1.0, T-1.0**), shall be limited to 7-buildings and 25 total units. Each unit is an attached three-story single-family residential unit. Each unit will be 1,400 to 1,700-SF and include an attached 2-car garage. The buildings materials shall consist of a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable low-maintenance or maintenance free materials.

Voluntary Conditions:

Under Section 405 of the Zoning Enabling Act, the petitioner voluntarily offers uses and restrictions of the property as a condition to rezoning the land. These conditions result in recognizable and material benefits to the city that would unlikely be achieved otherwise under the site's existing zoning.

The following conditions are provided voluntarily as conditions of rezoning approval:

1. The Site Plan is a condition of approval.
2. Screen wall and trees adjacent to Taco Bell shall remain.
3. Development shall be limited to a maximum of 7-buildings with 25 total units.
4. Maximum Building Height shall be 3-story.
5. Minimum guaranteed Open Space shall be 15%.
6. Minimum guaranteed Landscape Area shall be 15%
7. Building Materials shall be a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable low-maintenance or maintenance free materials.
8. Each Unit shall have a 2-car garage. A minimum of 10-guest parking space shall be provided.
9. No exterior refuse containers shall be proposed. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days.
10. Minor modifications to the site plan shall be permitted and administratively approved by the Community Development Director. Minor changes would not adversely or substantially affect the conditions of the rezoning.

Rezoning Standards:

As set forth in Section 16.03.C, the Planning Commission shall consider the following:

1. The proposed rezoning is consistent with the Master Plan. If the current zoning is in the material conflict with the Master Plan, such conflict is does to one of the following:

- a. A change in City policy since the Master Plan was adopted.*
- b. A change in conditions since the Master Plan was adopted.*
- c. An error in the Master Plan.*

- The City of Troy Master Plan designates the subject parcel as Neighborhood Node J.
- Node J is defined as predominantly commercial, catering to both local needs and regional traffic, new development and redevelopment should be mostly commercial, identifying opportunities for small office mixed-use and variations in floor area to allow for a wide range of commercial types. Pedestrian access to the adjoining area and effective screening should be primary areas of focus during the site design process.
- The proposed townhouse development is a less intense use than a commercial or small office mixed-use.
- Landscape screening will be provided along residential zoning districts.

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

- There are no natural features to protect on this parcel, as per the definition of EP. The EP zoned area was provided to create an open space buffer from the commercial businesses to the single-family residence.
- Rezoning the EP area to Neighborhood Node will not provide any noticeable visual difference to what is currently provided. The proposed screening satisfies the intent to provide a buffer as was intended by the then Planning Commission. Additional landscape screening will be provided along the northerly property line.

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.

- The proposed number of multiple-family dwelling units is compatible with surrounding uses and zoning in terms of:
 - Environment
 - Density
 - Traffic volumes
 - Aesthetics
 - Infrastructure
 - Potential influence on property values
- All public utilities are available at the property and sized to accommodate the develop.
- Dequindre Road is capable of safely and efficiently accommodating expected traffic volumes generated by the proposed number of multiple-family dwelling units.

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

- The capacity of public utilities and services is sufficient to accommodate the proposed number of multiple-family dwelling units without compromising the city's health, safety and welfare.

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

- Rezoning to NN is constant with the Future Land Use Map.
- The proposed number of multiple-family dwelling units is consistent with the characteristics of surrounding buildings and uses.
- Rezoning would create a uniform district that could not be provided prior to the Michigan Zoning Enabling Act.
- The Townhouse development will provide a transition between the Commercial Businesses and the Single-Family District.

Rezoning Standards / Reasons of Recommendation:

- A. Creates a uniform Zoning district that could not be provided prior to the Michigan Zoning Enabling Act.
- B. The site's physical and other environmental features are compatible with the proposed number of multiple-family dwelling units.
- C. The proposed number of multiple-family dwelling units is compatible with surrounding uses and zoning in terms of the environment, density, traffic volumes, aesthetics, infrastructure, and potential influence on property values.
- D. The street system is capable of safely and efficiently accommodating expected traffic volumes generated by the proposed number of multiple-family dwelling units.
- E. The capacity of public utilities and services is sufficient to accommodate the proposed number of multiple-family dwelling units without compromising the city's health, safety and welfare.
- F. There is an apparent demand in the City for multiple-family dwelling units in relation to the amount of land in the city currently zoned and available to accommodate the demand.
- G. The rezoning of the property does not unreasonably impact the adjacent properties.

The proposed rezoning will allow the site to be developed in a manner consistent with the City of Troy's Master Plan and maintain the intended open space buffer between proposed condominium and the existing single-family homes.

Thank you for your consideration,

PEA Group, Inc.

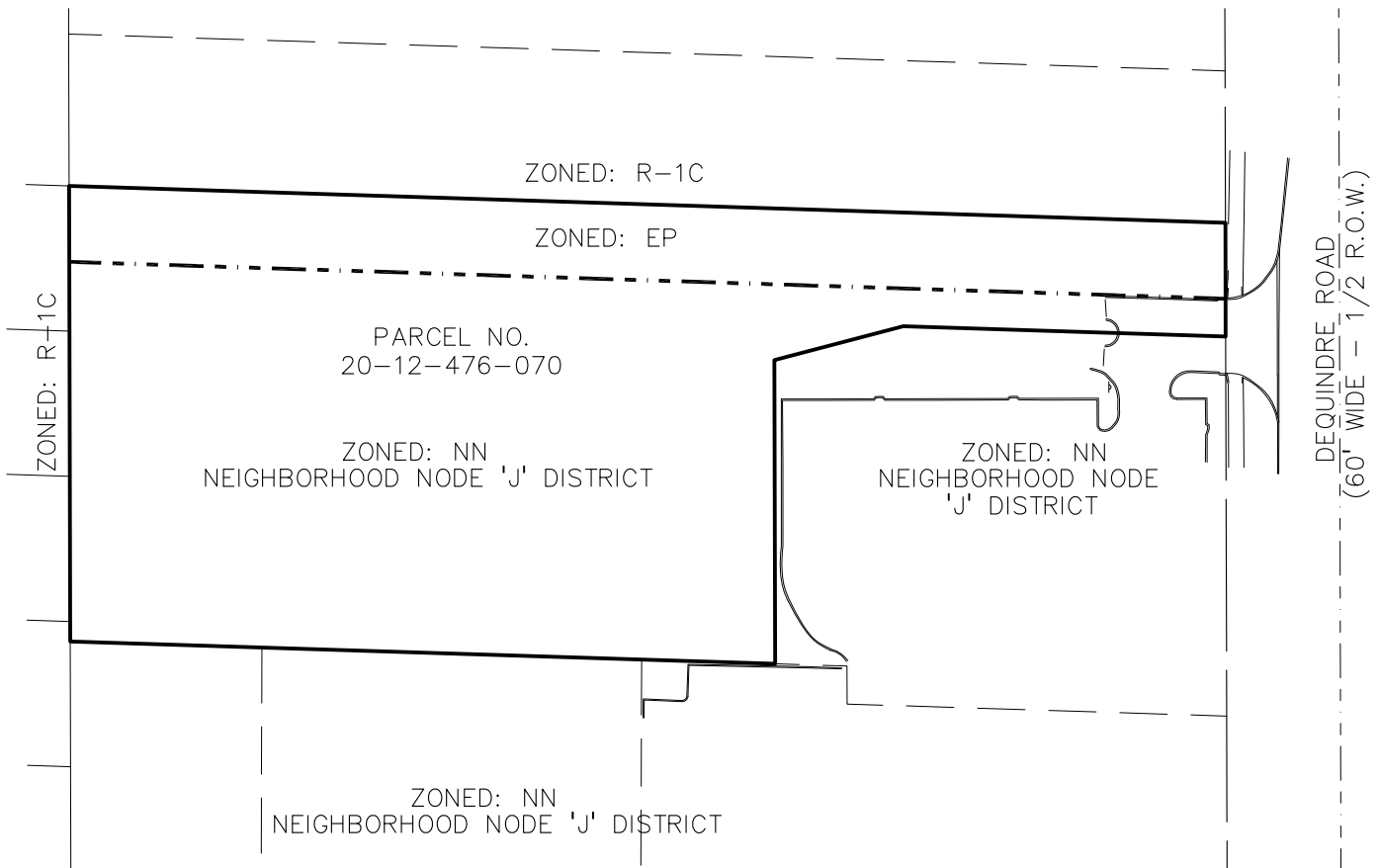
John B. Thompson, PE
Senior Project Manager

Cc: Gary Abitheira, GFA Development, Inc.

Attachment: Application

Exhibit A – Existing Zoning
Exhibit B – Proposed Zoning
Exhibit C – Site Plan

EXHIBIT A
EXISTING ZONING



GFA DEVELOPMENT, INC.
986 ELMSFORD DRIVE
TROY, MI 48083

0 50 100
SCALE: 1" = 100'



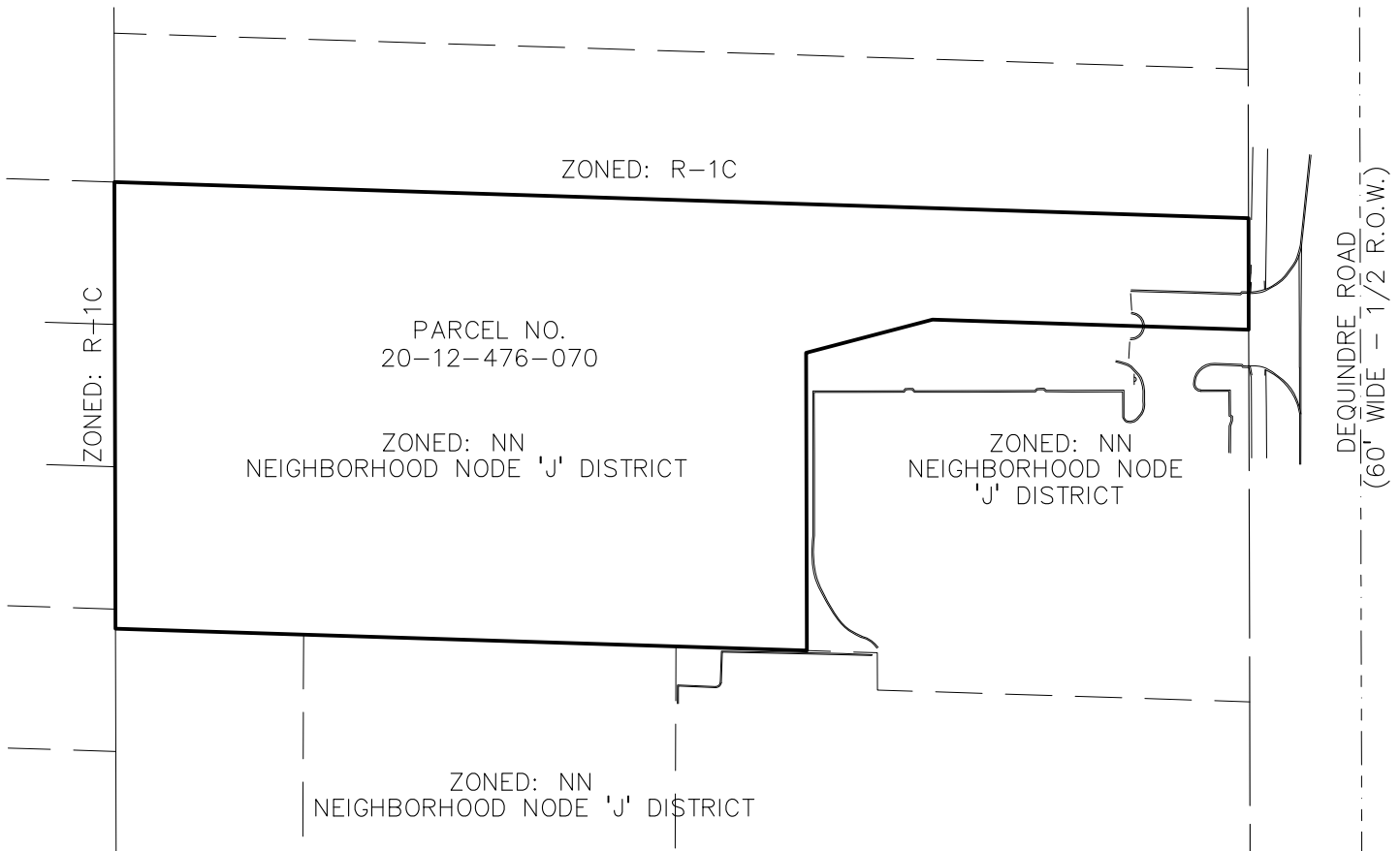
GFA 18 MILE & DEQUINDRE
PART OF THE SE 1/4 OF SECTION 12, T. 2N., R. 11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

