



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## CITY COUNCIL AGENDA ITEM

Date: March 8, 2023

To: Mark F. Miller, City Manager

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

Subject: PUBLIC HEARING – LONG LAKE AND CROOKS PLANNED UNIT DEVELOPMENT  
(File Number PUD2020-0018) – Revised Concept Development Plan, Northwest corner  
of Long Lake and Crooks, Section 8, Currently Zoned O Office.

The applicant Gensler submitted a Concept Development Plan (CDP) application for a Planned Unit Development (PUD) for the subject property. The site is currently vacant and is 24.88 acres in size. The applicant proposes a mixed-use project comprised of residential, office, lodging, restaurants, parking deck, and a range of outdoor amenities.

A PUD is a development option that provides flexibility in the design and use of mixed-use projects. It is a multi-step process. The first step in the process is the CDP. For this step, the applicant seeks the following: (1) Approval of the overall concept; (2) Approval of the PUD Agreement; and, (3) Rezoning of the parcel to PUD. The next step in the process will be the Preliminary Development Plan (PDP). During the PDP step, detailed site plans are submitted for each phase of the project. For this project, we can expect numerous PDP's to be submitted over several years. The Planning Commission is a recommending body for PUD's; City Council is responsible for approving the CDP and PDP.

The Planning Commission considered this application at numerous meetings and the concept has evolved based on discussion and feedback. A comparison of the original concept and revised concepts is summarized in the attached report.

The Planning Commission considered this application at a public meeting on January 24, 2023 and recommended approval of the PUD by a 9-0 vote. A City Council public hearing has been scheduled for March 13, 2023.

### Legal Review

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



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## **CITY COUNCIL AGENDA ITEM**

### Attachments:

1. Maps.
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Concept Development Plan with attachments.
4. PUD Agreement (final version).
5. Minutes from January 12, 2021 Planning Commission Regular meeting (excerpt).
6. Minutes from February 8, 2022 Planning Commission Regular meeting (excerpt).
7. Minutes from August 9, 2022 Planning Commission Regular meeting (excerpt).
8. Minutes from September 27, 2022 Planning Commission Regular meeting (excerpt).
9. Minutes from January 24, 2023 Planning Commission Regular meeting (excerpt).
10. Public comment.

RBS,G:\PUDs\PUD 017 JPLN2020-0018 LONG LAKE & CROOKS DEVELOPMENT\20230313 Long Lake and Crooks PUD City Council Public Hearing.docx





2,379 0 1,189 2,379 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.





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**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: January 16, 2023

**Planned Unit Development Concept Review  
For  
City of Troy, Michigan**

<b>Project Name:</b>	Long Lake and Crooks Planned Unit Development
<b>Plan Date:</b>	November 2022
<b>Location:</b>	Northwest Corner of Long Lake and Crooks
<b>Current Zoning:</b>	O, Office
<b>Proposed Zoning:</b>	Planned Unit Development (PUD)
<b>Action Requested:</b>	Planned Unit Development (PUD) Concept Plan Approval

**PROJECT AND SITE DESCRIPTION**

A Planned Unit Development (PUD) application has been submitted to the City for the development of a mixed-use development at the northwest corner of Long Lake Road and Crooks Road. The 24-acre site is currently vacant with significant tree cover and wetlands.

Proposed Development

Though conceptual and subject to change, the applicant is proposing the following mix of uses:

1. Four to ten-story office complexes in two buildings
2. Parking – surface and deck
3. Three to seven-story residential apartment building
4. Three to seven-story hotel/residential building
5. Three restaurant/retail buildings



6. Wetland preservation
7. Site amenities: Outdoor activity areas, pedestrian amenities, natural feature preservation, and programed outdoor space



Location of Subject Property:

Northwest Corner of Long Lake and Crooks

Proposed Use of Subject Parcel:

Mixed Use Development

Current Zoning:

O, Office

Proposed Zoning:

Planned Unit Development (PUD)

### Surrounding Property Details

Direction	Zoning	Use
North	O, Office	Office
South	O, Office	Office/Commercial
East	RC, Research Center	Office
West	O, Office	Office

### **PUD PROCESS**

A Planned Unit Development project is viewed as an integrated development concept. To that end, the provisions of this Article are not intended to be used as a device for avoiding the zoning requirements that would otherwise apply, but rather to allow flexibility and mixture of uses, and to improve the design, character and quality of new development. The use of a Planned Unit Development to permit variations from other requirements of this Ordinance shall only be approved when such approval results in improvements to the public health, safety and welfare in the area affected, and in accordance with the intent of this Article.

