



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## CITY COUNCIL AGENDA ITEM

Date: September 1, 2022

To: Mark F. Miller, City Manager

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

Subject: ANNOUNCEMENT OF PUBLIC HEARING – CONDITIONAL REZONING (CR JPLN2022-001) – Proposed Homestead Condominiums, East side of Livernois, North of Big Beaver (PIN 88-20-22-301-007, -008, -009), Section 22, From R-1E (One Family Residential District) to RT (One Family Attached Residential District).

The applicant Tableau by Mondrian seeks a conditional rezoning of the subject parcel from R-1E (One Family Residential Zoning District) to RT (One Family Attached Zoning District). The applicant provided a complete Preliminary Site Plan application as a condition of approval, along with other conditions listed in the application.

The subject site is 9.54 acres in area. The applicant proposes a total of 30 units within 6 buildings. The application indicates the homes are geared toward residents 50 years of age and older. Houses range in size from 1,317 square feet to 1,840 square feet.

The applicant has voluntarily included the site plan as a condition of approval. The development will conform to all RT zoning district requirements including maximum height of 2 stories/30 feet.

The Planning Commission considered the conditional rezoning application at a public hearing on July 26, 2022. The Planning Commission recommended approval of the application by a 7-1 vote.

The applicant has revised the Preliminary Site Plan that was reviewed by the Planning Commission as follows:

1. The proposed 6-foot wide gravel path has been upgraded to an 8-foot wide asphalt path.
2. The sidewalk on the north side of the proposed road has been upgraded to an 8-foot wide asphalt path to connect to the City path system.
3. The proposed 8-foot wide asphalt path route has been changed to go around the pergola.
4. An easement has been provided to the City of Troy through the wetlands on the northeast portion of the property.

A City Council public hearing has been scheduled for September 19, 2022.

### Legal Review

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



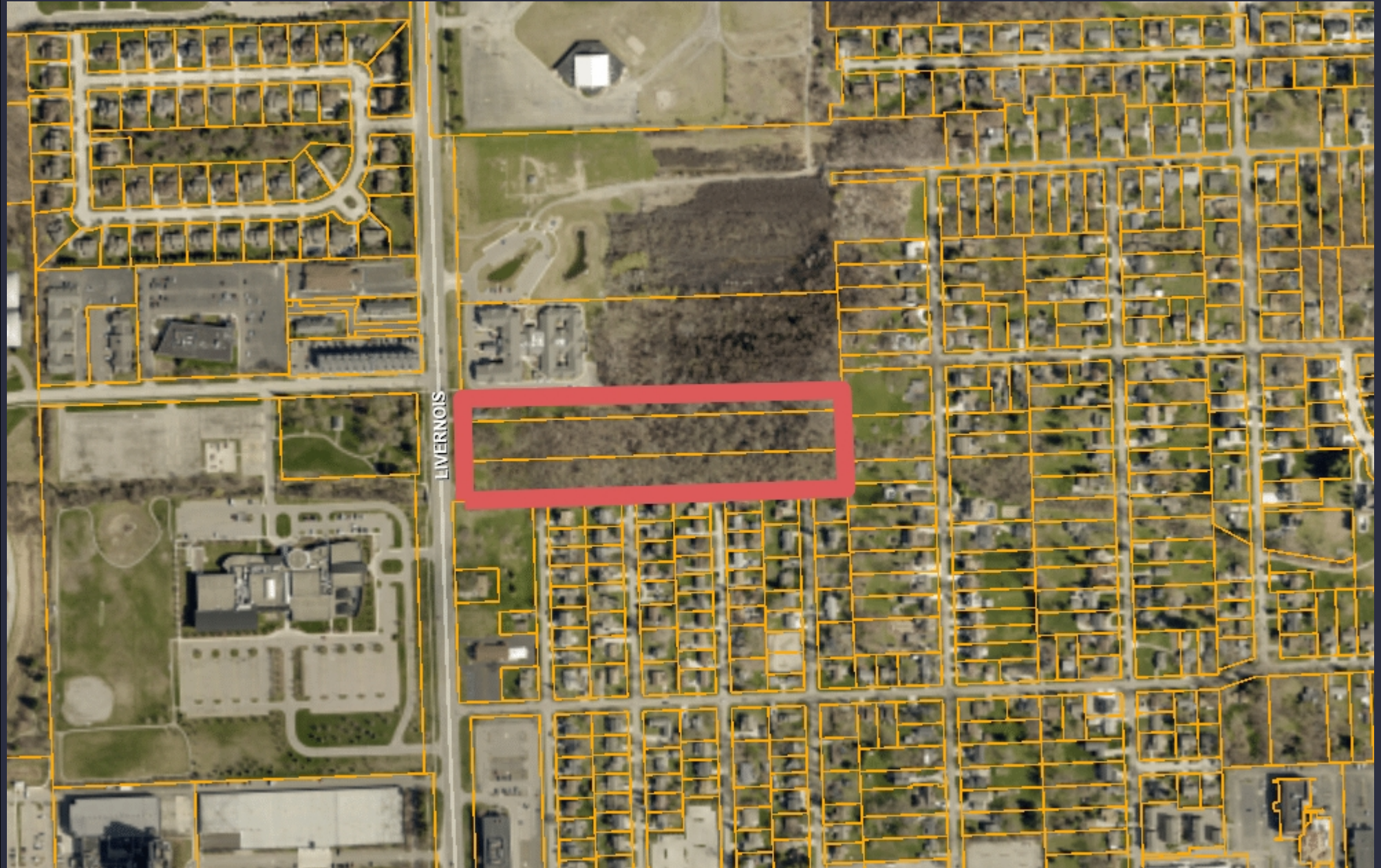
500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## **CITY COUNCIL AGENDA ITEM**

### **Attachments:**

1. Maps.
2. Preliminary Site Plan application.
3. Minutes from July 26, 2022 Planning Commission Regular meeting.
4. Agenda packet from July 26, 2022 Planning Commission Regular meeting.
5. Public comment.

RBS, G:\CONDITIONAL REZONING\JPCR2022-001 HOMESTEAD\20220912 CC Memo Announce Public Hearing Homestead Conditional Rezoning.docx



1,189 0 595 1,189Feet



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.





1,189 0 595 1,189 Feet



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



MONDRIAN

PROPERTIES

PRESENTS



Tableau

---

by MONDRIAN



## **SECTION 1: ABOUT MONDRIAN PROPERTIES AND ITS NEW MULTI-FAMILY DIVISION**

### **Mondrian's Background**

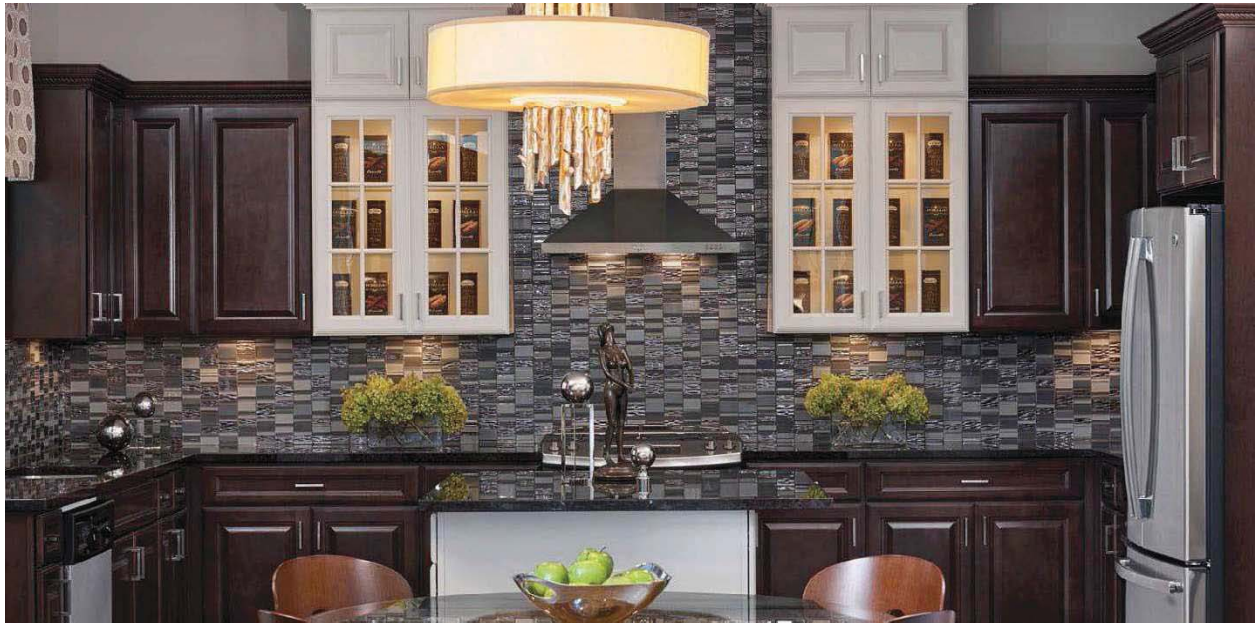
At Mondrian Properties, we pride ourselves on developing, designing and constructing premier homes and communities for our highly valued customers. In our three-decade history, we have developed more than 40 communities in Southeastern Michigan, continually winning awards for architectural design quality.





### **The Mondrian Mission**

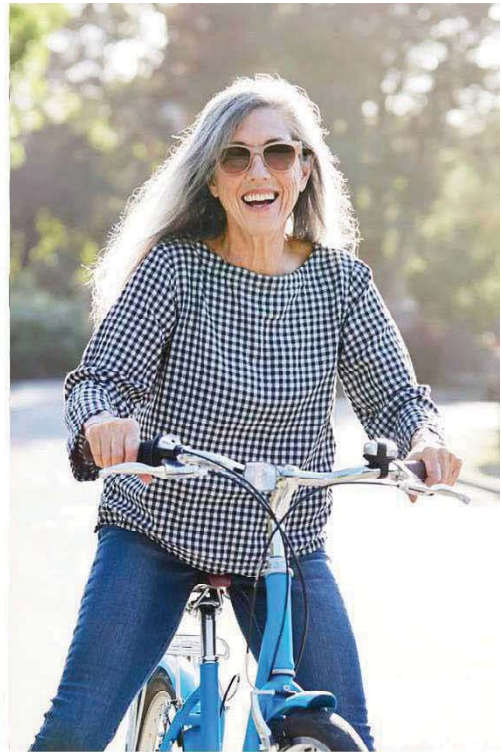
Our goal is to be recognized as a national leader in the area of customer-focused residential construction. Our best-in-class, well-coordinated and consummately professional team helps to realize this goal every day. It is our unrelenting dedication to achieving this goal, in combination with our commitment to integrity, that allows us to provide our clients with their dream homes.





### The Mondrian Lifestyle

Our architectural team creates classic designs that our construction team realizes into quality homes that exude timeless sophistication and luxurious detail. Our clients experience the next level – of convenience, of service and of quality. We take great pride in the communities we build. When you purchase a Mondrian home, you acquire so much more than a place to live; you acquire a lifestyle filled with attainable luxury.





### Mondrian's Expansion into Multi-family Housing

Our team has carefully considered the guidance and insight it has understood from the City of Troy, with regard to new choices for home-shoppers in the area. And, since there is strong demand in the marketplace for different types of multi-family, for-lease, as well as for-purchase residential home types, Mondrian Properties, through its newly created subsidiary, **Tableau by Mondrian**, has decided to pursue constructing these kinds of options for the community. Also, new construction is highly popular, as compared to older construction units. Whether future communities offer 50+ or general market residences for lease, or 50+ or general market condos, Mondrian's new multi-family unit can supply any of them. Mondrian's new multi-family brand, **Tableau by Mondrian**, will offer home-shoppers the elegance for which Mondrian is known, while delivering new residences that are clearly something new and exciting – communities that would offer aspirational lifestyles to a variety of audiences – places where they could really envision themselves being fulfilled. Mondrian Properties will remain separate, but since there is a good amount of brand equity in the Mondrian name, this new brand has can leverage it as a foundation from which to drive credibility, legitimacy and familiarity in the eyes of the target audience – whichever demographic that audience may represent.



Project Applicant / Developer:

**Tableau by Mondrian**  
50215 Schoenherr Road  
Shelby Township, MI 48315  
Attn: Joseph Maniaci  
586-726-7350  
jmaniaci@mondrianproperties.com

Development Team Consultants:

**Civil Engineer:**

**PEA Group**  
John Thompson, PE  
2430 Rochester Court  
Troy, MI 48083  
844-813-2949

**Architects:**

**Martini – Samartino Design Group**

Paul Samartino, AIA  
920 E. Long Lake  
Suite 200  
Troy, MI 48085  
248-524-0445

**Landscape Architecture:**

**J Eppink Partners, Inc.**

Jim Eppink, RLA  
9336 Sashabaw Road  
Clarkston, MI 48348  
248-922-0789

Site Data:

**Parcel Size:**

9.54 acres

**Location:**

East side of Livernois,  
north of Big Beaver Road within  
the City of Troy, MI

**Existing Zoning:**

R-1E One Family Residential

**Proposed Zoning:**

RT One Family Attached Residential  
using a Conditional Rezoning  
Application

**Proposed Uses:**

30 attached single family for lease  
condominium homes

## SECTION 2: PROJECT NARRATIVE LETTER

# HOMESTEAD

*A Proposed Single Family Attached, For-Lease Condominium Neighborhood  
In the City of Troy, Michigan*

### **Project Vision:**

Homestead, a new neighborhood proposed to be constructed off of Livernois Road will provide beautiful, high-quality, size-appropriate housing geared towards its 50-year-old and older residents.

Mondrian Properties, the corporate parent of its new, multi-family unit, **Tableau by Mondrian**, has been building homes in Southeastern Michigan for more than three decades, and continues to be at the forefront of providing a range of quality housing choices throughout the area. In response to the City of Troy's goal to provide innovative housing alternatives that serve the City's evolving demographics, smaller household sizes, and active lifestyle choices of its residents, Tableau by Mondrian is proud to propose Homestead, a neighborhood that specifically seeks to help build the **"missing-middle"** within the community.

The City of Troy continues to be recognized as one of the best places to live in America. Its strong employment base, educational opportunities, shopping areas, diverse cultures, and residential neighborhoods have made it a premier family-oriented community. As its long-time residents age, however, the City of Troy has correctly recognized that it must encourage a wider range of housing choices to be built within Troy that will allow its residents to remain in the city they love, close to their families, friends, work, and churches. Providing more diverse housing choices enables residents the ability to **"age in place"** and prevent the need to move away, once the large, five-bedroom home becomes too large during their empty-nest, active senior years.

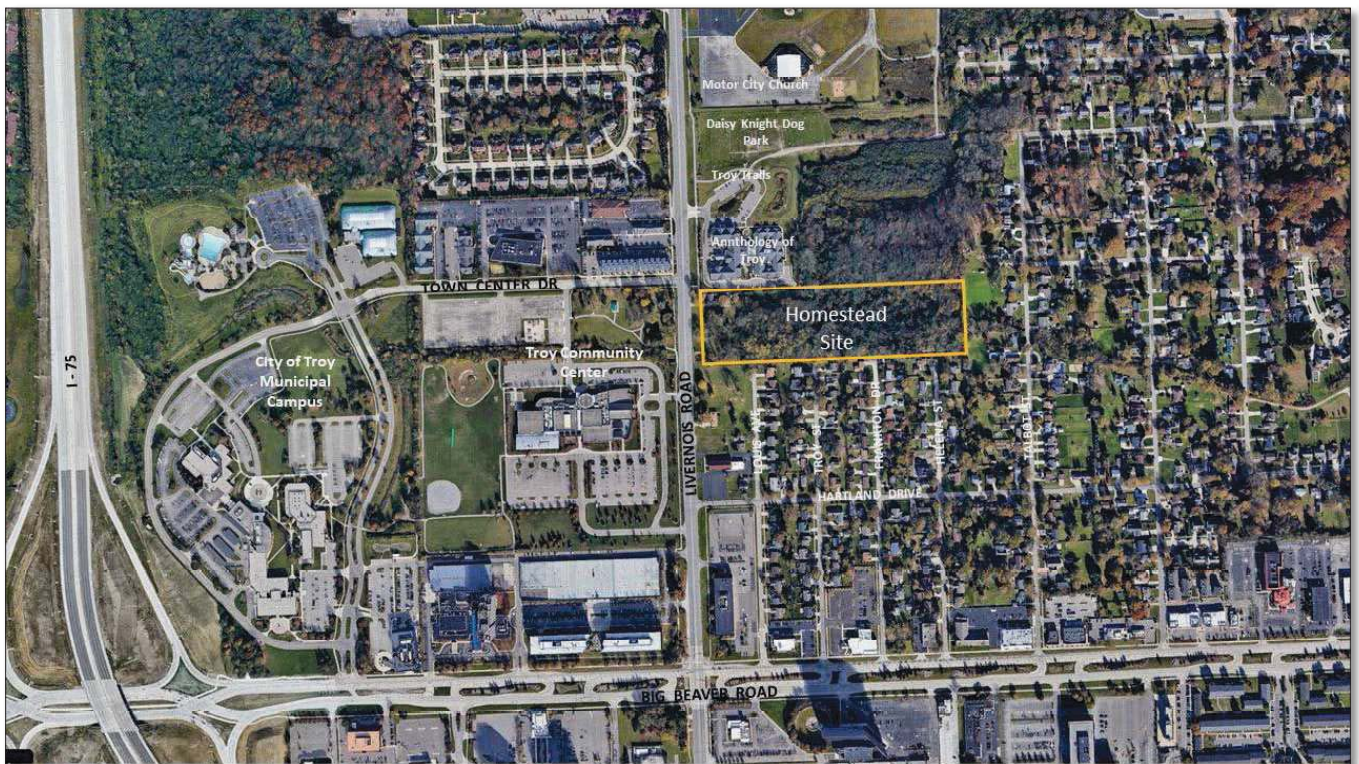
Homestead, a boutique, pocket neighborhood of only 30-residences, will provide home layouts ranging in size from 1,317 square feet to 1,840 square feet. The condominiums, designed primarily for single-level living, will be offered for-lease with an option to purchase. The Homestead neighborhood, which boasts of more than 55% open space will provide a community park for outdoor gatherings, walking trails that may connect to the larger City of Troy trail system, butterfly gardens, fitness stations with outdoor exercise equipment, sidewalks throughout, and beautifully landscaped, centrally maintained grounds.

Tableau by Mondrian has submitted the attached site plan documents and application and seeks site plan approval and conditional rezoning of the parcel(s) in order to construct this exciting neighborhood. Key attributes of the site and proposed development are outlined on the following pages and within the site plan submission documents.



## SITE DATA & LOCATION:

Parcels	20-22-301-007, 20-22-301-008, 20-22-301-009
Total Size:	9.54-acres
Current Zoning:	R-1E One Family Residential District
Proposed Zoning:	RT One Family Attached Residential District
Features:	Lane Drain located at the parcel's southern boundary Wetlands and Floodplain areas currently exist on site Immediately east of the Troy Community Center and access to the Troy Trail system.



*The Homestead property is located on the east side of Livernois, a short, one-quarter-mile walk north of Big Beaver Road. R-1E Single Family neighborhoods abut the property to the east and south, The Troy Community Center is located conveniently west of the site, and Anthology of Troy (a PUD) is located immediately to the north with close connection to Troy Trails and the Daisy Knight Dog Park.*

The westernmost portion of the site is considered the “development zone” and can accommodate conventional construction methods for residential development. The eastern portion of the site is comprised of wetlands to the north and the Lane Drain to the south. The rear-central portion of the site will be graded to accommodate the required floodplain capacity of the site. The analysis of the physical characteristics of the site, identification of the development and floodplain cut zones, and the proposed civil engineering methods were determined independent of the proposed Homestead site plan. In other words, the western development zone, the eastern floodplain area, the natural features are consistent regardless of if the site was developed as a conventional R1-E subdivision, or as developed as the proposed RT – “Aging-in-Place,” “Missing-Middle” community.



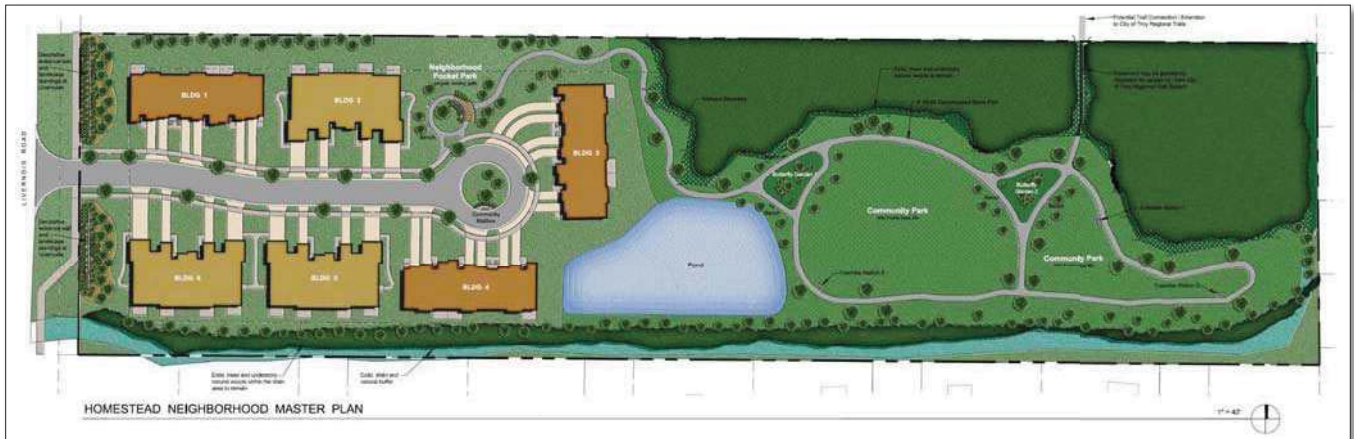
*The western portion of the site has been determined to have the characteristics suitable for development, whereas the eastern portion of the site will be reserved for the preservation of the natural features, floodplain cut area, and re-forestation of the wooded areas.*

## SITE PLAN & ARCHITECTURAL DATA:

Building Types:	6 condominium buildings (3 Ranch with Lifestyle Space buildings & 3 Single-Level Living Condo buildings)
Total Residences:	30
Gross Density:	3.14 residences per acre
Home Sizes:	Single Level Living Condo: 1,317 – 1,488 sf Ranch with Lifestyle Space: 1,735 – 1,840 sf
Architecture:	Award winning architectural style and building materials
Site Plan Features Include:	

- Community Park & Gathering Area;
- Pergola;
- Walking Trails;
- Internal External Sidewalks with Ability to Connect to Troy Trails;
- Exercise & Fitness Stations;
- Butterfly Gardens;
- Park Benches;
- Livernois Frontage Landscape & Decorative Stone Walls;
- Landscape Boundary Buffer;
- Plantings & Preservation of Natural Features;
- Significant Tree Plantings & Re-forestation & Stormwater Management;
- Creation of Detention Basin/Decorative Wet Pond.





The Homestead neighborhood master plan places 6 beautiful condominium buildings at the western boundary closest to Livernois Road. The 30 residential units will front onto the new internal road and have direct access to Livernois. The development is just a short walk to The Troy Community Center, restaurants along Big Beaver, or connections to internal trails and the Troy Trail system. Existing wooded wetlands and the wooded Lane Drain will be maintained at the north and south respectively, and the rear center area will be land-balanced to accommodate floodplain capacity. The rear area will be planted and maintained with native prairie grasses, two butterfly gardens, buffer plantings and tree re-forestation plans, along with walking trails, fitness stations, and restful park bench areas.



**Ranch Condominium with Lifestyle Space:** Three “Ranch Condominiums with Lifestyle Space” buildings will be constructed within Homestead, providing a total of 12 of these unit types. Almost all the living space, including the master and second bedroom, kitchen and living room will be located on the ground floor. An additional flexible life-style space, which could be used as a home office, den, or media room, will be located on the second floor. The total square footage of these homes will range between 1,735 – 1,840 sf.





**Single-Level Living Condominiums:** Three “Single-Level Living Condominium” buildings will be constructed, providing a total of 18 of these unit types. All living areas within each condo will be located on a single level providing a spacious, convenient, ranch-style home. The ground floor of each building will house three units, with three additional individual units on the second floor. Each residence will have its own garage, as well as dedicated driveway parking areas. The square footage of the single-level living homes will range from 1,317 – 1,488 sf.

At Tableau by Mondrian, we are proud to present the Homestead neighborhood and its ability to create an “Age-in-Place,” “Missing-Middle” community that offers appropriately sized homes, beautiful architecture, functional floor plans, amenities, an abundance of site features, 55% open space, and located within walking distance of restaurants, trails, dog-parks, churches, offices, and the Troy Community Center. Our application requests a conditional re-zoning based on the uses, merits, and details reviewed here, those within the site plan submission documents, and as outlined in the accompanying application and conditional re-zoning narrative. We’ve worked closely with the community, have studied the Troy Master Plan, and we believe this development, with its open space, alternative housing choices, and walkability components, will meet the goals, intent, and spirit of the Master Plan. We believe that Homestead will become a wonderful addition to the City of Troy.

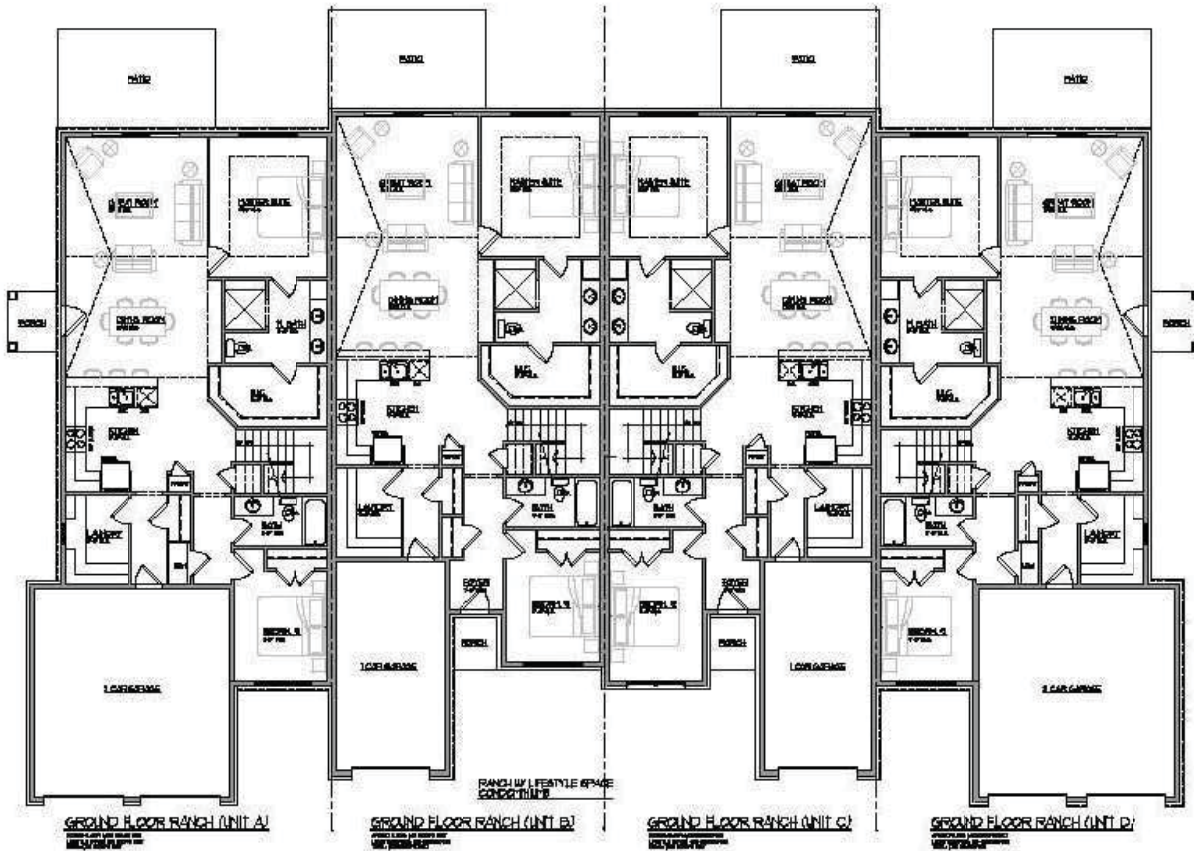
The attached Preliminary Site Plan Submission document set provides the information required by the ordinance and outlines the technical details of the development. We appreciate the opportunity to have the project reviewed by the City Planning Department and related professionals and look forward to being placed on the next available Planning Commission agenda to review and request a positive recommendation for the site plan and conditional re-zoning to enable the project to move forward.



**SECTION 3: LANDSCAPE RENDERINGS**



# SECTION 4: HOMESTEAD FLOOR PLANS

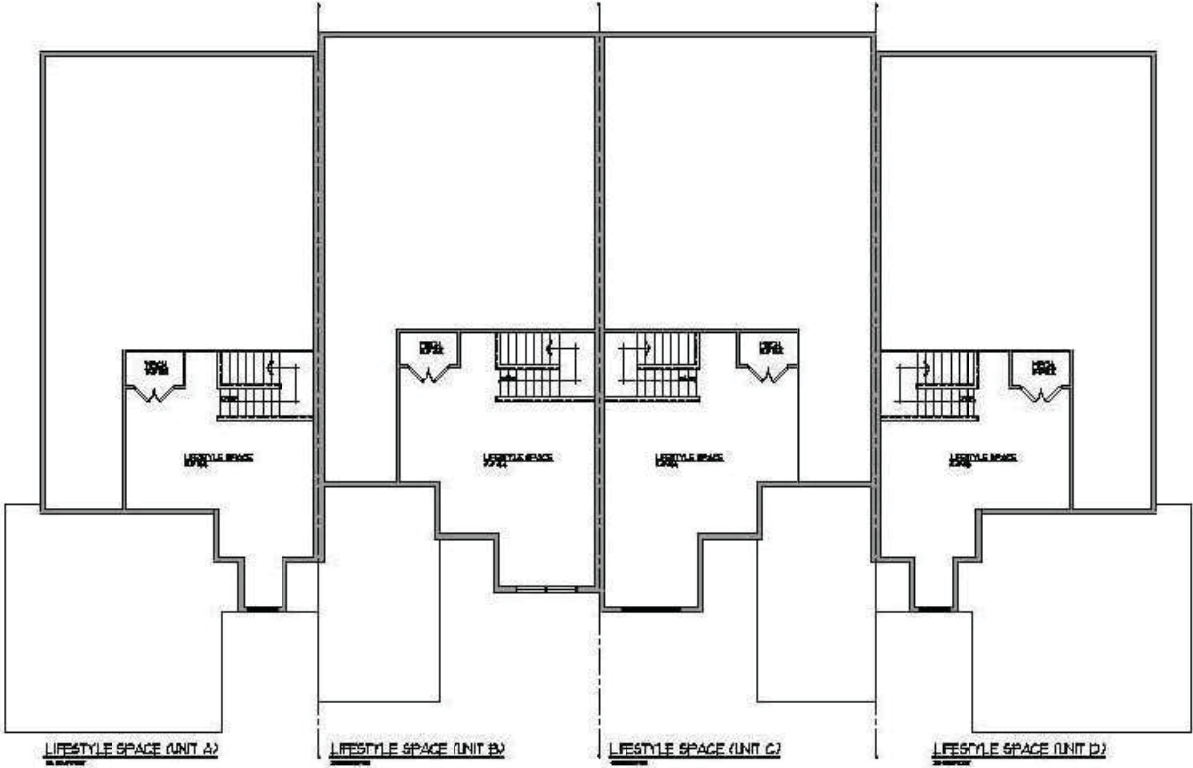


RANCH W/ LIFESTYLE SPACE  
CONDOMINIUMS



© COPYRIGHT 2016  
MARTINI-SAMARTINO DESIGN GROUP, LLC.  
All rights reserved. No portion may be reproduced or  
transmitted in any form or by any means, electronic or  
mechanical, including photocopying, recording, or by any  
information storage and retrieval system, without the written  
permission of MARTINI-SAMARTINO DESIGN GROUP, LLC.



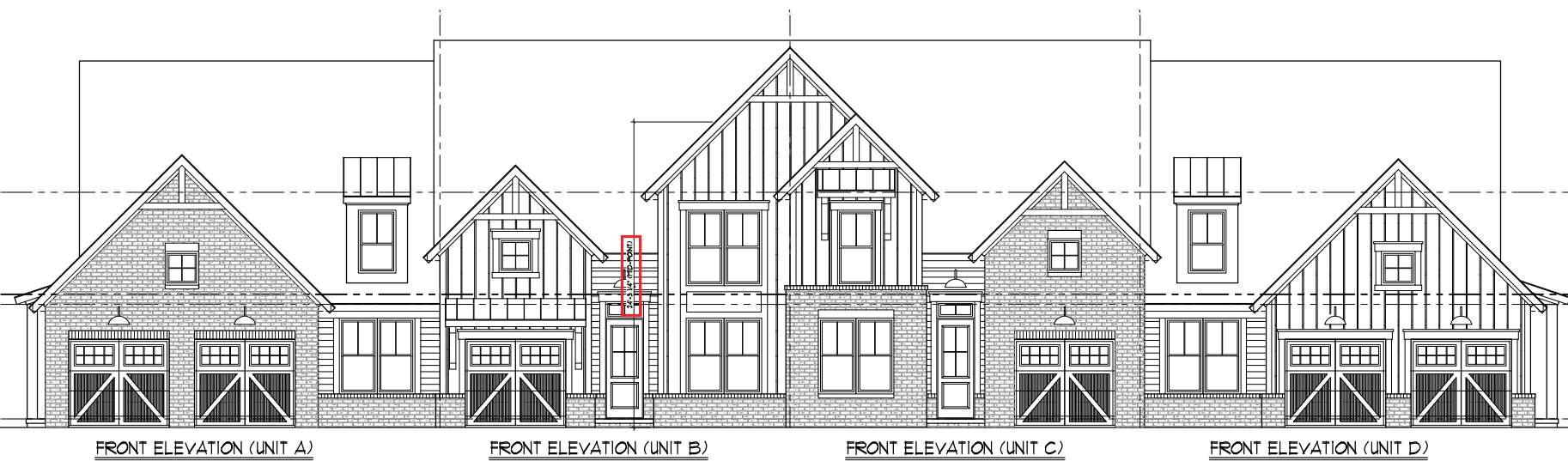


RANCH W/ LIFESTYLE SPACE  
CONDOMINIUMS



© COPYRIGHT 2008  
MARTINI-SAMARTINO DESIGN GROUP, LLC  
All rights reserved. No portion of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of MARTINI-SAMARTINO DESIGN GROUP, LLC.



