



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## FROM THE OFFICE OF THE CITY MANAGER

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February 27, 2023

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 – 02.27.23

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*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.*

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**From: Rebecca Chamberlain- Creanga**  
**Sent: Monday, February 27, 2023 at 11:05 am**

**E-01 PUBLIC HEARING - PLANNED UNIT DEVELOPMENT (FILE NUMBER PUD 019 JPLN2022-0013) - PROPOSED VILLAGE OF TROY PUD, SOUTH SIDE OF LONG LAKE, WEST OF ROCHESTER**

### **Answers provided by Brent Savidant, Community Development Director**

- I heard in the Planning Commission meeting that this is blighted property - a former industrial zone. However, I don't recall reading much about this in the agenda packet. Can you share more of this history? Was it a brownfield? And has it already gone through a brownfield redevelopment process? Please share more.

The property has never been zoned Industrial. However, it has been used in the past as a construction staging area and concrete batch plant. There is a significant amount of fill that was placed on the property when it was used for these purposes. The fill cannot be used for foundations due to the amount of aggregate in the fill. Rather than truck the fill off-site, the applicant proposes to use it to create the hill as an amenity.

The applicant intends to seek Brownfield relief but cannot do so until they receive Preliminary Site Plan Approval.

- I also heard it mentioned in the Planning Commission meeting that a shopping center was formerly proposed for this land? Please share more. And have there been other proposals?

In 2000, as application was submitted to rezone the property to B-2, to construct a Home Depot. The application was denied. In 2007, a PUD application was submitted for Troy Senior Campus PUD, a memory care facility. Proposed uses included 36 one-story independent living cottage units, 123 independent living units within a single building, 36 units / 46 bed assisted living / memory care building and 50 units / 67 bed skilled care and physical therapy building. The application was withdrawn.

- The current Troy Master Plan calls for a green corridor along Rochester Road. How does this proposed development intersect with this?

The Rochester Road Land Use Classification calls for the following, as copied directly from the current Master Plan:

- *Regional model for a green corridor*
- *A strong focus on access management*
- *Heightened emphasis on strong stormwater management techniques*
- *Retail catering to regional traffic*
- *Innovative site design techniques applied through PUD use to allow for redevelopment for shallow lots*

The classification also contemplates “dense multi-story mixed-use concentrations” at major intersections.

- What does quasi-public mean? I recall seeing/hearing this expression quite a bit.

The developer recognizes that restricting access to residents only will be challenging if not impossible. The non-motorized trail that runs through the development will be within an easement that provides unlimited access to the public. Other site amenities will be owned and maintained by the private association.

- Does this mean the public will have some access to the trails and sledding hill? How would they access it? Would the public walk up via the interconnecting Troy Trails?

Yes

- Or could the public park in what looks like a small parking lot near the sledding hill?

Yes

- Could the neighbors on River Bank Ct. take a sidewalk on Long Lake to access the public amenities and Troy Trails (I'm trying to remember if I saw a sidewalk there)?

Yes

- Will the applicant pay for the trail up until it connects to the Troy Trail? Or how will that work?

The applicant will construct the portion of the nonmotorized trail within the subject property, as they will with all sidewalks and streets

- Is the applicant making the sledding hill? I don't recall seeing any hill when I walked the property on Friday.

Yes. The applicant will move all of the fill that cannot be used for foundations to create the hill. The hill will provide a recreational amenity.

- And does the hill play the double role of screening from the DPW yard behind it?

The hill will help the screen the DPW yard from neighbors to the north and west.

- Did I hear that there will be a dog park in the proposed PUD development?

A dog park is proposed just north of the proposed hill. It is proposed to be approximately  $\frac{3}{4}$  acre in area.

- Will there be EV chargers in all garages?

The developer will provide the option to wire each garage for 240 V capacity so the homeowners can add the specific charging station required by their automobile.

- Who developed the River Bank Court development - next to the proposed PUD? When was it developed?

Choice Development in 2002

- When were the homes along Somerton Drive developed?

Covington Ridge Subdivision was approved in 1994

- Have the stages of the project been further worked out? Did I hear the single-family homes would be first?

Yes. Generally speaking the developer intends to develop the single family homes, the southern portion of the one family attached homes and the eastern portion of the townhomes as Phase 1. With the remainder of the units and the amenities being constructed in Phase 2.

- Will construction still probably happen in two stages?

Yes.

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Q & A continued on next page

**From: Ellen Hodorek**

**Sent: Monday, February 27, 2023 at 12:25 PM**

**E-01 PUBLIC HEARING - PLANNED UNIT DEVELOPMENT (FILE NUMBER PUD 019 JPLN2022-0013) - PROPOSED VILLAGE OF TROY PUD, SOUTH SIDE OF LONG LAKE, WEST OF ROCHESTER**

**Answers provided by Brent Savidant, Community Development Director**

- One of the Planning Commissioners encouraged, from a design/aesthetics viewpoint, board and batten in large areas of the horizontal siding areas. It seemed the applicant was open to considering that encouragement. Could the applicant be prepared to touch on that tonight?

Siding is proposed to be both board and batten and vinyl. The applicant can address this tonight if asked.

- I assume that infrastructure engineers, should this pass, will look carefully at all of the work coming into the pipeline there, (Rochester Rd. work, the development to the south of the DPW, etc.) comprehensively. Yes?

The Traffic Consultant considered all proposed applications as well as the upcoming Rochester Road project. Traffic management will be improved along the corridor when the center median is extended through Long Lake Road. Construction and restoration are scheduled to be completed in 2026.

# PUBLIC COMMENT ITEM E-01

**From:** [Brent Savidant](#)  
**To:** [Jackie Ferencz](#)  
**Subject:** FW: Opposed to Troy Village PUD  
**Date:** Monday, February 27, 2023 1:18:41 PM

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

From: Mark F Miller <Mark.Miller@troymi.gov>  
Sent: Tuesday, February 21, 2023 10:52 AM  
To: City Manager Distribution Group <CityManager@troymi.gov>; Brent Savidant <SavidantB@troymi.gov>  
Subject: FW: Opposed to Troy Village PUD

fyi

Mark F. Miller AICP

City Manager | City of Troy

O: 248.524.3351

C: 248.763.3241

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

From: Rachel <rachelwyss2@gmail.com>  
Sent: Saturday, February 18, 2023 8:05 AM  
To: City Council Email <CityCouncilEmail@troymi.gov>  
Subject: Opposed to Troy Village PUD

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 opposed to the Troy Village PUD. It will devalue other Troy homes, make Troy more crowded, and feels like a money grab. This seems the opposite of promoting more green space and valuing the residents already here. I hope the city council rejects this request.

# PUBLIC COMMENT ITEM E-01

**From:** [Dale Lancaster](#)  
**To:** [Planning](#)  
**Subject:** Re; proposed development "Village of Troy"  
**Date:** Friday, February 24, 2023 1:50:05 PM

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**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,

I am writing to you concerning the proposed development on parcel number 88-20-15-201-046, by Robertson Brothers.

We whom reside on E. Long Lake Rd., would prefer a rework of the plan to substitute detached condominiums for the townhome plan Currently offered.

This would insure the continuation of the single Family Home history of this square mile of Troy. Robertson brothers is familiar with this concept.

They are currently constructing detached condos at Turtlewood and Square Lake Rds., In Troy.

Please do not approve the plan as currently Presented.

Thank You,

Dale Lancaster

Troy Resident