The approval of a Planned Unit Development (PUD) is a three-step process:

**Step 1-Concept Plan:** *The first step shall be application for and approval of a Concept Development Plan, which requires a legislative enactment amending the zoning district map so as to reclassify the property as a Planned Unit Development. A proposed Development Agreement shall be included and incorporated with the Concept Development Plan, to be agreed upon and approved coincident with said Plan. The Concept Development Plan and Development Agreement shall be approved by the City Council following the recommendation of the Planning Commission. Such action, if and when approved, shall confer upon the applicant approval of the Concept Development Plan and shall rezone the property to PUD in accordance with the terms and conditions of the Concept Development Plan approval.*

**Step 2- Preliminary Development Plan Approval:** *The second step of the review and approval process shall be the application for and approval of a Preliminary Development Plan (preliminary site plan) for the entire project, or for any one or more phases of the project. City Council shall have the final authority to approve and grant Preliminary Development Plan approvals, following a recommendation by the Planning Commission.*

**Step 3- Final Development Plan Approval:** *The third step of the review and approval process shall be the review and approval of a Final Development Plan (final site plan) for the entire project, or for any one or more phases of the project, and the issuance of building permits. Final Development Plans for Planned Unit Developments shall be submitted to the Zoning Administrator for administrative review, and the Zoning Administrator, with the recommendation of other appropriate City Departments, shall have final authority for approval of such Final Development Plans.*

The applicant is seeking a recommendation of approval for their Concept Plan.