SHEET 1 OF 1
MAY 24, 2021
2016-368

**PEA
GROUP**

t: 844.813.2949
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EXHIBIT B
PROPOSED ZONING



GFA DEVELOPMENT, INC.
986 ELMSFORD DRIVE
TROY, MI 48083

0 50 100
SCALE: 1" = 100'



GFA 18 MILE & DEQUINDRE
PART OF THE SE 1/4 OF SECTION 12, T. 2N., R. 11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

SHEET 1 OF 1
MAY 24, 2021
2016-368

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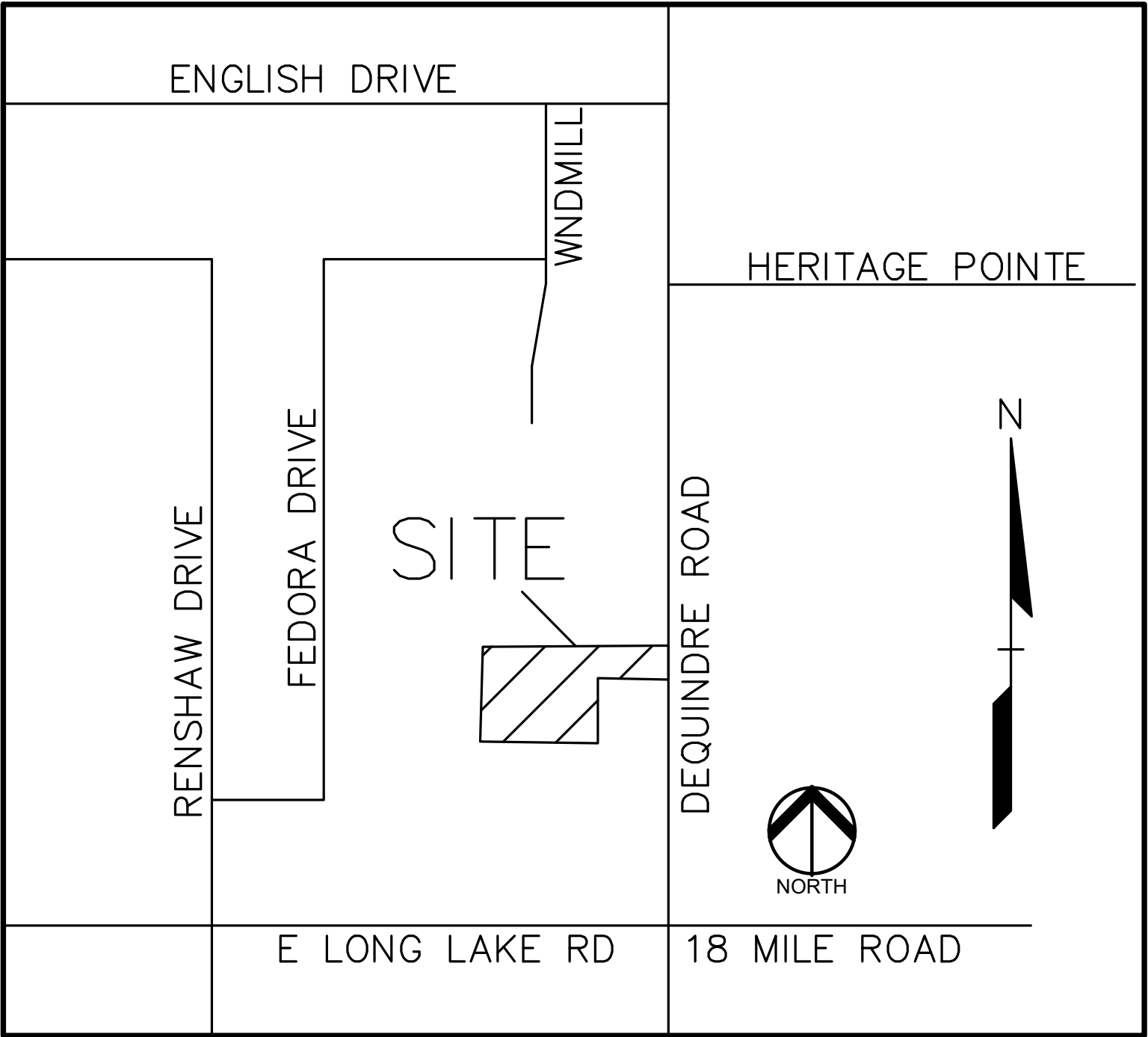
PRELIMINARY SITE PLANS

GFA 18 MILE & DEQUINDRE

PART OF THE SOUTHEAST 1/4 OF SECTION 12, T.02N., R. 11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL

LEGAL DESCRIPTION
(Per City of Troy Assessor)
PARCEL ID 20-12-476-070
Land in the City of Troy, Oakland County, Michigan, described as follows:
Part of Lots 10, 11 and 12 of JENNINGS SUBDIVISION, as recorded in Liber 59, Page 8, Oakland County Records, beginning at point distant North 00 degrees 08 minutes 52 West 60 feet and North 89 degrees 32 minutes 26 seconds West 60 feet and North 00 degrees 08 minutes 52 West 493.11 feet from the Southeast section corner; thence North 88 degrees 10 minutes 33 seconds West 170 feet; thence South 75 degrees 18 minutes 21 seconds West 70.21 feet; thence South 00 degrees 08 minutes 52 seconds East 159.88 feet; thence North 88 degrees 11 minutes 10 seconds West 371.57 feet; thence North 00 degrees 08 minutes 43 seconds West 240 feet; thence South 88 degrees 10 minutes 33 seconds East 609.56 feet; thence South 00 degrees 08 minutes 52 seconds East 59.99 feet to beginning.



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
C-0.0	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-2.0	PRELIMINARY SITE PLAN
C-3.0	PRELIMINARY GRADING PLAN
C-4.0	PRELIMINARY UTILITY PLAN
L-1.0	PRELIMINARY LANDSCAPE PLAN
T-1.0	PRELIMINARY PRESERVATION PLAN

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
GFA DEVELOPMENT, INC. 986 ELMSFORD DRIVE TROY, MI 48083 CONTACT: GARY ABITHEIRA PHONE: 248.840.2828 EMAIL: GFAHOMES@GMAIL.COM	PEA GROUP 2430 ROCHESTER COURT, STE. 100 TROY, MI 48083-1872 CONTACT: JOHN B. THOMPSON, PE PHONE: 844.813.2949 EMAIL: JTHOMPSON@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
MGA ARCHITECTS/DESIGNERS MOISEV/GORDON ASSOCIATES, INC. 4351 DELEMERE COURT ROYAL OAK, MI 48073 CONTACT: ANDREW J. MOISEEV, RA PHONE: 248.549.4500 EXT. 221 EMAIL: ANDREWWM@MGA-ARCHITECTS.NET	PEA GROUP 45 W. GRAND RIVER AVE., STE. 501 DETROIT, MI 48226 CONTACT: KIMBERLY DIETZEL, RLA PHONE: 844.813.2949 EMAIL: KDIEZEL@PEAGROUP.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	9/18/2019
CONDITIONAL REZONE APPLICATION	6/8/2021



LEGAL DESCRIPTION
(Per City of Troy Assessor)

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FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0552F, DATED SEPTEMBER 29, 2006.

BENCHMARKS
(GPS DERIVED - NAVD88)

BM #300
PUNCH MARK ON ARROW OF A HYDRANT LOCATED ON THE WEST SIDE OF DEQUINDRE ROAD, APPROX. 45'± NORTHEAST OF THE NORTHEAST PROPERTY CORNER.
ELEV. - 645.78

BM #301
PUNCH MARK ON THE NORTHWEST BOLT OF A LIGHT POLE LOCATED AT THE NORTH SIDE OF THE ARBY'S PARKING LOT, APPROX. 26'± SOUTH OF THE SOUTH PROPERTY LINE.
ELEV. - 645.29