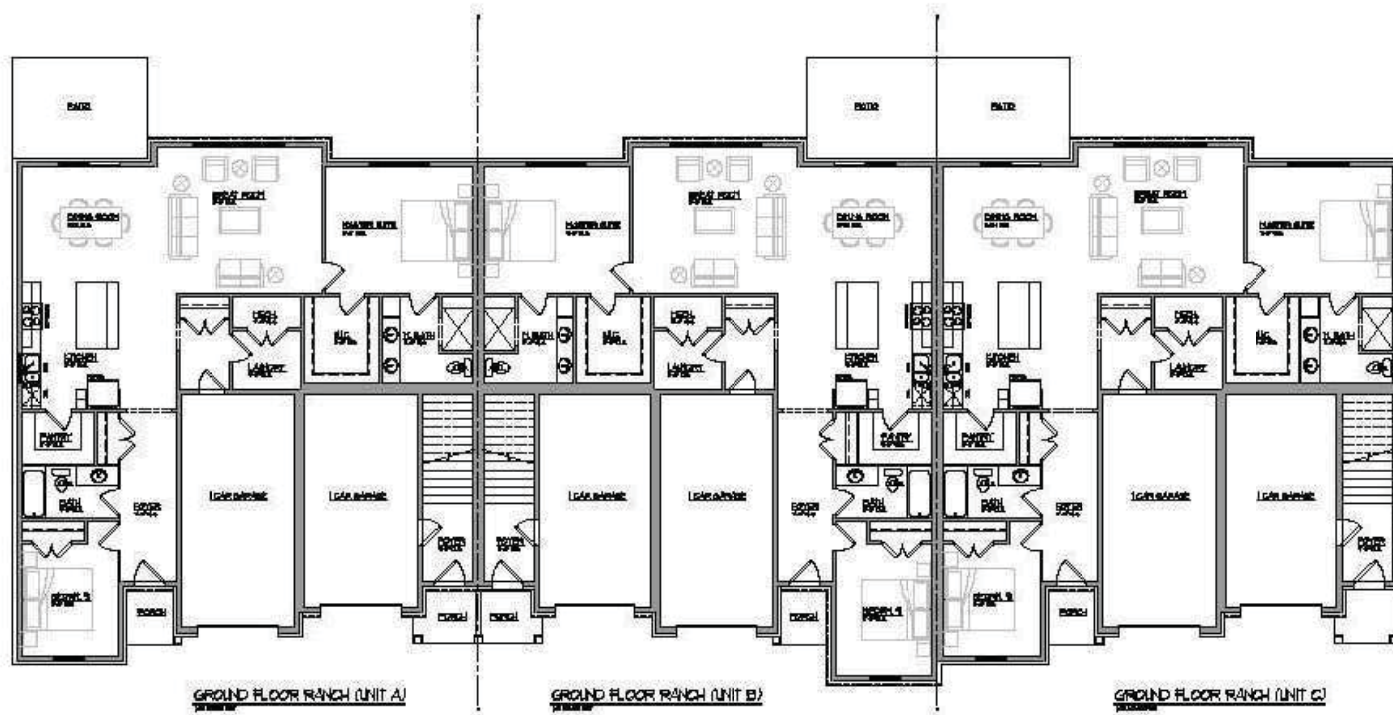


RANCH W/ LIFESTYLE SPACE  
CONDOMINIUMS



© COPYRIGHT 2022  
MARTINI-SAMARTINO DESIGN GROUP, LLC.  
expressly reserves its common law copyright and  
other property rights in these plans. These plans are  
not to be reproduced, changed or copied in any form  
or manner whatsoever without the written consent of  
MARTINI SAMARTINO DESIGN GROUP, LLC.

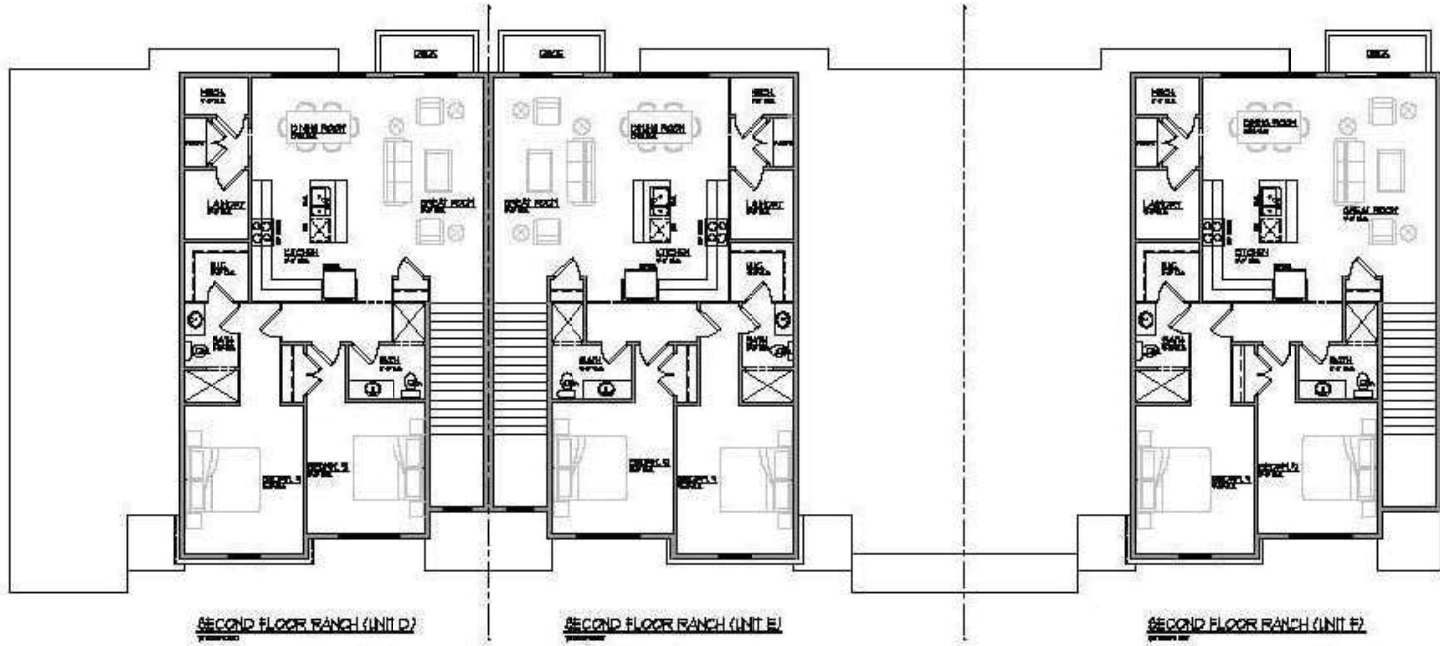




SINGLE LEVEL LIVING CONDOMINIUMS



© COPYRIGHT 2008  
MARTINI-SAMARTINO DESIGN GROUP, LLC.  
expressly reserves the copyright and  
other proprietary rights in these plans. These plans are  
not to be reproduced, changed or copied in any form  
or manner whatsoever without the written consent of  
MARTINI-SAMARTINO DESIGN GROUP, LLC.



SINGLE LEVEL LIVING CONDOMINIUMS



© COPYRIGHT 2011  
 MARTINI-SAMARTINO DESIGN GROUP, L.L.C.  
 expressly reserves the exclusive copyright and  
 other property rights in these plans. These plans are  
 not to be reproduced, changed or copied in any form  
 or manner whatsoever without the written consent of  
 MARTINI-SAMARTINO DESIGN GROUP, L.L.C.







FRONT ELEVATION (UNIT A & UNIT D)

FRONT ELEVATION (UNIT B & UNIT E)

FRONT ELEVATION (UNIT C & UNIT F)

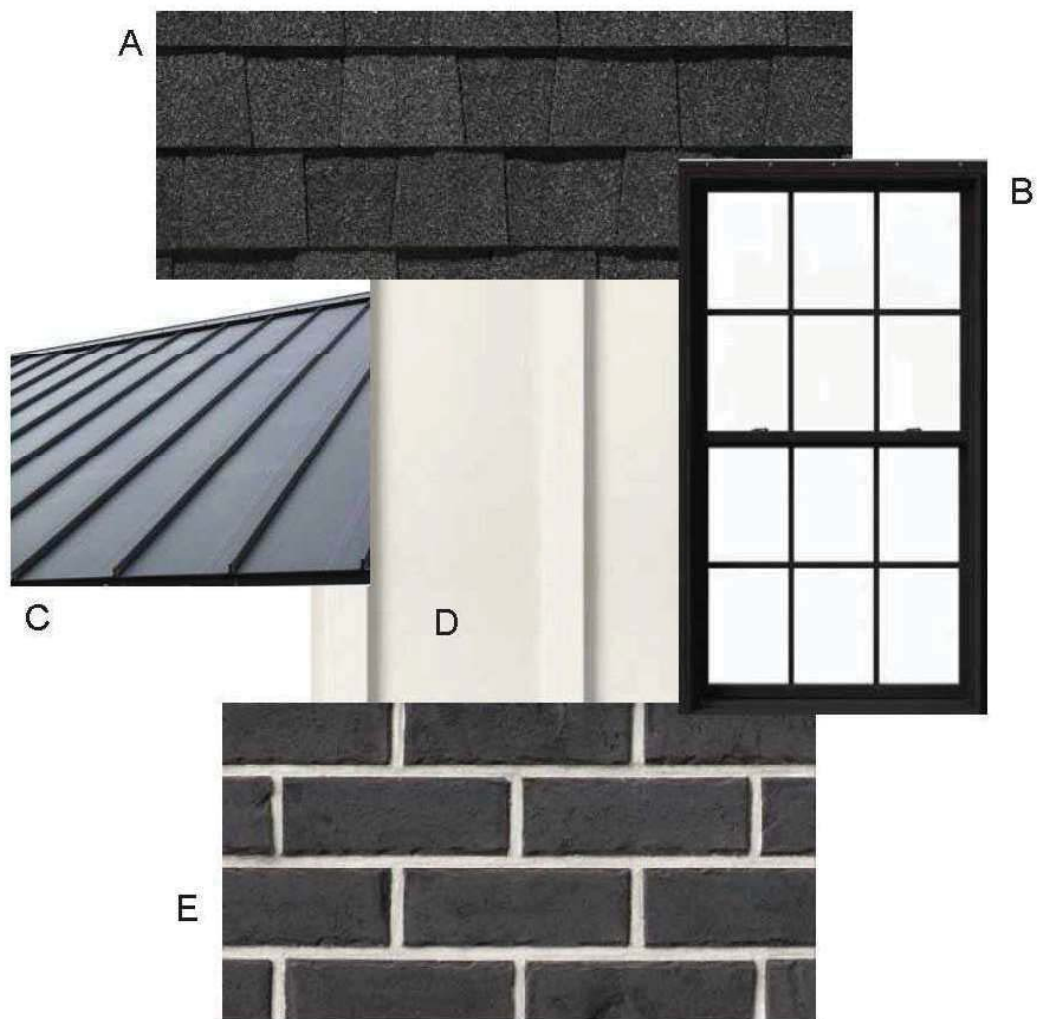


SINGLE LEVEL LIVING CONDOMINIUMS

© COPYRIGHT 2022  
MARTINI-SAMARTINO DESIGN GROUP, LLC,  
expressly reserves its common law copyright and  
other property rights in these plans. These plans are  
not to be reproduced, changed or copied in any form  
or manner whatsoever without the written consent of  
MARTINI SAMARTINO DESIGN GROUP, LLC.

**SECTION 5: MATERIAL LIST & PICTURES**

**HOMESTEAD MATERIALS**



- A - Pewter Dimensional Shingles
- B - Black Framed Windows and Doors
- C - Black Metal Awnings & Roofs
- D - Hardie Plank Horizontal & Vertical Siding
- E - Black Lake Brick





2430 Rochester Court, Suite 100  
Troy, MI 48083

844.813.2949  
peagroup.com

## **SECTION 6: CONDITIONAL RE-ZONE LETTERS A & B:**

PEA Project No: 2021-0451

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

**RE: Conditional Rezoning Application  
Parcel # 20-22-301-007, -008, -009  
Livernois Road, north of Big Beaver Road  
City of Troy, Oakland County, Michigan**

Dear Mr. Savidant:

On behalf of Tableau by Mondrian, we respectfully request a change in the zoning for Parcels # 20-22-301-007, -008, -009.

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 Numbers 20-22-301-007, -008, -009, from R-1E One Family Residential District to RT One Family Attached Residential District, in order to construct six attached single-family dwelling buildings for a total of 30-units.

### **Location & Existing Conditions:**

The property is located on the east side of Livernois Road just north of the Big Beaver Road intersection. The parcel is 9.54 acres in size and currently has one house on the north property. Surrounding uses include single-family dwellings to the south and east. To the north is a PUD development (senior living). To the west is the City of Troy Community Center. The Lane Drain runs along the southerly property line. The site is largely encompassed with floodplain and there is also an area of wetlands in the northwest corner of the site.

### **Existing Zoning & Future Land Use:**

The site is currently zoned R-1E (One Family Residential District). (***See Exhibit A***). According to the Master Plan of 2008 and as Amended in 2016, The Future Land Use for the subject parcel is Single Family Residential, Social Neighborhood.



### **Proposed Use & Site Plan:**

Under the proposed rezoning (**see Exhibit B**), the site would be zoned RT One Family Attached Residential District. The proposed condos will be for lease and with an option to purchase. The floodplain area would be amended thru the LOMR process. Detention would outlet to the Lane Drain. The proposed development (**see Site Plan Sheets: Cover Sheet, P-1.1 Topographic Survey - West, P-1.2 Topographic Survey - East, P-2.0 Preliminary Site Plan, P-3.0 Preliminary Grading Plan, P-4.0 Preliminary Utility Plan, L-1 Landscape Planting Plan, L-2 Landscape Details, T-1.0 Tree Preservation Plan-West, T-1.1 Tree Preservation Plan-East, T-1.2 Tree Preservation List, T-1.3 Tree Preservation List, T-1.4 Tree Preservation List**), shall be limited to six (6-) total buildings and thirty (30) total units. There are two building types proposed: ranch style and single level living. Each unit will be 1,317 to 1,840 square feet and each will include an attached 1 or 2-car garage. The building materials shall consist of a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable low-maintenance materials.

### **Voluntary Conditions:**

Under Section 405 of the Zoning Enabling Act (MCL 125.3405), the petitioner voluntarily offers uses and restrictions of the property as a condition to rezoning the land. The following conditions are provided voluntarily as conditions of rezoning approval:

1. The Site Plan is a condition of approval;
2. Conform to RT Zoning;
3. Development shall be limited to a maximum of 6-buildings with 30 total units;
4. Maximum Building Height shall not exceed 2 stories or 30' in height;
5. Maximum % of Lot Area Covered by Buildings will be thirty percent (30%);
6. Building Materials shall be a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable, low-maintenance materials;
7. Each Unit shall have a minimum of a one-car garage on the first level of each unit;
8. Additional Features & Amenities:
  - a. Community Park & Gathering Area;
  - b. Walking Trails Internal & External Sidewalks;
  - c. Ability to Connect to Troy Trails;
  - d. Exercise & Fitness Stations;
  - e. Butterfly Gardens;
  - f. Park Benches;
  - g. Livernois Frontage Landscape & Decorative Stone Walls;
  - h. Landscape Boundary Buffer Plantings & Preservation of Natural Features;
9. Significant Tree Plantings & Re-forestation;
10. No exterior refuse containers shall be used. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days in accordance with City ordinances;
11. Minor modifications to the site plan shall be reviewed, and if appropriate, administratively approved by the Community Development Director (Any such minor changes are those that in the City's discretion would not adversely or substantially affect the conditions of the re-zoning or the site plan).



### **Re-zoning 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 Single Family Residential, Social Neighborhood.

2. *The proposed re-zoning will not cause nor increase any non-conformity.*

- Re-zoning to RT will not materially alter the view-shed that is currently visible from Livernois Road, so there would be very minimal impact and even that will be remedied through landscaping.

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; and Potential influence on property values.
- All public utilities are available at the property and sized to accommodate the develop.
- Livernois Road is capable of safely and efficiently accommodating expected traffic volumes generated by the proposed number of multiple-family dwelling units.

4. *The re-zoning 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 RT is constant with the Future Land Use Map in terms of being a Social Neighborhood.
- The proposed number of multiple-family dwelling units is consistent with the characteristics of surrounding buildings and uses.
- The Condominium development will provide a transition between the Senior Living Development and the Single-Family District.

**Re-zoning Standards/Reasons of Recommendation:**

- A. The site's physical and other environmental features are compatible with the proposed number of multiple-family dwelling units.
- B. 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.
- C. The street system is capable of safely and efficiently accommodating expected traffic volumes generated by the proposed number of multiple-family dwelling units.
- D. 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.
- E. There is an apparent demand in the City for this type of multiple-family dwelling units in relation to the amount of land in the city currently zoned and available to accommodate the demand.
- F. The rezoning of the property does not unreasonably impact the adjacent properties.

The proposed re-zoning 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

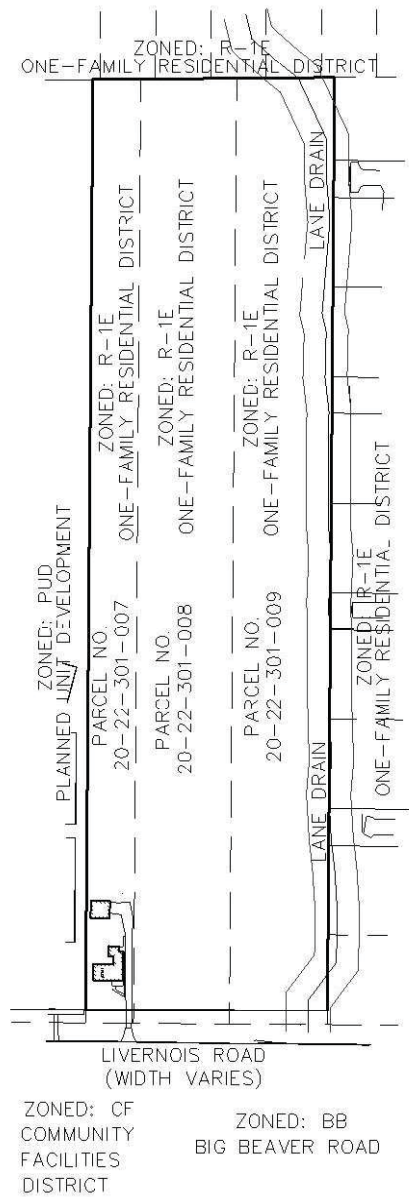
Cc: Joe Maniaci, Tableau by Mondrian

Attachment: Application

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



EXHIBIT A  
EXISTING ZONING



**MONDRIAN PROPERTIES**  
50215 SCHOENHERR  
SHELBY TOWNSHIP, MI 48315

0 100 200  
SCALE: 1" = 200'

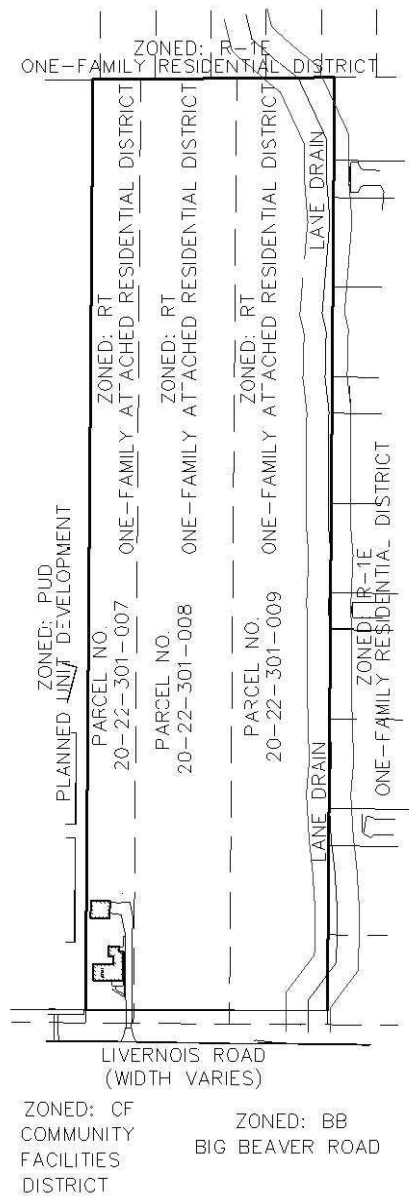


**HOMESTEAD**  
3364 LIVERNOIS ROAD  
CITY OF TROY, CLINTON COUNTY, MICHIGAN  
**SHEET 1 OF 1**  
MARCH 25, 2022  
2021-0451

**PEA**  
GROUP  
t 844.813.2848  
www.peagroup.com

S:\PROJECTS\2021\2021-0451 HOMESTEAD\DWG\CONDITIONAL REZONE\EX-A-EX ZONING-210451.dwg; T:\K

EXHIBIT B  
PROPOSED ZONING



**MONDRIAN PROPERTIES**  
50215 SCHOENHERR  
SHELBY TOWNSHIP, MI 48315

0 100 200  
SCALE: 1" = 200'



**HOMESTEAD**  
3364 LIVERNOIS ROAD  
CITY OF TROY, CLINTON COUNTY, MICHIGAN  
**SHEET 1 OF 1**  
MARCH 25, 2022  
2021-0451

**PEA GROUP**  
t 844.813.2848  
www.peagroup.com

S:\PROJECTS\2021\2021-0451 HOMESTEAD\DWG\CONDITIONAL REZONE\EX B-PR ZONING-210451.dwg; TMK



SECTION 7: PDF OF SITE PLAN FOR SUBMIT:  
PRELIMINARY SITE PLANS

**HOMESTEAD**  
3364 LIVERNOIS ROAD  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN



PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
P-1.1	TOPOGRAPHIC SURVEY-WEST
P-1.2	TOPOGRAPHIC SURVEY-EAST
P-2.0	PRELIMINARY SITE PLAN
P-3.0	PRELIMINARY GRADING PLAN
P-4.0	PRELIMINARY UTILITY PLAN
P-5.0	PRELIMINARY PATHWAY PLAN
L-1	LANDSCAPE PLANTING PLAN
L-2	LANDSCAPE DETAILS
T-1.0	TREE PRESERVATION PLAN - WEST
T-1.1	TREE PRESERVATION PLAN - EAST
T-1.2	TREE PRESERVATION LIST
T-1.3	TREE PRESERVATION LIST
T-1.4	TREE PRESERVATION LIST

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
TABLEAU BY MONDRIAN 50215 SCHENKHEER SHELBY TWP., MI 48315 CONTACT: JOE MANIACI PHONE: 888.726.7350 EMAIL: JMANIACI@MONDRIANPROPERTIES.COM	PEA GROUP 2430 ROCHESTER COURT, STE. 100 TROY, MI 48063-1872 CONTACT: JOHN B. THOMPSON, PE PHONE: 844.813.2949 EMAIL: JTHOMPSON@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
MARTINI SAMARTINO DESIGN GROUP 920 E. LONG LAKE ROAD, SUITE 200 TROY, MI 48065 CONTACT: PAUL SAMARTINO PHONE: 248.524.0445 EMAIL: PSAMARTINO@HOTMAIL.COM	PEA GROUP 45 W. GRAND RIVER AVE., STE. 501 DETROIT, MI 48226 CONTACT: KIMBERLY DIETZEL, RLA PHONE: 844.813.2949 EMAIL: KD@DIETZEL@PEAGROUP.COM
	LANDSCAPE ARCHITECT
	J EPPINK PARTNERS, INC. 9336 SASHABAW ROAD CLARKSTON, MI 48348 CONTACT: JIM EPPINK PHONE: 248.922.0789 EMAIL: JIM@JEPPINK.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	5/15/2022
PER PC MEETING	6/11/2022
PER PLANNING COMMENTS	8/23/2022



DRAWING NUMBER:





**FLOODPLAIN:**  
(Per Flood Insurance Rate Map Number 26125C0534F,  
effective Date September 29, 2006)

**SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**  
The 1% annual chance flood (100 year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, X, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

**ZONE AE - Base Flood Elevation determined.**

**FLOODWAY AREAS IN ZONE AE**  
The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**  
ZONE X - Area of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

**OTHER AREAS**  
ZONE Y - Area to be determined outside of the 0.2% annual chance floodplain.

## SITE DATA:

**LOCATION OF PROJECT:**  
EAST SIDE OF LIVERNOIS ROAD, NORTH OF BIG BEAVER ROAD

**SIZE OF PROPERTY:** 9.54 ACRES

**PROPOSED USE OF PROPERTY:** THIRTY (30) ATTACHED, SINGLE FAMILY HOMES

**CURRENT ZONING:** R-1E, ONE-FAMILY RESIDENTIAL DISTRICT

**PROPOSED:** RT, ONE-FAMILY ATTACHED RESIDENTIAL DISTRICT, CONDITIONAL REZONE

**DENSITY:**

**REQUIRED:** 8 UNITS PER ACRE

**PROVIDED:** 5 UNITS PER ACRE

**SURROUNDING PROPERTY DETAILS:**

**DIRECTION:** NORTH  
**PLANNED UNIT DEVELOPMENT:** R-1E, ONE-FAMILY RESIDENTIAL DISTRICT  
**USE:** SENIOR LIVING  
**SOUTH:** R-1E, ONE-FAMILY RESIDENTIAL DISTRICT  
**EAST:** R-1E, ONE-FAMILY RESIDENTIAL DISTRICT  
**WEST:** RT, ONE-FAMILY ATTACHED RESIDENTIAL DISTRICT, CONDITIONAL REZONE

**REQUIRED AND PROVIDED LOT DIMENSIONS:**

FRONT	REQUIRED: 25 FOOT SETBACK*	PROVIDED: 25 FOOT SETBACK
REAR	35 FOOT SETBACK	35 FOOT SETBACK
SIDES	5 FOOT MIN. (ONE), 15 FOOT TOTAL	22 FOOT TOTAL
MAXIMUM HEIGHT	30 FEET, 2.5 STORY	30 FEET, 2.5 STORY
LOT WIDTH	80 FEET	N/A

## PROJECT AND SITE DESCRIPTION:

**PROPOSED CONSTRUCTION OF A 30-UNIT SINGLE FAMILY ATTACHED SITE, CONDOMINIUM PROJECT ON THE EAST SIDE OF LIVERNOIS ROAD, NORTH OF BIG BEAVER ROAD. ACCESS TO ALL UNITS WILL BE VIA CONNECTION TO LIVERNOIS ROAD. THE PROPOSED RESIDENTIAL USE IS PERMITTED BY-RIGHT IN THE R-1E DISTRICT. THE SITE IS CURRENTLY PRIVATE RESIDENCES AND UNDEVELOPED LAND.**

## SITE ARRANGEMENT:

THE PROPOSED SITE CONDOMINIUM CONSISTS OF 30-UNITS WITH A UNIT SIZE OF 1,317 TO 1,840 SQUARE FEET. ALL UNITS FRONT ON A NEW PRIVATE STREET. THE PROPOSED UNITS ALLOW FOR ADEQUATE SETBACKS AND ROOM SUFFICIENT SPACE FOR THE HOMES AND PORCHES AND CORSES FOR EACH UNIT ACCORDING TO RT STANDARDS.

## NATURAL RESOURCES:

THE SITE CURRENTLY IS LARGELY COVERED IN FLOODPLAIN AND TREES. WETLANDS ARE ALSO PRESENT IN THE NE PORTION OF THE SITE.

**FLOODPLAIN:** THE PROPERTY IS LOCATED WITHIN THE FLOOD HAZARD AREA INDICATED BY FLOOD INSURANCE RATE NUMBER 26125C0534F DATED SEPTEMBER 29, 2006.

## ACCESS AND CIRCULATION:

**VEHICULAR ACCESS AND CIRCULATION:** VEHICULAR ACCESS TO ALL UNITS WILL BE VIA A NEW STREET LOCATED OFF LIVERNOIS ROAD. THE NEW ROADWAY WILL HAVE A FORTY (40) FOOT WIDE PRIVATE EASEMENT.

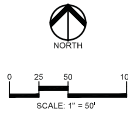
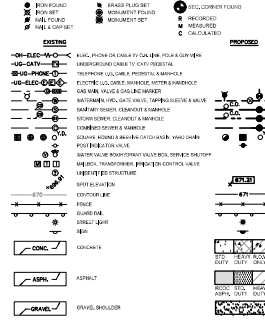
## PEDESTRIAN ACCESS AND CIRCULATION:

A 5-FOOT WIDE SIDEWALK IS PROVIDED AT BOTH SIDES OF THE NEW ROADWAY.

## UTILITIES:

UTILITIES ARE PLACED WITHIN EASEMENTS APPROVED AS TO SIZE AND LOCATION BY THE CITY ENGINEER. ALL SITES ARE SERVED BY PUBLIC WATER, SANITARY SEWER, STORM WATER AND DETENTION/RETENTION SYSTEMS CONSTRUCTED TO CITY STANDARDS. AT THE EXPENSE OF THE DEVELOPER, EASEMENTS OVER THESE SYSTEMS SHALL BE CONVEYED AND RECORDED BEFORE OCCUPANCY PERMITS ARE ISSUED FOR DWELLING UNITS.

## LEGEND



**CAUTION!**  
THIS PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY ENGINEER. THE CITY ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN.

**CLIENT:**  
Tableau  
50215 SCHENBERG  
DUBLIN, OHIO 43015

**PROJECT TITLE:**  
**HOMESTEAD**  
3344 LIVERNOIS ROAD  
TROY, OHIO 45424

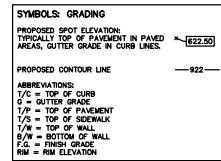
**REVISIONS**  
REV. NO. DESCRIPTION BY DATE  
1 PER PLANNING COMMENTS 8/11/22  
2 PER PLANNING COMMENTS 8/23/22

**ORIGINAL ISSUE DATE:**  
MAY 18, 2022

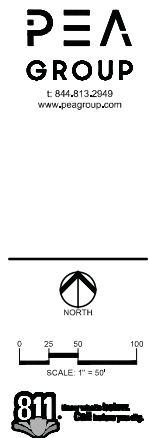
**DRAWING TITLE:**  
**PRELIMINARY SITE PLAN**

**PEA JOB NO.:** 2021-0451  
**P.N.:** JBT  
**D.N.:** KMM  
**D.S.:** DSK  
**DRAWING NUMBER:**

**NOT FOR CONSTRUCTION** **P-2.0**

[illegible]



[illegible]

**CAUTION!!**  
THE LOCATION AND ELEVATION OF THE GROUND SURFACE  
SHOWN ON THIS DRAWING ARE ONLY  
APPROXIMATE. NO GUARANTEE IS GIVEN OR EXPRESSED OR  
IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.  
THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR  
DETERMINING THE EXACT ELEVATION, LOCATION AND ELEVATIONS  
RELATIVE TO THE GRADE OF CONSTRUCTION.

CLIENT

 Tableau  
by Microsoft

50215 SCHOENHERR  
SHELBY TOWNSHIP, MI 48315

PROJECT TITLE

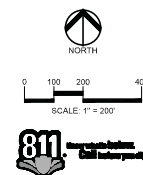
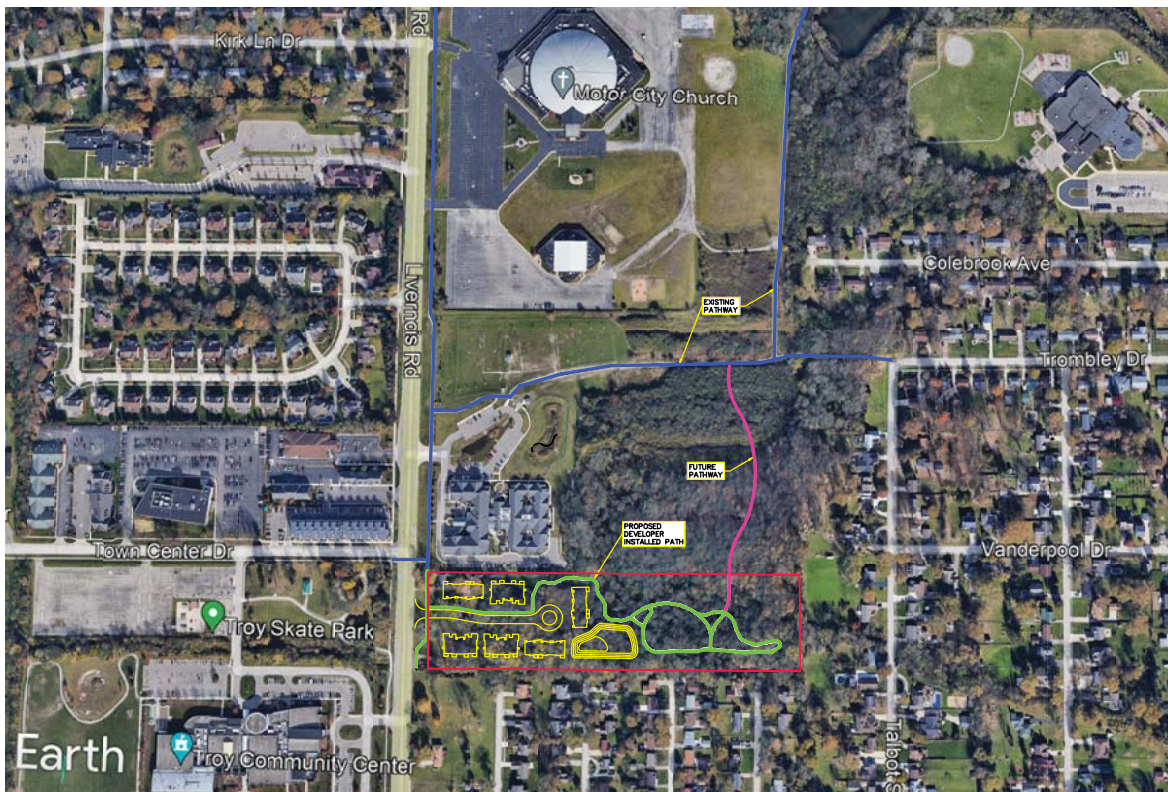
**HOMESTEAD**  
3364 LIVERNOIS ROAD

[illegible]

ORIGINAL ISSUE DATE:  
MAY 18, 2022

DRAWING TITLE  
**PRELIMINARY  
UTILITY PLAN**

PEA JOB NO.	2021-0451
PJM	JBT
DN	KMB
DES	DSK
DRAWING NUMBER:	



**CAUTION!**  
This drawing is for informational purposes only. It is not to be used for construction. The user assumes all liability for any use of this drawing. The user agrees to hold PEA Group harmless from any and all claims, damages, and expenses, including reasonable attorneys' fees, arising from any use of this drawing.