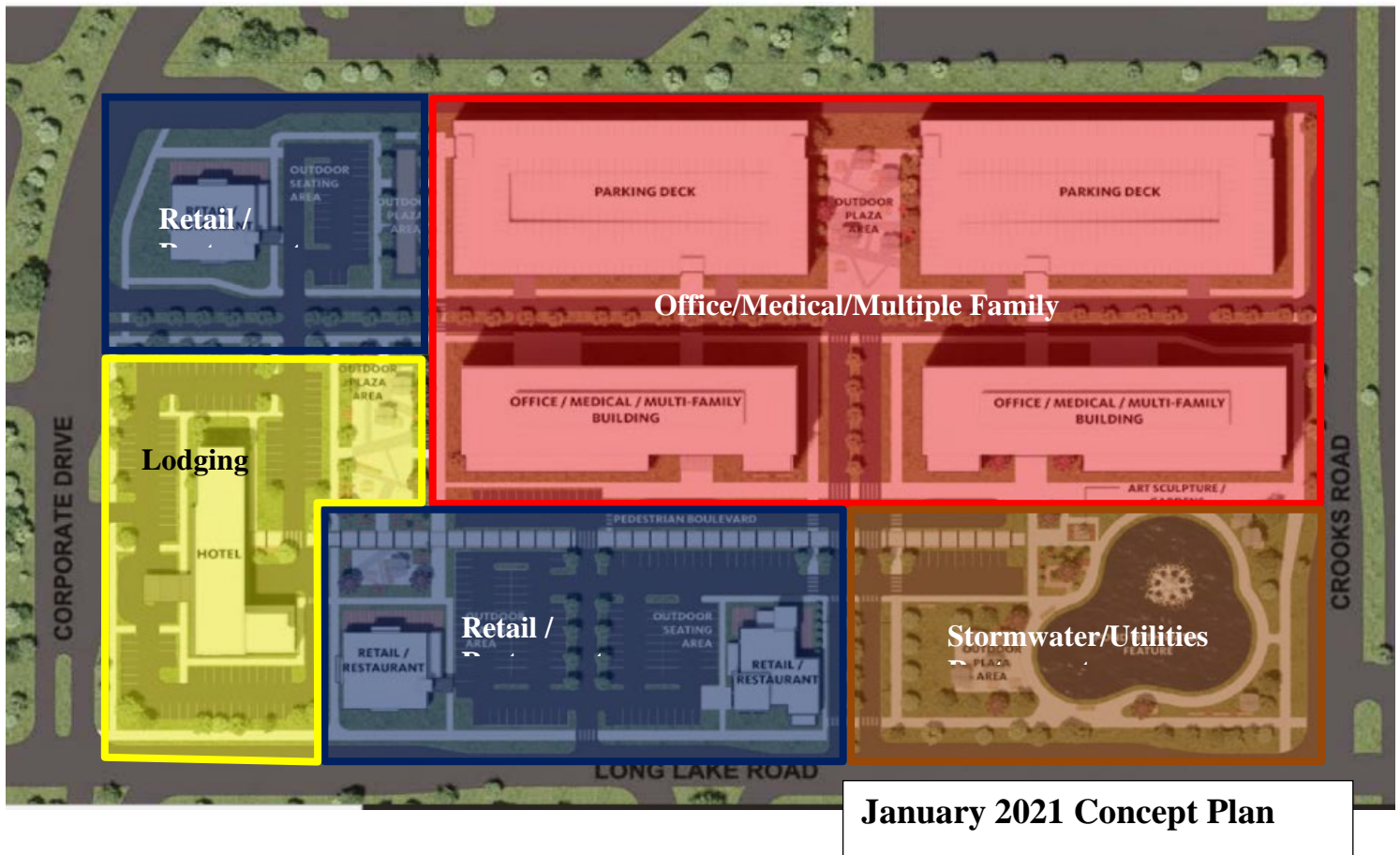
#### **PUD INTENT**

As set forth in Section 11.01, the intent of the Planned Unit Development option is to permit flexibility in the design and use of residential and non-residential land which, through the implementation of an overall development plan, when applicable to the site, will:

1. Encourage developments that will result in a long-term contribution to social, environmental and economic sustainability in the City of Troy.
2. Permit development patterns that respond to changing public and private needs.
3. Encourage flexibility in design and use that will result in a higher quality of development and a better overall project than would be accomplished under conventional zoning, and which can be accommodated without sacrificing established community values.
4. Provide for the long-term protection and/or preservation of natural resources, natural features, and/or historic and cultural resources.
5. Promote the efficient use and conservation of energy.
6. Encourage the use, redevelopment and improvement of existing sites where current ordinances do not provide adequate protection and safeguards for the site or its surrounding areas, or where current ordinances do not provide the flexibility to consider redevelopment, replacement, or adaptive re-use of existing structures and sites.
7. Provide for enhanced housing, employment, recreation, and shopping opportunities for the citizens of Troy.
8. Ensure the compatibility of design and use between various components within the PUD and with neighboring properties and uses. 9. Ensure development that is consistent with the intent of the Master Plan.

## PREVIOUS CONCEPT PLANS

The design concept has evolved from January 2021 to January 2023.



At the January 2021 meeting, the Planning Commission discussed the following:

- More integration of mix of uses
- More activation of uses along Long Lake Road
- Water feature; location, vocal point, community attraction.
- Residential key component; multi-family, live/work
- Density and massing of project; building height
- Preservation of existing green space
- Applicant request for flexibility as relates to market demand and City vision
- Viability of office space and hotel
- Outdoor activities and attractions to engage residents and community
- Destination point for family and community gatherings
- Parking; expand parking structure, reduce surface parking, charging stations for electric vehicles
- Limited available land in City for development of this size
- Potential to attract large office headquarters