LEGEND

●

IRON FOUND

⊗

IRON SET

⊗

NAIL FOUND

⊗

NAIL & CAP SET

⊗

BRASS PLUG SET

⊗

MONUMENT FOUND

⊗

MONUMENT SET

⊗

SEC. CORNER FOUND

R

RECORDED

M

MEASURED

C

CALCULATED

—OH—ELEC—W—O—

ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE

—UG—CATV—

UNDERGROUND CABLE TV, CATV PEDESTAL

—UG—PHONE—

TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE

—UG—ELEC—

ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE

—GAS—

GAS MAIN, VALVE & GAS LINE HARNER

—WATER—

WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE

—SEWER—

SANITARY SEWER, CLEANOUT & MANHOLE

—STORM—

STORM SEWER, CLEANOUT & MANHOLE

—COMB—

COMBINED SEWER & MANHOLE

—SQUARE—

SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN

—POST—

POST INDICATOR VALVE

—WATER—

WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF

—MBOX—

MARLBX, TRANSFORMER, IRRIGATION CONTROL VALVE

—UNID—

UNIDENTIFIED STRUCTURE

—SPOT—

SPOT ELEVATION

—CONTOUR—

CONTOUR LINE

—FENCE—

FENCE

—RAIL—

GUARD RAIL

—LIGHT—

STREET LIGHT

—SIGN—

SIGN

—CONC—

CONCRETE

—ASPH—

ASPHALT

—GRAVEL—

GRAVEL SHOULDER

—WETLAND—

WETLAND

0

15

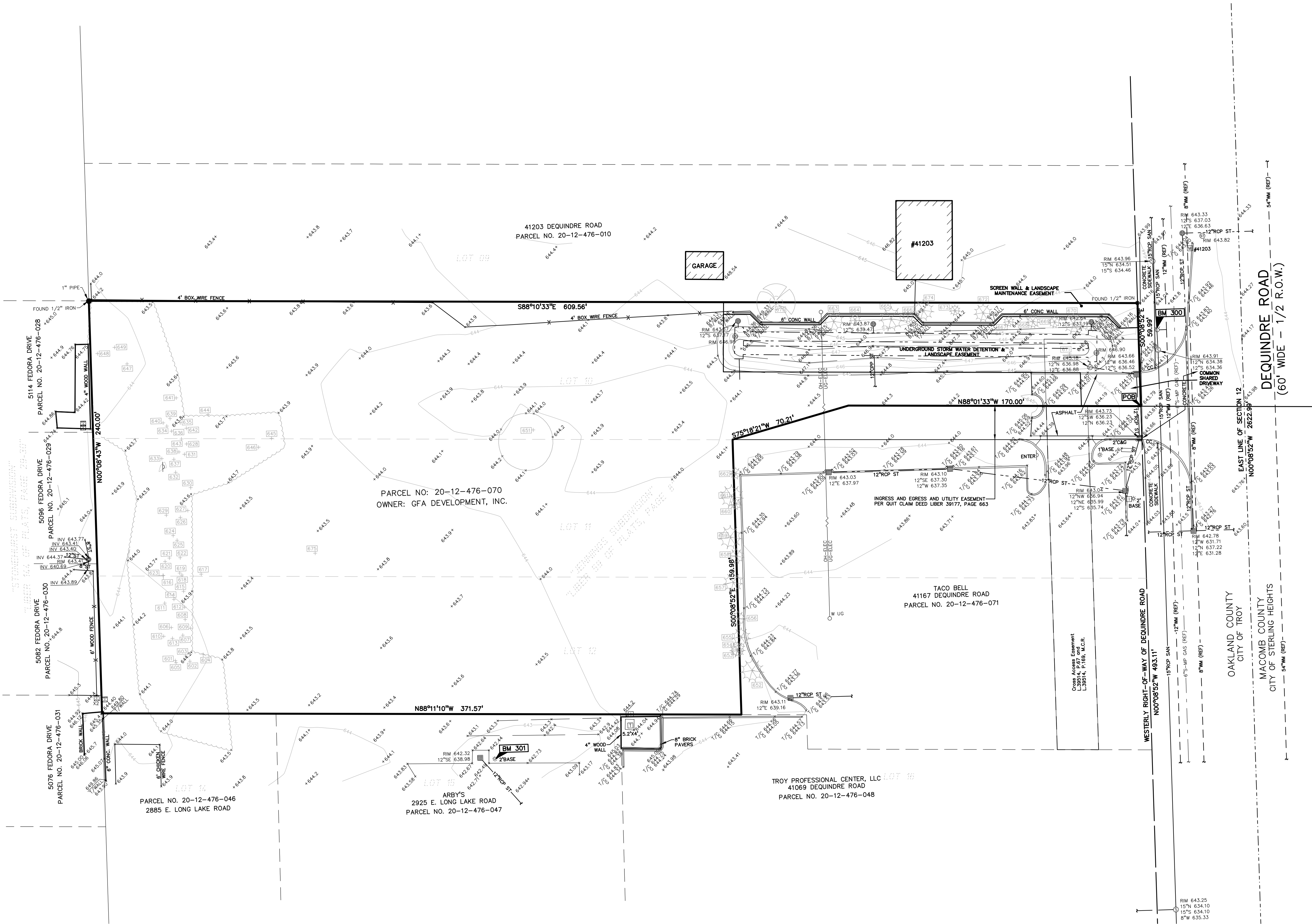
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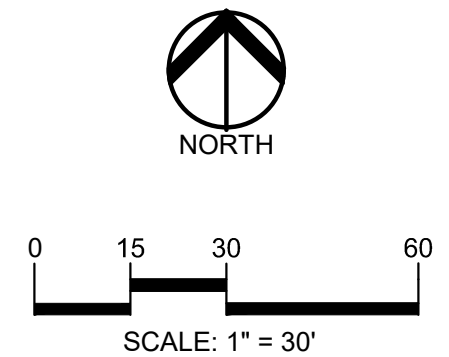
SCALE: 1" = 30'

REFERENCE DRAWINGS

GAS - CONSUMERS ENERGY QUARTER SECTION MAP 02-61-12-4, DATED 10-21-05
CITY OF TROY UTILITY GIS MAP
TACO BELL GRADING AND UTILITY PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 0602T, DATED 11-07-07
TACO BELL SITE PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 0555P, DATED 06-27-07



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CLIENT
GFA DEVELOPMENT, INC.
988 ELMFORD DR.
TROY, MI 48063

PROJECT TITLE
GFA 18 MILE & DEQUINDRE
PART OF THE SE 1/4 OF SECTION 12, T.02N, R.11E, TROY, OAKLAND COUNTY, MI

REVISIONS
CONDITIONAL REZONE APP. 6/8/21

ORIGINAL ISSUE DATE:
SEPTEMBER 18, 2019

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO. 2016-368
P.M. JBT
DN. TMK
DES. TMK
DRAWING NUMBER:

NOT FOR CONSTRUCTION

C-1.0

BM #301
PUNCH MARK ON THE NORTHWEST BOLT OF A LIGHT POLE
LOCATED AT THE NORTH SIDE OF THE ARBY'S PARKING
LOT, APPROX. 26'± SOUTH OF THE SOUTH PROPERTY LINE.
ELEV. - 645.29

<ul style="list-style-type: none"> IRON FOUND IRON FOUND NAIL FOUND NAIL & CAP SET 	<ul style="list-style-type: none"> BRASS PLUG SET MONUMENT FOUND MONUMENT SET 	<p>SEC. CORNER FOUND</p> <ul style="list-style-type: none"> RECORDED MEASURED CALCULATED
EXISTING		
<p>—OH—ELEC—W—O—</p> <p>—UG—CATV—</p> <p>—UG—PHONE—</p> <p>—UG—ELEC—</p>	<p>ELEC., PHONE OR CABLE TV: O.H. LINE, POLE & GUY WIRE</p> <p>UNDERGROUND CABLE TV, CATV, PEDESTAL</p> <p>TELEPHONE: O.H. CABLE, PEDESTAL & MANHOLE</p> <p>ELECTRIC: U.G. CABLE, MANHOLE, METER & MANHOLE</p> <p>GAS MAIN, VALE & GAS LINE MARKER</p>	<p></p>
<p>—WATER—</p> <p>—STORM SEWER—</p> <p>—SANDY SEWER, CLEANOUT & MANHOLE</p> <p>—SANDY SEWER, CLEANOUT & MANHOLE</p>	<p>WATER MAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE</p> <p>STORM SEWER, CLEANOUT & MANHOLE</p> <p>COMBINED SEWER & MANHOLE</p>	<p></p> <p></p> <p></p>
<p>—SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN</p> <p>POST INDICATOR VANE</p> <p>WATER VALE, BOMB/HYDRANT VALE BOX, SERVICE SHUTOFF</p> <p>MALBOX, TRANSFORMER, IRRIGATION CONTROL VALVE</p> <p>UNIDENTIFIED STRUCTURE</p>	<p>SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN</p> <p>POST INDICATOR VANE</p> <p>WATER VALE, BOMB/HYDRANT VALE BOX, SERVICE SHUTOFF</p> <p>MALBOX, TRANSFORMER, IRRIGATION CONTROL VALVE</p> <p>UNIDENTIFIED STRUCTURE</p>	<p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p>
<p>670' ±</p> <p>670 ± 31</p>	<p>SPOT ELEVATION</p> <p>CORNER LINE</p> <p>FENCE</p> <p>GUARD RAIL</p> <p>STREET LIGHT</p> <p>SKIN</p>	<p></p> <p></p> <p></p> <p></p> <p></p> <p></p>
<p>CONC.</p>	<p>CONCRETE</p>	<p></p>
<p>ASPH.</p>	<p>ASPHALT</p>	<p></p>
<p>GRAVEL</p>	<p>GRAVEL SHOULDER</p>	<p></p>
<p>WETLAND</p>	<p>WETLAND</p>	<p></p>

GAS - CONSUMERS ENERGY QUARTER SECTION MAP 02-61-12-4, DATED 10-21-05
CITY OF TROY UTILITY GIS MAP
TACO BELL GRADING AND UTILITY PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 055UT, DATED 11-07-07
TACO BELL SITE PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 055SP, DATED 06-27-07