CLIENT  
**Tableau**  
50215 SCHOENHEIMER  
DREARY TOWNSHIP, MI 48015

PROJECT TITLE  
**HOMESTEAD**  
3364 E. KIRKWOOD ROAD  
TROY, MI 48064

REVISIONS		
PER PC MEETING 07/26/22	8/11/22	
PER PLANNING COMMENTS	9/23/22	

ORIGINAL ISSUE DATE:  
MAY 18, 2022

DRAWING TITLE  
**PRELIMINARY  
PATHWAY PLAN**

PEA JOB NO.	2021-0451
P.M.	JBT
D.N.	KMB
D.S.	DSK

DRAWING NUMBER

NOT FOR CONSTRUCTION **P-5.0**

LANDSCAPE REQUIREMENTS

Per City of Troy Zoning Ordinance R-1C

**Per Article 13 Table 13.02A: Landscape Screening Alternatives:**

**South Property Line Between Land Uses**

Existing vegetation which is located on the property to be developed within the area of the proposed zoning, is in good condition, and meets the size and type requirements in the various screening alternatives may be counted toward meeting screening requirements.

Alternative 2 is chosen: 1 tree per 10 linear feet  
Required: 1,227 LF / 10 23 Trees  
Provided: 68 Trees @ 8' Tree / 20 LF with existing vegetation credit.

**Tree Replacement (RT symbol on plan = Replacement Tree)**

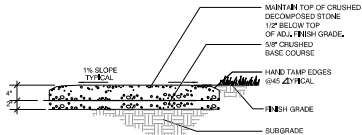
Required: (37) 3" Cal. Deciduous Trees  
Provided: (38) 3" Cal. Deciduous Trees

**Per Article 13 Table 13.02B: Greenbelt Standards Landscaping**

The greenbelt shall be landscaped with a minimum of one (1) deciduous tree for every thirty (30) linear feet, or fraction thereof, of frontage abutting a public road right-of-way. Deciduous trees within a greenbelt shall be a minimum caliper of two and a half (2 1/2) inches or greater and evergreen trees shall be a minimum of five (5) to six (6) feet in height.  
Street Tree Length = 328 LF  
Required: (11) Trees  
Provided: (5) 3" Cal. Deciduous Trees  
(4) Evergreen Trees

**Per Article 13 Table 13.02C: Subdivision and Site Condominium Landscaping**

The frontage of all internal public or private streets shall be landscaped with the equivalent of one (1) tree for every fifty (50) linear feet, or fraction thereof.  
Street Tree Length = 983 LF  
Required: (20) 3" Cal. Deciduous Trees  
Provided: (20) 3" Cal. Deciduous Trees



NOT TO SCALE



PERGOLA STRUCTURE - INTENDED DESIGN

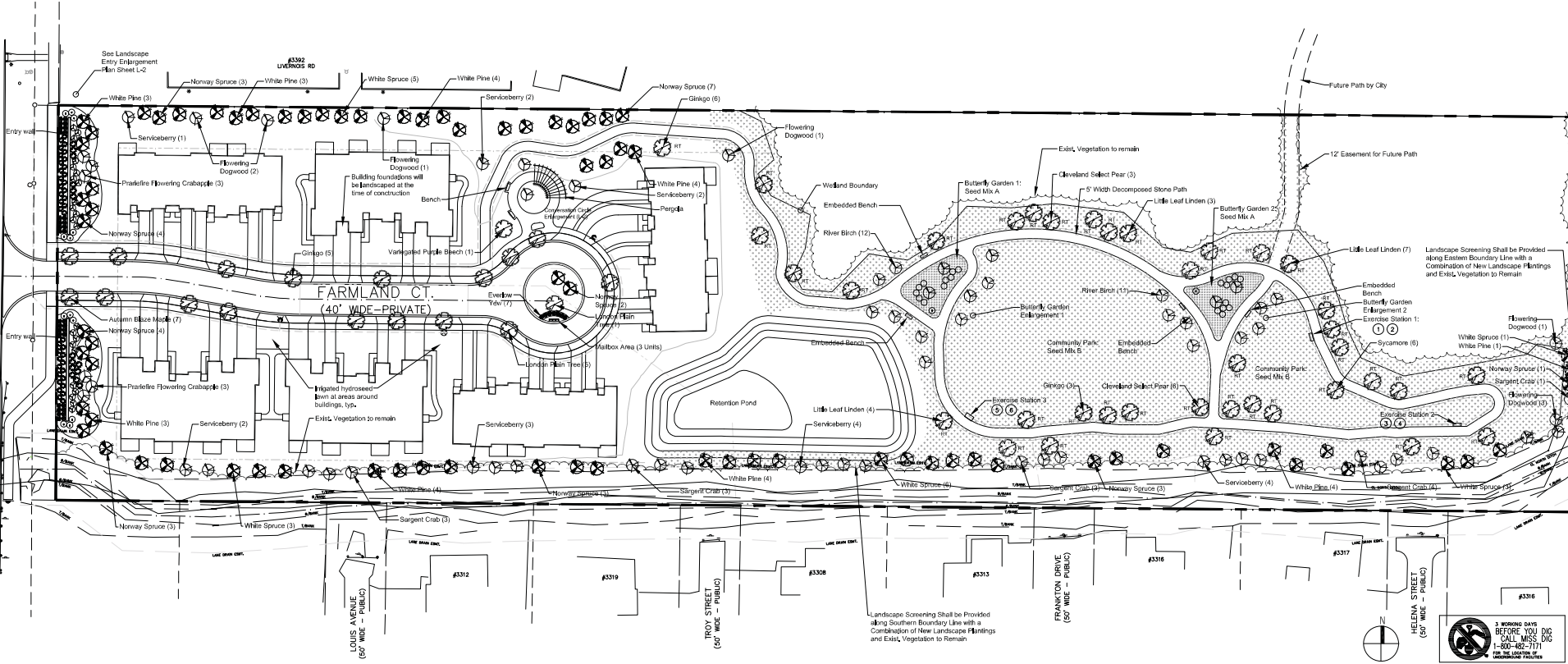
LANDSCAPE PLANTING NOTES

- Contractor shall be responsible for contacting and coordinating with all pertinent utility companies 72 hours in advance of any digging to make necessary turn-ins with all underground utilities, pipes and structures. Contractor shall take sole responsibility for any cost incurred due to damage of said utilities or structures.
- Contractor shall not proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist. Such conditions shall immediately be brought to the attention of the Owner's Representative. The contractor shall assume full responsibility for any necessary revisions due to failure to give such notification.
- Any discrepancies between dimensions and actual field conditions shall be reported to the Owner's Representative. Failure to make such discrepancies known will result in contractor's responsibility and liability for any changes or associated costs.
- Contractor shall be responsible for any coordination with subcontractors as required to accomplish construction installation operations.
- Contractor shall provide and maintain positive surface drainage.
- Contractor shall be responsible for any existing materials that are damaged during construction.
- See Plant & Material List and Planting Details for planting requirements, materials and quantities.
- All trees shall have a dry-burn or dry root ball. Trees with sand root balls will not be accepted.
- All tree varieties and substitutions to be approved by the Owners. Representative prior to being delivered to site. Any plant material delivered to site not previously approved may be rejected and use the sole responsibility of the contractor. Plant materials shall be approved equal based on availability from nurseries.
- The location of all plant material shall be scaled from drawings or interpreted from plant list. Final location of all plant material shall be subject to approval from the Owner's Representative.
- The contractor shall "water in" and fertilize all plants immediately after planting.
- The contractor shall guarantee all trees, shrubs, ground cover and other plant materials for two years from the date of installation, including labor and removal and disposal of dead material.
- Landscape Contractor shall install an automated irrigation system at all common area, postage, park and entrance lawn areas on a drip-feed basis.
- Contractor shall install 3" depth Shredded Hardwood Mulch in all tree planting beds and 2" depth in shrub and groundcover areas unless otherwise indicated. Plant Mulch is to be installed in all annual flower, perennial flower and ground cover planting beds. Such beds shall also include mulch. 1/4".
- All plant material shall be nursery grown. All trees and plant material shall meet the current standards of the American Society of Nurserymen.
- All diseased, damaged, or dead landscape material shall be replaced within (3) three months of discovery.
- Contractor shall adhere to all soil erosion prevention methods as directed with all grading and drainage and Municipal Ordinance including maintaining 30' grading and retaining that soil, all and other details as provided for in the site plan and existing area plans, survey with streets or natural areas.
- All perennial and ornamental grasses shall be planted on these centers so as to form a single mass appearance within one planting season.
- All ungrazed areas within impacted development zones to be hydroseeded lawn areas, mulch beds or groundcover. 2 yrs.
- Intended date of installation shall be between March 15 and November 15. All plant material shall be guaranteed for 2 years. A minimum of one (1) tree in June, July and August for the seven seventy percent.
- Plant source shall be northern nursery grown, No. 1 grade. Substitutions must be approved by the City in writing prior to installation.

PLANT LIST

QTY.	DESCRIPTION	SIZE / ROOT	QTY.	DESCRIPTION	SIZE / ROOT
20	Picea canadensis White Spruce	8' B&B	32	Impatiens cylindrica 'Red Baron' Japanese Blood Grass 'Red Baron' 2 gal.	Container
30	Pinus strobus White Pine	8' B&B	2	Hibiscus syriacus Rose of Sharon, 5 gal.	Container
27	Picea abies Norway Spruce	8' B&B	10	Viburnum carlesii Korean Spice Viburnum, 5 gal.	Container
14	Malus nigropurpurea Sargent Crab	3" cal., B&B	40	Butterfly bush, 5 gal.	Container
9	Pyrus calleryana Cleveland Select Pear	3" cal., B&B	40	Perennials, 1 gal.	Container
7	Acer rubrum 'Autumn Blaze' Autumn Blaze Maple	3" cal., B&B	7	Texas densiflorum 'Eveland' Eve's Tree, 30-35'	B&B
6	Pinus x cordata London Planet Tree	3" cal., B&B			
1	Fagus sylvatica 'Purpurea Tricolor' Deep Purple Variegated Beech	3" cal., B&B			
23	Betula nigra River Birch	3" cal., B&B			
6	Malus spp. 'Pratensis' Pratiensis Flowering Crabapple	3" cal., B&B			
14	Tilia cordata Little Leaf Linden	3" cal., B&B			
6	Philadelphus occidentalis Scaberrimus	3" cal., B&B			
14	Ginkgo biloba Ginkgo	3" cal., B&B			
18	Comus florida Flowering Dogwood	B&B			
18	Aster multiflorus Dwarf Aster	3" cal., B&B			
9	Comus alba 'Sibirica' Red Tails Dogwood	B&B			
36	Zingiber chrysanthemum var. sargentii Sargent Juniper	B&B			
12	Calluna vulgaris x aquifolium 'Red Forest' Red Forest Rose of Sharon, 2 gal.	Container			
14	Hydrangea quercifolia Oakleaf Hydrangea, 5 gal.	Container			
	Philadelphus 'Yellow Ribbon' Yellow Ribbon Arbutus	B&B			

OVERALL LANDSCAPE PLANTING PLAN



**STATE OF MICHIGAN**  
JEPPIK PARTNERS, INC.  
LANDSCAPE ARCHITECT  
No. 100  
JEPPIK PARTNERS, INC.  
Urban Design Studio  
Urban Retail Design  
Landscape Architecture  
Traditional Town Planning  
3030 Schenck Road  
Livonia, Michigan 48150  
(734) 423-7171

The ideas and design concepts expressed herein and the drawings, designs, arrangements of the landscape presented by the drawing are the sole property of JEPPIK PARTNERS, INC. Any copying or reproduction of the same or design, drawings, designs, arrangements of the landscape presented by the drawing shall be at the discretion of and only with the expressed written consent of JEPPIK PARTNERS, INC.  
© 2022 JEPPIK PARTNERS, INC.

**Project:**  
**HOMESTEAD**  
3364 LIVERNOIS ROAD  
TROY, MICHIGAN

**Drawn by:**  
JUS

**Check by:**  
JTE

**Date:**  
April 18, 2022

**Scale:**  
AS NOTED

**Sheet:**  
**L-1**

**Issues / Revisions:**

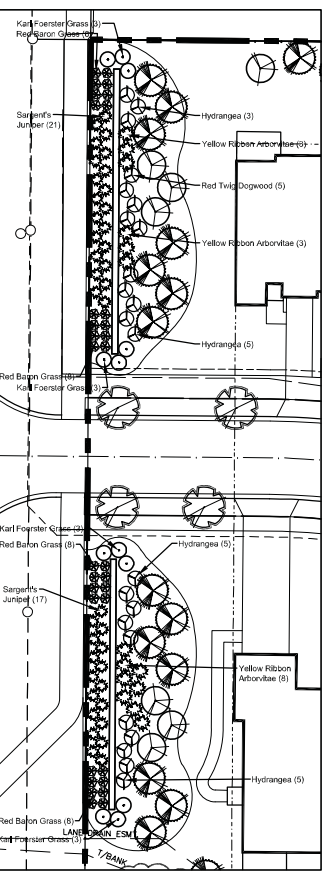
PC Meeting 07/26/22	08/11/22
Per Planning Comments	08/23/22

**3 WORKING DAYS BEFORE YOU DIG**  
CALL MISS DIG  
1-800-487-7171  
OR MISS DIG ONLINE



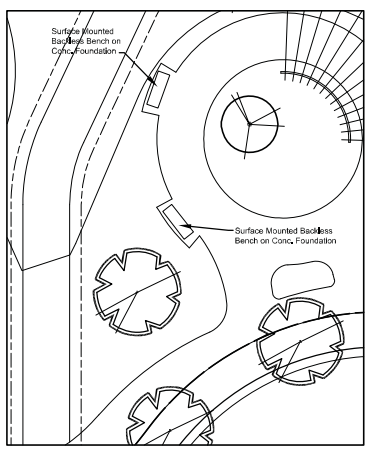
ENTRY LANDSCAPE ENLARGEMENT

1" = 20'



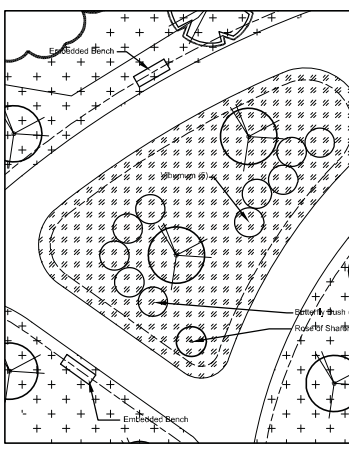
CONVERSATION CIRCLE ENLARGEMENT

1" = 10'



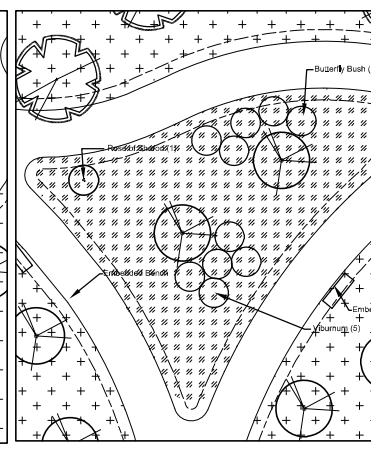
BUTTERFLY GARDEN ENLARGEMENT 1

1" = 10'



BUTTERFLY GARDEN ENLARGEMENT 2

1" = 10'



TRADITIONAL CLUSTER MAILBOX UNIT - BLACK FINISH  
Manufacturer: Brandon Industries  
Ph: (972) 542-3000  
Email: info@brandonindustries.com  
OR APPROVED EQUAL

**3 Push-up / Dip Station**  
Specifications: 17 1/2" x 17 1/2" x 20" (H x W x D)  
Materials: Powder Coated Steel, Handrails, Deck and Base  
Training: This station can be used for push-ups, dips, and sit-ups.  
Notes: Includes the use of the 1/2" x 1/2" x 1/2" plate.

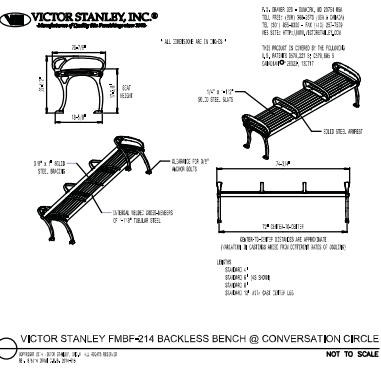
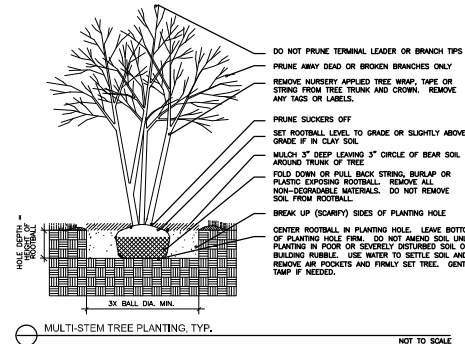
**5 Double Pull-up Bars**  
Specifications: 17 1/2" x 17 1/2" x 20" (H x W x D)  
Materials: Powder Coated Steel, Handrails, Deck and Base  
Training: This station can be used for pull-ups, chin-ups, and dips.  
Notes: Includes the use of the 1/2" x 1/2" x 1/2" plate.

**2 Sit-up Bench**  
Specifications: 17 1/2" x 17 1/2" x 20" (H x W x D)  
Materials: Powder Coated Steel, Handrails, Deck and Base  
Training: This station can be used for sit-ups, crunches, and leg raises.  
Notes: Includes the use of the 1/2" x 1/2" x 1/2" plate.

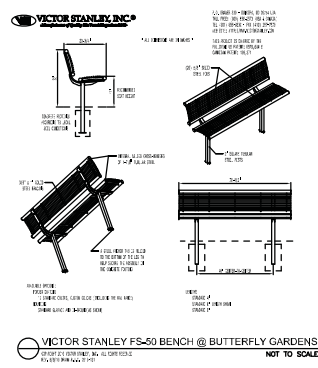
**4 2 Person Leg Press**  
Specifications: 17 1/2" x 17 1/2" x 20" (H x W x D)  
Materials: Powder Coated Steel, Handrails, Deck and Base  
Training: This station can be used for leg presses, squats, and lunges.  
Notes: Includes the use of the 1/2" x 1/2" x 1/2" plate.

**6 Chest Press / Lat Pull Combo**  
Specifications: 17 1/2" x 17 1/2" x 20" (H x W x D)  
Materials: Powder Coated Steel, Handrails, Deck and Base  
Training: This station can be used for chest presses, lat pull-downs, and bicep curls.  
Notes: Includes the use of the 1/2" x 1/2" x 1/2" plate.

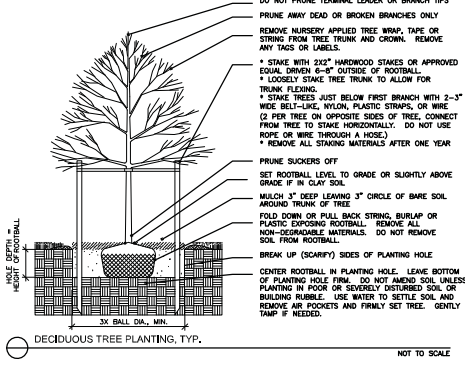
**FITNESS STATION EQUIPMENT**  
NOT TO SCALE



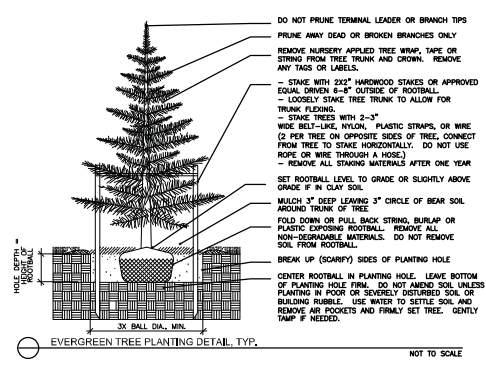
VICTOR STANLEY FMBF-214 BACKLESS BENCH @ CONVERSATION CIRCLE  
NOT TO SCALE



VICTOR STANLEY FS-50 BENCH @ BUTTERFLY GARDENS  
NOT TO SCALE



DECIDUOUS TREE PLANTING, TYP.  
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL, TYP.  
NOT TO SCALE

**STATE OF MICHIGAN**  
JAMES E. JEFFREY  
LANDSCAPE ARCHITECT  
No. 1330

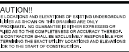
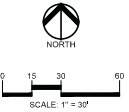
**JEPPIK PARTNERS, INC.**  
Urban Retail Design  
Landscape Architecture  
Traditional Town Planning  
1400 Woodward Ave., Suite 200  
Birmingham, AL 35203  
(205) 975-1700

The ideas and design concepts expressed herein and the graphical displayed arrangement of the same are intended for the exclusive use of the specified project and are the sole property of JEPPIK PARTNERS, INC. Any reproduction or disclosure of the same or design concepts expressed in this document without the written consent of JEPPIK PARTNERS, INC. is strictly prohibited.

**Project: HOMESTEAD**  
3364 LIVERMORE ROAD  
TROY, MICHIGAN

**Owner: Tableau**  
50215 SCHODENBERG  
SHELBY TOWNSHIP, MI 48315

**Drawn by: JUS**  
Checked by: JTE  
Date: April 18, 2022  
Scale: AS NOTED  
Sheet: L-2



PROJECT TITLE  
**HOMESTEAD**  
354 LIVERNOIS ROAD  
107, MICHIGAN

[illegible]

ORIGINAL ISSUE DATE:  
MAY 18, 2022

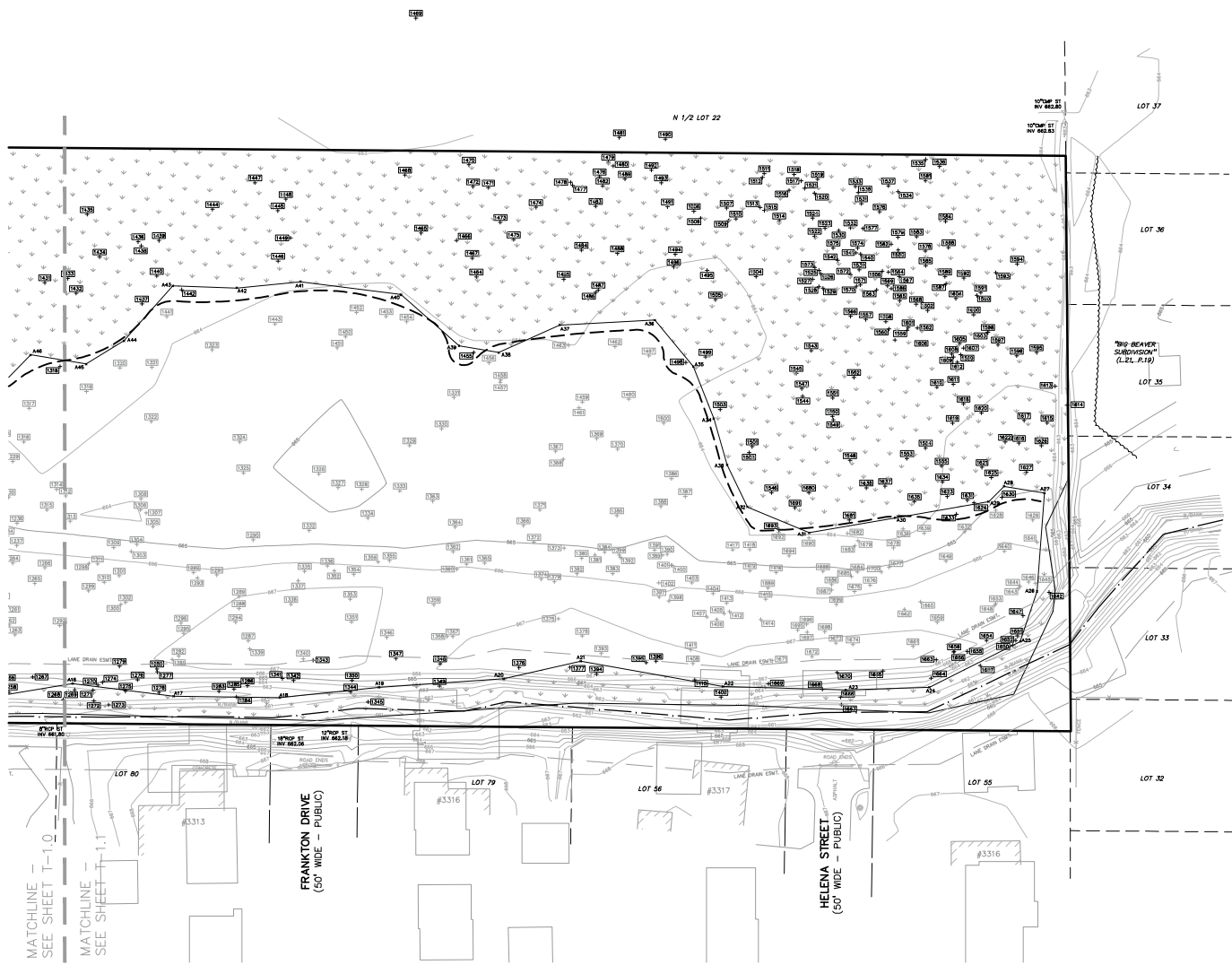
DRAWING TITLE

# TREE PRESERVATION PLAN - WEST

FEA JOB NO.	2021-0451
M.	JBT
N.	KMB
ES.	DSK
DRAWING NUMBER:	

T-1.0

\\P:\PROJECTS\2022\2022-048 HOMESTEAD\DWG\PLAN\T-1.1 TREE PRESERVATION PLAN.dwg



#### KEY

- EXISTING TREE / TAG TO REMAIN
- EXISTING TREE / TAG TO BE REMOVED
- TREE PROTECTION FENCE

**PEA GROUP**  
t: 844.813.2949  
www.peagroup.com



0 15 30 60  
SCALE: 1" = 30'



**CAUTION!**  
THIS PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE PLAN MUST BE APPROVED BY THE DESIGNER. THE DESIGNER IS NOT RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES.

#### CLIENT

**Tableau**  
50215 SCHOENHEIMER  
DREARY TOWNSHIP, NH 03015

#### PROJECT TITLE

**HOMESTEAD**  
354 E. BENTLEY ROAD  
THIRY, NH 03015

#### REVISIONS

PER PLANNING COMMENTS	8/11/22
PER PLANNING COMMENTS	9/23/22

#### ORIGINAL ISSUE DATE

MAY 18, 2022

#### DRAWING TITLE

**TREE  
PRESERVATION  
PLAN - EAST**

PEA JOB NO. 2022-0451

P.M. JBT

D.N. KMM

DES. CSR

DRAWING NUMBER

**T-1.1**

NOT FOR CONSTRUCTION





CAUTION:  
We are not responsible for any damage or injury caused by the use of this information. Please consult a professional for more information.



PROJECT TITLE  
**HOMESTEAD**  
554 WEST 10TH AVE  
TORONTO, ONTARIO

REVIEWS  
FOR PLANNING BY 03/20 8/11/22  
FOR PLANNING COMMENTS 9/23/22

ORIGINAL ISSUE DATE  
MAY 18, 2022

**TREE  
PRESERVATION  
LIST**

PEA JOB NO. 202-10451  
F.W. JBT  
D.N. KME  
DES. DSK  
DRAWING NUMBER

NOT FOR CONSTRUCTION

T-1.2

TAG	CODE	DATE	COMMON NAME	LATIN NAME	CDWD	COMMENTS	CLASS	SAVE	REMOVE	OR-SITE	REPLACE
1001	BA	7	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1002	BA	11	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1003	BA	13	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1004	BA	7	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1005	BA	12	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1006	BA	7	New York Spruce	Abies balsamea	Flr		NATIVE	R	V	-	-
1007	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1008	BA	6	Silver Maple	Acer saccharinum	Good		NATIVE	R	V	-	-
1009	BA	7	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1010	BA	13	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1011	BA	12	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1012	BA	13	Silver Maple	Acer saccharinum	Good		NATIVE	R	V	-	-
1013	BA	13	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1014	BA	13	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1015	BAW	19	Black Willow	Salix nigra	Flr	hd	NATIVE	R	V	-	-
1016	BA	13	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1017	BA	7	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1018	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1019	BA	6	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1020	BA	13	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1021	BAW	19	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1022	BA	13	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1023	E	6	American Elm	Ulmus americana	Good		NATIVE	R	V	-	-
1024	BA	6	Box Elder	Acer negundo	Very Poor		NATIVE	R	V	-	-
1025	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1026	BA	13	Silver Maple	Acer saccharinum	Good		NATIVE	R	V	-	-
1027	BA	13	Silver Maple	Acer saccharinum	Good		NATIVE	R	V	-	-
1028	BA	13	Silver Maple	Acer saccharinum	Good		NATIVE	R	V	-	-
1029	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1030	BA	7	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1031	BA	7	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1032	BA	13	Silver Maple	Acer saccharinum	Good		NATIVE	R	V	-	-
1033	BA	13	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1034	E	13	American Elm	Ulmus americana	Flr		NATIVE	R	V	-	-
1035	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1036	BA	6	Box Elder	Acer negundo	Very Poor		NATIVE	R	V	-	-
1037	BA	7	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1038	BAW	19	White Mulberry	Morus alba	Flr	hd	NATIVE	R	V	-	-
1039	BA	13	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1040	BA	7	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1041	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1042	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1043	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1044	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1045	BAW	19	Black Willow	Salix nigra	Flr	hd	NATIVE	R	V	-	-
1046	BA	7	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1047	BA	13	Silver Maple	Acer saccharinum	Good		NATIVE	R	V	-	-
1048	BA	13	Silver Maple	Acer saccharinum	Good		NATIVE	R	V	-	-
1049	BA	6	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1050	BA	13	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1051	BA	13	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1052	BA	13	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1053	BA	13	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1054	BA	13	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1055	BA	13	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1056	BA	7	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1057	BA	13	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1058	BA	6	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1059	BA	6	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1060	BA	13	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1061	BA	13	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1062	BA	13	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1063	BA	13	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1064	E	13	American Elm	Ulmus americana	Flr		NATIVE	R	V	-	-
1065	BA	6	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1066	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1067	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1068	BA	23	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1069	BA	13	Box Elder	Acer negundo	Very Poor		NATIVE	R	V	-	-
1070	BA	6	Silver Maple	Acer saccharinum	Good		NATIVE	R	V	-	-
1071	BA	13	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1072	BAW	19	Black Willow	Salix nigra	Flr	hd	NATIVE	R	V	-	-
1073	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1074	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1075	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1076	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1077	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1078	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1079	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1080	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1081	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1082	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1083	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1084	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1085	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1086	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1087	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1088	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1089	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1090	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1091	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1092	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1093	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1094	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1095	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1096	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1097	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1098	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1099	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1100	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-

1101	BA	7	Silver Maple	Acer saccharinum	Good		NATIVE	R	V	-	-
1102	BA	13	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1103	BA	13	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1104	BAW	20	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1105	E	13	American Elm	Ulmus americana	Flr		NATIVE	R	V	-	-
1106	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1107	BA	13	Silver Maple	Acer saccharinum	Good		NATIVE	R	V	-	-
1108	BA	13	Silver Maple	Acer saccharinum	Good		NATIVE	R	V	-	-
1109	BA	13	Silver Maple	Acer saccharinum	Good		NATIVE	R	V	-	-
1110	BA	13	Silver Maple	Acer saccharinum	Good		NATIVE	R	V	-	-
1111	BA	13	Silver Maple	Acer saccharinum	Good		NATIVE	R	V	-	-
1112	BA	13	Silver Maple	Acer saccharinum	Good		NATIVE	R	V	-	-
1113	BAW	20	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1114	BA	13	Silver Maple	Acer saccharinum	Good		NATIVE	R	V	-	-
1115	BAW	20	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1116	BAW	20	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1117	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1118	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1119	BA	7	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1120	BA	6	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1121	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1122	BA	6	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1123	BA	13	Silver Maple	Acer saccharinum	Good		NATIVE	R	V	-	-
1124	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1125	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1126	BA	13	Silver Maple	Acer saccharinum	Good		NATIVE	R	V	-	-
1127	BA	13	Silver Maple	Acer saccharinum	Good		NATIVE	R	V	-	-
1128	BA	13	Silver Maple	Acer saccharinum	Good		NATIVE	R	V	-	-
1129	BA	13	Silver Maple	Acer saccharinum	Good		NATIVE	R	V	-	-
1130	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1131	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1132	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1133	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1134	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1135	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1136	BA	13	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1137	BA	13	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1138	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1139	BA	13	Silver Maple	Acer saccharinum	Flr		NATIVE	R	V	-	-
1140	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1141	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1142	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1143	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1144	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1145	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1146	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1147	GA	6	Green Ash	Fraxinus pennsylvanica	Flr		NATIVE	R	V	-	-
1148	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1149	BA	17	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1150	BA	13	Silver Maple	Acer saccharinum	Good		NATIVE	R	V	-	-
1151	BA	13	Silver Maple	Acer saccharinum	Good		NATIVE	R	V	-	-
1152	BA	13	Silver Maple	Acer saccharinum	Good		NATIVE	R	V	-	-
1153	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1154	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1155	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1156	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1157	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1158	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1159	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1160	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1161	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1162	BAW	19	Black Willow	Salix nigra	Flr		NATIVE	R	V	-	-
1163	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1164	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1165	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1166	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1167	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1168	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1169	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1170	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1171	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1172	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1173	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1174	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1175	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1176	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1177	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1178	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1179	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1180	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1181	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1182	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1183	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1184	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1185	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1186	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1187	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1188	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1189	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1190	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1191	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1192	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1193	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1194	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1195	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1196	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1197	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1198	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1199	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-
1200	BA	6	Box Elder	Acer negundo	Flr		NATIVE	R	V	-	-









## **CONDITIONAL REZONING**

5. **PUBLIC HEARING - CONDITIONAL REZONING (CR JPLN2022-001)** – Proposed Homestead Condominiums, East side of Livernois, North of Big Beaver (PIN 88-20-22-301-007, -008, -009), Section 22, From R-1E (One Family Residential District) to RT (One Family Attached Residential District)

Mr. Carlisle reviewed background information on the Conditional Rezoning application for Homestead Condominiums. He addressed the proposed development as relates to existing natural features, floodplain, wetlands, tree cover and the Lane Drain. Mr. Carlisle stated the development would be constructed outside of the wetlands and floodplain.

Mr. Carlisle identified amenities offered by the applicant. He asked the applicant to address guest parking and the community park and trail connection to the existing regional trailways, specifically if the trail would be open to the public, maintenance responsibility and if access easements would be required.

