



**To:** City of Troy City Council

**From:** Ben Carlisle, AICP  
Megan Masson-Minock, AICP

**Date:** March 3, 2022

**RE:** Troy City Council Node Tour

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Thank you for volunteering your valuable time to participate in this Master Plan discussion. On March 12th, we will be touring three nodes:

- Crooks and Wattles
- Livernois and Square Lake
- Long Lake and Livernois

These three nodes were selected because they represent common themes identified by the City Council, Planning Commission, and Troy residents. A packet is attached that includes items for consideration, aerial map, and detailed survey information for each node on the tour. At the conclusion of the tour, we will facilitate a discussion with the City Council regarding the three nodes visited and the node concept, in general.

Please come to the tour prepared to discuss the following questions:

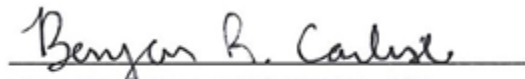
1. If Neighborhood Nodes are eliminated, how should they be Master Planned and zoned?
2. Should the major purpose of each Neighborhood Node be to serve the immediate neighborhood, or to serve as a community-wide shopping, residential, and service area?
3. Should there be specific design elements that must be considered, including but not limited to:
  - a. Increased setbacks from the roadway
  - b. Allow some parking in front of building
  - c. Increase landscaping
  - d. Higher architectural and material demand


*Council Node Tour Cover Memo*  
*March 3, 2022*

4. Should height be limited to two-stories?
5. Should there be specific uses that are currently allowed in the Neighborhood Nodes be eliminated?
6. Should a cap on density be placed on multiple family residential projects?
7. The zoning should allow or incentivize uses that serve the local neighborhood?

We look forward to meeting with you on March 12<sup>th</sup>.

Sincerely,

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

  
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**CARLISLE/WORTMAN ASSOC., INC.**  
**Megan Masson-Minock, AICP**  
**Planner**

Attachments:

- Agenda
- What is a Master Plan?
- Neighborhood Node in Master Plan
- Crooks and Wattles Packet
- Livernois and Square Lake Packet
- Long Lake and Livernois Packet