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CLIENT
**GFA
DEVELOPMENT,
INC.**
986 ELMSTFORD DR.
TROY, MI 48063

PROJECT TITLE
**GFA 18 MILE &
DEQUINDRE**
PART OF THE SE 1/4 OF SECTION 12,
T.02N., R.11E.
TROY, OAKLAND COUNTY, MI

REVISIONS	
CONDITIONAL REZONE APP.	6/8/2

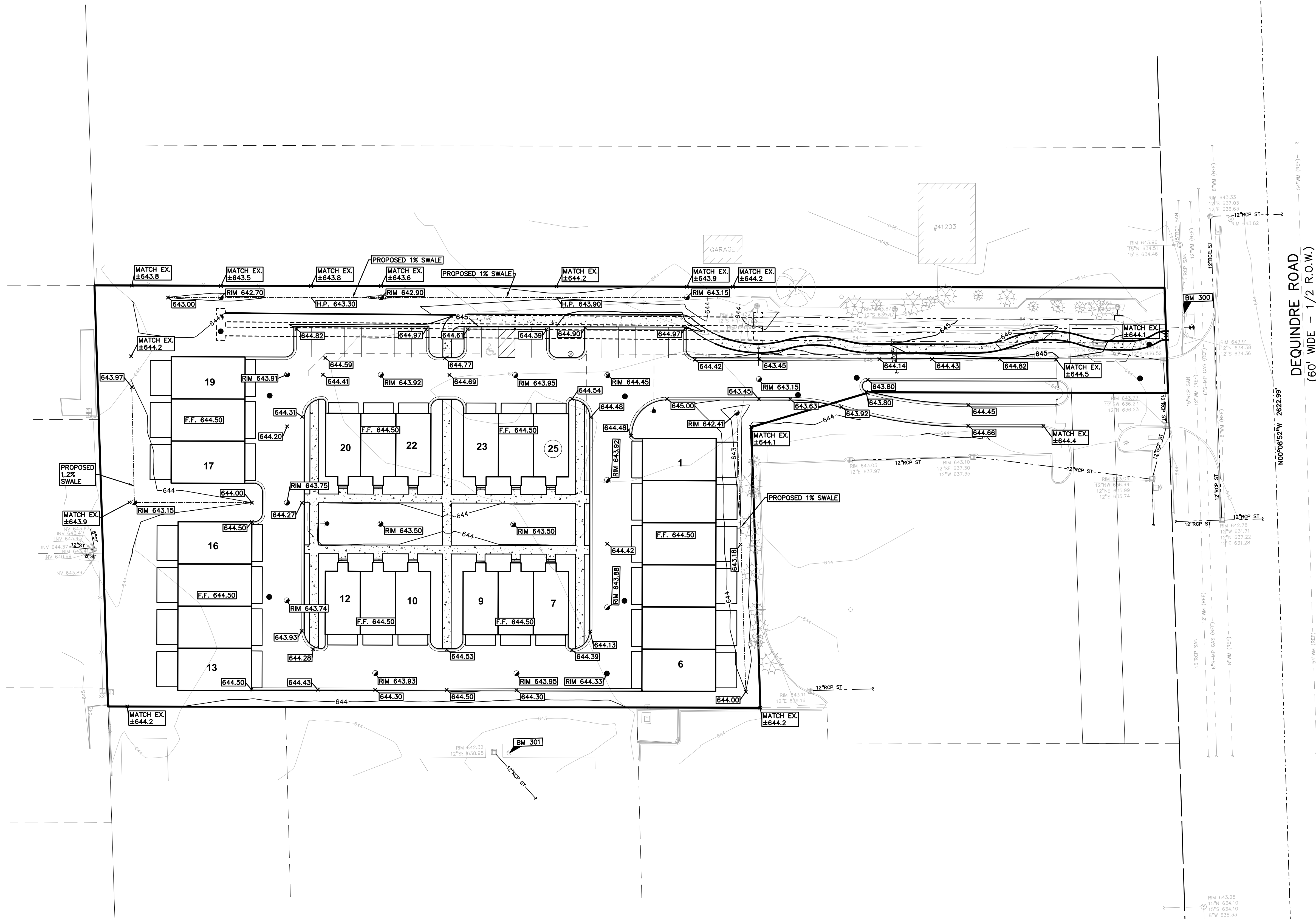
ORIGINAL ISSUE DATE:
SEPTEMBER 18, 2019

DRAWING TITLE

**PRELIMINARY
GRADING PLAN**

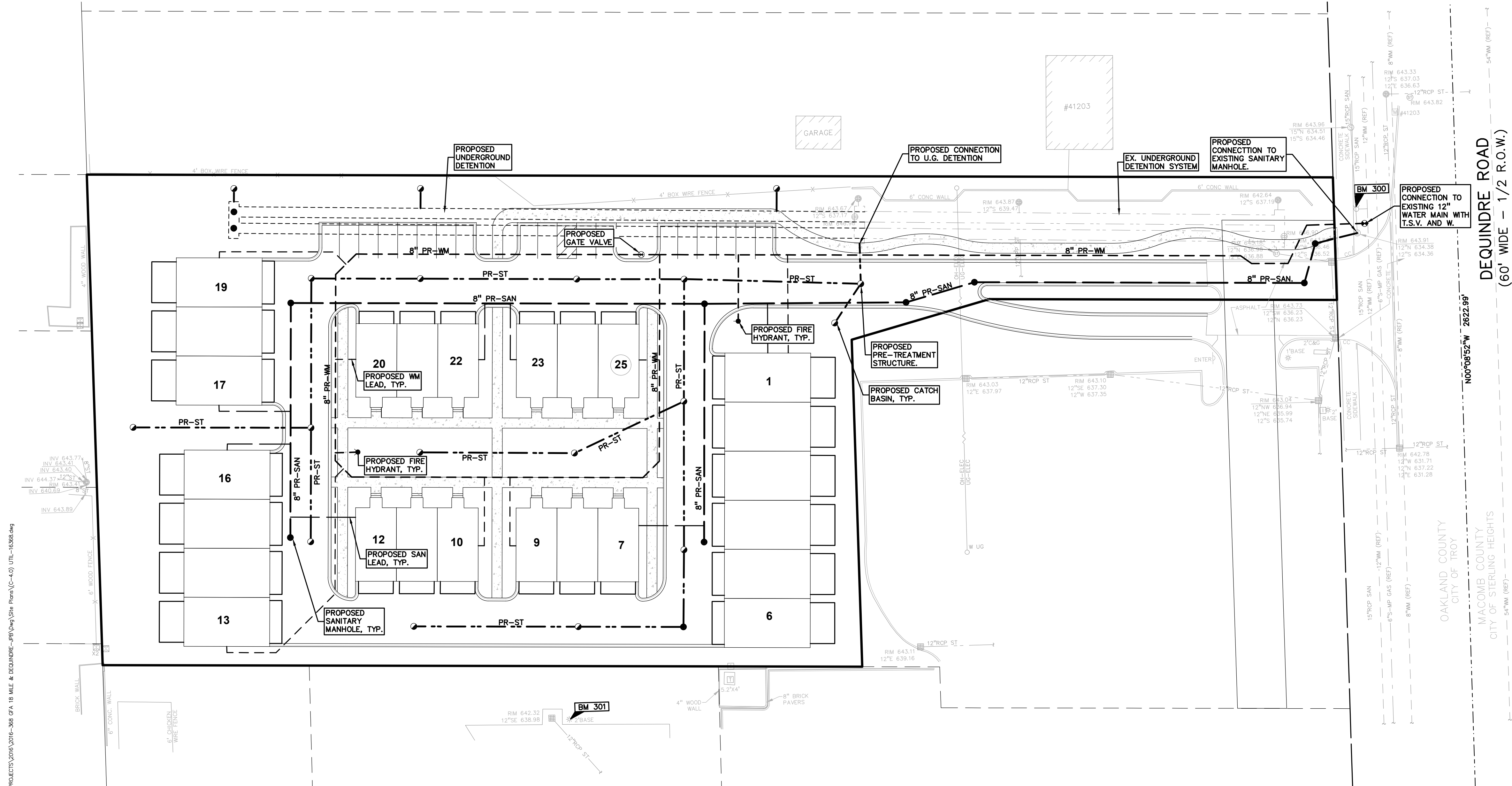
PEA JOB NO.	2016-368
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	

C-3.0



S:\PROJECTS\2016\2016-368 GFA 18 MILE & DEQUINDRE-JFB\Draw\Site Plans\C-3.0 GRADE-16368.dwg

S:\PROJECTS\2016-2018\GFA 18 MILE & DEQUINDRE-JPS Dwg (Site Plans)\C-4.0 UTIL-16066.dwg



Project: GFA 18 MILE & DEQUINDRE
Location: TROY, MI
Date: 3/16/2019
Project No: 2016-368

25 YEAR STORM DETENTION DESIGN (OAKLAND COUNTY DESIGN METHOD)

Contributing Area (A): 2.39 AC.
Allowable Discharge (Qa): 0.48 C.F.S. (=0.2 CFS/AC)
Coefficient of Runoff (C): 0.56

Calculation of Required Discharge/Acre

Qo = ((Qa)/(A))(C): 0.36
T = -25 + ((8062.5/Qo))0.5: 125.25

Storage Volume Required:

Vs = (12900(T))/(T+25) - 40Qo(T): 8964.29

Vt = (Vs)(A)(C): 11997.8

PIPE STORAGE:	
L=	612 ft
SIZE=	60 in.
C.F./F.T.=	19.625 c.f./ft.
VOLUME=	12,010.50 c.f.

CALCULATIONS OF EXISTING U.G. DETENTION:
PER TACO BALL AS-BUILT DRAWINGS DATED 11-09-07.

EXISTING UNDERGROUND 25 YEAR STORM DETENTION DESIGN
Contributing Area (A): 1.35 AC.
Allowable Discharge (Qa): 0.27 C.F.S. (=0.2 CFS/AC)
Coefficient of Runoff (C): 0.59

Calculation of Required Discharge/Acre

Qo = ((Qa)/(A))(C): 0.34
T = -25 + ((8062.5/Qo))0.5: 129

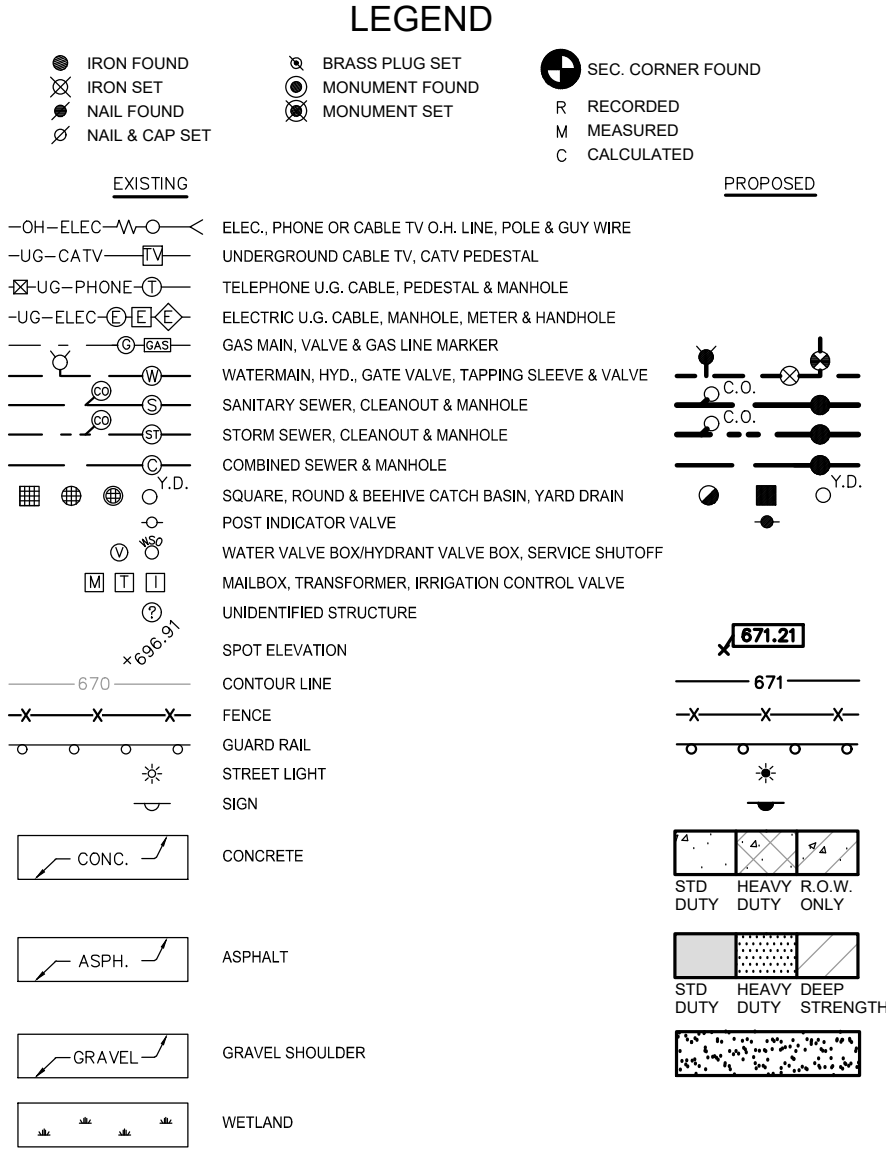
Storage Volume Required:

Vs = (12900(T))/(T+25) - 40Qo(T): 9057

Vt = (Vs)(A)(C): 7214

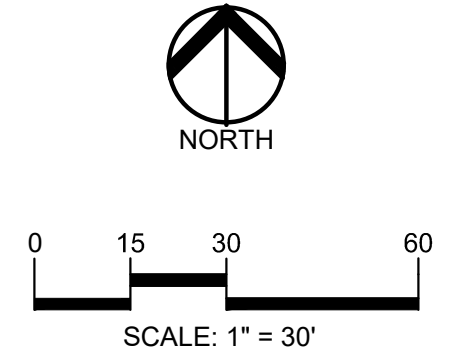
PROVIDED STORAGE IN UNDERGROUND DETENTION
DETENTION SYSTEM PROVIDED: 80' SLOPP PIPE
STORAGE PER LINEAR FOOT OF PIPE: 19.63 C.F.
NUMBER OF ROWS PROVIDED: 2
LENGTH OF ROWS PROVIDED: 200 L.F.
TOTAL STORAGE VOLUME PROVIDED (2 X 200 X 19.63): 7852 C.F.