Mr. Carlisle said review of traffic by the City's engineering consultant, OHM, indicated traffic generated by the proposed development would be minimal, adding fewer than 20 vehicle trips during the peak hour. Mr. Carlisle addressed renderings, building materials, elevations and housing types proposed by the applicant.

Mr. Carlisle asked Planning Commission members to take into consideration public comments expressed at the Public Hearing this evening and to consider if the plan meets Conditional Rezoning Standards and Site Plan Design Standards.

Discussion among administration and Planning Commission:

- Building height; measurement, height of typical two-story house.
- Community park trail connection to regional trailways; maintenance, access.
- Landscaping; removal of trees, re-forestation.
- Estimation of 8 to 12 homes could be built on site as currently zoned.
- Contractual obligation of developer to build according to site plan.

Project Architect Jim Eppink introduced the project team seated in the audience and announced a new company branch as *Tableau* of Mondrian Properties.

Mr. Eppink narrated a PowerPoint presentation of the proposed development. Mr. Eppink said the team feels the proposed plan is a transitional use to existing surrounding properties. He compared existing R-1E zoning to the proposed RT zoning as relates to lot size and density. Mr. Eppink addressed the building area of the site, preservation of natural resources, stormwater management and amenities offered. Mr. Eppink said the homeowners' association would maintain the community park and trail in perpetuity and the regional railway system would continue to maintain theirs. He said the trail would be for public use and appropriate signage would be placed to designate the proposed development as private property. He indicated the project team would work with the City to extend the railway system.

Mr. Eppink identified the housing types, architecture and building materials. He indicated only 9 of the 30 homes proposed are on the second floor. Mr. Eppink said the applicant's intent is to lease the independent homes and to market the development as a 50+ community but with no age-restricted covenants. He expressed confidence that there is sufficient parking for both residents and guests.

There was discussion, some comments related to:

- Trailways; commitment to connect and expand trail network, maintenance, potential partnership among collective entities.
- Material and landscaping of trail.
  - Crushed gravel/cinder.
  - Natural feel to landscaping, prairie seed mix, flowers to attract butterflies.
- Stormwater management.
- Building mid-roof height.
  - Ranch - 24 feet.
  - Single living - 24.5 feet; second story living - 25.5 feet.
- Re-forestation plan, landscaping, replacement of trees, species and height.
- Manicured lawns versus natural lawns.
- Neighborhood meeting invitation, attendance.
- Parking options; garage, driveway, street.
- Buffer to neighboring properties.

Ms. Dufrane advised the Board that amenities must be offered by the applicant in a Conditional Rezoning application.

Mr. Savidant announced at last count 30 email messages were received by the Planning Commission on the proposed development. He said the collective messages were emailed to Board members and hard copies of the messages were provided to members prior to the beginning of the meeting.

#### PUBLIC HEARING OPENED

- James Horne, 3151 Helena; addressed wildlife, flooding, swampy environment.
- Tom Avery, 3349 Talbot; encouraged connection of trail, addressed existing erosion of property, wetland, flooding.
- John Phillips, 3302 Frankton; addressed access for second floor residents, reduction in number of buildings, existing environment and wildlife, liability and perceived disorderly conduct on trail, buffer of residential, flooding.
- Odeta Fecani, 3312 Louis; voiced opposition; addressed concerns with decrease in home value, flooding, environmental impact, downside to lease homes, impact on elementary school enrollment.

#### PUBLIC HEARING CLOSED

Mr. Savidant addressed the engineering stormwater design process to not negatively impact abutting properties in terms of drainage. He said the design would not exacerbate

any situation but could improve the situation. Mr. Savidant addressed the wildlife environment and preservation of trees and new trees to be planted.

Ms. Dufrane said there are ways to address any disorderly conduct should there be such along the trailways. She clarified the proposed development is a private development with a private access road.

Mr. Buechner said his home is located along a major railway system and he has not experienced any disorderly conduct concerns for the past 25 years.

Mr. Eppink said economics substantiate the request for six buildings in lieu of four. He shared the total count of 90 available parking spaces is a fair and conservative estimation.

**Resolution # PC-2022-07-042**

Moved by: Tagle

Support by: Krent

**RESOLVED**, That the Planning Commission hereby recommends to the City Council that the R-1E to RT Conditional Rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the east side of Livernois, north of Big Beaver, within Section 22, being approximately 9.5 acres in size, be **GRANTED**, for the following reasons:

1. The request complies with the Master Plan.
2. The rezoning would permit greater flexibility in use and development of the property.
3. The conditions offered by the applicant reasonably protect the adjacent properties.
4. The rezoning would be compatible with surrounding zoning and land use.
5. 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. Provide Conditional Rezoning Agreement prior to City Council consideration.

**Discussion on the motion on the floor.**

Comments related to the connection of the trail to the regional trailways and amenities offered in the Conditional Rezoning Agreement.

Chair Lambert expressed concerns that the plan does not explicitly address adequate protection and screening of adjacent properties, especially for residents on Louis and Troy.



Vote on the motion on the floor.

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

**MOTION CARRIED**

Chair Lambert said his no vote is based on providing adequate screening of adjacent properties.

DATE: July 26, 2022

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING – CONDITIONAL REZONING (CR JPLN2022-001) – Proposed Homestead Condominiums, East side of Livernois, North of Big Beaver (PIN 88-20-22-301-007, -008, -009), Section 22, From R-1E (One Family Residential District) to RT (One Family Attached Residential District).

The applicant Tableau by Mondrian seeks a conditional rezoning of the subject parcel from R-1E (One Family Residential) to RT (One Family Attached Residential District). The subject site is 9.54 acres in area. The applicant proposes a total of 30 units within 6 buildings.

The applicant is voluntarily offering the following conditions:

1. The Site Plan is a condition of approval;
2. Conform to RT Zoning;
3. Development shall be limited to a maximum of 6-buildings with 30 total units;
4. Maximum Building Height shall not exceed 2 stories or 30' in height;
5. Maximum % of Lot Area Covered by Buildings will be thirty percent (30%);
6. Building Materials shall be a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable, low-maintenance materials;
7. Each Unit shall have a minimum of a one-car garage on the first level of each unit;
8. Additional Features & Amenities:
  - a. Community Park & Gathering Area;
  - b. Walking Trails Internal & External Sidewalks;
  - c. Ability to Connect to Troy Trails;
  - d. Exercise & Fitness Stations;
  - e. Butterfly Gardens;
  - f. Park Benches;
  - g. Livernois Frontage Landscape & Decorative Stone Walls;
  - h. Landscape Boundary Buffer Plantings & Preservation of Natural Features;
9. Significant Tree Plantings & Re-forestation;
10. No exterior refuse containers shall be used. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days in accordance with City ordinances;
11. Minor modifications to the site plan shall be reviewed, and if appropriate, administratively approved by the Community Development Director (Any such minor changes are those that in the City's discretion would not adversely or substantially affect the conditions of the re-zoning or the site plan).

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. Anticipated Traffic Impacts, Memo prepared by OHM Advisors, dated June 15, 2022.
4. Floodplain memo, prepared by Scott Finlay, Deputy City Engineer.
5. Preliminary Site Plan Packet with supporting documents.

G:\CONDITIONAL REZONING\JPCR2022-001 HOMESTEAD\PC Memo 07 26 2022.docx



## **POTENTIAL RESOLUTION RECOMMENDING DENIAL**

PUBLIC HEARING – CONDITIONAL REZONING (CR JPLN2022-001) – Proposed Homestead Condominiums, East side of Livernois, North of Big Beaver (PIN 88-20-22-301-007, -008, -009), Section 22, From R-1E (One Family Residential District) to RT (One Family Attached Residential District).

### **Resolution # PC-2022-07-**

Moved by:

Seconded by:

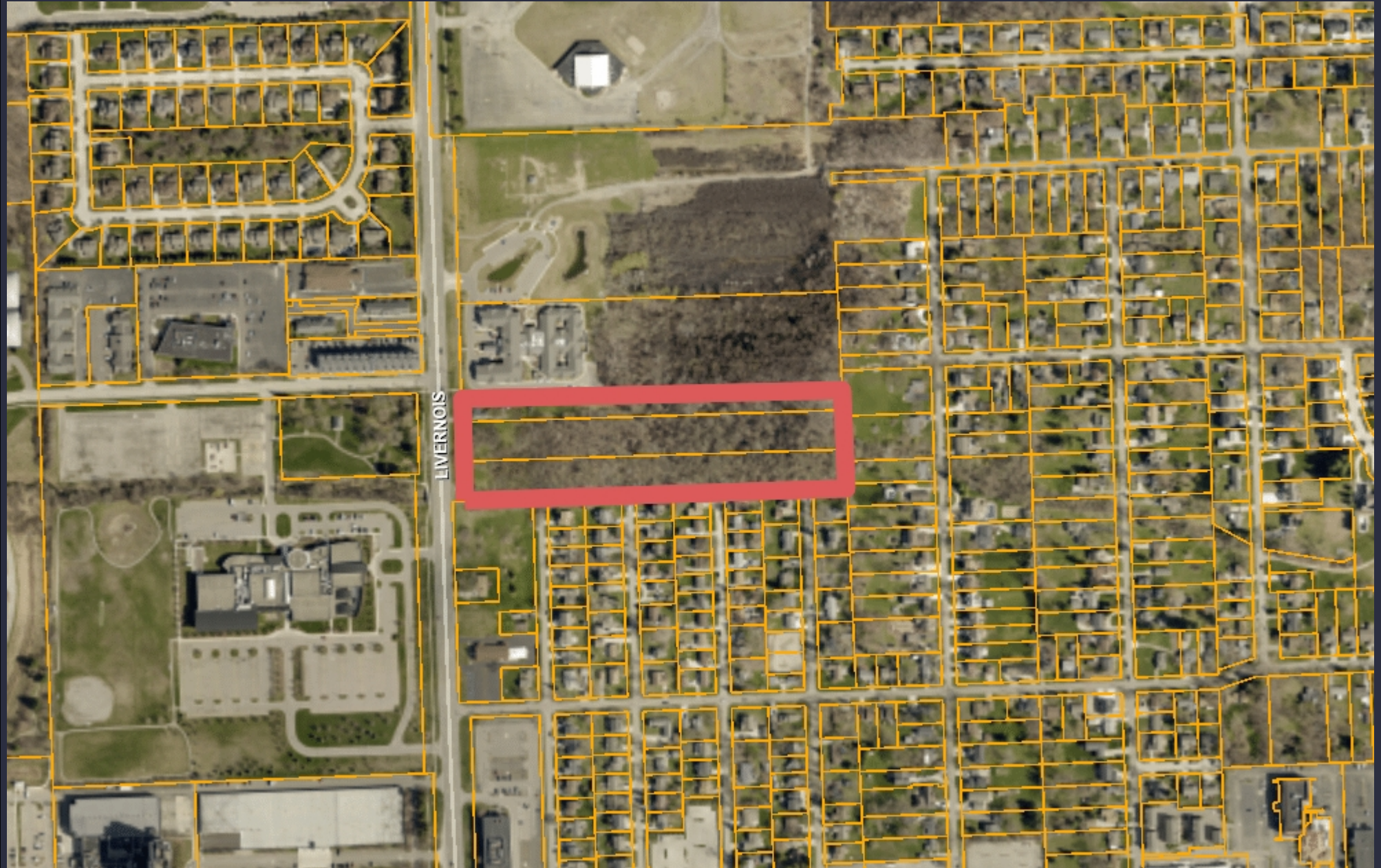
**RESOLVED**, That the Planning Commission hereby recommends to the City Council that the R-1E to RT conditional rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the east side of Livernois, north of Big Beaver, within Section 22, being approximately 9.5 acres in size, be **DENIED** for the following reasons:

1. The request does not comply with the Master Plan.
2. The conditions offered by the applicant do not reasonably protect the adjacent properties.
3. The rezoning would be incompatible with surrounding zoning and land use.

Yes:

No:

**MOTION PASSED / FAILED**



1,189 0 595 1,189Feet



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.





1,189 0 595 1,189 Feet



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.





**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: July 19, 2022

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

<b>Applicant:</b>	Mondrian
<b>Project Name:</b>	Homestead
<b>Plan Date:</b>	May 18, 2022
<b>Location:</b>	West side of Livernois, north of Big Beaver
<b>Zoning:</b>	R1-E, Single Family Residential
<b>Proposed Zoning:</b>	Conditionally rezoned RT, One Family Attached
<b>Action Requested:</b>	Conditional Rezoning and Site Plan Approval

### SITE DESCRIPTION

An application has been submitted to conditionally rezone a 9.5-acre site to construct 30-one-family attached units. The 9.5-acre site includes 3 parcels. The site is currently zoned R1-E, which does not permit multiple family residential. The applicant seeks to conditionally rezone the site to RT, One-family attached. One condition proposed by applicant is the site plan. Additional conditions are described below.

The subject site is located on the east side of Livernois, north of Big Beaver. Access is via a new private road off Livernois. The 30-units will be distributed in six buildings with five units each. Three (3) buildings will be ranch-style & three (3) will be single-level living condo buildings. Ranch-style housing will range from 1,735 to 1,840 sf per unit. Single level condos will range from 1,317 to 1,488 sf per unit.

The site is encumbered with floodplain, wetlands, and tree cover. The applicant proposes to build the homes outside of the floodplain and wetlands. However, within the floodplain, the

applicant proposes detention, community park, butterfly garden, exercise stations, stone paths, and easement to the regional trail system. This will require cut and fill in the floodplain.

Site Location:





Proposed Uses of Subject Parcel:

Thirty (30) multi-family dwelling units.

Current Use of Subject Property:

Single Family Home

Current Zoning:

The property is currently zoned R1-E, One Family Residential.

Surrounding Property Details:

Direction	Zoning	Use
North	PUD	Senior Living Facility and Preserved Open Space
South	R1-E, Single Family	Single Family Residential / Place of Worship
East	R1-E, Single Family	Single Family Residential
West	CF, Community Facility, Big Beaver	Multiple Family Residential, Park, Community Center

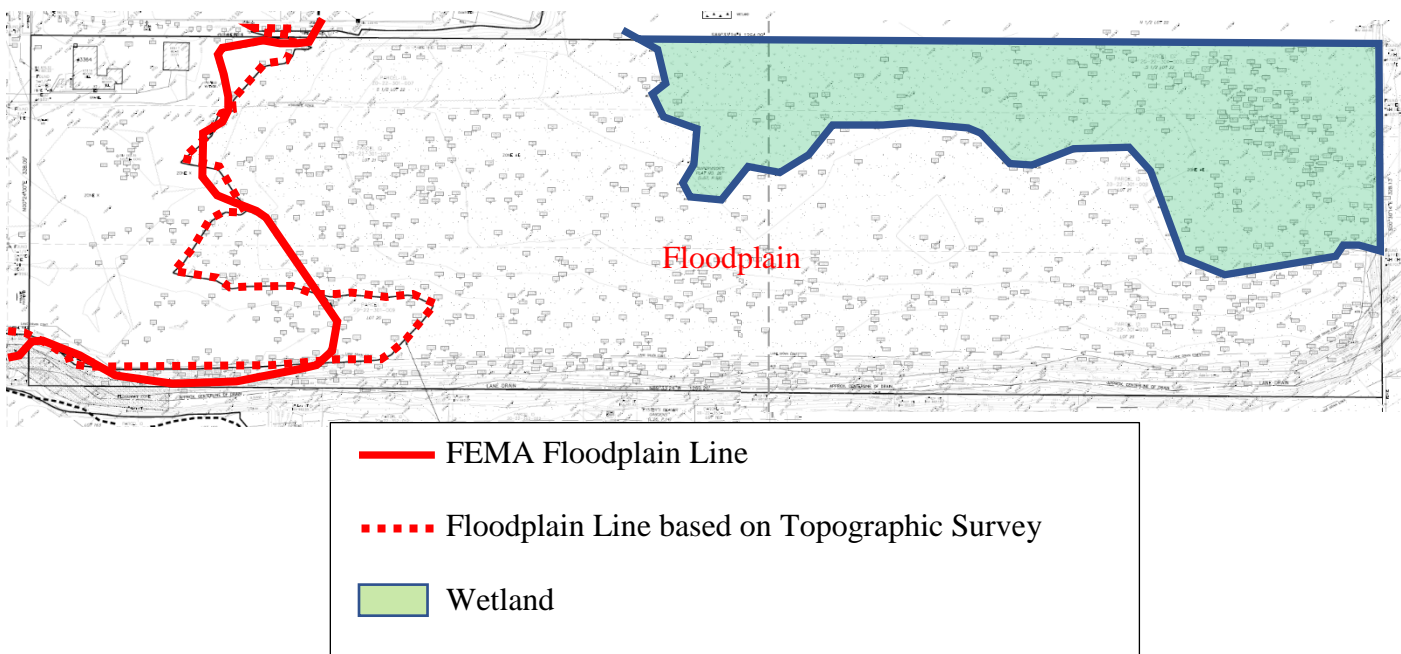


**NATURAL FEATURES**

**Topography:** A topographic survey has been provided on sheet P-1.1. The site is relatively flat with a lower elevation along the southern property line, which is the Lane Drain.

**Wetlands:** There is a state regulated wetland at the northeast corner of the site. The applicant proposes to maintain the wetland, however they will have a slight impact to the wetland to provide the access to regional trail.

**Floodplain:** Most of the site is located within the floodplain. The applicant is requesting a floodplain map amendment based on topographic survey. In addition, the Lane Drain runs along the south side of the property.



As noted, the proposed development will require cut and fill in the floodplain. The Engineering Department has provided a memo outlining cut and fill in more detail.

The applicant received a Conditional Letter of Map Revision (CLOMR) from FEMA. This letter conditionally amends the floodplain line.

From the FEMA website:

**Conditional Letter of Map Revision (CLOMR)**

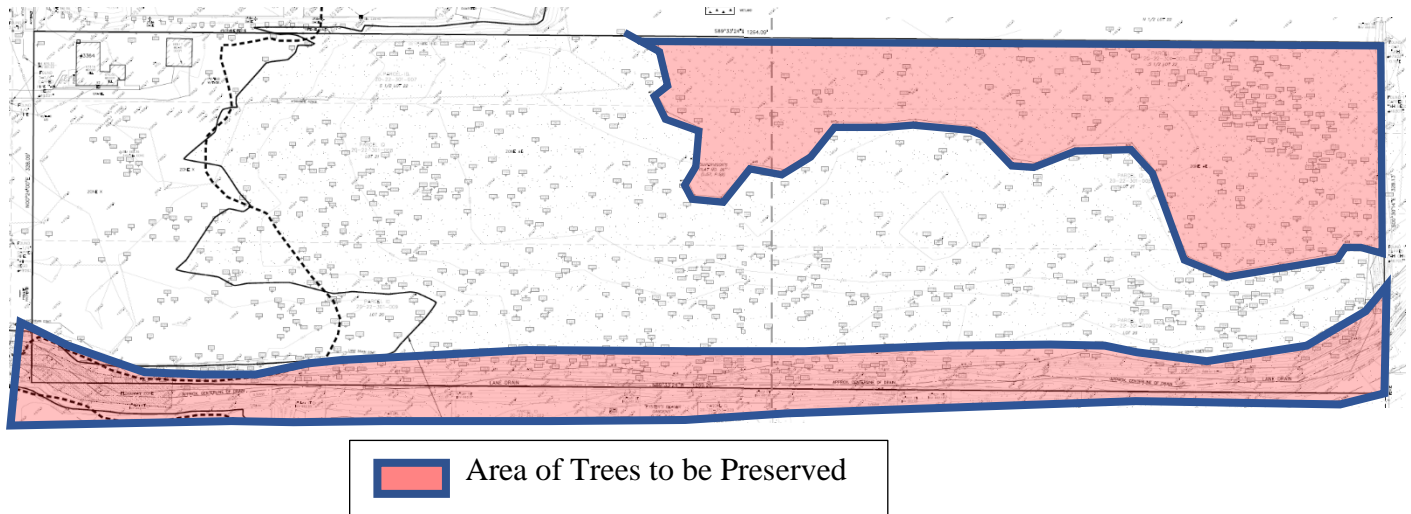
*FEMA's comment on a proposed project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The letter does not revise an effective NFIP map, it indicates whether the project, if built as proposed, would be recognized by FEMA. FEMA charges a fee for processing a CLOMR to recover the costs associated with the review. Building permits cannot be issued based on a CLOMR, because a CLOMR does not change the NFIP map.*

*Once a project has been completed, the community must request a revision to the Flood Insurance Rate Map (FIRM) to reflect the project. "As-built" certification and other data must be submitted to support the revision request.*

**Woodlands:**

The cut and fill requires regrading in the floodplain and removal of existing vegetation. A tree inventory and replacement plan has been provided on Sheet T.1.0-T.1.4. The applicant surveyed a total of 809 trees on site. The site includes numerous invasive trees including silver maples, box elder, black walnut, elm, and cottonwood. Of the 809 trees they are saving 407, many which are not protected by the woodland ordinance. Of the 809 trees surveyed 57 were protected trees. The applicant surveyed 55 woodland trees, preserving 8 and 2 landmark trees, preserving none.

<b>Replacement Details</b>		
<b>Protected Tree</b>	<b>Inches Removed</b>	<b>Replacement Required</b>
Landmark	32 inches	32 inches
Woodland	473 inches	237 inches
<b>Protected Tree</b>	<b>Inches Preserved</b>	<b>Credit</b>
Landmark	0 inches	156 inches
Woodland	78 inches	0 inches
Protected Replacement Required	269 Inches	
Preservation Credit	156 Inches	
<b>Total</b>	<b>113-inches</b>	
<b>Total Tree Mitigation</b>	113 trees / 3 inches = 38 3-inch trees	



**Items to be addressed:** none

## CONDITIONS

The following conditions have been voluntarily offered by the applicant:

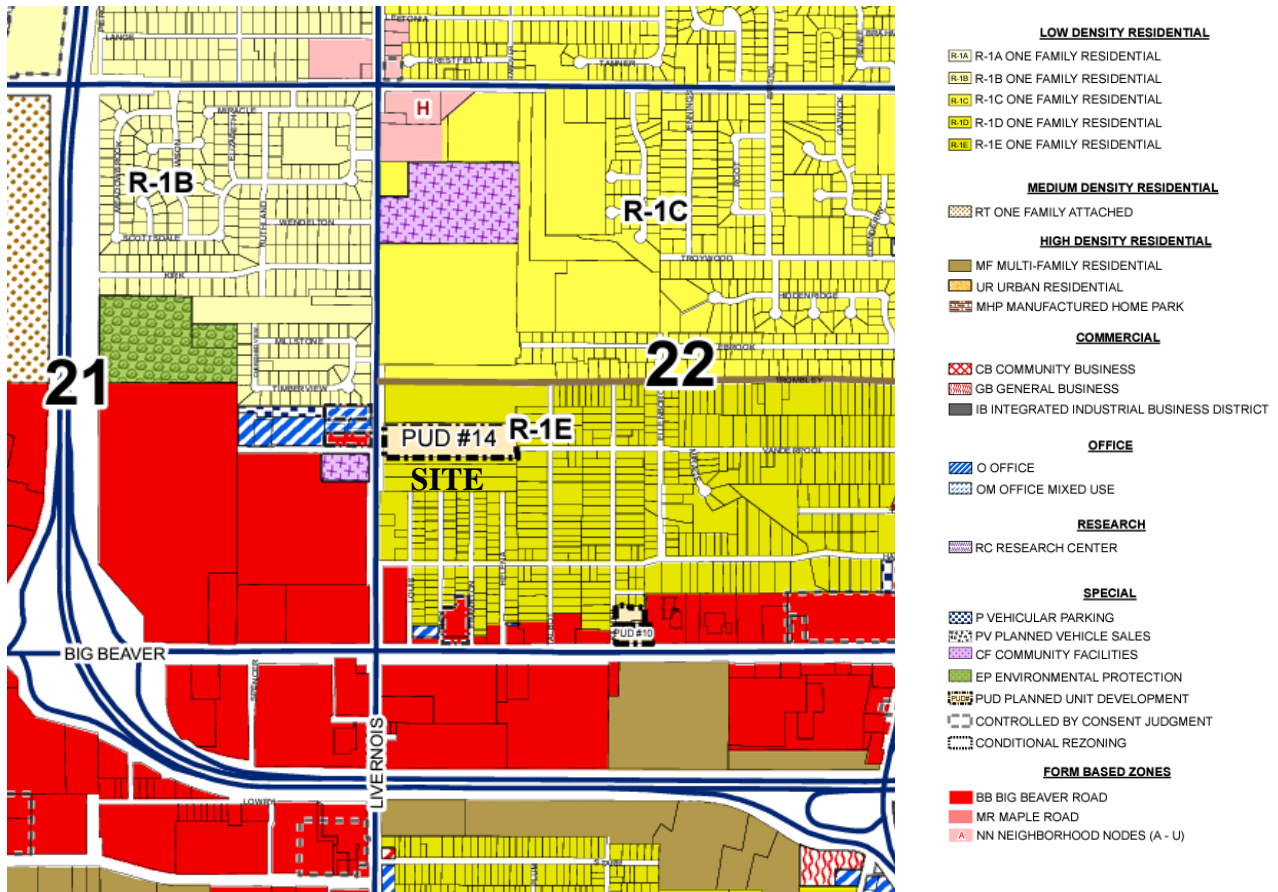
1. *The Site Plan is a condition of approval.*
2. *Conform to RT Zoning*
3. *Development shall be limited to a maximum of 6-buildings with 30 total units.*
4. *Maximum Building Height shall not exceed 2 stories or 30' in height:*
5. *Maximum % of Lot Area Covered by Buildings will be thirty percent (30%),*
6. *Building materials shall be a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable, low-maintenance materials.*
7. *Each unit shall have a minimum of a one-car garage on the first level of each unit.*
8. *Additional Features & Amenities:*
  - a. *Community Park & Gathering Area*
  - b. *Walking Trails Internal & External Sidewalks*
  - c. *Ability to Connect to Troy Trails*
  - d. *Exercise & Fitness Stations*
  - e. *Butterfly Gardens*
  - f. *Park Benches*
  - g. *Livernois Frontage Landscape & Decorative Stone Walls*
  - h. *Landscape Boundary Buffer Plantings & Preservation of Natural Features*
9. *Significant Tree Plantings & Re-forestation.*
10. *No exterior refuse containers shall be used. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days in accordance with City ordinances.*
11. *Minor modifications to the site plan shall be reviewed, and if appropriate, administratively approved by the Community Development Director (Any such minor*



*changes are those that in the discretion would not adversely or substantially affect the conditions of the re-zoning or the site plan).*

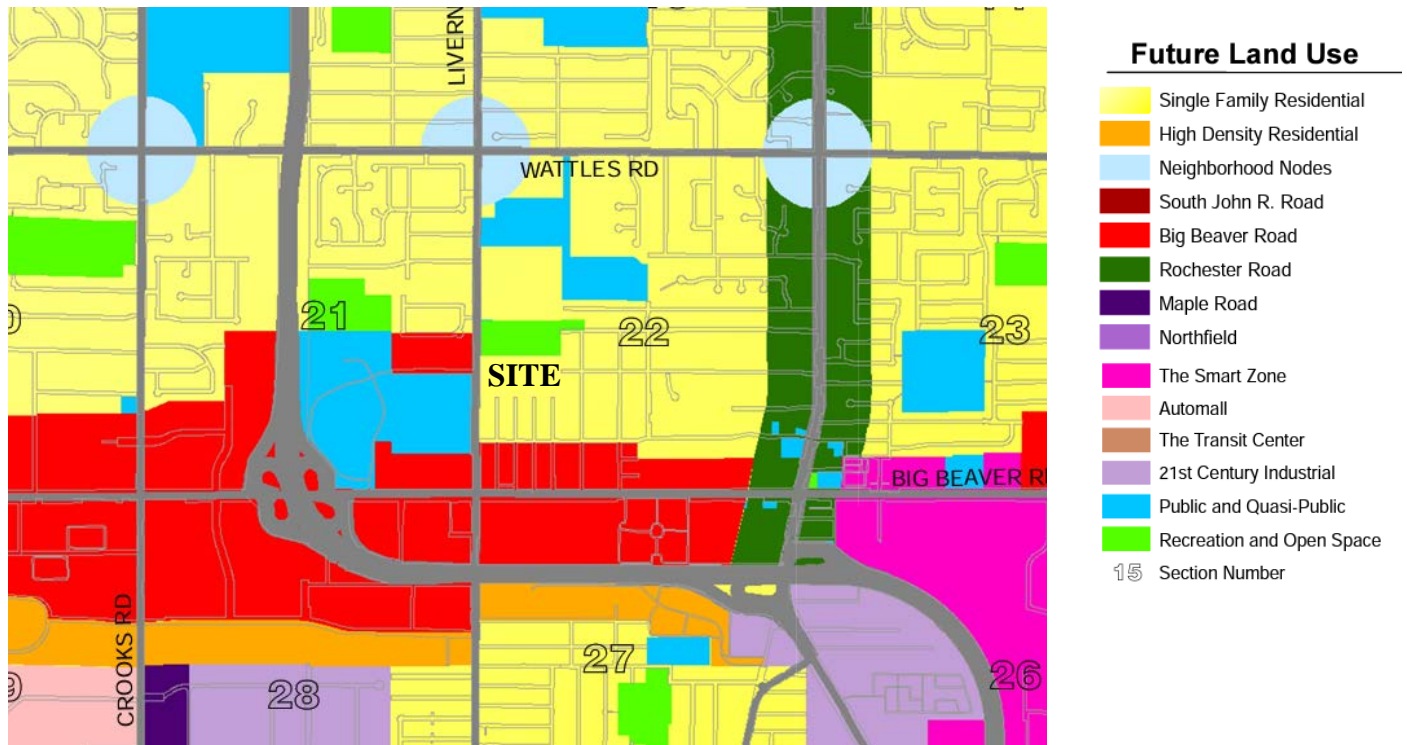
If the Conditional Rezoning is recommended for approval by the Planning Commission, a Conditional Rezoning agreement will be drafted between the applicant and the City Attorney's office prior to consideration by the City Council.

## ZONING



Direction	Zoning	Use
North	PUD	Senior Living Facility and Preserved Open Space
South	R1-E, Single Family	Single Family Residential / Place of Worship
East	R1-E, Single Family	Single Family Residential
West	CF, Community Facility, Big Beaver	Multiple Family Residential, Park, Community Center

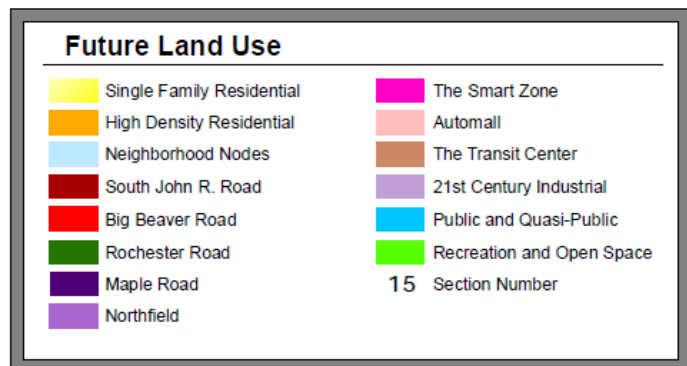
The applicant is seeking a conditional rezoning to RT One Family Attached. The nearest RT zoning is northwest of this site, on the west side of I-75, south of Wattles.

**MASTER PLAN**

According to the Future Land Use Plan this area is planned as Single Family Residential. The existing zoning as One-Family Residential supports this intent and is consistent with existing zoning and future land use goals of those parcels immediately east, north and south.

The proposed land use as RT, One-family attached is more intense than the uses intended, however, it is consistent with existing land uses of parcels located to its north (senior facility) and the to the west (apartment building).

**Items to be addressed: None.**



## REZONING STANDARDS

As set forth in section 16.04.C.3, the Planning Commission should consider the following standards. A Conditional Rezoning may only be approved upon a finding and determination that all of the following are satisfied:

1. *The conditions, proposed development, and/or proposed use of the land are designed or proposed for public health, safety, and welfare purposes.*
2. *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:*
  - 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.*
3. *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.*
4. *Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.*
5. *The conditions, proposed development and/or proposed use shall insure compatibility with adjacent uses of land.*

## SITE ARRANGEMENT

The applicant is proposing to construct thirty (30) units. The 30-units will be distributed in six buildings with five units each. The units will be accessed from a private road which is accessed off Livernois.

The rear of the site will remain as undeveloped in the form of a detention, community park, and preserved wetlands.

***Items to be addressed: None.***

## AREA, WIDTH, HEIGHT, SETBACKS

Section 4.07 establish the dimensional requirements for RT One-family Attached District. The requirements of RT Zoning District and the proposed dimensions are shown in the following table.

	Required	Provided	Compliance
Front (Livernois)	50-feet	50-feet	Complies



Side (north)	5-feet /15-feet combined	35-feet	Complies
Side (south)	5-feet /15-feet combined	35-feet	Complies
Rear (South)	35-foot minimum setback	More than 35-feet	Complies
Lot Width	40 feet	328 feet	
Building Height	2.5-stories, 30 feet in height.	Elevations not provided	Can not confirm
Lot Coverage (Building)	30%	28.33%	Complies
Minimum Open Space	20%	22.68%	Complies
Parking Location	Cannot be located in front yard	Parking lots not in front yard	Complies

**Items to be addressed:** None

## PARKING

Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided
Residential (General): 2 spaces per unit	30 units = 60 spaces	60 spaces
Barrier Free	0	0
Bicycle Parking	2	Internal to building
Loading	0	0
<b>Total</b>	<b>60 spaces</b>	<b>60 spaces</b>

The applicant has not provided any dedicated guest parking. Due to the narrow width of the road and numerous driveway cuts, it is unclear if any parking on street would be possible. We recommend that the applicant provide some dedicated guest parking.

**Items to be Addressed:** Provide dedicated guest parking.

## SITE ACCESS AND CIRCULATION

The units will be accessed from a private road which is accessed off Livernois. The private road includes a cul-de-sac to allow for vehicular turnaround. Vehicular access and circulation have been reviewed and approved by the City Fire Department and City Engineering Department.

