



500 West Big Beaver
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FROM THE OFFICE OF THE CITY MANAGER

September 19, 2022

To: Mayor and City Council Members

From: Mark F. Miller, City Manager
Robert J. Bruner, Assistant City Manager
Meg Schubert, Assistant to the City Manager

Subject: City Council Agenda Questions & Answers – 09.19.22

The following are communications that City Administration would like Council to be made aware of. In order to ensure that all questions are received and answered, all City Council Questions should be sent to the CITY MANAGER DISTRIBUTION GROUP e-mail address.

From: Edna Abraham
Sent: Sunday, September 18, 2022
Subject: Questions on the 9/19 Regular Council Meeting Agenda

E-1 / Conditional Rezone

- Under the R-1E, how many houses could be built by right? Would there be any limitations on the footprint of the development zone for what could be built by right (because of the wetlands and flood plains)?
- Residents adjacent to this property have expressed concerns about the adequacy of the Lane Drain today and recent flooding incidents. If this rezone/project gets approved, how will the Lane Drain be improved to accommodate the change in the property? If the rezone/project is not approved, what can be done to improve the drainage?
- What is the projected impact of this project on the home values in the adjacent neighborhoods?
- Has the Troy School District expressed concern about accommodating additional students as a result of this project?
- Are the trails and gardens/amenities on this site available to the public or just the trails?
- How does the building height and setbacks of this project compare to what is required in R-1E zoning?
- How is guest parking going to be addressed?

- If building permits cannot be based off a CLOMR, what would authorize the building permit, if this were to get approved?

Answer: Brent Savidant, Community Development Director

- Under the R-1E, how many houses could be built by right?

The applicant did not provide a parallel plan, as it is not required. Under R-1E the minimum lot width is 60 feet and the minimum lot size is 7,500 square feet. Based on the length of street proposed it appears the property could yield approximately 15 units under R-1E. This yield could essentially be doubled if developed as a one-family cluster with duplex units that were less than 1,900 square feet. These numbers are estimates.

- Would there be any limitations on the footprint of the development zone for what could be built by right (because of the wetlands and flood plains)?

Floodplain and wetlands limit the development potential of a site. Filling in wetlands requires the provision of compensatory wetlands on site or purchase of wetland credits off site. Filling in floodplains requires compensatory cutting/filling so the volume of storage within the floodplain is not reduced.

- Residents adjacent to this property have expressed concerns about the adequacy of the Lane Drain today and recent flooding incidents. If this rezone/project gets approved, how will the Lane Drain be improved to accommodate the change in the property?

The applicant is required to provide compensatory cut and fill so there will be the same volume of storage within the floodplain after the project is complete as there is today. In addition, the applicant would be providing more stormwater storage on site than there is today, to meet Oakland County standards for stormwater detention. Stormwater would be released into the Lane Drain at a controlled rate rather than being dumped in all at once.

If the project is conditionally rezoned, the next step in the approval process would be submittal of a Final Site Plan which addresses Engineering concerns. These plans would be reviewed by the Engineering Department, Engineering Consultant, Oakland County Water Resource Commission EGLE (State of Michigan) and FEMA. This will ensure compliance with all local, county, state and federal laws. This review will ensure that the Lane Drain would not be negatively impacted by this development

- If the rezone/project is not approved, what can be done to improve the drainage?

It is my understanding that the Lane Drain has not been cleaned out for decades. Oakland County could clean out the drain but this would require a special assessment of residents within the drainage district.

- What is the projected impact of this project on the home values in the adjacent neighborhoods?

There is no evidence that I am aware of that indicates that this development would have a negative impact on adjacent neighborhoods.

- Has the Troy School District expressed concern about accommodating additional students as a result of this project?

No. The Troy School District has provided correspondence to the Planning Department in the recent past stating that they will accommodate every student that moves into the school district

- Are the trails and gardens/amenities on this site available to the public or just the trails?

The pathway will be located within a public pathway easement, therefore paths will be available to be used by the public. Other park amenities will be private.

- How does the building height and setbacks of this project compare to what is required in R-1E zoning?

Maximum height in both R-1E and RT is the same: 30 feet. Front (25'), rear (30') and side setbacks (5' least, 15' total) are the same in RT and R-1E EXCEPT units can be attached in RT. Therefore density and building massing can be greater in RT.

- How is guest parking going to be addressed?

For each unit, there will be space available to park automobiles in the garage as well as in the driveway in front of the garage. Plus, whatever on street parking is available. This is similar to most single-family residential neighborhoods.

- If building permits cannot be based off a CLOMR, what would authorize the building permit, if this were to get approved?

Building permits may be issued based on a CLOMR (Conditional Letter of Map Revision). Building permits would not be granted until Final Engineering plans were approved based on the review outlined above.

From: David Hamilton

Sent: Sunday, September 18, 2022

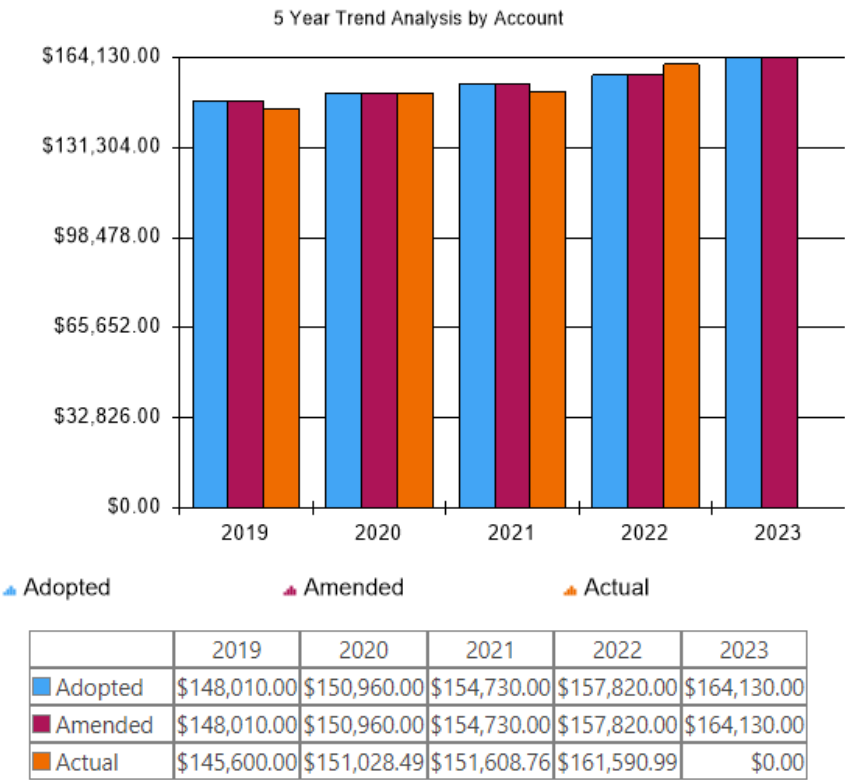
Subject: Agenda

J-04C

What is our current annual tree planting budget? I do often get comments from residents on wanting to increase this program.

Answer: Kurt Bovensiep, Public Works Director

101.751.30.778.7740.120 (GENERAL FUND.Parks .Parks Maintenance.Local Tree Planting.Operating Supplies.Trees)
Classification **SUPPLIES**



I-1

I do not see the info on the portal for the nominee for LDFA.

Answer: Cheryl Steward, Deputy City Clerk

The portal was updated to include the information for Jim Schmitz.