NOTE:
ALL WORK IN THE DEQUINDRE ROAD RIGHT-OF-WAY IS UNDER THE JURISDICTION OF THE ROAD COMMISSION FOR OAKLAND COUNTY AND REQUIRES A PERMIT.



REFERENCE DRAWINGS
GAS - CONSUMERS ENERGY QUARTER SECTION MAP 02-61-12-4, DATED 10-21-05
CITY OF TROY UTILITY GIS MAP
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GFA DEVELOPMENT, INC.
988 ELMSFORD DR.
TROY, MI 48063

PROJECT TITLE
GFA 18 MILE & DEQUINDRE
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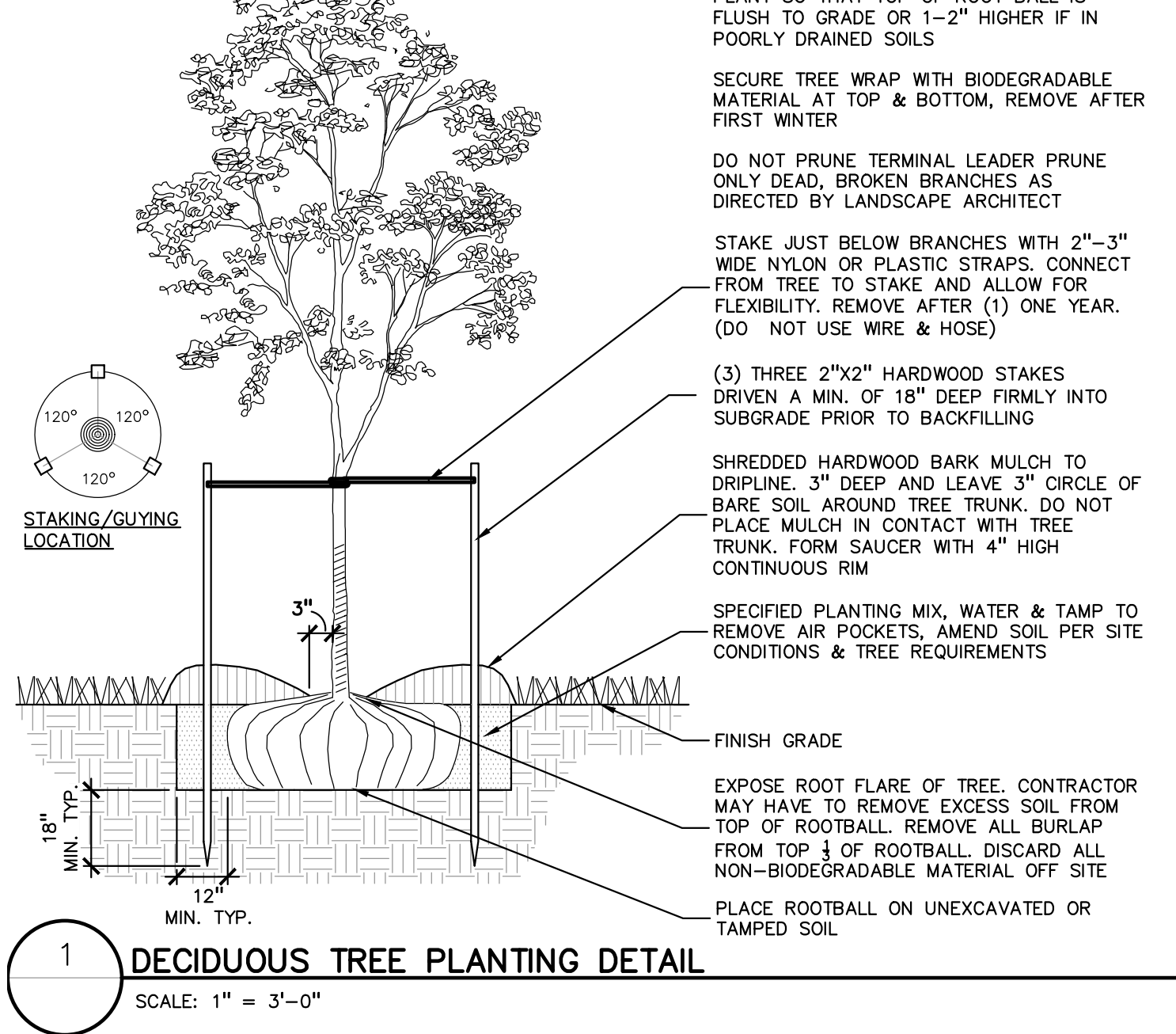
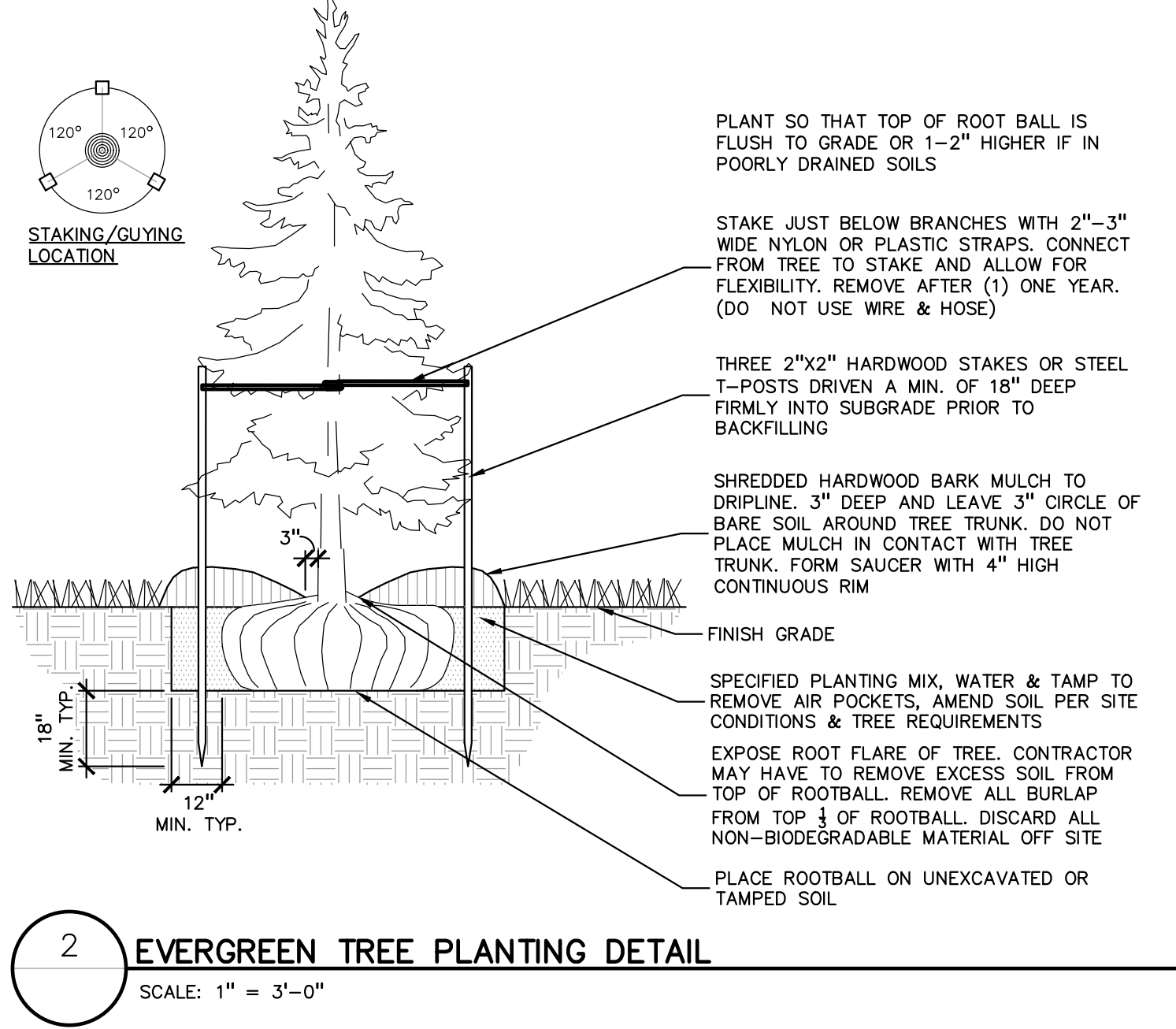
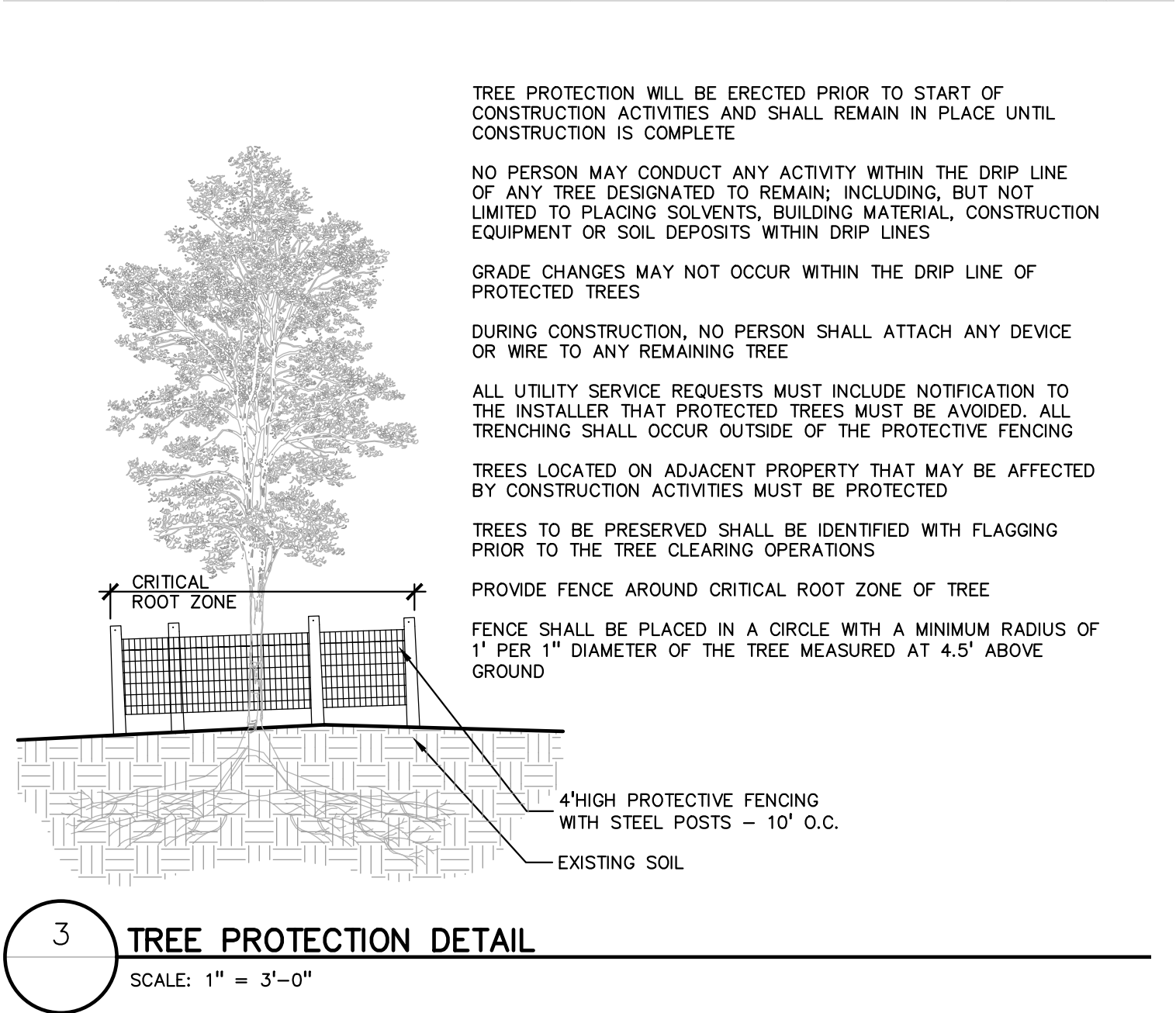
REVISIONS
CONDITIONAL REZONE APP. 6/8/21