**Items to be addressed:****TRAFFIC**

The City's engineering consultant, OHM, has reviewed the traffic memo. Summary of OHM's review:

*The table below provides the calculated number of trips generated for the proposed development, based on the ITE Trip Generation Manual for Single-Family Attached Housing (ITE Land Use Code #215).*

Number of Dwelling Units	Number of Site-Generated Trips								
	AM Peak Hour			PM Peak Hour			Daily		
	In	Out	Total	In	Out	Total	In	Out	Total
30 units	3	7	10	8	6	14	89	89	178

*The traffic generated by the proposed development is minimal, adding fewer than 20 vehicle trips during the peak ("busiest") hour. The traffic impact of this site on the adjacent road network is negligible and would be imperceptible to the majority of road users.*

*As a point of comparison, traffic counts taken in January 2022 on Livernois Road (between Big Beaver Road and Wattles Road) indicate this segment carries approximately 20,000 vehicles per day, and roughly 1,600 vehicles during the PM peak hour. Amongst typical weekdays, traffic volumes during the peak hours alone often vary by 10%+ from one day to the next. These day-to-day fluctuations result in peak hour traffic volumes that vary by hundreds of vehicles. The proposed subdivision is expected to generate only 14 vehicles during the peak hour.*

**Items to be addressed: None**

**LANDSCAPING**

A landscaping plan has been provided on Sheet L101. The following table discusses the development's compliance with the landscape requirements set forth in Section 13.02.

	Required:	Provided:	Compliance:
<b>Greenbelt Planting</b>			
<u>Livernois: 1 tree every 30 feet</u>	328 / 30 = 11	11 trees	Complies
<b><u>Southern property line:</u></b>			
<u>Landscape buffering:</u> Required buffering between two differentiating land uses. Alternative 1 or 2.	1,227 / 10 = 123 trees	68 new trees + existing vegetation	Complies with Planning Commission consideration

1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet.  Alternative screening method may be considered by the Planning Commission.			
<b>Overall</b>			
<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%	Over 20%	Complies
<u>Mitigation</u>	38 3-inch trees	38 trees	Complies

#### Community Park and Trail Access:

The applicant is proposing a community park and trail connection to the City of Troy regional trail. The community park includes landscaping, benches, trails, butterfly gardens, and exercise stations. The material (gravel, concrete, asphalt, etc) of the trail has not been indicated.

The applicant should clarify if the community park is open to the general public or only for the use of the residents of the development. If open to the general public an easement will need to be provided. Are the future homeowners expended to maintain park? A long-term maintenance plan should be provided.

**Items to be Addressed:** 1). Confirm material of the trail; 2). Clarify if the community park is open to the general public or only for the use of the residents of the development. If open to the general public an easement will need to be provided; and 3). Provide long-term maintenance plan for community park.

#### **PHOTOMETRICS**

Applicant did not provide photometric plan. Provide photometric plan.

**Items to be Addressed:** Provide Photometric Plan.

#### **FLOOR PLAN AND ELEVATIONS**

The applicant has provided renderings and floor plans but has not provide elevations. Materials include black brick, white hardi board siding, and black metal roofs.





Planning Commission to consider architectural style and material selection.

**Items to be Addressed:** 1). Provide elevations; and 2). Planning Commission to consider architectural style and materials.

#### **SITE PLAN REVIEW STANDARDS**

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

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.*
  - a. *Building design shall enhance the character of the surrounding area in relation to building and parking placement, landscape and streetscape features, and architectural design.*
  - b. *Street fronts shall provide a variety of architectural expression that is appropriate in its context and prevents monotony.*
  - c. *Building design shall achieve a compatible transition between areas with different height, massing, scale, and architectural style.*
2. *Development shall incorporate the recognized best architectural building design practices.*
  - a. *Foster a lasting impact on the community through the provision of high quality design, construction, and detailing.*

- b. *Provide high quality, durable materials, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.*
  - c. *Develop buildings with creativity that includes balanced compositions and forms.*
  - d. *Design roofs that are appropriate to the architectural style of the building and create an appropriate visual exterior mass of the building given the context of the site.*
  - e. *For commercial buildings, incorporate clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, ground plane elements, and/or landscape planters.*
  - f. *Include community amenities that add value to the development such as patio/seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public.*
3. *Enhance the character, environment and safety for pedestrians and motorists.*
- a. *Provide elements that define the street and the pedestrian realm.*
  - b. *Create a connection between the public right of way and ground floor activities.*
  - c. *Create a safe environment by employing design features to reduce vehicular and pedestrian conflict, while not sacrificing design excellence.*
  - d. *Enhance the pedestrian realm by framing the sidewalk area with trees, awnings, and other features.*
  - e. *Improve safety for pedestrians through site design measures.*

## REZONING STANDARDS

As set forth in section 16.06.C.3, a Conditional Rezoning may only be approved upon a finding and determination that all of the following are satisfied:

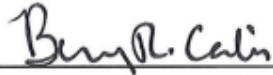
- a) *The conditions, proposed development, and/or proposed use of the land are designed or proposed for public health, safety, and welfare purposes.*
- b) *The conditions, proposed development and/or proposed use are not in material conflict with the Master Plan, or, if there is material conflict with the Master Plan, such conflict is due to one of the following:*
  - I. *A change in City policy since the Master Plan was adopted.*
  - II. *A change in conditions since the Master Plan was adopted.*
  - III. *An error in 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.*
- 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.*
- e) *The conditions, proposed development and/or proposed use shall insure compatibility with adjacent uses of land.*

The Planning Commission should consider if the Conditional Rezoning Standards have been met.

## SUMMARY

Planning Commission is asked to hold a public hearing and consider public testimony. As part of the deliberations, the Planning Commission should consider if the plan meets the conditional rezoning standards and if the plan meets the site plan design standards.

Sincerely,



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



MONDRIAN

PROPERTIES

PRESENTS



Tableau

---

by MONDRIAN



## **SECTION 1: ABOUT MONDRIAN PROPERTIES AND ITS NEW MULTI-FAMILY DIVISION**

### **Mondrian's Background**

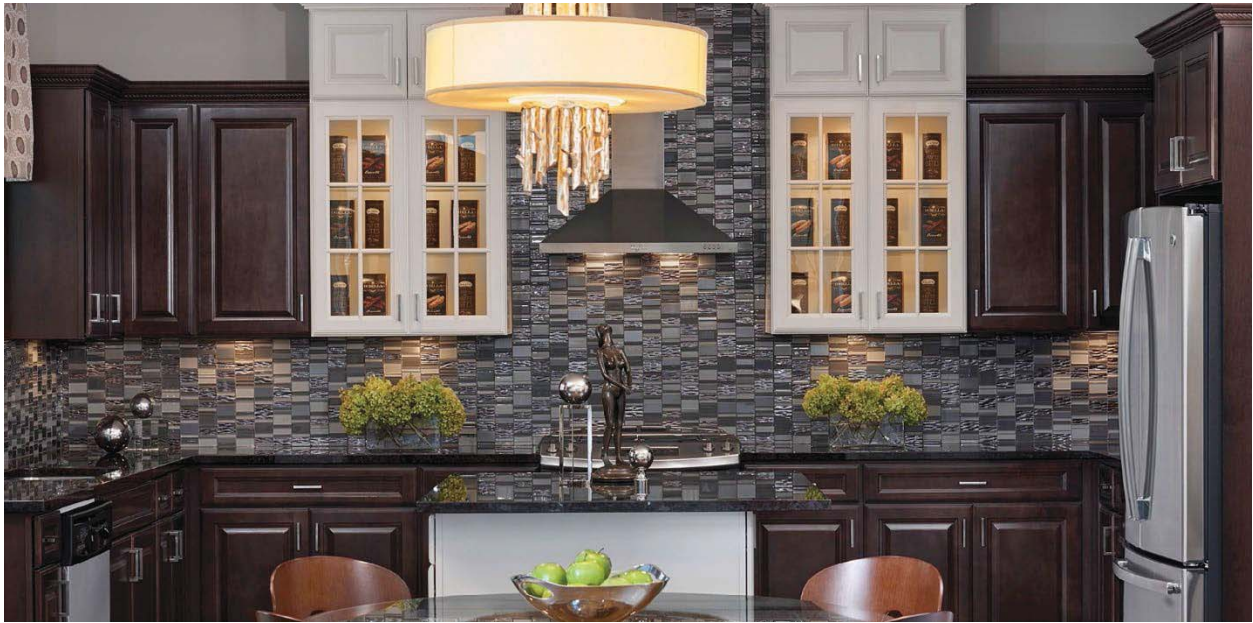
At Mondrian Properties, we pride ourselves on developing, designing and constructing premier homes and communities for our highly valued customers. In our three-decade history, we have developed more than 40 communities in Southeastern Michigan, continually winning awards for architectural design quality.





**The Mondrian Mission**

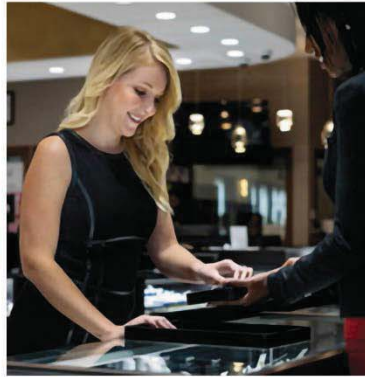
Our goal is to be recognized as a national leader in the area of customer-focused residential construction. Our best-in-class, well-coordinated and consummately professional team helps to realize this goal every day. It is our unrelenting dedication to achieving this goal, in combination with our commitment to integrity, that allows us to provide our clients with their dream homes.





### The Mondrian Lifestyle

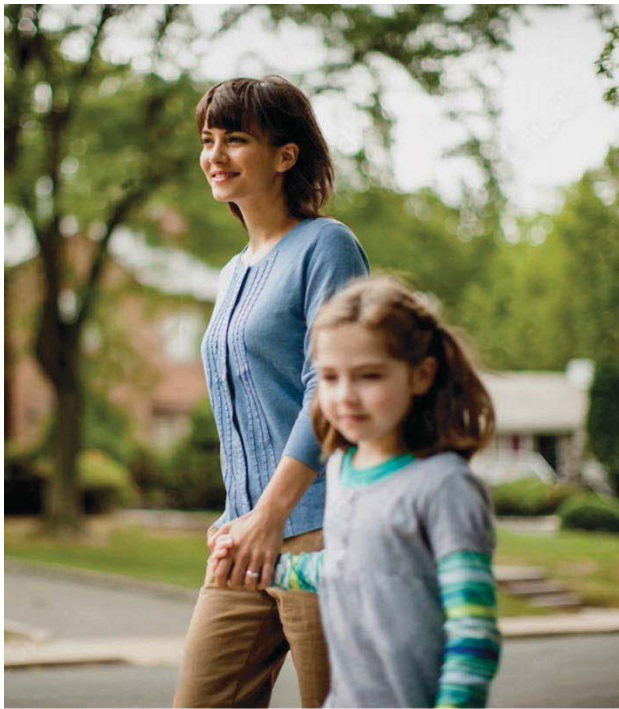
Our architectural team creates classic designs that our construction team realizes into quality homes that exude timeless sophistication and luxurious detail. Our clients experience the next level – of convenience, of service and of quality. We take great pride in the communities we build. When you purchase a Mondrian home, you acquire so much more than a place to live; you acquire a lifestyle filled with attainable luxury.





### Mondrian's Expansion into Multi-family Housing

Our team has carefully considered the guidance and insight it has understood from the City of Troy, with regard to new choices for home-shoppers in the area. And, since there is strong demand in the marketplace for different types of multi-family, for-lease, as well as for-purchase residential home types, Mondrian Properties, through its newly created subsidiary, **Tableau by Mondrian**, has decided to pursue constructing these kinds of options for the community. Also, new construction is highly popular, as compared to older construction units. Whether future communities offer 50+ or general market residences for lease, or 50+ or general market condos, Mondrian's new multi-family unit can supply any of them. Mondrian's new multi-family brand, **Tableau by Mondrian**, will offer home-shoppers the elegance for which Mondrian is known, while delivering new residences that are clearly something new and exciting – communities that would offer aspirational lifestyles to a variety of audiences – places where they could really envision themselves being fulfilled. Mondrian Properties will remain separate, but since there is a good amount of brand equity in the Mondrian name, this new brand has can leverage it as a foundation from which to drive credibility, legitimacy and familiarity in the eyes of the target audience – whichever demographic that audience may represent.



Project Applicant / Developer:

**Tableau by Mondrian**  
50215 Schoenherr Road  
Shelby Township, MI 48315  
Attn: Joseph Maniaci  
586-726-7350  
jmaniaci@mondrianproperties.com

Development Team Consultants:

**Civil Engineer:**

**PEA Group**  
John Thompson, PE  
2430 Rochester Court  
Troy, MI 48083  
844-813-2949

**Architects:**

**Martini – Samartino Design Group**

Paul Samartino, AIA  
920 E. Long Lake  
Suite 200  
Troy, MI 48085  
248-524-0445

**Landscape Architecture:**

**J Eppink Partners, Inc.**

Jim Eppink, RLA  
9336 Sashabaw Road  
Clarkston, MI 48348  
248-922-0789

Site Data:

**Parcel Size:**

9.54 acres

**Location:**

East side of Livernois,  
north of Big Beaver Road within  
the City of Troy, MI

**Existing Zoning:**

R-1E One Family Residential

**Proposed Zoning:**

RT One Family Attached Residential  
using a Conditional Rezoning  
Application

**Proposed Uses:**

30 attached single family for lease  
condominium homes

## SECTION 2: PROJECT NARRATIVE LETTER

# H O M E S T E A D

*A Proposed Single Family Attached, For-Lease Condominium Neighborhood  
In the City of Troy, Michigan*

### **Project Vision:**

Homestead, a new neighborhood proposed to be constructed off of Livernois Road will provide beautiful, high-quality, size-appropriate housing geared towards its 50-year-old and older residents.

Mondrian Properties, the corporate parent of its new, multi-family unit, **Tableau by Mondrian**, has been building homes in Southeastern Michigan for more than three decades, and continues to be at the forefront of providing a range of quality housing choices throughout the area. In response to the City of Troy's goal to provide innovative housing alternatives that serve the City's evolving demographics, smaller household sizes, and active lifestyle choices of its residents, Tableau by Mondrian is proud to propose Homestead, a neighborhood that specifically seeks to help build the **"missing-middle"** within the community.

The City of Troy continues to be recognized as one of the best places to live in America. Its strong employment base, educational opportunities, shopping areas, diverse cultures, and residential neighborhoods have made it a premier family-oriented community. As its long-time residents age, however, the City of Troy has correctly recognized that it must encourage a wider range of housing choices to be built within Troy that will allow its residents to remain in the city they love, close to their families, friends, work, and churches. Providing more diverse housing choices enables residents the ability to **"age in place"** and prevent the need to move away, once the large, five-bedroom home becomes too large during their empty-nest, active senior years.

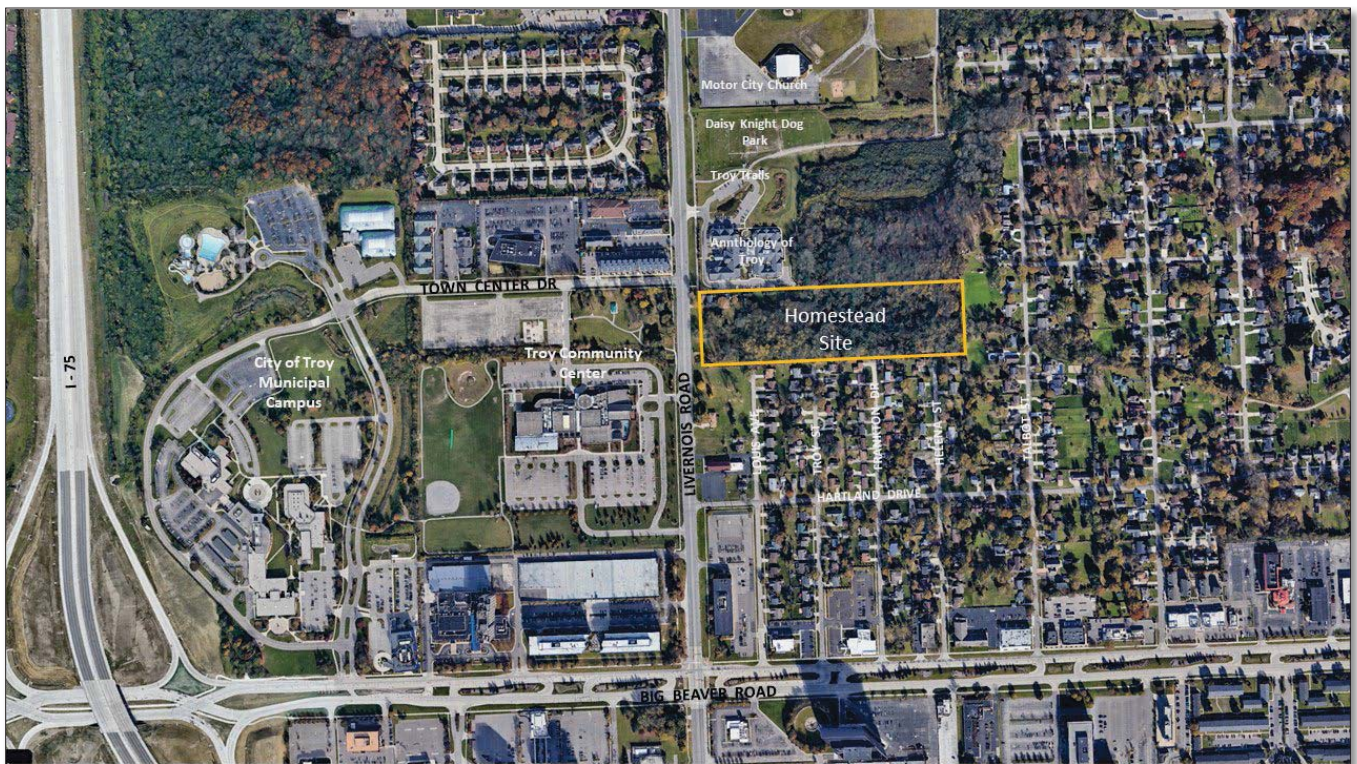
Homestead, a boutique, pocket neighborhood of only 30-residences, will provide home layouts ranging in size from 1,317 square feet to 1,840 square feet. The condominiums, designed primarily for single-level living, will be offered for-lease with an option to purchase. The Homestead neighborhood, which boasts of more than 55% open space will provide a community park for outdoor gatherings, walking trails that may connect to the larger City of Troy trail system, butterfly gardens, fitness stations with outdoor exercise equipment, sidewalks throughout, and beautifully landscaped, centrally maintained grounds.

Tableau by Mondrian has submitted the attached site plan documents and application and seeks site plan approval and conditional rezoning of the parcel(s) in order to construct this exciting neighborhood. Key attributes of the site and proposed development are outlined on the following pages and within the site plan submission documents.



## SITE DATA & LOCATION:

Parcels	20-22-301-007, 20-22-301-008, 20-22-301-009
Total Size:	9.54-acres
Current Zoning:	R-1E One Family Residential District
Proposed Zoning:	RT One Family Attached Residential District
Features:	Lane Drain located at the parcel's southern boundary Wetlands and Floodplain areas currently exist on site Immediately east of the Troy Community Center and access to the Troy Trail system.



*The Homestead property is located on the east side of Livernois, a short, one-quarter-mile walk north of Big Beaver Road. R-1E Single Family neighborhoods abut the property to the east and south, The Troy Community Center is located conveniently west of the site, and Anthology of Troy (a PUD) is located immediately to the north with close connection to Troy Trails and the Daisy Knight Dog Park.*

The westernmost portion of the site is considered the “development zone” and can accommodate conventional construction methods for residential development. The eastern portion of the site is comprised of wetlands to the north and the Lane Drain to the south. The rear-central portion of the site will be graded to accommodate the required floodplain capacity of the site. The analysis of the physical characteristics of the site, identification of the development and floodplain cut zones, and the proposed civil engineering methods were determined independent of the proposed Homestead site plan. In other words, the western development zone, the eastern floodplain area, the natural features are consistent regardless of if the site was developed as a conventional R1-E subdivision, or as developed as the proposed RT – “Aging-in-Place,” “Missing-Middle” community.



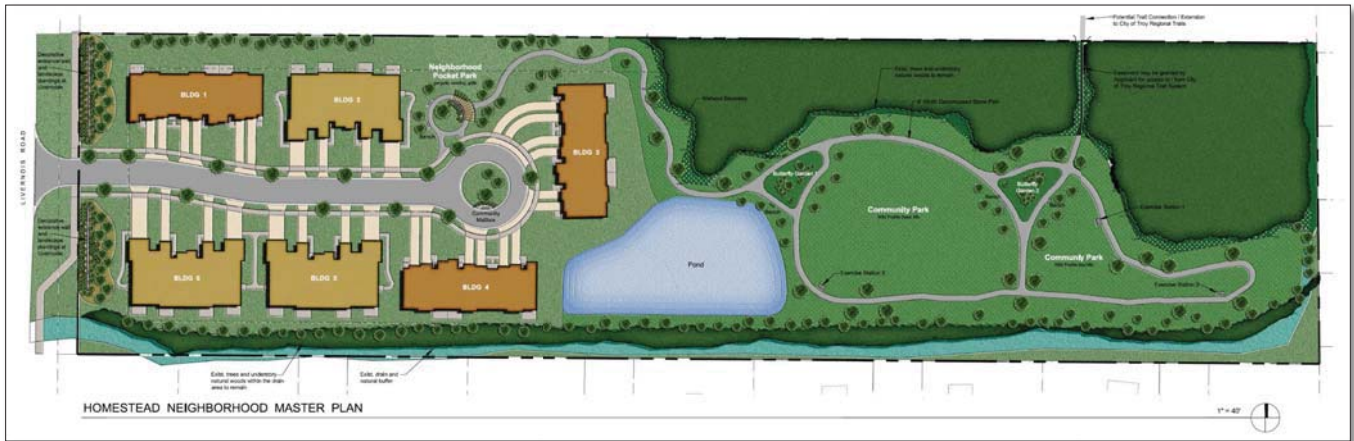
*The western portion of the site has been determined to have the characteristics suitable for development, whereas the eastern portion of the site will be reserved for the preservation of the natural features, floodplain cut area, and re-forestation of the wooded areas.*

## SITE PLAN & ARCHITECTURAL DATA:

Building Types:	6 condominium buildings (3 Ranch with Lifestyle Space buildings & 3 Single-Level Living Condo buildings)
Total Residences:	30
Gross Density:	3.14 residences per acre
Home Sizes:	Single Level Living Condo: 1,317 – 1,488 sf Ranch with Lifestyle Space: 1,735 – 1,840 sf
Architecture:	Award winning architectural style and building materials
Site Plan Features Include:	

- Community Park & Gathering Area;
- Pergola;
- Walking Trails;
- Internal External Sidewalks with Ability to Connect to Troy Trails;
- Exercise & Fitness Stations;
- Butterfly Gardens;
- Park Benches;
- Livernois Frontage Landscape & Decorative Stone Walls;
- Landscape Boundary Buffer;
- Plantings & Preservation of Natural Features;
- Significant Tree Plantings & Re-forestation & Stormwater Management;
- Creation of Detention Basin/Decorative Wet Pond.





The Homestead neighborhood master plan places 6 beautiful condominium buildings at the western boundary closest to Livernois Road. The 30 residential units will front onto the new internal road and have direct access to Livernois. The development is just a short walk to The Troy Community Center, restaurants along Big Beaver, or connections to internal trails and the Troy Trail system. Existing wooded wetlands and the wooded Lane Drain will be maintained at the north and south respectively, and the rear center area will be land-balanced to accommodate floodplain capacity. The rear area will be planted and maintained with native prairie grasses, two butterfly gardens, buffer plantings and tree re-forestation plans, along with walking trails, fitness stations, and restful park bench areas.



**Ranch Condominium with Lifestyle Space:** Three “Ranch Condominiums with Lifestyle Space” buildings will be constructed within Homestead, providing a total of 12 of these unit types. Almost all the living space, including the master and second bedroom, kitchen and living room will be located on the ground floor. An additional flexible life-style space, which could be used as a home office, den, or media room, will be located on the second floor. The total square footage of these homes will range between 1,735 – 1,840 sf.





**Single-Level Living Condominiums:** Three “Single-Level Living Condominium” buildings will be constructed, providing a total of 18 of these unit types. All living areas within each condo will be located on a single level providing a spacious, convenient, ranch-style home. The ground floor of each building will house three units, with three additional individual units on the second floor. Each residence will have its own garage, as well as dedicated driveway parking areas. The square footage of the single-level living homes will range from 1,317 – 1,488 sf.

At Tableau by Mondrian, we are proud to present the Homestead neighborhood and its ability to create an “Age-in-Place,” “Missing-Middle” community that offers appropriately sized homes, beautiful architecture, functional floor plans, amenities, an abundance of site features, 55% open space, and located within walking distance of restaurants, trails, dog-parks, churches, offices, and the Troy Community Center. Our application requests a conditional re-zoning based on the uses, merits, and details reviewed here, those within the site plan submission documents, and as outlined in the accompanying application and conditional re-zoning narrative. We’ve worked closely with the community, have studied the Troy Master Plan, and we believe this development, with its open space, alternative housing choices, and walkability components, will meet the goals, intent, and spirit of the Master Plan. We believe that Homestead will become a wonderful addition to the City of Troy.

The attached Preliminary Site Plan Submission document set provides the information required by the ordinance and outlines the technical details of the development. We appreciate the opportunity to have the project reviewed by the City Planning Department and related professionals and look forward to being placed on the next available Planning Commission agenda to review and request a positive recommendation for the site plan and conditional re-zoning to enable the project to move forward.

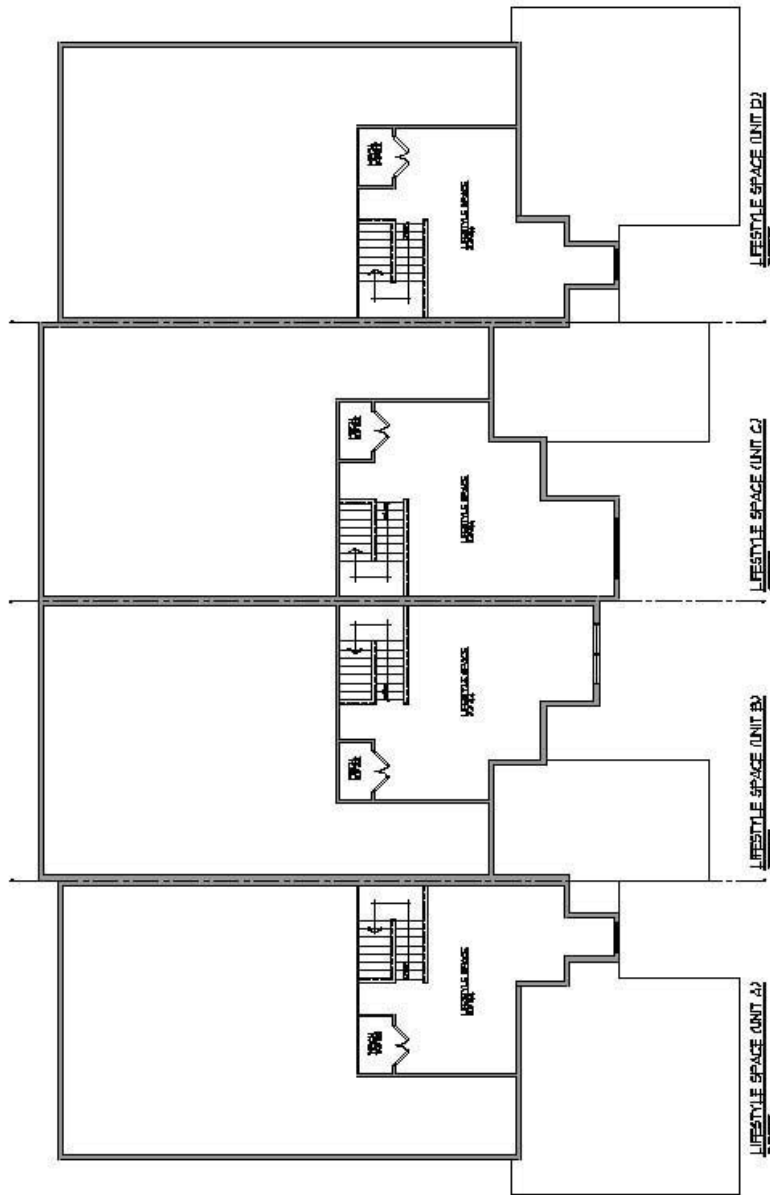
**SECTION 3: LANDSCAPE RENDERINGS**







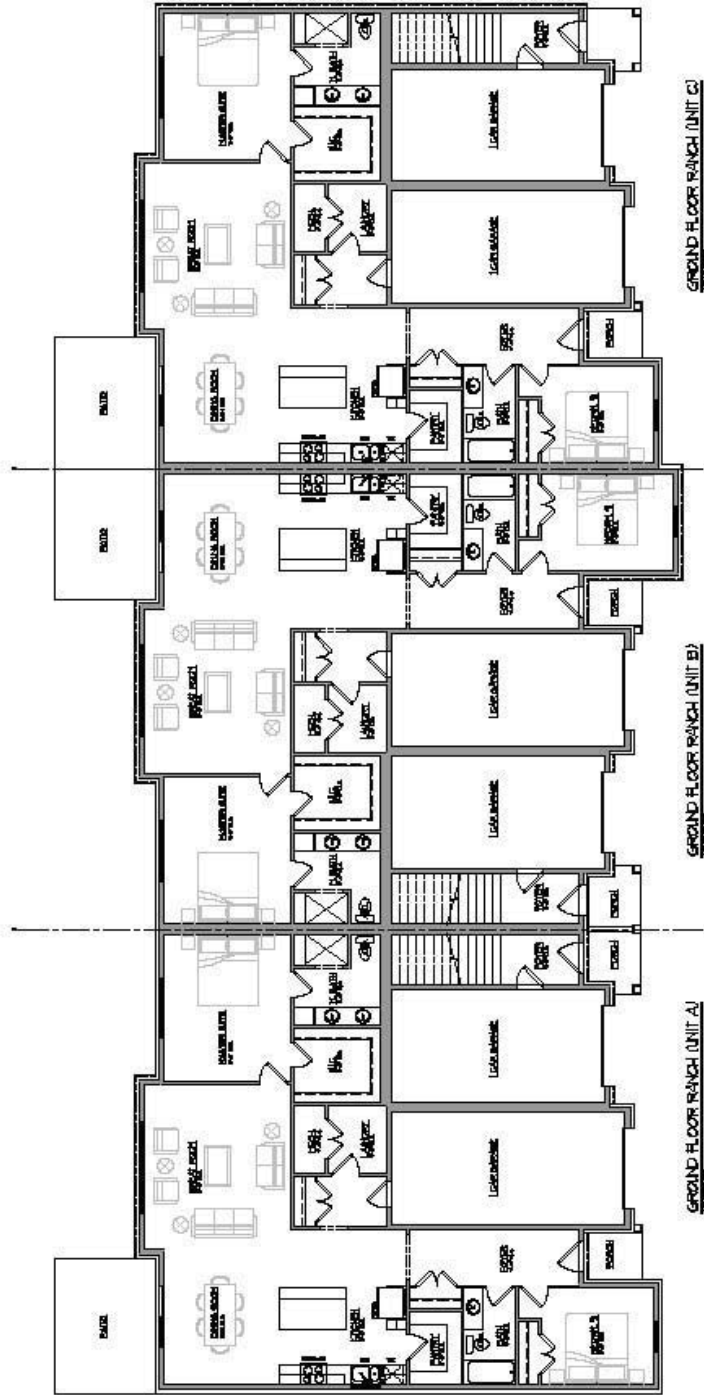




© COPYRIGHT 2016  
MARTINI SAMARTINO DESIGN GROUP, LLC  
ALL RIGHTS RESERVED. NO PART OF THIS  
PUBLICATION MAY BE REPRODUCED OR  
TRANSMITTED IN ANY FORM OR BY ANY  
MEANS, ELECTRONIC OR MECHANICAL,  
INCLUDING PHOTOCOPYING, RECORDING,  
OR BY ANY INFORMATION STORAGE AND  
RETRIEVAL SYSTEM, WITHOUT PERMISSION  
IN WRITING FROM MARTINI SAMARTINO  
DESIGN GROUP, LLC.



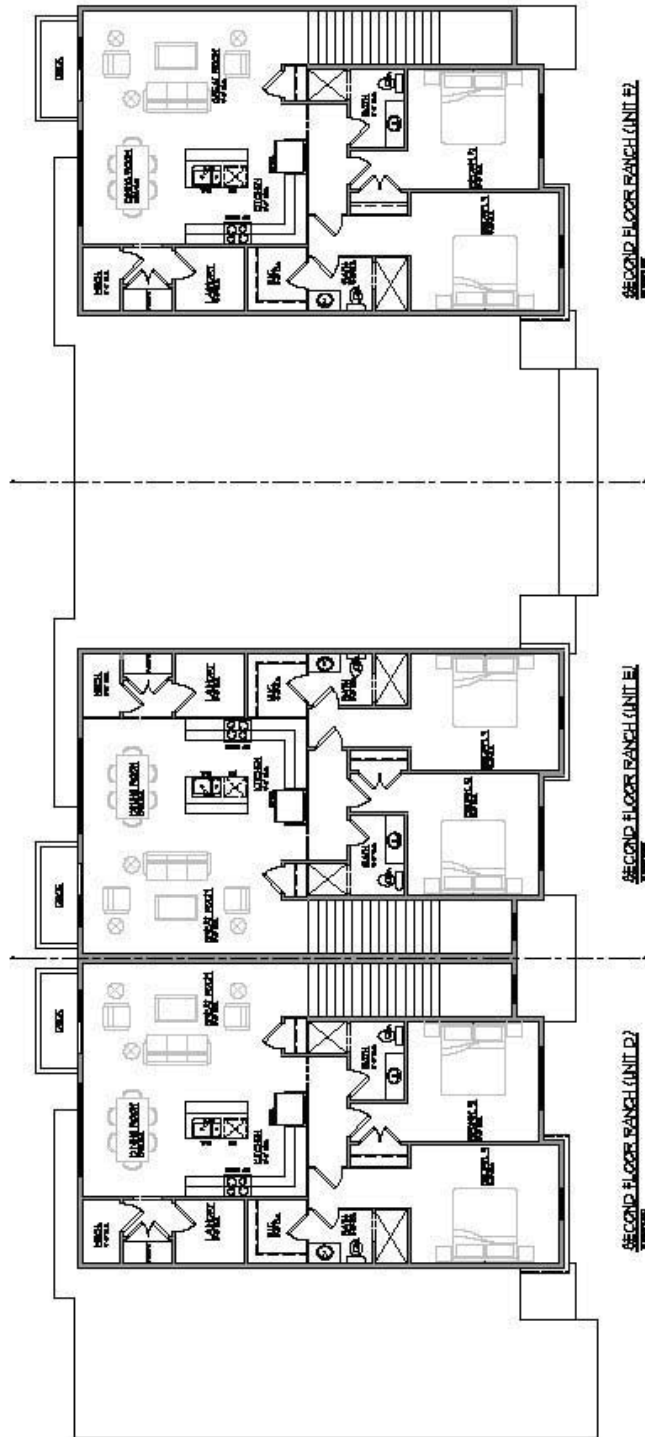
RANCH W/ LIFESTYLE SPACE  
CONDOMINIUMS



© COPYRIGHT 2016  
MARTINI-SAMARTINO DESIGN GROUP, LLC  
ALL RIGHTS RESERVED. NO PART OF THIS  
PUBLICATION MAY BE REPRODUCED OR  
TRANSMITTED IN ANY FORM OR BY ANY  
MEANS, ELECTRONIC OR MECHANICAL,  
INCLUDING PHOTOCOPYING, RECORDING,  
OR BY ANY INFORMATION STORAGE AND  
RETRIEVAL SYSTEM, WITHOUT PERMISSION  
IN WRITING FROM MARTINI-SAMARTINO  
DESIGN GROUP, LLC.