ORIGINAL ISSUE DATE:
SEPTEMBER 18, 2019
DRAWING TITLE
PRELIMINARY
UTILITY PLAN

PEA JOB NO. 2016-368
P.M. JBT
DN. TMK
DES. TMK
DRAWING NUMBER:

NOT FOR CONSTRUCTION C-4.0

DECIDUOUS TREE PLANT LIST:				
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE SPEC
3	AS2.5	Sugar Maple	<i>Acer saccharum</i> 'Green Mountain'	2.5" Cal. B&B
2	QR2.5	Red Oak	<i>Quercus rubra</i>	2.5" Cal. B&B
5	TOTAL DEC.			
EVERGREEN TREE PLANT LIST:				
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE SPEC
7	AC8	Concolor Fir	<i>Abies concolor</i>	8' Ht. B&B
7	PA8	Norway Spruce	<i>Picea abies</i>	8' Ht. B&B
8	PC8	Columnar Norway Spruce	<i>Picea abies</i> 'Cupressina'	8' Ht. B&B
14	PG8	Black Hills Spruce	<i>Picea glauca</i> 'Densata'	8' Ht. B&B
5	PO8	Serbian Spruce	<i>Picea omorika</i>	8' Ht. B&B
6	PB8	Lacebark Pine	<i>Pinus bungeana</i>	8' Ht. B&B
11	PN8	Austrian Pine	<i>Pinus nigra</i>	8' Ht. B&B
7	PS8	Eastern White pine	<i>Pinus strobus</i>	8' Ht. B&B
65	TOTAL EVG.			



KEY

- = EVERGREEN SCREENING TREES
- = PARKING LOT TREES
- = GREENBELT TREES
- = IRRIGATED SEED LAWN
- = EXISTING TREES W/ TREE PROTECTION FENCING

LANDSCAPE CALCULATIONS:
PER CITY OF TROY ZONING ORDINANCE; NN

GREENBELT TREES
REQUIRED: 1 DEC TREE / 30 LF OF STREET FRONTAGE. 60' OF RIGHT OF WAY/ 30 = 2 DEC TREES REQUIRED.
PROVIDED: 2 PROPOSED TREES

PARKING LOT TREES
REQUIRED: 1 TREE / 8 PARKING SPACES. 18 SPACES / 8 = 3 TREES
PROVIDED: 3 TREES

REPLACEMENT TREES
REQUIRED: REPLACE 50% OF REMOVED DBH OF WOODLAND TREES, AND 100% OF REMOVED LANDMARK TREES DBH. 1 WOODLAND AND 1 LANDMARK TREES REMOVED, SEE CALCULATIONS THIS SHEET. 384" DBH CREDIT SAVED, 0 REPLACEMENT TREES REQUIRED.
PROVIDED: 27 EXISTING TREES SAVED, NO REPLACEMENT REQUIRED.

SCREENING TREES
REQUIRED: 1 LARGE EVG TREE / 10 LF (USE ALT 2: MULTIFAMILY ADJACENT TO SINGLE FAMILY RESIDENTIAL -NORTH & WEST).
- NORTH: 370 LF/10 = 37 LG EVG (6' FENCE ALONG REMAINING PROPERTY BOUNDARY.)
- WEST: 240 LF /10 = 24 LG EVG
PROVIDED: 65 TREES (NORTH- 39 LG EVG; WEST- 26 LG EVG)

GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.

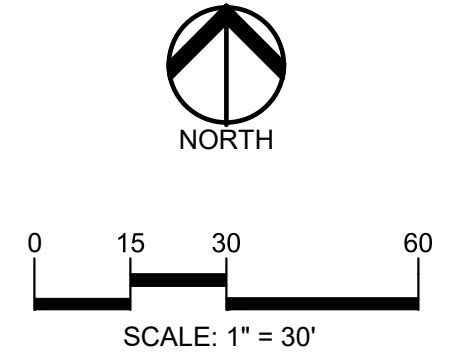
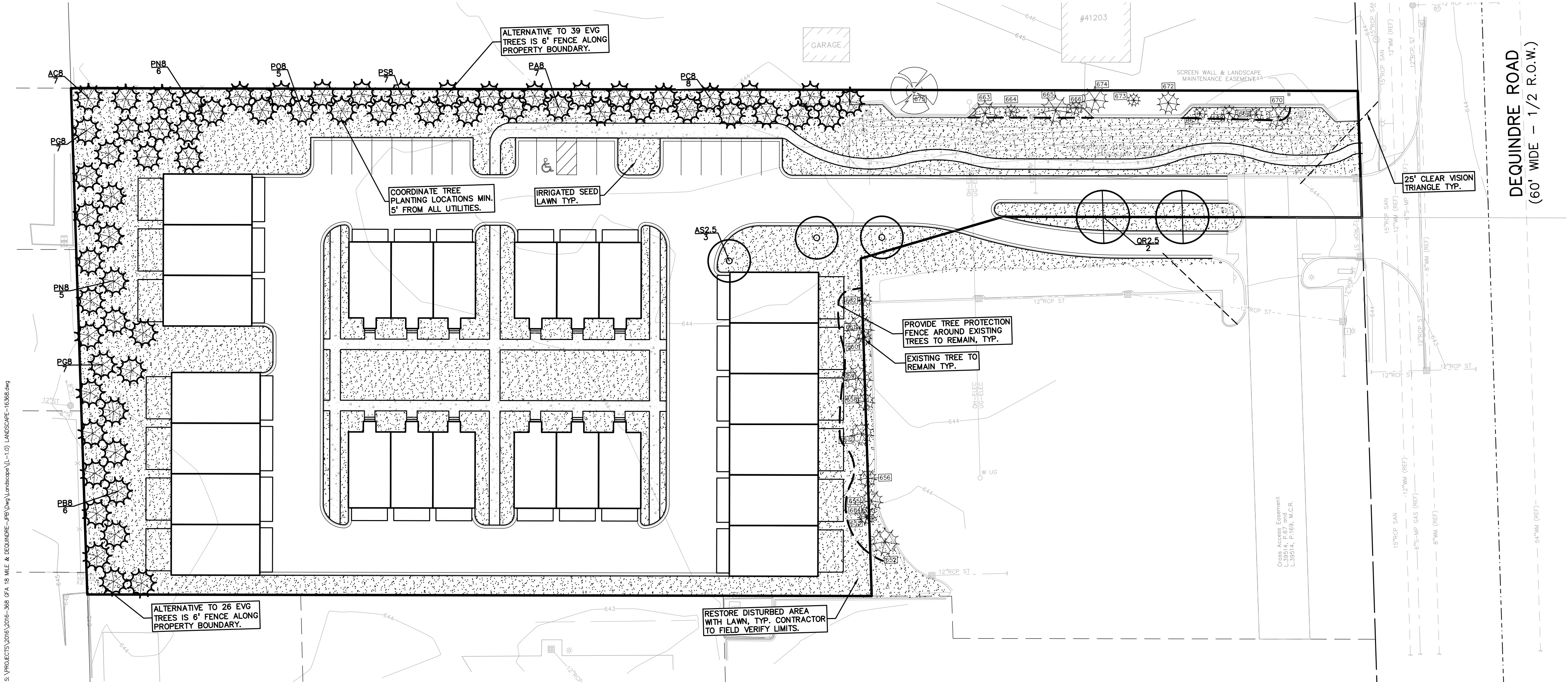
REVISIONS

CONDITIONAL REZONE APP.	6/8/21
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ORIGINAL ISSUE DATE: SEPTEMBER 18, 2019

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

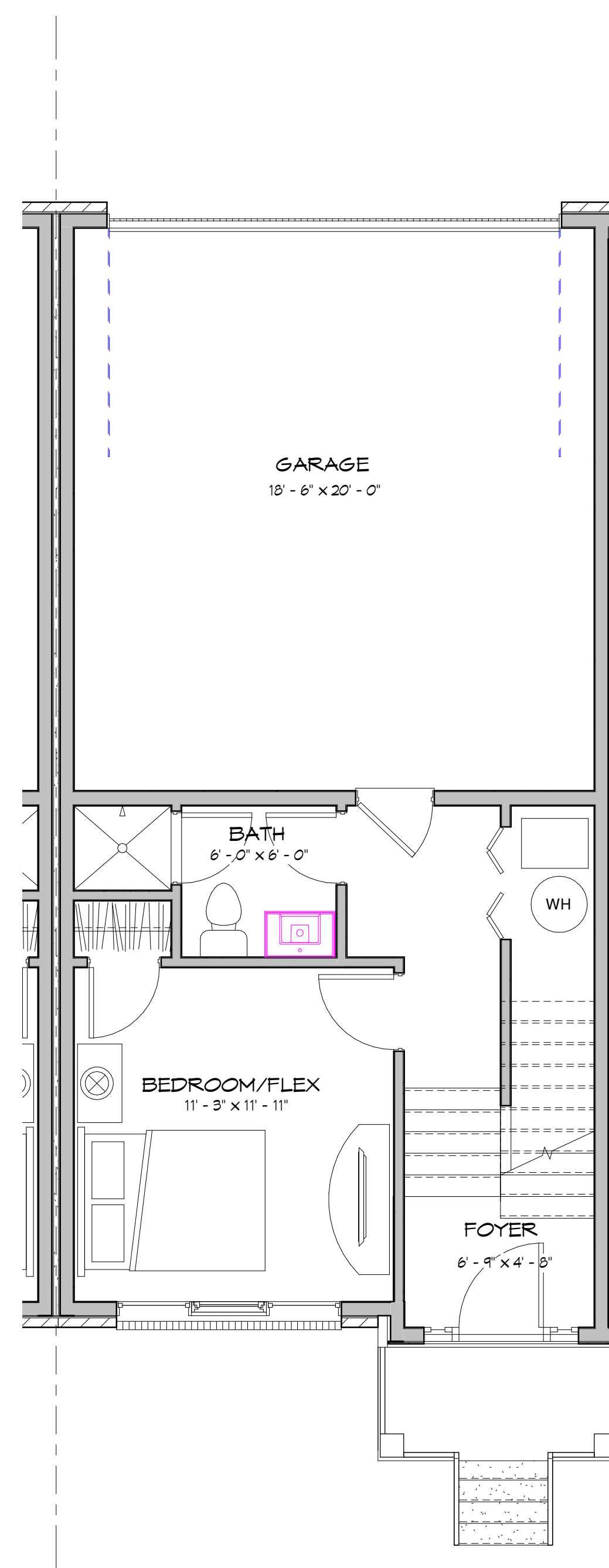
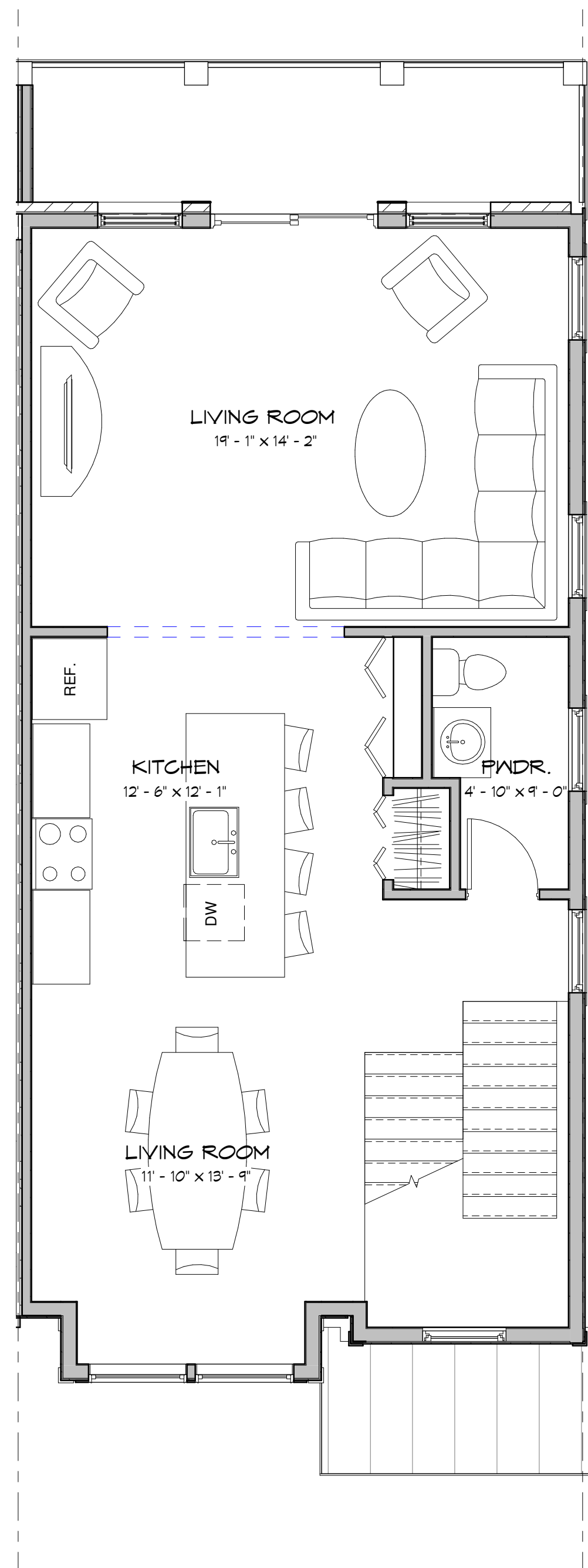
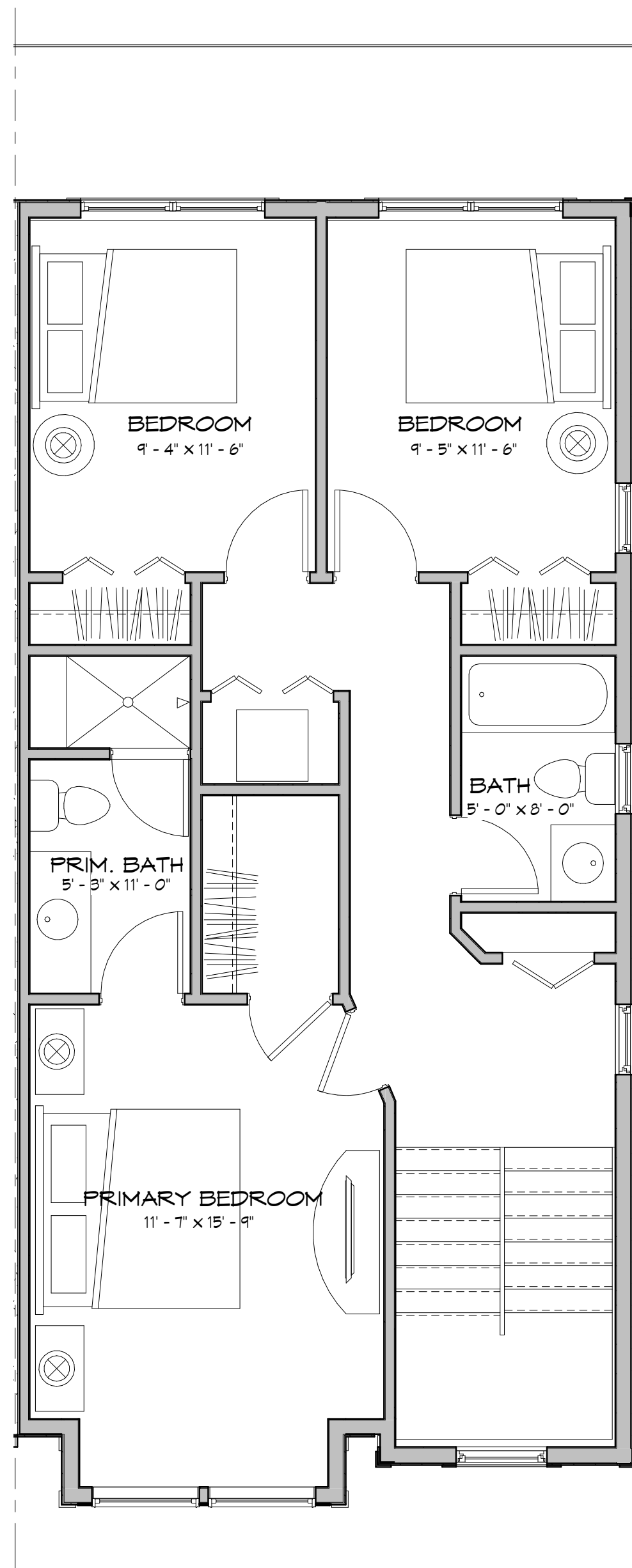
PEA JOB NO. 2016-368
P.M. JBT
DN. TMK
DES. TMK
DRAWING NUMBER:



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
GFA DEVELOPMENT, INC.
988 ELMFORD DR.
TROY, MI 48063

PROJECT TITLE
GFA 18 MILE & DEQUINDRE
PART OF THE SE 1/4 OF SECTION 12, T.02N, R.11E, TROY, OKLAND COUNTY, MI



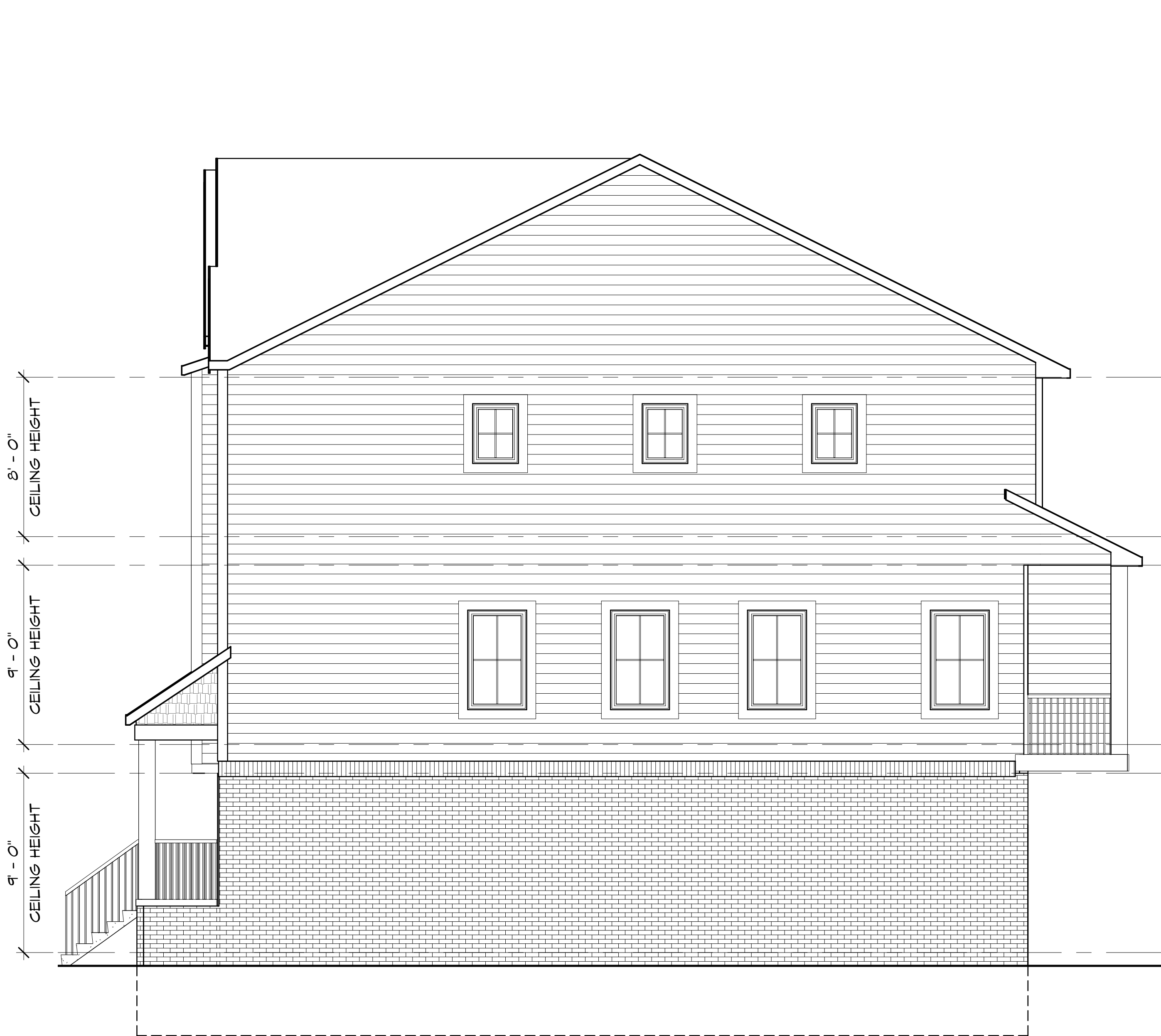


Left Elevation

Scale: 1/4" = 1'-0"