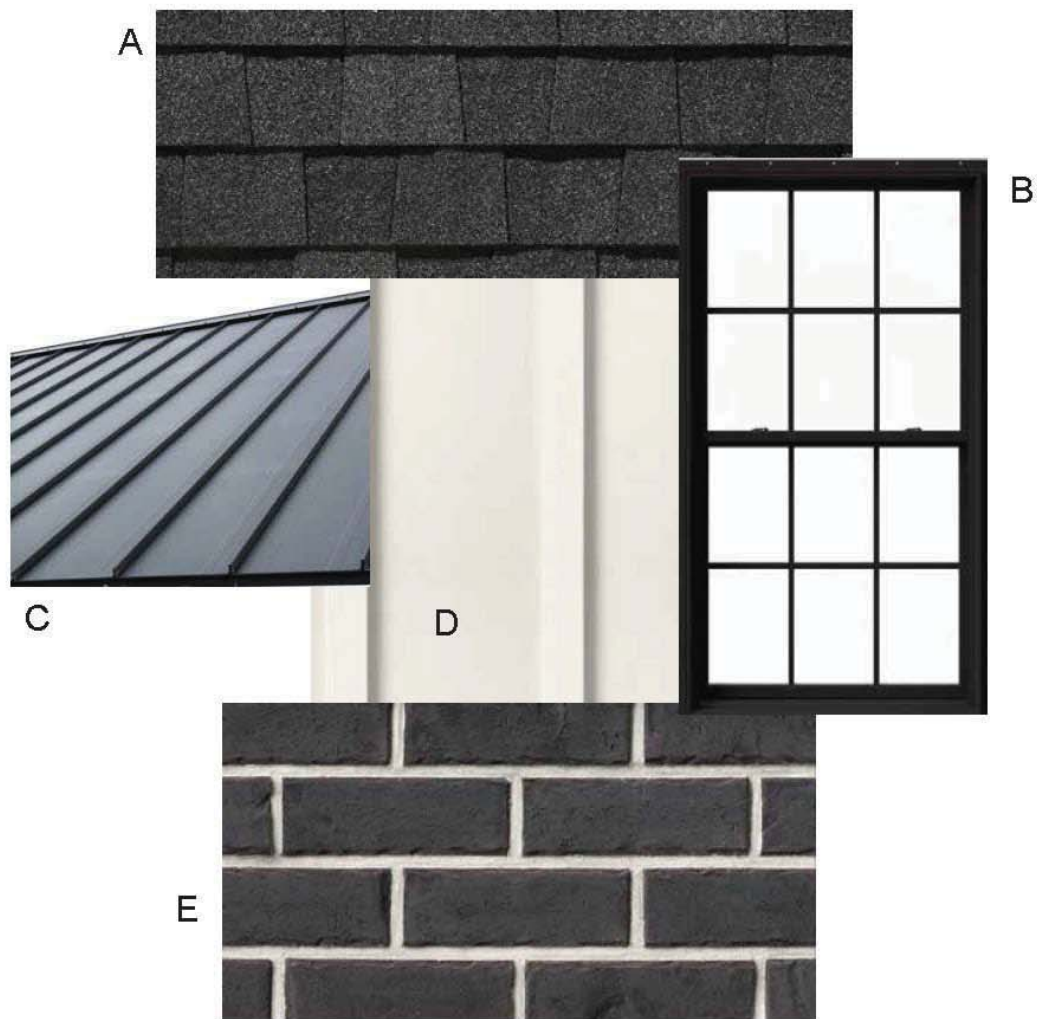
SINGLE LEVEL LIVING CONDOMINIUMS





**SECTION 5: MATERIAL LIST & PICTURES**

**HOMESTEAD MATERIALS**



- A - Pewter Dimensional Shingles
- B - Black Framed Windows and Doors
- C - Black Metal Awnings & Roofs
- D - Hardie Plank Horizontal & Vertical Siding
- E - Black Lake Brick



2430 Rochester Court, Suite 100  
Troy, MI 48083

844.813.2949  
peagroup.com

## **SECTION 6: CONDITIONAL RE-ZONE LETTERS A & B:**

PEA Project No: 2021-0451

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

**RE: Conditional Rezoning Application  
Parcel # 20-22-301-007, -008, -009  
Livernois Road, north of Big Beaver Road  
City of Troy, Oakland County, Michigan**

Dear Mr. Savidant:

On behalf of Tableau by Mondrian, we respectfully request a change in the zoning for Parcels # 20-22-301-007, -008, -009.

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 Numbers 20-22-301-007, -008, -009, from R-1E One Family Residential District to RT One Family Attached Residential District, in order to construct six attached single-family dwelling buildings for a total of 30-units.

### **Location & Existing Conditions:**

The property is located on the east side of Livernois Road just north of the Big Beaver Road intersection. The parcel is 9.54 acres in size and currently has one house on the north property. Surrounding uses include single-family dwellings to the south and east. To the north is a PUD development (senior living). To the west is the City of Troy Community Center. The Lane Drain runs along the southerly property line. The site is largely encompassed with floodplain and there is also an area of wetlands in the northwest corner of the site.

### **Existing Zoning & Future Land Use:**

The site is currently zoned R-1E (One Family Residential District). **(See Exhibit A)**. According to the Master Plan of 2008 and as Amended in 2016, The Future Land Use for the subject parcel is Single Family Residential, Social Neighborhood.



### **Proposed Use & Site Plan:**

Under the proposed rezoning (**see Exhibit B**), the site would be zoned RT One Family Attached Residential District. The proposed condos will be for lease and with an option to purchase. The floodplain area would be amended thru the LOMR process. Detention would outlet to the Lane Drain. The proposed development (**see Site Plan Sheets: Cover Sheet, P-1.1 Topographic Survey - West, P-1.2 Topographic Survey - East, P-2.0 Preliminary Site Plan, P-3.0 Preliminary Grading Plan, P-4.0 Preliminary Utility Plan, L-1 Landscape Planting Plan, L-2 Landscape Details, T-1.0 Tree Preservation Plan-West, T-1.1 Tree Preservation Plan-East, T-1.2 Tree Preservation List, T-1.3 Tree Preservation List, T-1.4 Tree Preservation List**), shall be limited to six (6-) total buildings and thirty (30) total units. There are two building types proposed: ranch style and single level living. Each unit will be 1,317 to 1,840 square feet and each will include an attached 1 or 2-car garage. The building materials shall consist of a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable low-maintenance materials.

### **Voluntary Conditions:**

Under Section 405 of the Zoning Enabling Act (MCL 125.3405), the petitioner voluntarily offers uses and restrictions of the property as a condition to rezoning the land. The following conditions are provided voluntarily as conditions of rezoning approval:

1. The Site Plan is a condition of approval;
2. Conform to RT Zoning;
3. Development shall be limited to a maximum of 6-buildings with 30 total units;
4. Maximum Building Height shall not exceed 2 stories or 30' in height;
5. Maximum % of Lot Area Covered by Buildings will be thirty percent (30%);
6. Building Materials shall be a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable, low-maintenance materials;
7. Each Unit shall have a minimum of a one-car garage on the first level of each unit;
8. Additional Features & Amenities:
  - a. Community Park & Gathering Area;
  - b. Walking Trails Internal & External Sidewalks;
  - c. Ability to Connect to Troy Trails;
  - d. Exercise & Fitness Stations;
  - e. Butterfly Gardens;
  - f. Park Benches;
  - g. Livernois Frontage Landscape & Decorative Stone Walls;
  - h. Landscape Boundary Buffer Plantings & Preservation of Natural Features;
9. Significant Tree Plantings & Re-forestation;
10. No exterior refuse containers shall be used. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days in accordance with City ordinances;
11. Minor modifications to the site plan shall be reviewed, and if appropriate, administratively approved by the Community Development Director (Any such minor changes are those that in the City's discretion would not adversely or substantially affect the conditions of the re-zoning or the site plan).



### **Re-zoning 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 Single Family Residential, Social Neighborhood.

2. *The proposed re-zoning will not cause nor increase any non-conformity.*

- Re-zoning to RT will not materially alter the view-shed that is currently visible from Livernois Road, so there would be very minimal impact and even that will be remedied through landscaping.

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; and Potential influence on property values.
- All public utilities are available at the property and sized to accommodate the develop.
- Livernois Road is capable of safely and efficiently accommodating expected traffic volumes generated by the proposed number of multiple-family dwelling units.

4. *The re-zoning 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 RT is constant with the Future Land Use Map in terms of being a Social Neighborhood.
- The proposed number of multiple-family dwelling units is consistent with the characteristics of surrounding buildings and uses.
- The Condominium development will provide a transition between the Senior Living Development and the Single-Family District.

**Re-zoning Standards/Reasons of Recommendation:**

- A. The site's physical and other environmental features are compatible with the proposed number of multiple-family dwelling units.
- B. 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.
- C. The street system is capable of safely and efficiently accommodating expected traffic volumes generated by the proposed number of multiple-family dwelling units.
- D. 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.
- E. There is an apparent demand in the City for this type of multiple-family dwelling units in relation to the amount of land in the city currently zoned and available to accommodate the demand.
- F. The rezoning of the property does not unreasonably impact the adjacent properties.

The proposed re-zoning 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.**

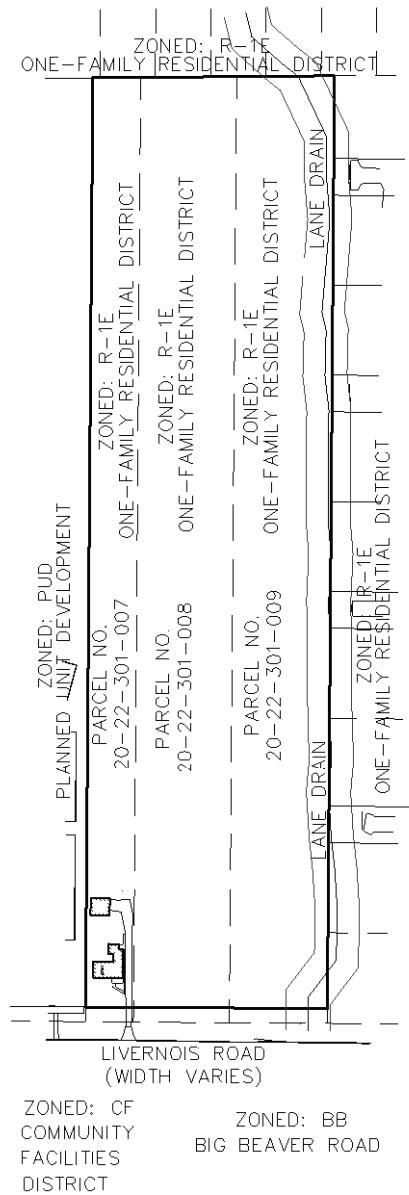
John B. Thompson, PE  
Senior Project Manager

Cc: Joe Maniaci, Tableau by Mondrian

Attachment: Application

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

EXHIBIT A  
EXISTING ZONING



**MONDRIAN PROPERTIES**  
50215 SCHOENHERR  
SHELBY TOWNSHIP, MI 48315

0 100 200  
SCALE: 1" = 200'



**HOMESTEAD**  
5364 LIVERNOIS ROAD  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

**SHEET 1 OF 1**  
MARCH 25, 2022  
2021-0451

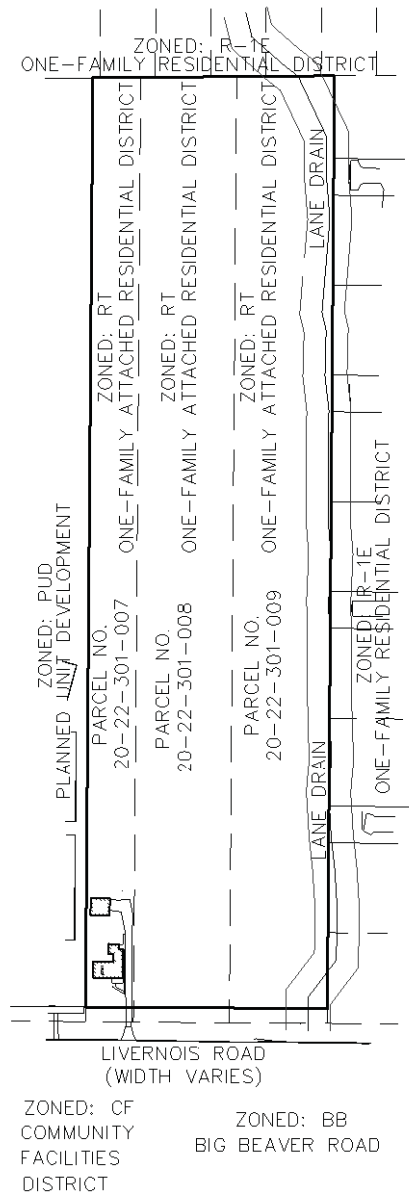
**PEA**  
GROUP

t 844.813.2949  
www.peagroup.com

S:\PROJECTS\2021\2021-0451 HOMESTEAD\DWG\CONDITIONAL REZONE\EX-A-EX ZONING-210451.dwg; T:\K



EXHIBIT B  
PROPOSED ZONING



**MONDRIAN PROPERTIES**  
50215 SCHOENHERR  
SHELBY TOWNSHIP, MI 48315

0 100 200  
SCALE: 1" = 200'



**HOMESTEAD**  
5364 LIVERNOIS ROAD  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

**SHEET 1 OF 1**  
MARCH 25, 2022  
2021-0451

**PEA**  
GROUP

t 844.813.2949  
www.peagroup.com

S:\PROJECTS\2021\2021-0451 HOMESTEAD\DWG\CONDITIONAL REZONE\EX-B-PR ZONING-210451.dwg; TMK

SECTION 7: PDF OF SITE PLAN FOR SUBMIT:

PRELIMINARY SITE PLANS  
**HOMESTEAD**  
3364 LIVERNOIS ROAD  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN



PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
P-1.1	TOPOGRAPHIC SURVEY-WEST
P-1.2	TOPOGRAPHIC SURVEY-EAST
P-2.0	PRELIMINARY SITE PLAN
P-3.0	PRELIMINARY GRADING PLAN
P-4.0	PRELIMINARY UTILITY PLAN
P-5.0	PRELIMINARY PATHWAY PLAN
L-1	LANDSCAPE PLANTING PLAN
L-2	LANDSCAPE DETAILS
T-1.0	TREE PRESERVATION PLAN - WEST
T-1.1	TREE PRESERVATION PLAN - EAST
T-1.2	TREE PRESERVATION LIST
T-1.3	TREE PRESERVATION LIST
T-1.4	TREE PRESERVATION LIST

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER		CIVIL ENGINEER
TABLEAU BY MONDRIAN 920 E. LONG LAKE ROAD, SUITE 200 TROY, MI 48065 CONTACT: JOE MANIACI PHONE: 866.726.7350 EMAIL: JMANIACI@MONDRIANPROPERTIES.COM		PEA GROUP 2430 ROCHESTER COURT, STE. 100 TROY, MI 48063-1872 CONTACT: JOHN B. THOMPSON, PE PHONE: 844.813.2949 EMAIL: JTHOMPSON@PEAGROUP.COM
ARCHITECT		LANDSCAPE ARCHITECT
MARTINI SAMARTINO DESIGN GROUP 920 E. LONG LAKE ROAD, SUITE 200 TROY, MI 48065 CONTACT: PAUL SAMARTINO PHONE: 248.524.0445 EMAIL: PSAMARTINO@HOTMAIL.COM		PEA GROUP 45 W. GRAND RIVER AVE., STE. 501 DETROIT, MI 48226 CONTACT: KIMBERLY DIETZEL, RLA PHONE: 844.813.2949 EMAIL: KDIEZEL@PEAGROUP.COM
		LANDSCAPE ARCHITECT
		J EPPINK PARTNERS, INC. 9336 SASHABAW ROAD CLARKSTON, MI 48348 CONTACT: JIM EPPINK PHONE: 248.922.0789 EMAIL: JIM@JEPPINK.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	4/18/2022









PROJECT TITLE  
**HOMESTEAD**  
3384 LIVERNOIS ROAD  
TROY, MICHIGAN

[illegible]

ORIGINAL ISSUE DATE:  
APRIL 18, 2022

DRAWING TITLE

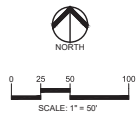
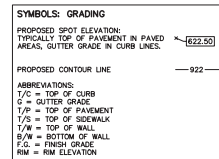
**TOPOGRAPHIC  
SURVEY-EAST**

PEA JOB NO.	2021-0451
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	

DRAWING NUMBER:

NOT FOR CONSTRUCTION P-1.2





**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

**TABLEAU BY  
MONDRIAN**

50215 SCHOENHERR  
SHELBY TOWNSHIP, MI 48315

PROJECT TITLE  
**HOMESTEAD**  
3384 LIVERNOIS ROAD  
TROY, MICHIGAN

REVISIONS	
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10

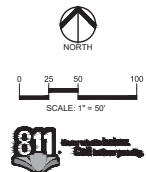
ORIGINAL ISSUE DATE:  
APRIL 18, 2022

DRAWING TITLE  
**PRELIMINARY  
GRADING PLAN**

PEA JOB NO.	2021-0451
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	

P-3.0



[illegible]

**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  
**TABLEAU BY  
MONDRIAN**  
50215 SCHOENHERR  
SHELBY TOWNSHIP, MI 48315

PROJECT TITLE  
**HOMESTEAD**  
3364 LIVERNOIS ROAD  
TROY, MICHIGAN

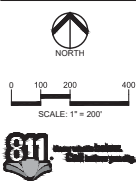
## REVISIONS

ORIGINAL ISSUE DATE:  
APRIL 18, 2022

DRAWING TITLE  
**PRELIMINARY  
UTILITY PLAN**

PEA JOB NO.	2021-0451
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	

NOT FOR CONSTRUCTION P-4.0



**CAUTION!**  
THIS DRAWING AND ANY INFORMATION CONTAINED HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM ANY USE OF THIS DRAWING OR INFORMATION CONTAINED HEREIN.

CLIENT  
**TABLEAU BY MONDRIAN**  
50115 SCHENKERS RD  
SHREVE TOWNSHIP, MI 48315

PROJECT TITLE  
**HOMESTEAD**  
534 LIVERNOIS ROAD  
TROY, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:  
APRIL 18, 2022

DRAWING TITLE  
**PRELIMINARY  
PATHWAY PLAN**

PEA JOB NO.	2021-0451
P.M.	JBT
D.N.	TMC
DES.	TMC

DRAWING NUMBER:

NOT FOR CONSTRUCTION **P-5.0**

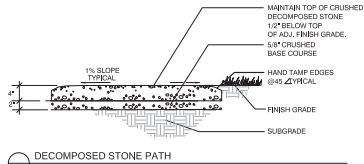


Per Article 13 Table 13.02-A: Landscape Screening Alternatives:  
South Property Line Between Land Uses  
Existing vegetation which is located on the property to be developed within the area of the proposed screen, is in good condition, and meets the size and type requirements in the various screening alternatives may be counted toward meeting screening requirements.

Tree Replacement (RT symbol on plan = Replacement Tree)  
Required: (37) 3" Cal. Deciduous Trees  
Provided: (38) 3" Cal. Deciduous Trees

**Per Article 13 Table 13.02-F: Subdivision and Site Condominium Landscaping**  
The frontage of all internal public or private streets shall be landscaped with the equivalent of one (1) tree for every fifty (50) lineal feet, or fraction thereof.  
Street Tree Length = 983 LF  
Required: (20) 3" Cal. Deciduous Trees  
Provided: (20) 3" Cal. Deciduous Trees

ENTRY WALL DETAIL



○ DECOMPOSED STONE PATH



PERGOLA STRUCTURE - INTENDED DESIGN

- Contractor shall be responsible for contacting and coordinating with all pertinent utility companies 72 hours in advance of any digging to determine the location of all underground utilities, pipes and structures. Contractor shall take responsibility for any and all damage to or damage of all structures or structures.
- Contractor shall not start work proceed with construction as designed without first showing that unknown obstructions are clear and differences are resolved. Contractor shall be responsible for the location of all known representatives. The contractor shall assume all responsibility for any necessary materials due to failure to give such notification.
- Any discrepancies between dimensions provided and actual field conditions shall be reported to the Owner's Representative. Failure to report such discrepancies may result in the contractor being held responsible for any changes and additional costs.
- Contractor shall be responsible for any coordination with subcontractors as required to accomplish construction installation operations.
- Contractor shall provide and maintain positive surface drainage.
- Contractor shall be responsible for any existing materials that are damaged during construction.
- See Part 2 Material List and Paving Details for planting requirements.
- All trees shall have a dry clean trunk and be free of any disease. These trees shall be used as specified.
- All tree varieties and substitutions to be approved by the Owners. Representative prior to being delivered to site. Any plant material delivered to site not previously approved should be rejected and are the sole responsibility of the contractor. Plant material shall be delivered to site in accordance with the following specifications:
  - The location of all plant material shall be located from drawings or interpreted from plant list. Final location of plant material shall be subject to approval by the Owner's Representative.
  - The contractor shall "water in" and "fertilize" all plants immediately after planting.
- The contractor shall guarantee its trees, shrubs, ground cover and other plant material for one year from the date of installation, including labor and removal and disposal of dead material.
- Contractor shall install an automated irrigation system in all common areas, terraces, park and entrance landscape areas on a drip/soaker basis.
- Contractor shall install 6" depth 8" spaced Reinforced Barbed Wire in all perimeter berms and 2" depth in grass and shrub areas unless otherwise specified. Contractor shall be responsible to install Barbed Wire around berms and ground cover planting beds. Ground berms have no shrubs or masts.
- All plant material shall be nursery grown, and all trees and plant material shall meet the current standards of the American Society of Nurserymen.
- All diseased, damaged or diseased plant material to be replaced within (3) three months of discovery.
- Contractor shall adhere to all access and maintenance matters as directed by the City's Engineering Division and Municipal Ordinance. Contractor shall call 311 for assistance and ensuring that the permit, all other details as prescribed from planting and/or emptying areas, water bills, checks or notices are received.
- All permitted areas and ornamental grasses shall be planted on no less than six to ten square inch forms appearance within one planting season.
- All unpermitted areas within impacted development zones to be hydro-seeded based on slope, shrub beds, groundcover, top.
- Intended date of installation shall be between 1/15/18 and 5/15/18. All plant material shall be approved by the City for planting by 2 years. A minimum order shall call for 100 plants per acre. All plant material shall be delivered to site within 72 hours of order.
- Plant source shall be northern nursery grown. No. 1 grade. Substitutions shall be approved by the City in writing prior to installation.

QTY.	DESCRIPTION	SIZE / ROOT	QTY.	DESCRIPTION	SIZE / ROOT
23	Rosa glauca White Spruce	8", B&B	32	Impatiens cylindrica 'Red Baron' Japanese Blood Grass 'Red Baron', 2 gal.	Container
27	Rosa glauca White Pine	8", B&B	5	Taxus x media 'Everhot' Everhot Vew, 2 gal.	Container
27	Rosa alba Newey Spruce	8", B&B	10	Yuccum carolinii Korean Sals Yuccum, 5 gal.	Container
14	Malus sargentii Sargent Crab	3" cal, B&B	10	Buddleja davidii Butterfly bush, 5 gal.	Container
9	Pavia californica Cleveland Select Pear	3" cal, B&B	2	Prunella Rose of Sharon, 5 gal.	Container
7	Acer rubrum 'Autumn Blaze' Autumn Blaze Maple	3" cal, B&B	40	Prenanthes, 1 gal.	Container
6	Rubus x cordalis Ribbon Pink Tree	3" cal, B&B			
1	Fagus sylvatica 'Purpurea Tricolor' Deep Purple Variegated Beech	3" cal, B&B			
3	Betula nigra River Elm	3" cal, B&B			
6	Malva sp. 'Prairie' Piedmont Flowering Crapeola	3" cal, B&B			
1	Thele coccata Little Leaf Linden	3" cal, B&B			
6	Platanus occidentalis Sycamore	3" cal, B&B			
14	Ginkgo biloba Ginkgo	3" cal, B&B			
8	Cornus florida Flowering Dogwood	B&B			
1	Aster laevis arborea Downy Sumbatree	3" cal, B&B			
3	Cornus alba 'Sibirica' Red Twig Dogwood	B&B			
3	Juniperus chinensis var. sargentii Sargent Juniper	B&B			
12	Coturnicostis x southallii 'Karl Forester' Karl Forester Reed Grass, 2 gal.	Container			
12	Hydrangea corymbosa Oakleaf Hydrangea, 5 gal.	Container			
4	Thalictrum occidentale Yellow Ribbon Anemone	B&B			

Rhizo Low Grow/Low Profile **Willowherb Mix** (Seed Mix A)  
 Great performing mix of annuals and perennials. Grows, 12"-16" tall. Seed at 8-12 in/8"  
 Seed varieties:  
 Bachelor Button, daisy, Siberian Willowherb, Farewell to Spring daisy, Chinese House  
 Leaf Coriopsis daisy, Plains Coriopsis daisy, Chinese Forget Me Not, Sweet William,  
 African Daisy, California Poppy, Baby's Breath, Candytuft, Blue Fats, Sweet Alyssum,  
 Baby Blue Eyes, California Pinks, Catchfly

Rhizo Midwest **Willowherb Mix** (Seed Mix B)  
 Annuals and Perennials. Seed at 6-12in/6"  
 Seed varieties:  
 New England Aster, Cornflower, Siberian Willowherb, Lance  
 leaf, Coreopsis, Plains Coreopsis, Lance leaf, Sweet William,  
 Purple Coneflower, Perennial Galliarda, Annual Galliarda,  
 Annual Baby's Breath, Blue Fats, Perennial Lucille, Dwarf  
 Evening Primrose, Corn Poppy, Baby's Breath,  
 Claspwing, Coneflower, Black Eyed Susan, Catchfly





KEY

- EXISTING TREE TAG TO REMAIN
- EXISTING TREE TAG TO BE REMOVED
- TREE PROTECTION FENCE

**PEA GROUP**  
t. 844.813.2949  
www.peagroup.com

**811**

CAUTION!  
CALL BEFORE YOU DIG. CALL 811 TO REPORT ANY UNDETECTED UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND TO PROTECT ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

CLIENT  
**TABLEAU BY MONDRIAN**  
50215 SCHOENHEIMER  
SHELBY TOWNSHIP MI 48315

PROJECT TITLE  
**HOMESTEAD**  
334 LIVERNOIS ROAD  
TROY MICHIGAN

REVISIONS

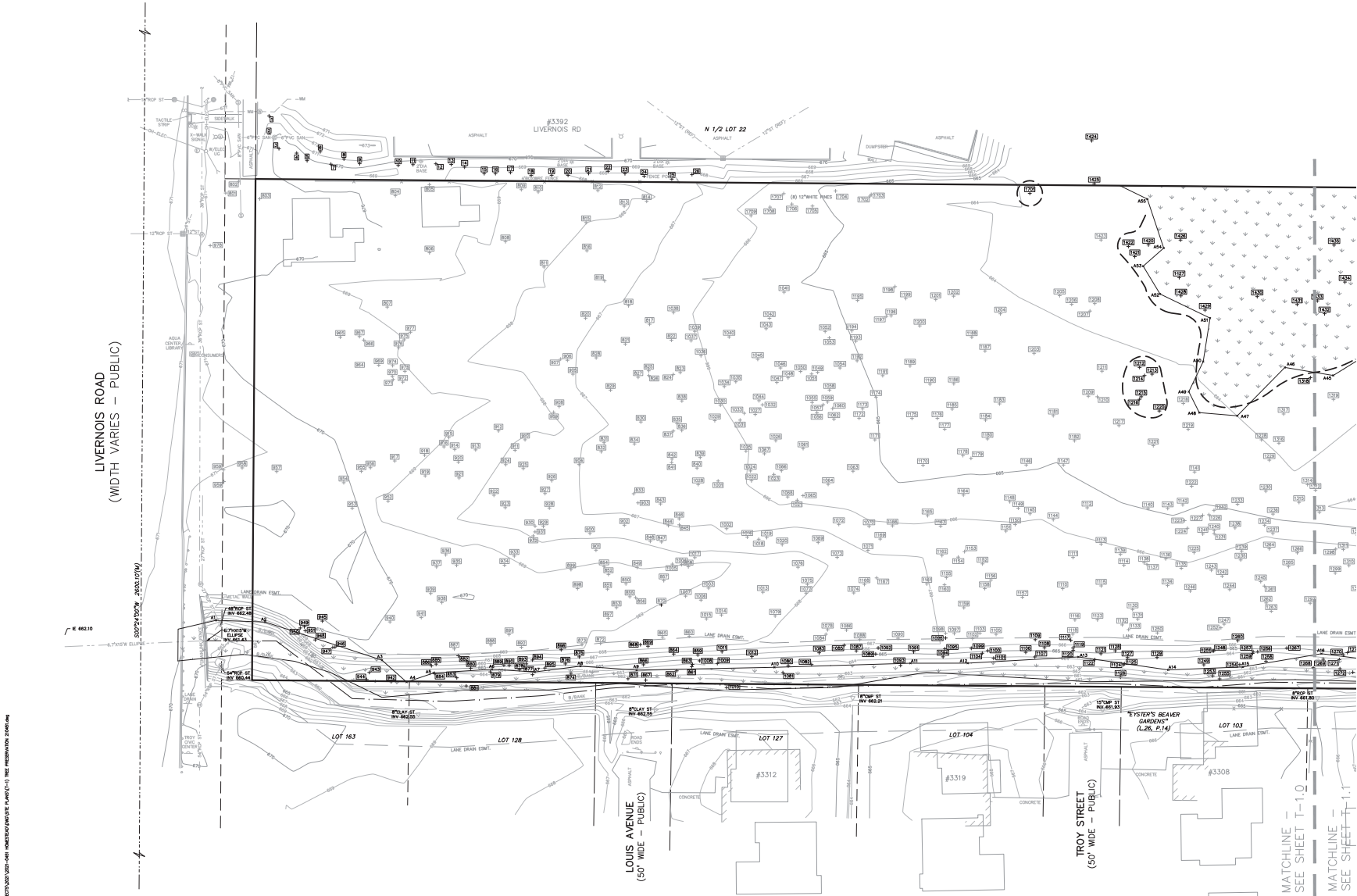
ORIGINAL ISSUE DATE:  
APRIL 18, 2022

**TREE  
PRESERVATION  
PLAN - WEST**

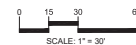
PEA JOB NO.	2021-0451
P.M.	JBT
DN.	TMK
DES.	TMK

DRAWING NUMBER:  
**T-1.0**

NOT FOR CONSTRUCTION



**PEA**  
**GROUP**  
t: 844.813.2949  
www.peagroup.com



**CAUTION!!**  
THE LOCATIONS AND DEPTHS 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 DEPTHS.

CLIENT  
**TABLEAU BY  
MONDRIAN**  
50215 SCHOENHERR  
SHELBY TOWNSHIP, MI 48315

PROJECT TITLE  
**HOMESTEAD**  
3364 LIVERNOIS ROAD  
TROY, MICHIGAN

[illegible]

ORIGINAL ISSUE DATE:  
APRIL 18, 2022

DRAWING TITLE

**TREE  
PRESERVATION  
PLAN - EAST**

PEA JOB NO.	2021-0451
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	

DRAWING NUMBER:

T-1.1



TAG	CODE	DIRH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
1001	SM	7	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1002	SM	11	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1003	SM	11	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1004	SM	7	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1005	SM	12	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1006	SM	16	Black Willow	Salix nigra	Fair		INVASIVE	R	Y	-
1008	SM	8	Silver Maple	Acer saccharum	Good		INVASIVE	S	Y	-
1009	SM	7	Silver Maple	Acer saccharum	Fair		INVASIVE	S	Y	-
1010	SM	12	Silver Maple	Acer saccharum	Good		INVASIVE	S	Y	-
1011	SM	10	Silver Maple	Acer saccharum	Fair		INVASIVE	S	Y	-
1012	SM	13	Silver Maple	Acer saccharum	Good		INVASIVE	S	Y	-
1013	SM	15	Silver Maple	Acer regalis	Fair		INVASIVE	R	Y	-
1014	SM	11	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1016	SM	10	Black Willow	Salix nigra	Fair	x2	INVASIVE	R	Y	-
1016	SM	12	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1017	SM	7	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
1018	SM	17	Black Willow	Salix nigra	Fair		INVASIVE	R	Y	-
1019	SM	8	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1020	SM	12	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1021	SM	15	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1022	SM	18	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1023	E	6	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
1024	SM	6	Box elder	Acer negundo	Very Poor		INVASIVE	R	Y	-
1025	SM	6	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1026	SM	10	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1027	SM	26	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1028	SM	18	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1029	SM	8	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1030	SM	7	Silver Maple	Acer saccharum	Poor		INVASIVE	R	Y	-
1031	SM	7	Silver Maple	Acer saccharum	Poor		INVASIVE	R	Y	-
1032	SM	11	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1033	SM	15	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1034	E	12	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
1035	SM	14	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1036	SM	8	Box elder	Acer negundo	Very Poor		INVASIVE	R	Y	-
1037	SM	12	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
1038	SM	26	White Mulberry	Morus alba	Poor	x2	INVASIVE	R	Y	-
1039	SM	10	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
1040	SM	12	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
1041	SM	8	Rh. Cherry	Rhus pennsylvanica	Poor		MODERATE	R	Y	-
1042	SM	10	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1043	SM	8	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1044	SM	8	White Mulberry	Morus alba	Fair		INVASIVE	R	Y	-
1045	SM	8	White Mulberry	Morus alba	Fair		INVASIVE	R	Y	-
1046	SM	7	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
1047	SM	13	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1048	SM	13	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1049	SM	8	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1050	SM	8	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1051	SM	16	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1052	SM	12	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1053	SM	15	Silver Maple	Acer saccharum	Good	x1	INVASIVE	R	Y	-
1054	SM	13	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1055	SM	11	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1056	SM	7	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1057	SM	12	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1058	SM	8	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1059	SM	8	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1060	SM	10	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1061	SM	18	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1062	SM	18	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1063	SM	14	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1064	E	12	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
1065	E	8	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
1066	SM	8	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1067	SM	8	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1068	SM	21	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
1069	SM	10	Box elder	Acer negundo	Very Poor		INVASIVE	R	Y	-
1070	SM	8	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1071	SM	12	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1072	SM	11	Black Willow	Salix nigra	Fair	x1	INVASIVE	R	Y	-
1073	SM	8	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
1074	SM	7	White Mulberry	Morus alba	Good		INVASIVE	R	Y	-
1075	SM	17	Black Willow	Salix nigra	Fair		INVASIVE	R	Y	-
1076	SM	12	Black Willow	Salix nigra	Very Poor		INVASIVE	R	Y	-
1077	SM	16	Black Willow	Salix nigra	Poor	x2	INVASIVE	R	Y	-
1078	SM	8	Rh. Cherry	Rhus pennsylvanica	Fair		MODERATE	R	Y	REPLACE
1079	SM	15	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1080	CT	23	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1081	SM	8	Silver Maple	Acer saccharum	Fair		INVASIVE	S	Y	-
1082	SM	9	Silver Maple	Acer saccharum	Good		INVASIVE	S	Y	-
1083	SM	14	Silver Maple	Acer saccharum	Good		INVASIVE	S	Y	-
1084	SM	8	New-y. Maple	Acer glabrum	Good		INVASIVE	S	Y	-
1085	SM	9	Silver Maple	Acer saccharum	Fair		INVASIVE	S	Y	-
1086	SM	16	Silver Maple	Acer saccharum	Good		INVASIVE	S	Y	-
1087	CT	13	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	REPLACE
1088	SM	8	Silver Maple	Acer saccharum	Fair		INVASIVE	S	Y	-
1089	CT	9	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1090	CT	16	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1091	CT	16	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1092	SM	20	Black Willow	Salix nigra	Fair	x1	INVASIVE	S	Y	-
1093	SM	10	Silver Maple	Acer saccharum	Fair		INVASIVE	S	Y	-
1094	SM	13	Silver Maple	Acer saccharum	Good	x2	INVASIVE	S	Y	-
1095	SM	8	Silver Maple	Acer saccharum	Fair		INVASIVE	S	Y	-
1096	SM	9	Silver Maple	Acer saccharum	Fair		INVASIVE	S	Y	-
1097	SM	12	Silver Maple	Acer saccharum	Good		INVASIVE	S	Y	-
1098	SM	10	Silver Maple	Acer saccharum	Good		INVASIVE	S	Y	-
1099	CT	20	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1100	SM	11	Silver Maple	Acer saccharum	Good		INVASIVE	S	Y	-

1101	SM	9	Silver Maple	Acer saccharum	Good		INVASIVE	S	Y	-
1102	SM	13	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1103	SM	13	Silver Maple	Ulmus pumila	Fair		INVASIVE	R	Y	-
1104	BWAV	20	Black Willow	Salix nigra	Fair		INVASIVE	S	Y	-
1105	SM	16	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
1106	SM	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
1107	SM	11	Silver Maple	Acer saccharum	Good		INVASIVE	S	Y	-
1108	SM	18	Silver Maple	Acer saccharum	Good		INVASIVE	S	Y	-
1109	SM	15	Silver Maple	Acer saccharum	Good		INVASIVE	S	Y	-
1110	SM	13	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1111	SM	12	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1112	SM	13	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1113	BWAV	30	Black Willow	Salix nigra	Fair		INVASIVE	R	Y	-
1114	SM	11	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
1115	SM	17	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1116	BWAV	18	Black Willow	Salix nigra	Fair		INVASIVE	R	Y	-
1117	SM	9	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
1118	SM	9	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1119	SM	7	Silver Maple	Acer saccharum	Fair		INVASIVE	S	Y	-
1120	SM	8	Silver Maple	Acer saccharum	Fair		INVASIVE	S	Y	-
1121	SM	14	Black Willow	Salix nigra	Fair		INVASIVE	S	Y	-
1122	SM	8	Silver Maple	Acer saccharum	Fair		INVASIVE	S	Y	-
1123	SM	16	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1124	SM	9	Silver Maple	Acer saccharum	Fair		INVASIVE	S	Y	-
1125	SM	9	Silver Maple	Acer saccharum	Fair		INVASIVE	S	Y	-
1126	SM	12	Silver Maple	Acer saccharum	Good		INVASIVE	S	Y	-
1127	SM	7	Silver Maple	Acer saccharum	Fair	x1	INVASIVE	S	Y	-
1128	SM	17	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
1129	CT	23	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1130	BWAV	14	Black Willow	Salix nigra	Good		INVASIVE	R	Y	-
1131	SM	12	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1132	SM	9	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1133	SM	8	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
1134	SM	14	Black Willow	Salix nigra	Very Poor	dead	INVASIVE	R	Y	-
1135	BWAV	13	Black Willow	Salix nigra	Fair		INVASIVE	R	Y	-
1136	SM	11	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1137	SM	13	Black Willow	Salix nigra	Fair		INVASIVE	R	Y	-
1138	BWAV	13	Black Willow	Salix nigra	Very Poor	dead	INVASIVE	R	Y	-
1139	BWAV	18	Black Willow	Salix nigra	Fair	x1	INVASIVE	R	Y	-
1140	SM	18	Silver Maple	Acer saccharum	Fair	x1	INVASIVE	R	Y	-
1141	BWAV	18	Black Willow	Salix nigra	Fair		INVASIVE	R	Y	-
1142	SM	16	Black Willow	Salix nigra	Fair		INVASIVE	R	Y	-
1143	SM	8	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1144	SM	16	Box elder	Acer negundo	Good		INVASIVE	R	Y	-
1145	BWAV	14	Black Willow	Salix nigra	Fair	x2	INVASIVE	R	Y	-
1146	SM	17	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1147	SM	8	Green Ash	Fraxinus pennsylvanica	Fair		INVASIVE	R	Y	-
1148	SM	7	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
1149	SM	9	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1150	SM	12	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1151	BWAV	19	Black Willow	Salix nigra	Fair	x3	INVASIVE	R	Y	-
1152	SM	10	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1153	SM	8	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1154	SM	16	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1155	SM	26	Box elder	Ulmus pumila	Good		INVASIVE	R	Y	-
1156	SM	12	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1157	SM	12	Box elder	Acer negundo	Fair	x1	INVASIVE	R	Y	-
1158	SM	7	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1159	SM	8	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1160	SM	8	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1161	SM	9	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1162	MV	6	White Mulberry	Morus alba	Fair		INVASIVE	R	Y	-
1163	SM	7	Box elder	Acer negundo	Very Poor		INVASIVE	R	Y	-
1164	MZ	1	Norway Spruce	Picea canadensis	Good		INVASIVE	R	Y	-
1165	SM	12	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1166	SM	7	Box elder	Acer negundo	Good		INVASIVE	R	Y	-
1167	SM	13	Box elder	Acer negundo	Good		INVASIVE	R	Y	-
1168	SM	23	Box elder	Acer negundo	Good		INVASIVE	R	Y	-
1169	SM	16	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1170	SM	16	Box elder	Acer negundo	Good		INVASIVE	R	Y	-
1171	SM	20	Silver Maple	Acer saccharum	Fair	x1	INVASIVE	R	Y	-
1172	SM	9	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1173	SM	13	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
1174	SM	22	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1175	SM	13	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1176	SM	15	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1177	SM	10	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1178	SM	8	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1179	SM	11	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1180	SM	15	Black Walnut	Juglans nigra	Good		WOODLAND			REPLACE
1181	E	6	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
1182	SM	15	Silver Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
1183	SM	17	Silver Maple	Acer saccharum	Good	x2	INVASIVE	R	Y	-
1184	SM	12	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1185	SM	20	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1186	SM	18	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1187	HK	13	Hickberry	Celtis occidentalis	Good		LANKBARK			REPLACE
1188	SM	8	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1189	SM	14	Silver Maple	Acer saccharum	Fair	x2	INVASIVE	R	Y	-
1190	SM	8	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1191	SM	13	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1192	SM	20	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1193	SM	11	Silver Maple	Acer saccharum	Good	x3	INVASIVE	R	Y	-
1194	SM	12	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1195	SM	14	Box elder	Acer negundo	Very Poor		INVASIVE	R	Y	-
1196	SM	16	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1197	E	13	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
1198	SM	41	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1199	SM	17	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1200	SM	17	Silver Maple	Acer saccharum	Good	x1	INVASIVE	R	Y	-

1301	BWA	11	Black Willow	Sale-ngra	Poor	INVAIVE	R	Y	-
1302	BWA	11	Black Willow	Sale-ngra	Poor	INVAIVE	R	Y	-
1303	BWA	16	Black Willow	Sale-ngra	Poor	INVAIVE	R	Y	-
1304	BK	6	Box elder	Acer-negundo	Far	INVAIVE	R	Y	-
1305	BK	6	Box elder	Acer-negundo	Far	INVAIVE	R	Y	-
1306	SM	10	Silver Maple	Acer-saccharinum	Good	INVAIVE	R	Y	-
1307	SM	18	Silver Maple	Acer-saccharinum	Good	INVAIVE	R	Y	-
1308	BWA	13	Black Willow	Sale-ngra	Poor	INVAIVE	R	Y	-
1309	BWA	13	Black Willow	Sale-ngra	Poor	INVAIVE	R	Y	-
1310	BWA	14	Black Willow	Sale-ngra	Far	INVAIVE	R	Y	-
1311	BM	12	Black Willow	Sale-ngra	Poor	INVAIVE	R	Y	-
1312	BM	12	Silver Maple	Acer-saccharinum	Good	INVAIVE	R	Y	-
1313	BWA	15	Black Willow	Sale-ngra	Poor	INVAIVE	R	Y	-
1314	SM	12	Silver Maple	Acer-saccharinum	Far	INVAIVE	R	Y	-
1315	SM	9	Silver Maple	Acer-saccharinum	Very Poor	INVAIVE	R	Y	-
1316	E	9	American Elm	Ulmus-americana	Far	INVAIVE	R	Y	-
1317	BW	12	Black Walnut	Juglans-ngra	Good	WOODLAND	R	Y	REPLACE
1318	GA	9	Green Ash	Fraxinus-pennsylvanica	Poor	INVAIVE	S	Y	-
1319	MA	9	White Mulberry	Morus-alba	Far	INVAIVE	R	Y	-
1320	E	12	American Elm	Ulmus-americana	Far	INVAIVE	R	Y	-
1321	BW	12	Black Walnut	Juglans-ngra	Good	WOODLAND	R	Y	REPLACE
1322	E	7	American Elm	Ulmus-americana	Far	INVAIVE	R	Y	-
1323	E	12	American Elm	Ulmus-americana	Good	INVAIVE	R	Y	-
1324	BW	11	Black Walnut	Juglans-ngra	Good	WOODLAND	R	Y	REPLACE
1325	BK	12	Box elder	Acer-negundo	Far	INVAIVE	R	Y	-
1326	BM	7	Box elder	Acer-negundo	Far	INVAIVE	R	Y	-
1327	BK	12	Box elder	Acer-negundo	Poor	INVAIVE	R	Y	-
1328	BK	10	Box elder	Acer-negundo	Far	INVAIVE	R	Y	-
1329	BM	9	Silver Maple	Acer-saccharinum	Very Poor	dead			
1330	BW	12	Black Walnut	Juglans-ngra	Good	WOODLAND	R	Y	REPLACE
1331	BW	12	Black Walnut	Juglans-ngra	Good	WOODLAND	R	Y	REPLACE
1332	BWA	10	Black Willow	Sale-ngra	Poor	INVAIVE	R	Y	-
1333	BK	9	Box elder	Acer-negundo	Far	INVAIVE	R	Y	-
1334	BW	9	Black Walnut	Juglans-ngra	Good	WOODLAND	R	Y	REPLACE
1335	BW	16	Black Walnut	Juglans-ngra	Far	WOODLAND	R	Y	REPLACE
1336	BM	12	Box elder	Acer-negundo	Far	INVAIVE	R	Y	-
1337	BK	10	Box elder	Acer-negundo	Far	INVAIVE	R	Y	-
1338	BK	12	Box elder	Acer-negundo	Far	x1			
1339	BK	12	Box elder	Acer-negundo	Very Poor	INVAIVE	R	Y	-
1340	BW	8	Black Walnut	Juglans-ngra	Far	WOODLAND	R	Y	REPLACE
1341	SM	11	Silver Maple	Acer-saccharinum	Good	INVAIVE	S	Y	-
1342	SM	14	Silver Maple	Acer-saccharinum	Good	INVAIVE	S	Y	-
1343	BM	7	Box elder	Acer-negundo	Very Poor	INVAIVE	R	Y	-
1344	SM	12	Silver Maple	Acer-saccharinum	Good	INVAIVE	S	Y	-
1345	SM	7	Silver Maple	Acer-saccharinum	Good	INVAIVE	S	Y	-
1346	BM	16	Silver Maple	Acer-saccharinum	Very Poor	dead			
1347	BK	10	Box elder	Acer-negundo	Far	INVAIVE	S	Y	-
1348	BK	14	Box elder	Acer-negundo	Far	INVAIVE	S	Y	-
1349	SM	7	Silver Maple	Acer-saccharinum	Good	INVAIVE	S	Y	-
1350	BK	7	Box elder	Acer-negundo	Far	INVAIVE	S	Y	-
1351	BWA	14	Black Willow	Sale-ngra	Poor	x1			
1352	BWA	18	Black Willow	Sale-ngra	Poor	INVAIVE	R	Y	-
1353	BK	11	Box elder	Acer-negundo	Far	INVAIVE	R	Y	-
1354	BWA	15	Black Willow	Sale-ngra	Far	x1			
1355	BK	11	Box elder	Acer-negundo	Far	x1			
1356	BWA	13	Black Willow	Sale-ngra	Poor	INVAIVE	R	Y	-
1357	BW	6	Black Walnut	Juglans-ngra	Good	WOODLAND	R	Y	REPLACE
1358	BK	9	Box elder	Acer-negundo	Poor	INVAIVE	R	Y	-
1359	BW	9	Black Walnut	Juglans-ngra	Good	WOODLAND	R	Y	REPLACE
1360	BWA	18	Black Willow	Sale-ngra	Far	x1			
1361	BWA	10	Black Willow	Sale-ngra	Poor	INVAIVE	R	Y	-
1362	BWA	12	Black Willow	Sale-ngra	Poor	x1			
1363	BM	8	Box elder	Acer-negundo	Poor	INVAIVE	R	Y	-
1364	BM	6	Black Walnut	Juglans-ngra	Good	WOODLAND	R	Y	REPLACE
1365	BWA	15	Black Willow	Sale-ngra	Poor	x1			
1366	BM	14	Box elder	Acer-negundo	Far	INVAIVE	R	Y	-
1367	GA	9	Green Ash	Fraxinus-pennsylvanica	Far	INVAIVE	R	Y	-
1368	BK	22	Box elder	Acer-negundo	Far	INVAIVE	R	Y	-
1369	GA	9	Green Ash	Fraxinus-pennsylvanica	Far	INVAIVE	R	Y	-
1370	BW	11	Black Walnut	Juglans-ngra	Good	WOODLAND	R	Y	REPLACE
1371	BW	10	Black Walnut	Juglans-ngra	Good	WOODLAND	R	Y	REPLACE
1372	BWA	18	Black Willow	Sale-ngra	Poor	INVAIVE	R	Y	-
1373	BM	11	Black Walnut	Juglans-ngra	Good	WOODLAND	R	Y	REPLACE
1374	BW	11	Black Walnut	Juglans-ngra	Poor	WOODLAND	R	Y	-
1375	BK	17	Box elder	Acer-negundo	Far	INVAIVE	R	Y	-
1376	BK	15	Box elder	Acer-negundo	Far	INVAIVE	S	Y	-
1377	BK	11	Box elder	Acer-negundo	Far	INVAIVE	S	Y	-
1378	BK	11	Box elder	Acer-negundo	Far	INVAIVE	R	Y	-
1379	BW	9	Black Walnut	Juglans-ngra	Good	WOODLAND	R	Y	REPLACE
1380	BWA	21	Black Willow	Sale-ngra	Poor	INVAIVE	R	Y	-
1381	BW	11	Black Walnut	Juglans-ngra	Very Poor	WOODLAND	R	Y	-
1382	BWA	13	Black Willow	Sale-ngra	Poor	WOODLAND	R	Y	-
1383	BM	7	Box elder	Acer-negundo	Far	INVAIVE	R	Y	-
1384	BW	12	Black Walnut	Juglans-ngra	Poor	WOODLAND	R	Y	-
1385	BK	7	Box elder	Acer-negundo	Far	INVAIVE	R	Y	-
1386	BW	10	Black Walnut	Juglans-ngra	Far	WOODLAND	R	Y	REPLACE
1387	BW	7	Black Walnut	Juglans-ngra	Far	WOODLAND	R	Y	REPLACE
1388	BW	9	Black Walnut	Juglans-ngra	Far	WOODLAND	R	Y	REPLACE
1389	BWA	9	Black Willow	Sale-ngra	Poor	INVAIVE	R	Y	-
1390	BK	8	Box elder	Acer-negundo	Poor	INVAIVE	R	Y	-
1391	BK	10	Box elder	Acer-negundo	Poor	INVAIVE	R	Y	-
1392	BWA	17	Black Willow	Sale-ngra	Far	INVAIVE	R	Y	-
1393	E	9	American Elm	Ulmus-americana	Far	INVAIVE	R	Y	-
1394	BK	9	Box elder	Acer-negundo	Far	INVAIVE	S	Y	-
1395	BK	15	Box elder	Acer-negundo	Far	INVAIVE	S	Y	-
1396	BK	13	Box elder	Acer-negundo	Far	INVAIVE	S	Y	-
1397	E	10	American Elm	Ulmus-americana	Very Poor	x5			
1398	BK	7	Box elder	Acer-negundo	Far	INVAIVE	R	Y	-
1399	BWA	9	Black Willow	Sale-ngra	Poor	INVAIVE	R	Y	-
1400	BWA	10	Black Willow	Sale-ngra	Poor	x1			

1401	BWA	13	Black Willow	Sale-ngra	Far	INVAIVE	R	Y	-
1402	BWA	16	Black Willow	Sale-ngra	Poor	INVAIVE	R	Y	-
1403	BK	11	Box elder	Acer-negundo	Far	x1			
1404	BK	7	Box elder	Acer-negundo	Poor	INVAIVE	R	Y	-
1405	BWA	13	Black Willow	Sale-ngra	Poor	INVAIVE	R	Y	-
1406	BK	8	Box elder	Acer-negundo	Far	INVAIVE	R	Y	-
1407	BK	9	Box elder	Acer-negundo	Far	INVAIVE	R	Y	-
1408	BW	7	Black Walnut	Juglans-ngra	Good	WOODLAND	R	Y	REPLACE
1409	SM	13	Silver Maple	Acer-saccharinum	Good	INVAIVE	R	Y	-
1410	E	7	American Elm	Ulmus-americana	Good	INVAIVE	S	Y	-
1411	BW	7	Black Walnut	Juglans-ngra	Good	WOODLAND	R	Y	REPLACE
1412	BK	11	Box elder	Acer-negundo	Poor	INVAIVE	R	Y	-
1413	BWA	16	Black Willow	Sale-ngra	Poor	INVAIVE	R	Y	-
1414	BK	8	Box elder	Acer-negundo	Far	INVAIVE	R	Y	-
1415	BWA	17	Black Willow	Sale-ngra	Far	INVAIVE	R	Y	-
1416	BK	8	Box elder	Acer-negundo	Far	INVAIVE	R	Y	-
1417	BWA	14	Black Willow	Sale-ngra	Far	INVAIVE	R	Y	-
1418	BWA	15	Black Willow	Sale-ngra	Far	INVAIVE	R	Y	-
1419	BWA	15	Black Willow	Sale-ngra	Far	INVAIVE	R	Y	-
1420	BK	5	Box elder	Acer-negundo	Far	INVAIVE	S	Y	-
1421	BK	10	Box elder	Acer-negundo	Far	INVAIVE	S	Y	-
1422	BK	9	Box elder	Acer-negundo	Far	INVAIVE	S	Y	-
1423	BW	13	Black Walnut	Juglans-ngra	Good	WOODLAND	R	Y	REPLACE
1424	BK	14	Box elder	Acer-negundo	Far	x1			
1425	BK	18	Box elder	Acer-negundo	Far	INVAIVE	S	N	-
1426	BM	15	Box elder	Acer-negundo	Far	INVAIVE	S	Y	-
1427	BM	23	Silver Maple	Acer-saccharinum	Far	x1			
1428	BW	8	Black Walnut	Juglans-ngra	Good	WOODLAND	R	Y	-
1429	BK	7	Box elder	Acer-negundo	Far	INVAIVE	S	Y	-
1430	SM	8	Silver Maple	Acer-saccharinum	Far	INVAIVE	S	Y	-
1431	E	15	American Elm	Ulmus-americana	Good	INVAIVE	S	Y	-
1432	GA	8	Green Ash	Fraxinus-pennsylvanica	Far	INVAIVE	S	Y	-
1433	E	9	American Elm	Ulmus-americana	Good	INVAIVE	S	Y	-
1434	E	7	American Elm	Ulmus-americana	Good	INVAIVE	S	Y	-
1435	BK	6	Box elder	Acer-negundo	Very Poor	INVAIVE	S	Y	-
1436	E	7	American Elm	Ulmus-americana	Good	INVAIVE	S	Y	-
1437	CT	15	Cottonwood	Populus-deltoides	Good	INVAIVE	S	Y	-
1438	SM	17	Silver Maple	Acer-saccharinum	Good	INVAIVE	S	Y	-
1439	SM	16	Silver Maple	Acer-saccharinum	Good	INVAIVE	S	Y	-
1440	BM	7	Black Walnut	Juglans-ngra	Good	WOODLAND	R	Y	-
1441	BW	7	Black Walnut	Juglans-ngra	Good	WOODLAND	R	Y	REPLACE
1442	SM	11	Silver Maple	Acer-saccharinum	Good	INVAIVE	S	Y	-
1443	BM	15	Box elder	Acer-negundo	Far	INVAIVE	S	Y	-
1444	SM	35	Silver Maple	Acer-saccharinum	Good	INVAIVE	S	Y	-
1445	E	13	American Elm	Ulmus-americana	Good	INVAIVE	S	Y	-
1446	E	16	American Elm	Ulmus-americana	Very Poor	dead			
1447	BM	14	Silver Maple	Acer-saccharinum	Good	x1			
1448	BK	6	Box elder	Acer-negundo	Far	INVAIVE	S	Y	-
1449	SM	13	Silver Maple	Acer-saccharinum	Good	INVAIVE	S	Y	-
1450	BM	8	Black Walnut	Juglans-ngra	Good	WOODLAND	R	Y	REPLACE
1451	TH	2	Thornapple	Coccoloba-spp.	Far	WOODLAND	R	Y	REPLACE
1452	BM	29	Silver Maple	Acer-saccharinum	Good	INVAIVE	R	Y	-
1453	GA	9	Green Ash	Fraxinus-pennsylvanica	Good	INVAIVE	R	Y	-
1454	GA	9	Green Ash	Fraxinus-pennsylvanica	Good	INVAIVE	R	Y	-
1455	BW	15	Black Walnut	Juglans-ngra	Far	WOODLAND	R	Y	-
1456	SM	13	Silver Maple	Acer-saccharinum	Good	WOODLAND	R	Y	REPLACE
1457	BW	12	Black Walnut	Juglans-ngra	Good	WOODLAND	R	Y	REPLACE
1458	BW	6	Black Walnut	Juglans-ngra	Far	WOODLAND	R	Y	REPLACE
1459	GA	8	Green Ash	Fraxinus-pennsylvanica	Poor	INVAIVE	R	Y	-
1460	BW	10	Black Walnut	Juglans-ngra	Good	WOODLAND	R	Y	REPLACE
1461	BW	12	Black Walnut	Juglans-ngra	Good	WOODLAND	R	Y	REPLACE
1462	BW	8	Black Walnut	Juglans-ngra	Far	WOODLAND	R	Y	REPLACE
1463	BM	12	Silver Maple	Acer-saccharinum	Good	WOODLAND	R	Y	REPLACE
1464	SM	12	Silver Maple	Acer-saccharinum	Good	INVAIVE	S	Y	-
1465	SM	18	Silver Maple	Acer-saccharinum	Good	x1			
1466	SM	14	Silver Maple	Acer-saccharinum	Good	INVAIVE	S	Y	-
1467	SM	5	Silver Maple	Acer-saccharinum	Far	INVAIVE	S	Y	-
1468	E	12	American Elm	Ulmus-americana	Far	INVAIVE	S	Y	-
1469	SM	7	Silver Maple	Acer-saccharinum	Far	INVAIVE	S	N	-

1001	SM	12	Silver Maple	Acer saccharum	Good	INVASIVE	S	Y	-
1002	SM	11	Silver Maple	Acer saccharum	Good	INVASIVE	S	Y	-
1003	SM	10	Silver Maple	Acer saccharum	Good	x1	INVASIVE	S	Y
1004	SM	11	Silver Maple	Acer saccharum	Good	INVASIVE	S	Y	-
1005	SM	11	Silver Maple	Acer saccharum	Good	INVASIVE	S	Y	-
1006	SM	13	Silver Maple	Acer saccharum	Good	INVASIVE	S	Y	-
1007	SM	8	Silver Maple	Acer saccharum	Fair	INVASIVE	S	Y	-
1008	SM	12	Silver Maple	Acer saccharum	Good	INVASIVE	S	Y	-
1009	SM	16	Silver Maple	Acer saccharum	Good	INVASIVE	S	Y	-
1010	SM	13	Silver Maple	Acer saccharum	Good	INVASIVE	S	Y	-
1011	SM	8	Silver Maple	Acer saccharum	Fair	INVASIVE	S	Y	-
1012	SM	15	Silver Maple	Acer saccharum	Good	INVASIVE	S	Y	-
1013	BAW	18	Black Willow	Salix nigra	Fair	INVASIVE	S	Y	-
1014	BAW	24	Black Willow	Salix nigra	Fair	INVASIVE	S	Y	-
1015	BK	12	Bow elder	Acer negundo	Very Poor	INVASIVE	S	Y	-
1016	BK	12	Bow elder	Acer negundo	Fair	INVASIVE	S	Y	-
1017	BK	16	Bow elder	Acer negundo	Poor	INVASIVE	S	Y	-
1018	E	6	American Elm	Ulmus americana	Fair	INVASIVE	S	Y	-
1019	E	10	American Elm	Ulmus americana	Fair	INVASIVE	S	Y	-
1020	E	8	American Elm	Ulmus americana	Fair	INVASIVE	S	Y	-
1021	E	7	American Elm	Ulmus americana	Fair	INVASIVE	S	Y	-
1022	E	8	American Elm	Ulmus americana	Fair	INVASIVE	S	Y	-
1023	BAW	18	Black Willow	Salix nigra	Fair	INVASIVE	S	Y	-
1024	BK	15	Bow elder	Acer negundo	Very Poor	INVASIVE	S	Y	-
1025	BK	10	Bow elder	Acer negundo	Fair	INVASIVE	S	Y	-
1026	BK	16	Bow elder	Acer negundo	Poor	INVASIVE	S	Y	-
1028	BAW	15	Black Willow	Salix nigra	Fair	INVASIVE	R	Y	-
1029	BK	16	Bow elder	Acer negundo	Fair	INVASIVE	R	Y	-
1030	BK	11	Bow elder	Acer negundo	Fair	INVASIVE	R	Y	-
1031	BAW	12	Black Willow	Salix nigra	Fair	INVASIVE	S	Y	-
1032	BAW	26	Black Willow	Salix nigra	Fair	INVASIVE	S	Y	-
1033	BAW	21	Black Willow	Salix nigra	Poor	INVASIVE	S	Y	-
1034	BAW	18	Black Willow	Salix nigra	Fair	INVASIVE	S	Y	-
1035	BAW	15	Black Willow	Salix nigra	Poor	INVASIVE	S	Y	-
1036	BK	8	Bow elder	Acer negundo	Fair	INVASIVE	R	Y	-
1037	SM	8	Silver Maple	Acer saccharum	Fair	INVASIVE	R	Y	-
1038	BAW	13	Black Willow	Salix nigra	x3	INVASIVE	S	Y	-
1039	BAW	18	Black Willow	Salix nigra	Fair	INVASIVE	R	Y	-
1040	BK	15	Bow elder	Acer negundo	Fair	INVASIVE	R	Y	-
1041	BW	6	Black Walnut	Juglans nigra	Fair	WOODLAND			REPLACE
1042	BK	10	Bow elder	Acer negundo	Poor	INVASIVE	S	Y	-
1043	BAW	24	Black Willow	Salix nigra	Fair	INVASIVE	R	Y	-
1044	BAW	19	Black Willow	Salix nigra	Fair	INVASIVE	R	Y	-
1045	BK	6	Bow elder	Acer negundo	Fair	INVASIVE	R	Y	-
1046	BK	8	Bow elder	Acer negundo	Fair	INVASIVE	R	Y	-
1047	BK	10	Bow elder	Acer negundo	Fair	INVASIVE	R	Y	-
1048	BK	11	Bow elder	Acer negundo	Poor	INVASIVE	R	Y	-
1049	BK	18	Bow elder	Acer negundo	Fair	INVASIVE	R	Y	-
1050	BK	14	Bow elder	Acer negundo	Poor	INVASIVE	R	Y	-
1051	BK	7	Bow elder	Acer negundo	Fair	INVASIVE	R	Y	-
1052	SM	16	Silver Maple	Acer saccharum	Good	x1	INVASIVE	S	Y
1053	BK	7	Bow elder	Acer negundo	Fair	INVASIVE	S	Y	-
1054	BK	7	Bow elder	Acer negundo	Fair	INVASIVE	S	Y	-
1055	BK	15	Bow elder	Acer negundo	Good	INVASIVE	S	Y	-
1056	BK	15	Bow elder	Acer negundo	S	Fair	INVASIVE	S	Y
1057	BK	8	Bow elder	Acer negundo	Very Poor	INVASIVE	S	Y	-
1058	BK	16	Bow elder	Acer negundo	Fair	INVASIVE	S	Y	-
1059	BK	14	Bow elder	Acer negundo	Fair	INVASIVE	S	Y	-
1060	BK	18	Bow elder	Acer negundo	Poor	INVASIVE	R	Y	-
1061	BK	12	Bow elder	Acer negundo	Fair	INVASIVE	R	Y	-
1062	BK	14	Bow elder	Acer negundo	Fair	INVASIVE	R	Y	-
1063	BK	10	Bow elder	Acer negundo	Fair	INVASIVE	R	Y	-
1064	BK	12	Bow elder	Acer negundo	Fair	INVASIVE	S	Y	-
1065	BK	19	Bow elder	Acer negundo	Fair	INVASIVE	S	Y	-
1066	BAW	24	Black Willow	Salix nigra	Fair	INVASIVE	R	Y	-
1067	E	6	American Elm	Ulmus pumila	Fair	INVASIVE	S	Y	-
1068	SM	6	Silver Maple	Acer saccharum	Fair	INVASIVE	S	Y	-
1069	SM	7	Silver Maple	Acer saccharum	Good	INVASIVE	S	Y	-
1070	SM	7	Silver Maple	Acer saccharum	Poor	INVASIVE	S	Y	-
1071	BK	27	Bow elder	Acer negundo	Poor	INVASIVE	R	Y	-
1072	BK	14	Bow elder	Acer negundo	Fair	INVASIVE	R	Y	-
1073	BK	12	Bow elder	Acer negundo	Fair	INVASIVE	R	Y	-
1074	BK	14	Bow elder	Acer negundo	Fair	INVASIVE	R	Y	-
1075	BAW	22	Black Willow	Salix nigra	Poor	INVASIVE	R	Y	-
1076	BAW	16	Black Willow	Salix nigra	Fair	INVASIVE	R	Y	-
1077	BK	6	Bow elder	Acer negundo	Fair	INVASIVE	R	Y	-
1078	BK	12	Bow elder	Acer negundo	Fair	INVASIVE	R	Y	-
1079	BAW	20	Black Willow	Salix nigra	Fair	INVASIVE	R	Y	-
1080	BK	13	Bow elder	Acer saccharum	Good	INVASIVE	S	Y	-
1081	BAW	15	Black Willow	Salix nigra	Fair	INVASIVE	S	Y	-
1082	BAW	19	Black Willow	Salix nigra	Fair	INVASIVE	R	Y	-
1083	BK	8	Bow elder	Acer negundo	Poor	INVASIVE	R	Y	-
1084	BK	6	Bow elder	Acer negundo	Fair	INVASIVE	R	Y	-
1085	BK	7	Bow elder	Acer negundo	Fair	INVASIVE	R	Y	-
1086	BK	8	Bow elder	Acer negundo	Poor	INVASIVE	R	Y	-
1087	BK	12	Bow elder	Acer negundo	Fair	INVASIVE	R	Y	-
1088	BAW	14	Black Willow	Salix nigra	Poor	INVASIVE	R	Y	-
1089	BAW	17	Black Willow	Salix nigra	Fair	INVASIVE	R	Y	-
1090	BAW	17	Black Willow	Salix nigra	Fair	INVASIVE	R	Y	-
1091	SM	13	Silver Maple	Acer saccharum	Fair	INVASIVE	S	Y	-
1092	BAW	16	Black Willow	Salix nigra	Fair	INVASIVE	R	Y	-
1093	SM	6	Silver Maple	Acer negundo	Fair	INVASIVE	S	Y	-
1094	BAW	18	Black Willow	Salix nigra	Fair	INVASIVE	R	Y	-
1095	BK	7	Bow elder	Acer negundo	Fair	INVASIVE	R	Y	-
1096	BK	6	Bow elder	Acer negundo	Fair	INVASIVE	R	Y	-
1097	BK	6	Bow elder	Acer negundo	Fair	INVASIVE	R	Y	-
1098	BK	6	Bow elder	Acer negundo	Fair	INVASIVE	R	Y	-
1099	BK	6	Bow elder	Acer negundo	Fair	INVASIVE	R	Y	-
1100	BK	6	Bow elder	Acer negundo	Poor	INVASIVE	R	Y	-

NOT FOR CONSTRUCTION T-1.4



# memorandum



**Date:** June 15, 2022

**To:** Bill Huotari, PE

**From:** Sara Merrill, PE, PTOE

**Re:** 3364 Livernois Road – Homestead Tableau by Mondrian  
Anticipated Traffic Impacts

The purpose of this memorandum is to provide an overview of anticipated traffic impacts resulting from Homestead, a proposed residential development consisting of 30 attached single-family homes spread across five buildings. The development is located on the east side of Livernois Road, north of Big Beaver Road and just south of Town Center Drive. Access to the development is proposed via a private road. In the immediate vicinity of the site, Livernois Road is a 5-lane roadway, with two through lanes in each direction and a two-way center turn lane.