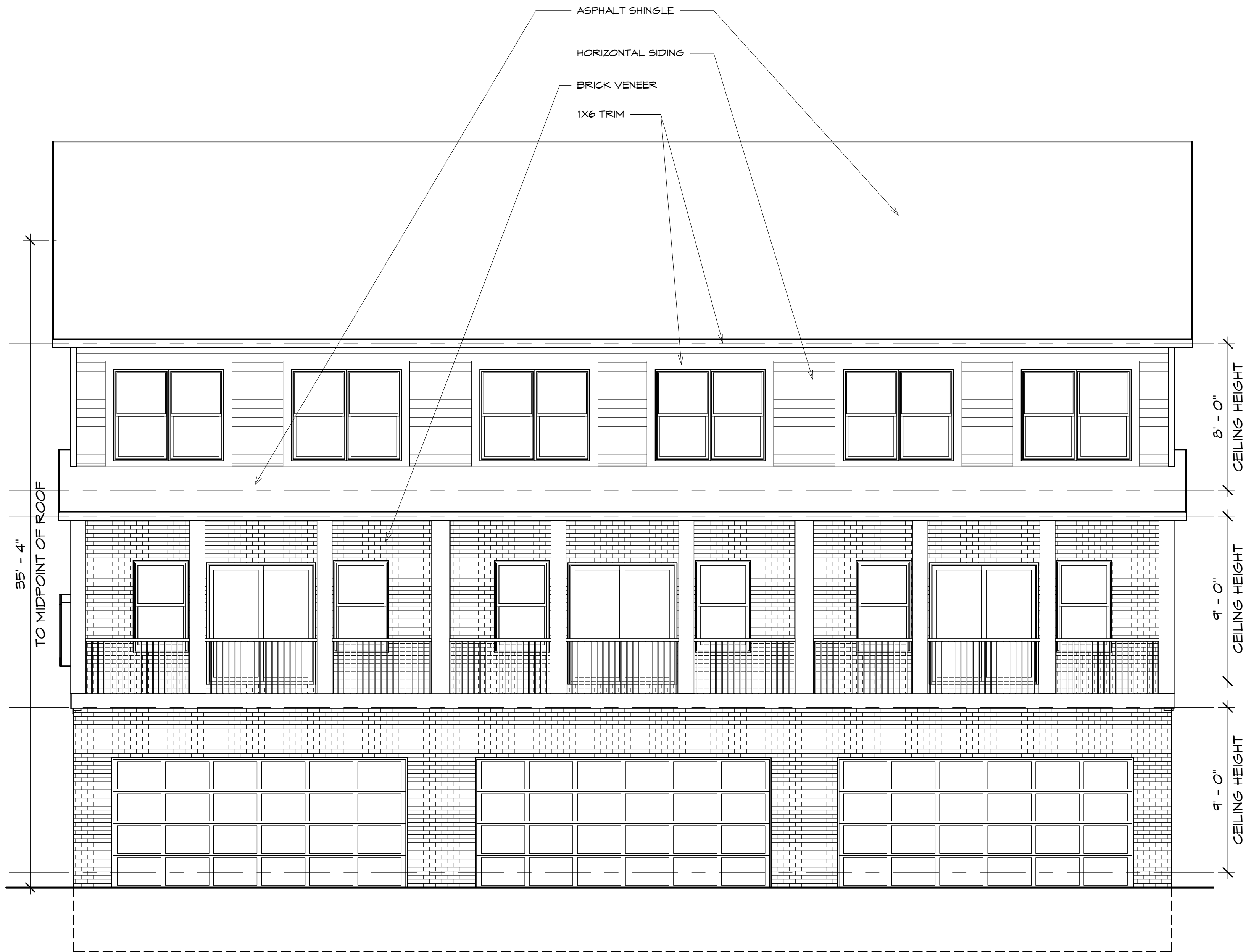
Front Elevation

Scale: 1/4" = 1'-0"



Right Elevation

Scale: 1/4" = 1'-0"



Rear Elevation

Scale: 1/4" = 1'-0"



3D VIEW

CITY OF TROY

CONDITIONAL REZONING APPLICATION

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



**CONDITIONAL REZONING
REVIEW FEE
\$1,800.00**

**ESCROW FEE
\$1,500.00**

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

PLEASE FILE A COMPLETE CONDITIONAL REZONING APPLICATION, TOGETHER WITH THE APPROPRIATE FEE, NOT LESS THAN THIRTY (30) DAYS PRIOR TO THE DATE OF THAT MEETING.

A PLANNING COMMISSION PUBLIC HEARING SHALL BE SCHEDULED FOLLOWING A DETERMINATION BY THE PLANNING DEPARTMENT THAT THE CONDITIONAL REZONING APPLICATION IS COMPLETE AND MEETS THE REQUIREMENTS OF THE TROY ZONING ORDINANCE.

-
1. NAME OF THE PROPOSED DEVELOPMENT: _____
 2. ADDRESS OF THE SUBJECT PROPERTY: _____
 3. CURRENT ZONING CLASSIFICATION OF SUBJECT PROPERTY: _____
 4. PROPOSED ZONING CLASSIFICATION OF SUBJECT PROPERTY: _____
 5. TAX IDENTIFICATION NUMBER(S) OF SUBJECT PROPERTY: _____
 6. PLEASE PROVIDE A STATEMENT THAT ADDRESSES THE FOLLOWING ARCHITECTURAL DESIGN QUESTIONS:
 - A. DESCRIPTION OF CONTEXT OF SITE AND HOW PROJECT RESPONDS TO CHARACTER OF THE AREA
 - B. DESCRIPTION OF THE PROJECT'S DESIGN CONCEPT
 - C. DESCRIPTION OF HOW THE PROJECT ACHIEVES THE DESIGN CONCEPT
 - D. DESCRIPTION OF THE DEVELOPMENT PROGRAM (INTENDED USES, KNOWN OR POSSIBLE TENANTS, ETC.).
 - E. DESCRIPTION OF HOW THE BUILDING MATERIALS ENHANCE THE DESIGN CONCEPT
 - F. IF THE PROJECT IS IN A FORM-BASED DISTRICT, PROVIDE DESCRIPTION OF HOW THE PROJECT MEETS THE TRANSPARENCY REQUIREMENTS
 - G. NOTE ANY OTHER IMPORTANT ELEMENTS, FEATURES OR DESIGN CONCEPTS NOT COVERED ABOVE THAT WILL HELP THE PLANNING COMMISSION UNDERSTAND HOW THE PROJECT FOSTERS EXCELLENCE IN THE DESIGN OF THE BUILT ENVIRONMENT

APPLICANT:

NAME _____
COMPANY _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
TELEPHONE _____
E-MAIL _____

PROPERTY OWNER:

NAME _____
COMPANY _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
TELEPHONE _____
E-MAIL _____

7. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY:
SAME _____

8. **SIGNATURE OF THE APPLICANT** _____ **DATE** _____

9. **SIGNATURE OF THE PROPERTY OWNER** _____ **DATE** _____

BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC OF THE REQUEST FOR CONDITIONAL REZONING.

CONDITIONAL REZONING

7. **PUBLIC HEARING - CONDITIONAL REZONING- (CR JPLN2021-001)** – Proposed Pine View Condominiums, West side of Dequindre, north of Long Lake (88-20-12-476-070), Section 12, From NN (Neighborhood Node “J” and EP (Environmental Protection) to NN (Neighborhood Node “J”)

Mr. Carlisle presented a review of the Pine View Condominiums. He addressed the 40-foot wide strip of E-P zoning and referenced the previous action taken by the Planning Commission to postpone the item to allow the applicant to submit a conditional rezoning application to rezone the E-P portion so it could be used for guest parking. Mr. Carlisle said the layout design has not changed and noted the southern portion of the property is a by-right development. He noted of significant importance are the applicant's voluntary conditions numbered 1, 4, 7 and 8. Mr. Carlisle addressed the landscaping, required screening at the south edge of the property, the engineering department pedestrian connection improvements and design and site plan standards. Mr. Carlisle recommended that the Planning Commission recommend to the City Council conditional rezoning and preliminary site plan approval with the conditions as identified in his report dated August 16, 2021.

Gary Abitheira clarified as a voluntary condition to the application, the maximum height would be a 3 story building, noting an error in the Planning Consultant report stating the maximum height of a 2-1/2 story building. He addressed the number of units, landscaping and elevations.

Mr. Savidant addressed the intent of the application dated November 12, 2019 and the recently adopted text amendment limiting the building height of development within the Neighborhood Node zoning district that abuts residential.

There was discussion on:

- E-P zoning district; uses, zoning tool to separate incompatible land uses.
- Landscaping buffer, amenity to application.
- Maintenance of E-P strip of land.
- Height of surrounding residential homes.
- Shared driveway with Taco Bell; as relates to traffic, cross access easement.
- Elevations; garage and interior entrance on same side.
- Property to the north; open space, potential headlight shining on residential.
- Existing concrete wall at Taco Bell; applicant prefer trees and landscape.
- Proposed fence on south side; material and height.
- Guest parking; no requirement to provide, good design consideration, appropriate screening for headlights.

PUBLIC HEARING OPENED

- Pamela Prewitt, 41203 Dequindre; addressed concerns with safety and traffic congestion relating to Taco Bell; traffic back-ups block her driveway, addressed maintenance of E-P strip of land.
- Doug Roach, 5237 Windmill; addressed concerns with safety, congestion, parking, and light pollution.

PUBLIC HEARING CLOSED

Mr. Carlisle and Mr. Savidant acknowledged the traffic concern addressed by the residents would be reported and looked into by the Engineering.

Mr. Savidant encouraged residents who experience light pollution from nearby commercial to contact the Planning Department and any violation of the Zoning Ordinance would be enforced.

Discussion continued on:

- Maintenance responsibility of property to north.
- Pedestrian sidewalk as relates if E-P zoning stays in place.
- Density; building height, building form.
- Potential traffic congestion with shared access.
- Intent of applicant with by-right development on southern portion.
- Type of desired housing; results of Master Plan survey.

Resolution # PC-2021-08-064

Moved by: Rauch

Seconded by: Perakis

RESOLVED, That the Planning Commission hereby recommends to the City Council that the NN “J” and EP to NN “J” conditional rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the west side of Dequindre, north of Long Lake, within Section 12, being approximately 2.389 acres in size, be **denied**, for the following reasons:

1. The request does not comply with the Master Plan, including but not limited to its definition of transitional density.
2. The conditions offered by the applicant do not reasonably protect the adjacent properties.
3. The rezoning and conditions offered by the applicant would be incompatible with surrounding zoning and land use and do not comply with the Zoning Ordinance, including but not limited to building form.

Yes: Hutson, Malalahalli, Perakis, Rauch

No: Faison, Krent, Lambert, Rahman

Absent: Tagle

MOTION FAILED**Resolution # PC-2021-08-065**

Moved by: Rahman

Seconded by: Lambert

RESOLVED, That the Planning Commission hereby recommends to the City Council that the NN “J” and EP to NN “J” conditional rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the west side of Dequindre, north of Long Lake, within Section 12, being approximately 2.389 acres in size, be **granted**, for the following reasons:

1. The request complies with the Master Plan.
2. The EP district does not include any significant natural features.
3. The rezoning would permit greater flexibility in use and development of the property.
4. The conditions offered by the applicant reasonably protect the adjacent properties.
5. The rezoning would be compatible with surrounding zoning and land use.
6. The site can be adequately served with municipal water and sewer.

BE IT FURTHER RESOLVED, That the Planning Commission recommends the following site plan design considerations:

1. Submit photometric plans and fixture details.
2. Address the Engineering Department pedestrian connection comments.
3. Provide site landscaping calculation.
4. Provide floor plans and elevations.
5. Consider residents’ feedback on headlight glaring and traffic safety.

Discussion on the motion on the floor.

Ms. Perakis addressed standards that must be met.

Mr. Rauch addressed primary entrance on interior streets and transitional density.

Ms. Dufrane address conditional rezoning applications with respect to conditions offered by applicant.

Vote on the motion on the floor.

Yes: Faison, Krent, Lambert, Rahman
No: Hutson, Malalahalli, Perakis, Rauch
Absent: Tagle

MOTION FAILED