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 11<sup>th</sup> Edition, provides trip generation rates for numerous land uses, based on thousands of studies throughout the United States and Canada. This data can then be used to estimate the number of vehicle trips generated by a development. For residential housing, traffic impacts are usually most noticeable during the peak hour of adjacent street traffic – that is, during morning and evening “rush hour”, when traffic on the roads is most congested. In most areas, the morning (AM) peak is a one hour period that occurs between 7 am – 9 am, and the evening (PM) peak is a one hour period usually between 4 pm – 6 pm.

The table below provides the calculated number of trips generated for the proposed development, based on the ITE Trip Generation Manual for Single-Family Attached Housing (ITE Land Use Code #215).

Number of Dwelling Units	Number of Site-Generated Trips								
	AM Peak Hour			PM Peak Hour			Daily		
	In	Out	Total	In	Out	Total	In	Out	Total
30 Units	3	7	10	8	6	14	89	89	178

During the morning (AM) peak hour, the proposed Homestead Tableau development is expected to generate 10 new trips: 3 inbound (entering the site), and 7 outbound (exiting the site). During the evening (PM) peak hour, the proposed site is expected to generate 14 new vehicle trips: 8 inbound (entering the site) trips, and 6 outbound (exiting the site). This pattern coincides with residents typically leaving in the morning for work and returning home in the evening.

The traffic generated by the proposed development is minimal, adding fewer than 20 vehicle trips during the peak (“busiest”) hour. The traffic impact of this site on the adjacent road network is negligible and would be imperceptible to the majority of road users.

As a point of comparison, traffic counts taken in January 2022 on Livernois Road (between Big Beaver Road and Wattles Road) indicate this segment carries approximately 20,000 vehicles per day, and roughly 1,600 vehicles during the PM peak hour. Amongst typical weekdays, traffic volumes during the peak hours alone often vary by 10%+ from one day to the next. These day-to-day fluctuations result in peak hour traffic volumes that vary by hundreds of vehicles. The proposed subdivision is expected to generate only 14 vehicles during the peak hour.



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## MEMORANDUM

Date: July 20, 2022

To: Brent Savidant, Community Development Director

From: G. Scott Finlay, Deputy City Engineer

Cc: William Huotari, City Engineer  
Benjamin Carlisle, AICP

Subject: Homestead – Preliminary Site Plan - Floodplain

---

In addition to local approval, developing property in a floodplain may require state and/or federal agency approvals depending on the size of the drainage area and what is being proposed in the floodplain. First the floodplain is accurately located on the property with a detailed topographic survey. The drainage shed area is determined and a detailed flood study is performed with the proposed changes to the floodplain. The proposed changes cannot cause the floodplain elevation upstream or downstream to change more than 0.10'. The amount of floodplain storage cannot decrease either, you can change where the floodplain storage is on the property by filling one area and cutting another.

The preliminary site plan for Homestead has provided the detailed topographic survey with the existing floodplain shown as well as the proposed locations for cutting and filling in the floodplain. This information along with the drainage shed area and detailed flood study will be reviewed during the detailed engineering review and any other agency approvals will need to be obtained prior to the proposed development obtaining final site plan approval.

Sincerely,

*G. Scott Finlay*

G. Scott Finlay, P.E.

**From:** [Bela Shah](#)  
**To:** [Planning](#)  
**Subject:** VOTE NO for Rezoning 3364 LIVERNOIS  
**Date:** Monday, July 25, 2022 1:20:20 PM

---

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy City Planning Commission,

My name is Bela Shah, I live at 123 Millstone Drive, Troy, MI 48084.

I STRONGLY OPPOSE the rezoning the lands related to the Homestead Condominiums project (around 3364 Livernois).

This neighborhood was built as single-family residential area, and permitting a dense condominiums development would decrease our property values, disrupt the peace and quiet of my community, and destroy our beloved forest.

Please NO to REZONING!

Thank you

Sincerely  
Bela Shah

123 Millstone Drive  
Troy, MI 48084



**From:** [Don Miles](#)  
**To:** [Planning](#)  
**Subject:** Homestead Condominium Project (around 3364 Livernois)  
**Date:** Sunday, July 24, 2022 1:12:41 PM

---

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Donald Miles I live at 3299 Frankton drive. I strongly oppose the rezoning of the lands around 3364 Livernois the Homestead Condominium Project. The lowering of property values and increased traffic along with the inability of current drains to be able to handle flooding and the water run off. Ever since the developing of Big Beaver and Livernois roads the water floods further up the streets in my area. No effort to correct the problem has been made. And to remove 45% of the trees would be detrimental to both the current residents and the Animals that reside there now. There are white and blue herons, deer, wild Turkey, wood ducks as well as ducks that use drainage ditch and small animals and birds. Red fan tailed hawks and horned owl's that live and nest there. It is a wildlife refuge for many animals and birds. Don't allow our quiet neighborhood to be taken from us. Save our Neighborhood and natural resources and animals and birds!!!!!! Vote NO.

Sent from my iPhone

**From:** [Odeta Fecani](#)  
**To:** [Planning](#)  
**Subject:** NO to rezoning of Livernois court  
**Date:** Friday, July 22, 2022 6:39:38 PM

---

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy Planning Commission,

My name is Odeta Fecani. I live at 3312 Louis Dr, Troy MI 48083, closest house to the land in question. I strongly oppose the rezoning of the lands related to the Livernois court project (around 3364 Livernois). This neighborhood was built as a single-family residential area, and permitting a multi family residential development would decrease our property values, disrupt the peace and quiet of my community, and destroy our beloved forest. We need more green spaces in Troy, not less.

In addition to that Wattles elementary school, which my son attends, will not be able to accommodate the extra students without compromising quality by increasing class sizes. They don't have the space for extra classrooms.

Please say NO to rezoning.

Sincerely,  
Odeta Fecani  
3312 Louis Dr, Troy, MI

Sent from my iPhone

**From:** [Kevin Gameing](#)  
**To:** [Planning](#)  
**Subject:** Don't cut trees  
**Date:** Monday, July 25, 2022 11:33:24 AM

---

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there I live in Francon Dr 3270 I'm 13 years old my childhood was messing around in the river and playing there I don't want to see that go and I know I'm not the only one please don't cut the trees because it's not just affecting me it's affecting everybody there are hundreds of animals and living organisms there where are all those animals going to go? you guys might say another place with grass but then they're just gonna cut those trees at the end they won't have a place to stay those trees aren't just home to animals I know those trees play a huge part in our ecosystem and oxygen



**From:** [Rolando Garay](#)  
**To:** [Planning](#)  
**Subject:** opposing rezoning  
**Date:** Sunday, July 24, 2022 11:59:16 AM

---

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

dear troy planning commission my name is rolando i oppose the homestead condominium project around 3364 livernois i have been living here my whole life i am 16 years old and i'm truly disappointed do you not own a house in this area the flooding is bad it has caused many damages to my neighbors property does that not mean anything to you probably not because you're trying to rezone this area for a second time when they already lost the first time it makes my neighbors and my family feel let down that there aren't people representing this part of the neighborhood do you not care about the flooding issues that the citizens of troy specifically in this area face to whoever is in charge of these decisions i ask to put yourself in the shoes of my next door neighbor who had his new car damaged by the flood issues in this area instead of making it worse why don't you guys get behind the citizens and help us with the flood issues THE ENTIRETY OF FRANKTON DR OPPOSES THIS SHAMEFUL PROJECT

Sent from my iPhone

**From:** [Rolando Garay](#)  
**To:** [Planning](#)  
**Subject:** Opposing rezoning  
**Date:** Monday, July 25, 2022 1:58:32 PM

---

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

dear troy planning commission my name is Rolando I have a 2 sons i oppose the homestead condominium project around 3364 livernois i have been living here my whole life i was here before lot of these buildings were even a thought in you're minds i'm truly disappointed troy is beautiful for it's nature and family setting you guys have already built many restaurants down the road from me leave our homes alone in this area the flooding is bad it has caused many damages to my neighbors property and mine too you probably don't know because you're trying to rezone this area for a second time when they already lost the first time it makes my neighbors and my family feel let down my neighbors and I have chatted we are a close community they have lived here since before my house was even built they are distraught that Troy continues this they have seen many kids from this neighborhood grow up and play in those woods to you it might not mean a lot but I hope I can see the next generation continue in those woods many Troy citizens on Facebook groups have said that they feel let down not just from this project but from others some comments said "there turning Troy into warren" never would I want Troy to be like warren other comments said "it's shameful to see a town that started from farmers destroy the very own nature that helped bring Troy to what it is now"THE ENTIRETY OF FRANKTON DR OPPOSES THIS SHAMEFUL PROJECT

**From:** [David Henson](#)  
**To:** [Planning](#)  
**Subject:** Rezoning the lands around 3364 Livernois  
**Date:** Monday, July 25, 2022 2:19:55 PM  
**Attachments:** [image001.png](#)

---

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy Planning Commission,

My name is Leonard David Henson. I live at 3273 Helena Dr Troy MI 48083. I strongly oppose the rezoning of the lands related to the Homestead Condominium Project (near 3364 Livernois). My neighborhood was built as a single-family residential area. Permitting a condominium development would decrease our property values, disrupt the peace and quiet of our neighborhood, disrupt our forest and make it no longer a single-family residential area. Please NO to REZONING!

Sincerely,

Leonard D. Henson  
3273 Helena Dr

[David Henson](#) | JR Automation

Site Manager

C: +1 (248) 688-7001

[jrautomation.com](http://jrautomation.com) | [Sign up](#) for our e-newsletter



**JR AUTOMATION™**  
A Hitachi Group Company

**From:** [Colleen Hickman](#)  
**To:** [Planning](#)  
**Subject:** No rezoning  
**Date:** Saturday, July 23, 2022 12:17:20 PM

---

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy Planning Commission,

My name is Colleen Hickman. I live at 1242 Dickens Dr, Troy, MI.

I strongly oppose the rezoning of the lands related to the Livernois court project (around 3364 Livernois). This neighborhood was built as a single-family residential area, and permitting a multi-family attached residential development would decrease the property values, disrupt the peace and quiet of the community, and destroy our beloved forest. We need more green spaces in Troy, not less.

In addition to that, Wattles Elementary School will not be able to accommodate the extra students without compromising quality by increasing class sizes. They don't have the space for extra classrooms.

Please say NO to rezoning.

Sincerely,  
Colleen Hickman  
1242 Dickens Dr  
Troy, Mi. 48083



**From:** [Linda Pierfelice](#)  
**To:** [Planning](#)  
**Subject:** RE: condo project  
**Date:** Sunday, July 24, 2022 2:37:22 PM

---

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy planning commission,

My name is James Horne and I live at 3151 Helena Troy. I strongly oppose the rezoning the land related to the Homestead Condominiums Project around 3364 Livernois. This neighborhood was built as a single family residential area, and permitting a dense condominium development would decrease our property values, disrupt the peace and quiet of my community, and destroy our so beloved forest that I love so much! Please say NO to REZONING !

I have lived here for 12 years and have enjoyed countless hours sitting across the drain and watching the wildlife. Mostly the beautiful Whitetail deer population. Where will these deer go? They will be pushed out into traffic and cause many accidents and even injuries or deaths! I strongly urge you to save our precious wildlife and wetlands!

Sincerely James Horne 3151 Helena Troy, MI. 48083 248-918-3818

**From:** [Idalia Garay](#)  
**To:** [Planning](#)  
**Subject:** Rezoning  
**Date:** Sunday, July 24, 2022 12:21:52 PM

---

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Idalia i live on frankton dr a street where the flooding is bad we found out about you're plans to take away our forest through our neighbors we noticed activities going on in the woods like pink Marks on the tree it makes me sad to think you would let this happen again when we already voted no the first time do whats right and represent the citizens of troy not a big money investor that could care less about our flooding issues we the citizens of troy are not going to let you guys do whatever you want when the consequences would be against us we have created a group that will oppose these efforts OUR VOICES WILL BE HEARD DO NOT SUPPORT THE REZONING

Enviado desde mi iPhone

**From:** [Jimmy ?](#)  
**To:** [Planning](#)  
**Subject:** Please NO REZONING - 3364 Livernois  
**Date:** Sunday, July 24, 2022 3:02:53 PM

---

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy City Planning Commission,

My name is Jimmy Shah, I live at 3270 Louis Dr, Troy 48083.

I strongly oppose the rezoning the lands related to the Homestead Condominiums project (around 3364 Livernois).

This neighborhood was built as single-family residential area, and permitting a dense condominiums development would decrease our property values, disrupt the peace and quiet of my community, and destroy our beloved forest.

Please NO to REZONING!

Thank you

Sincerely

Jimmy Shah  
3270 Louis Dr  
Troy, MI 48083

**From:** [Jen DiPerna](#)  
**To:** [Planning](#)  
**Subject:** Rezoning Opposition for 3364 Condo Plans  
**Date:** Monday, July 25, 2022 12:03:49 PM

---

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

My name is Jen DiPerna and I'm a resident at 654 Troywood Dr. Troy, MI 48083. We've lost a lot of quality people in our city to other cities that hold more opportunities. Our nature trail is one thing that was developed that kept us from moving. We use it often and enjoy the quiet, peaceful, not overcrowded walk/bike rides.

There are so many condos and we don't like our city as much as we did 15 years ago when we moved in. The condos are a We were drawn here because of the green space. We had 4 foxes living..LIVING on our dirt road this summer. That is a red flag to halt the builds here. It's temporary money that, while attractive in the moment, could be the same decision that moves more families out of Troy costing the city more money in the long run. We need to hold onto the quality of the city, which is being botched by all these builds. We're a community, we're all in this together.

Respectfully,

Jen D.

Sent from my iPhone



**From:** [Odeta Fecani](#)  
**To:** [Planning](#)  
**Subject:** Say NO to rezoning on Livernois court/ North of Big Beaver  
**Date:** Friday, July 22, 2022 10:57:41 PM

---

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy Planning Commission,

My name is Kozeta Fecani. I live at 3312 Louis Dr, Troy MI 48083, closest house to the land in question. I strongly oppose the rezoning of the lands related to the Livernois court project (around 3364 Livernois). This neighborhood was built as a single-family residential area, and permitting a multi family residential development would decrease our property values, disrupt the peace and quiet of my community, and destroy our beloved forest. We need more green spaces in Troy, not less.

Wattles Elementary School will be more crowded too, larger class sizes, and I oppose that because my grandson goes there.

Please say NO to rezoning.

Sincerely,  
Kozeta Fecani  
3312 Louis Dr, Troy, MI

Sent from my iPhone

**From:** [Garima Kumar](#)  
**To:** [Planning](#)  
**Subject:** NO to Rezoning  
**Date:** Sunday, July 24, 2022 1:45:06 PM

---

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy Planning Commission,

My name is Garima Kumar. I live at 3223 Helena Ave, Troy, MI. I strongly oppose the rezoning of the lands related to the Homestead Condominiums project (around 3364 Livernois). This neighborhood was built as a single-family residential area, and permitting a multi-family attached residential development would decrease our property values, disrupt the peace and quiet of my community, and destroy our beloved forest. Please say NO to rezoning.

Sincerely,

Garima Kumar  
3223 Helena Ave  
Troy, MI 48083

**From:** [Dan L](#)  
**To:** [Planning](#)  
**Subject:** Homestead Condos Project - Livernois  
**Date:** Monday, July 25, 2022 10:43:14 AM

---

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Troy Planning Commission,

My name is Dan Letwin. I live at 3235 Helena St, Troy, MI 48083. I'm reaching out to oppose the rezoning of the lands related to the Homestead Condos Project (around 3364 Livernois). This neighborhood was built as a single-family residential area, and permitting a dense condo development would decrease our property values, disrupt peace and destroy forest in the area. Please reconsider your plan.

Thank you,

--

**DanielLetwin**

E: [letwin.dan@gmail.com](mailto:letwin.dan@gmail.com)

---

**From:** [Elizabeth L](#)  
**To:** [Planning](#)  
**Subject:** Opposition to Rezoning (Homestead Condos)  
**Date:** Monday, July 25, 2022 1:40:54 PM

---

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy Planning Commission,

My name is Elizabeth Leung. I live at 398 Tanner Drive. I strongly oppose the rezoning of the lands related to the Homestead Condos Project. (around 3364 Livernois) The neighborhood was built as a single-family residential area, and permitting a dense condo development would decrease property values, disrupt the peace and quiet of the community, and destroy even MORE of the very little green space we have left in this city! **Please say NO to REZONING!** The rezoning in this city is becoming ridiculous and making me, and many others, reconsider every reason we chose to move to this city!

Sincerely an upset resident,  
Elizabeth Leung  
398 Tanner Drive



**From:** [Katie MacFarland](#)  
**To:** [Planning](#)  
**Subject:** Opposition to Rezoning (Homestead Condominiums)  
**Date:** Saturday, July 23, 2022 2:27:34 PM

---

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy Planning Commission,

My name is Katie MacFarland. I am a resident of Troy, and strongly oppose the rezoning the lands related to the Homestead Condominiums Project (around 3364 Livernois). This neighborhood was built as a single-family residential area, and permitting dense condominium development would decrease the property values, disrupt the peace and quiet of the community, and destroy the beloved forest. Please say NO to REZONING!

Sincerely,  
Katie MacFarland  
5820 Patterson Drive  
Troy, MI 48085

**From:** [dawn.miles](#)  
**To:** [Planning](#)  
**Subject:** Rezoning for Homestead Condominiums  
**Date:** Sunday, July 24, 2022 12:33:22 PM

---

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing you today as I **strongly oppose** the rezoning of land for the above named project. We purchased our home on Frankton Drive because it was a peaceful place to live, and it was meant for single family residences.

My concerns are the decreasing of our property values, danger to wildlife, increased flooding potential damage to our foundation as nearby lands will have to re settle, and increased traffic on already busy streets.

Please let my voice be heard.

Sincerely, Dawn Miles

3299 Frankton Dr Troy MI 48083

**From:** [MARILYN O'BRIEN](#)  
**To:** [Planning](#)  
**Subject:** Rezoning - PIN 88-20-22-301-007, 008, 009 of Section 22  
**Date:** Sunday, July 24, 2022 2:59:39 PM

---

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

TO: Members of the Troy Planning Committee  
Toby Buechner, Carlton Faison, Michael W. Hutson, Thomas G. Krent, Dave Lambert, Jayalakshmi, Marianna Perakis, Sadek S. Rahman, and John J. Tagle

Thank you for the opportunity to address the issue of rezoning of the property known as the Livernois Court Project (PIN 88-20-22-301-007, 008, 009 of Section 22) (Conditional Rezoning CR JPLN2022-001 - Proposed Homestead Condominiums, from One Family Residential District to One Family Attached Residential District.

My name is Marilyn B. O'Brien. I live at 4225 Bristol Drive with my husband and adult daughter. We are vehemently opposed to the rezoning of the property as described above.

May I direct your attention to the City of Troy Master Plan (unanimously accepted by the City Council in 2016 under Resolution 2016-08-140). Please see Chapter 7 - Green City: Responsibility to Natural & Energy Resources, page 49, last paragraph:  
*The value of home sites adjacent to open space, parks, wetlands, greenbelts, and other green amenities is greater, all things being equal to similar sites not adjacent to such amenities.*

Rezoning the aforementioned property, albeit it from single family dwellings to family attached dwellings - will certainly have an adverse effect on the value of all the home sites surrounding this property, including - perhaps - a lower assessment value.

Further in the document, the Master Plan calls for means for the preservation of natural features. It is woefully silent on the wildlife in the City, except as it pertains to city parks. I suppose the "park" wildlife that is being considered is squirrels and chipmunks, and maybe raccoons and possums. The Master Plan does not address the larger wildlife, like deer and coyotes. The aforementioned property is home to a large number of deer and coyotes. When the original developer of the property commenced to bulldoze trees, etc., the deer and coyote population started moving into the residential areas in the autumn of 2019. These animals are being displaced - all over Troy - at alarming rates.

See the Master Plan on the preservation of trees. Troy has been a recognized "Tree City" for 25 years. Conservationists recognize the value of trees in keeping the environment and air quality clean. Large scale removal of trees will likely occur with the development of said property.

There has to be a better solution for the development of this land. Why haven't those residents who live directly east and south of this property (particularly around Wattles

Elementary) been consulted on what might be acceptable for land development?

Troy is losing its 'green spaces', through - sometimes unnecessarily - development.

We ask you vote NO on the rezoning of this property!

Thank you for your time and service to the City.

Sincerely,  
Marilyn O'Brien



**From:** [Diane Paul](#)  
**To:** [Planning](#)  
**Subject:** Opposition to Rezoning (Homestead Condominiums)  
**Date:** Monday, July 25, 2022 12:17:00 PM

---

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy Planning Commission

Our names are Mark and Diane Paul. We live at 3844 Root Drive in Troy for 36 years. We STRONGLY OPOSE the rezoning of the lands related to the Homestead Condominiums Project (around 3364 Livernois). This neighborhood was built as a SINGLE FAMILY residential area. Permitting a dense condominium development will disrupt the peace and quiet of this long time residential community, as well as the quiet of the Anthology Senior Living Center. This is so unfair to the families that have made their home on these streets for so many years. It will destroy our beloved forest. There is SO little greenspace left in Troy. Please don't destroy this peaceful small area of land left in the city.

Please say NO to REZONING.

Also, please note there WILL be a higher risk of flooding for the area.

Sincerely,

Mark and Diane Paul

3844 Root Drive

Troy, MI 48083

**From:** [John Phillips](#)  
**To:** [Planning](#)  
**Subject:** Livernois and Big Beaver rezoning for Homestead Condo Project  
**Date:** Sunday, July 24, 2022 1:53:52 PM

---

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy Planning Commission,

My name is John Phillips, I spoke at the last rezoning meeting for this property the last time it came up for rezoning. I would also like to comment on this new attempt at rezoning.

I met online with the company that is planning the condo development. They seem like a good company. Their plan is to market these condo's to the 50+ age group. After talking and then receiving their information packet with all the details of what is planned, I can not support the rezoning of this land.

First off they(developer) are planning on deforesting the wetlands. Grading down 1/3 of the area so that they can build up where they plan to build the condo building. This would decimate the natural wildlife that currently resides in the wetlands, result in possible flooding and/or swamp being created. If this turns into a swamp then wetlands would be changed from its current natural environment.

They also plan on a retention "pool" for rain run off from their complex. Not sure how the "pool/pond" would work as the only other source of water is the drain that runs along the property line to the south. Overflow would have to flow into the current drain and as we have seen from the build up along Big Beaver the drain is having a hard time supporting that additional load. Adding the additional roads/condos/etc would limit the amount of water the wetlands can absorb thus resulting in additional run off required.

Their plan is also to put in walking trains around the park area created by the dig down. It did not sound like they will be paved/blacktopped though so not sure how they will "survive" when nature tries to take back the area. Walking paths around/in the wetlands/swamp created would be an insect nightmare. Any method to reduce the insect population would dramatically affect the current ecosystem of the wetlands(disrupt the food chain).

In their plan where they will be digging down to allow for build up for the condos is to make them "parks" but not maintain them(plan is for prairie grass to be planted). This doe not provide home/shelter/cover for the wildlife currently residing in the wooded area. All the trees in the dig area(AGED trees mind you) would have to be removed in order to reduce ground level. The deforestation would result in a change of the wetlands natural habitat and possibly it's retention capabilities

for rain/water.

As I said at the start of this email, their plan is for 50+ residents to move in to these condo's so targeting the seniors. But if you look at their plans, EVERY, and I mean every building configuration has stairs....So any forward looking senior would see that as a major disadvantage to moving into a "final move" condo. Stairs are the bane of seniors once they hit a certain age point.

I would recommend keeping this as 3 single home plots and allowing single home dwellings to be built at the road. Not disturbing the wetlands that allows for the natural beauty that exists there.

We have already cut paths into the woods for the "Troy Trails" let us not interfere with the natural wildlife currently residing there. Give them a place to live too.

Lastly this area provides a green space that keeps our homes cooler in the summer....trees/winds cool the air, heat is not absorbed into roofs/streets.

Any one heard of global warming? Tree/forest GOOD....roads/homes bad.

Thank you for your time,

John Phillips

3302 Frankton Dr

Troy MI, 48083

(1 house away from the drain and the wetlands beyond)

**From:** [Linda Pierfelice](#)  
**To:** [Planning](#)  
**Subject:** proposed condo complex on Livernois  
**Date:** Sunday, July 24, 2022 3:36:46 PM

---

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy Planning Commission,

My name is Linda Pierfelice. I live at 3151 Helena. I strongly oppose the rezoning of the lands related to the Homestead Condominiums Project. This neighborhood was built as a single family residential area and permitting a dense condominium development would decrease our property values, disrupt peace and quiet of my community and destroy our beloved forest. I enjoy watching the deer in the nearby woods, and if this is rezoned, the deer will have nowhere to go, will be killed on the roads, or possibly killing residents while driving. I say NO to rezoning.



**From:** [Ron Schwark](#)  
**To:** [Planning](#)  
**Subject:** Homestead condominium project around 3364 Livernois  
**Date:** Sunday, July 24, 2022 11:59:47 AM

---

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy Planning Commission,

We are Ron and Beth Schwark. We live at 3252 Frankton Dr. We strongly oppose the rezoning the lands related to the Homestead Condominium Project around 3364 Livernois. Our neighborhood is a single family residential area. We have lived here for over 30 years and watched as you have allowed our wooded areas to be torn down and put up concrete buildings. Troy has so many condos, apartments and homes, that we don't need anymore. Once before we along with many others in the area opposed a single story senior home on Livernois, but some how we ended up with a 2-story building and a dog park. Go figure, it was more important to get the money for the city than how the neighborhood felt. Our point is simple, please listen to us this time as condominiums will take away from our green space, wooded area, increase flooding in the creek and cause more congestion on Livernois. Please say NO and stick with it. Do not be greedy. We have enough places for people to eat, drink and live in Troy. We are a cement city with little green spaces.

Thank you

Ron and Beth Schwark  
3252 Frankton Dr  
Troy, MI 48083  
Sent from my iPhone

**From:** [HIREN SHAH](#)  
**To:** [Planning](#)  
**Subject:** NO REZONING - 3364 Livernois  
**Date:** Sunday, July 24, 2022 3:00:11 PM

---

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy City Planning Commission,

My name is Hiren Shah, I live at 3270 Louis Dr, Troy 48083.

I strongly oppose the rezoning the lands related to the Homestead Condominiums project (around 3364 Livernois).

This neighborhood was built as single-family residential area, and permitting a dense condominiums development would decrease our property values, disrupt the peace and quiet of my community, and destroy our beloved forest.

Please NO to REZONING!

Thank you

Sincerely  
Hiren Shah  
3270 Louis Dr  
Troy, MI 48083

**From:** [Sanjay Shah](#)  
**To:** [Planning](#)  
**Subject:** NO REZONING - 3364 Livernois  
**Date:** Monday, July 25, 2022 1:09:45 PM

---

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy City Planning Commission,

My name is Sanjay Shah, I live at 123 Millstone Drive, Troy, MI 48084.

I strongly oppose the rezoning the lands related to the Homestead Condominiums project (around 3364 Livernois). This neighborhood was built as single-family residential area, and permitting a dense condominiums development would decrease our property values, disrupt the peace and quiet of my community, and destroy our beloved forest. Please NO to REZONING!

Thank you

Sincerely  
Sanjay Shah

123 Millstone Drive  
Troy, MI 48084

**From:** [PAULETTE SHAW](#)  
**To:** [Planning](#)  
**Subject:** Opposition to Rezoning (Homestead Condos)  
**Date:** Monday, July 25, 2022 11:35:20 AM

---

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy Planning Commission,

My name is Paulette Shaw. I live at 3861 Jennings Dr, 48083. My husband and I strongly oppose the rezoning the lands related to the Homestead Condo Project (approx 3364 Livernois). This neighborhood was built as a single-family residential area, and permitting a dense condo development would decrease our property values, disrupt the peace and quiet of my community, and destroy our beloved trees and forest areas. Please say NO to REZONING!

Thank you

,  
Paulette & Neal Shaw  
3861 Jennings Dr,  
Troy, MI 48083  
317-332-8160



**From:** [G Stormer](#)  
**To:** [Planning](#)  
**Subject:** Opposition to Homestead Condominiums (near 3364 Livernois)  
**Date:** Monday, July 25, 2022 2:22:18 PM

---

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy planning Commission,

My name is Gavin Stormer and I live at 3254 Helena Dr, I strongly oppose the rezoning of the lands related to the Homestead Condominiums Project.

This neighborhood was built as a single family residential area, and permitting a large development like this is highly likely to impact the value of the homes and disrupt the normal peace and quiet currently enjoyed by it's residents.

It will also destroy the wooded area that the residents have also enjoyed for many years whilst increasing the likelihood of increased flooding risk and property damage, my house has been shown on Troy city maps as a flood plain, destroying the wooded area will clearly increase the likelihood of my house being damaged by flood water.

Please NO to REZONING!!!!

With best regards,

Gavin Stormer

Sent with [Proton Mail](#) secure email.

**From:** [Odeta Fecani](#)  
**To:** [Planning](#)  
**Subject:** Say NO to rezoning on Livernois court, north of Big Beaver  
**Date:** Friday, July 22, 2022 10:55:24 PM

---

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy Planning Commission,

My name is Thomaq Fecani. I live at 3312 Louis Dr, Troy MI 48083, closest house to the land in question. I strongly oppose the rezoning of the lands related to the Livernois court project (around 3364 Livernois). This neighborhood was built as a single-family residential area, and permitting a multi family residential development would decrease our property values, disrupt the peace and quiet of my community, and destroy our beloved forest. We need more green spaces in Troy, not less.

Wattles Elementary School will be more crowded too, larger class sizes, and I oppose that because my grandson goes there.

Please say NO to rezoning.

Sincerely,  
Thomaq Fecani  
3312 Louis Dr, Troy, MI

**From:** [Mark F Miller](#)  
**To:** [ELIZABETH SCHWARK](#)  
**Cc:** [City Manager Distribution Group](#); [Brent Savidant](#); [Aileen Dickson](#); [Jackie Ferencz](#)  
**Subject:** RE: Vote NO to Rezoning (CRJPLN2022-001, Homestead Condominiums)  
**Date:** Thursday, August 11, 2022 9:07:23 AM

---

Dear Elizabeth:

I am responding to your email to City Council. City Management takes care of the day to day functions of the City. Therefore, we appreciate and thank your public comment. We will ensure your email is part of the public record.

Mark F. Miller AICP

City Manager | City of Troy

O: 248.524.3351

C: 248.763.3241

-----Original Message-----

From: ELIZABETH SCHWARK <[schwarkiel@sbcglobal.net](mailto:schwarkiel@sbcglobal.net)>  
Sent: Wednesday, August 10, 2022 11:31 PM  
To: City Council Email <[CityCouncilEmail@troymi.gov](mailto:CityCouncilEmail@troymi.gov)>  
Subject: Vote NO to Rezoning (CRJPLN2022-001, Homestead Condominiums)

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council,

I sent the following letter in July to hopefully get the planning commission to not rezone the condominiums for Mondrian to build in the forested area. I understand that they want to build 6, two story buildings for a total of 30 units which will be rental apartments. Please review my letter with my concerns and upsets. I also think that another set of apartments is unnecessary as just recently the old Suite hotel just south of I-75 off Livernois will be apartments.

Please vote NO.... We need green space. We need nature. Troy has way to many brick and mortar buildings. Turn the old K-Mart into something. It's been empty for how many years. But let's keep nature and green space. Please don't approve this.

Thank you

Ron and Beth

Dear Troy Planning Commission,

We are Ron and Beth Schwark. We live at 3252 Frankton Dr. We strongly oppose the rezoning the lands related to the Homestead Condominium Project around 3364 Livernois. Our neighborhood is a single family residential area.

We have lived here for over 30 years and watched as you have allowed our wooded areas to be torn down and put up concrete buildings. Troy has so many condos, apartments and homes, that we don't need anymore. Once before we along with many others in the area opposed a single story senior home on Livernois, but some how we ended up with a 2-story building and a dog park. Go figure, it was more important to get the money for the city than how the neighborhood felt. Our point is simple, please listen to us this time as condominiums will take away from our green space, wooded area, increase flooding in the creek and cause more congestion on Livernois. Please say NO and stick with it. Do not be greedy. We have enough places for people to eat, drink and live in Troy. We are a cement city with little green spaces.

Thank you

Ron and Beth Schwark  
3252 Frankton Dr  
Troy, MI 48083  
Sent from my iPhone

Sent from my iPhone



**From:** [Mark F Miller](#)  
**To:** [Aileen Dickson](#); [Brent Savidant](#); [Jackie Ferencz](#)  
**Subject:** FW: Vote NO to Rezoning (CP JPLN2022-001, Homestead Condominiums)  
**Date:** Monday, August 15, 2022 2:02:04 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

---

Public comment on a future item.



**Mark F. Miller AICP**  
**City Manager | City of Troy**  
**O: 248.524.3351**  
**C: 248.763.3241**

---

**From:** Paola Quijano <paola.mirandaquijano@gmail.com>  
**Sent:** Monday, August 15, 2022 1:41 PM  
**To:** City Council Email <CityCouncilEmail@troymi.gov>  
**Subject:** Vote NO to Rezoning (CP JPLN2022-001, Homestead Condominiums)

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I STRONGLY oppose rezoning the lands related to Mondrian's Homestead Condominiums developments near 3364 Livernois. This is a forested wetland past FEMA's flood line borders. The surrounding neighborhoods, where I currently reside, were built for SINGLE-FAMILY homes NOT condominiums. Permitting Mondrian to cut down the forest to build a dense development will increase the terrible flooding problems in this area that already exists, decrease property value, and destroy the forest/green place that belongs to nature. Please vote NO to REZONING! This is an issue that directly affects me and my property, we will not give up! See you at the council meetings where I will continue to say, "NO TO REZONING!!"

Sincerely concerned citizens,

Paola & Allan Padilla, 3216 Louis Ave Troy, Mi 48083