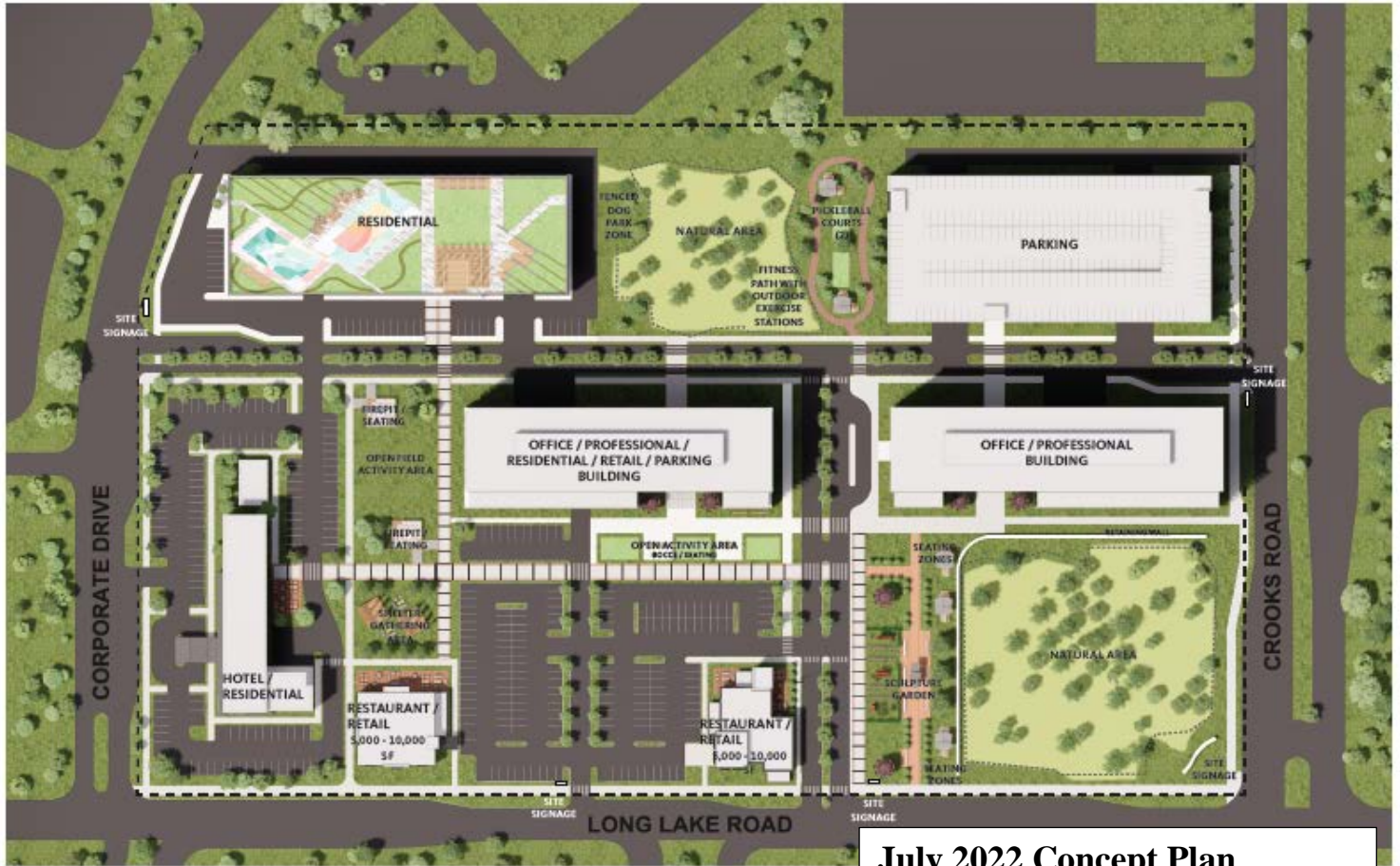


**February 2022 Concept Plan**

At the February 2022 meeting, the Planning Commission discussed the following:

- Create a destination point to attract people from within the complex and throughout the City
- Integrate a plaza, pedestrian path, promenade, village-like characteristics
- Reduce surface parking
- Provide more walkability
- Centrally relocate parking deck
- Reconfigure placement of buildings to connect to public amenity space
- Expand and centrally relocate public amenity space
- Be bold and creative with expanse of property
- Provide a visual illustration of project, such as a three-dimensional model

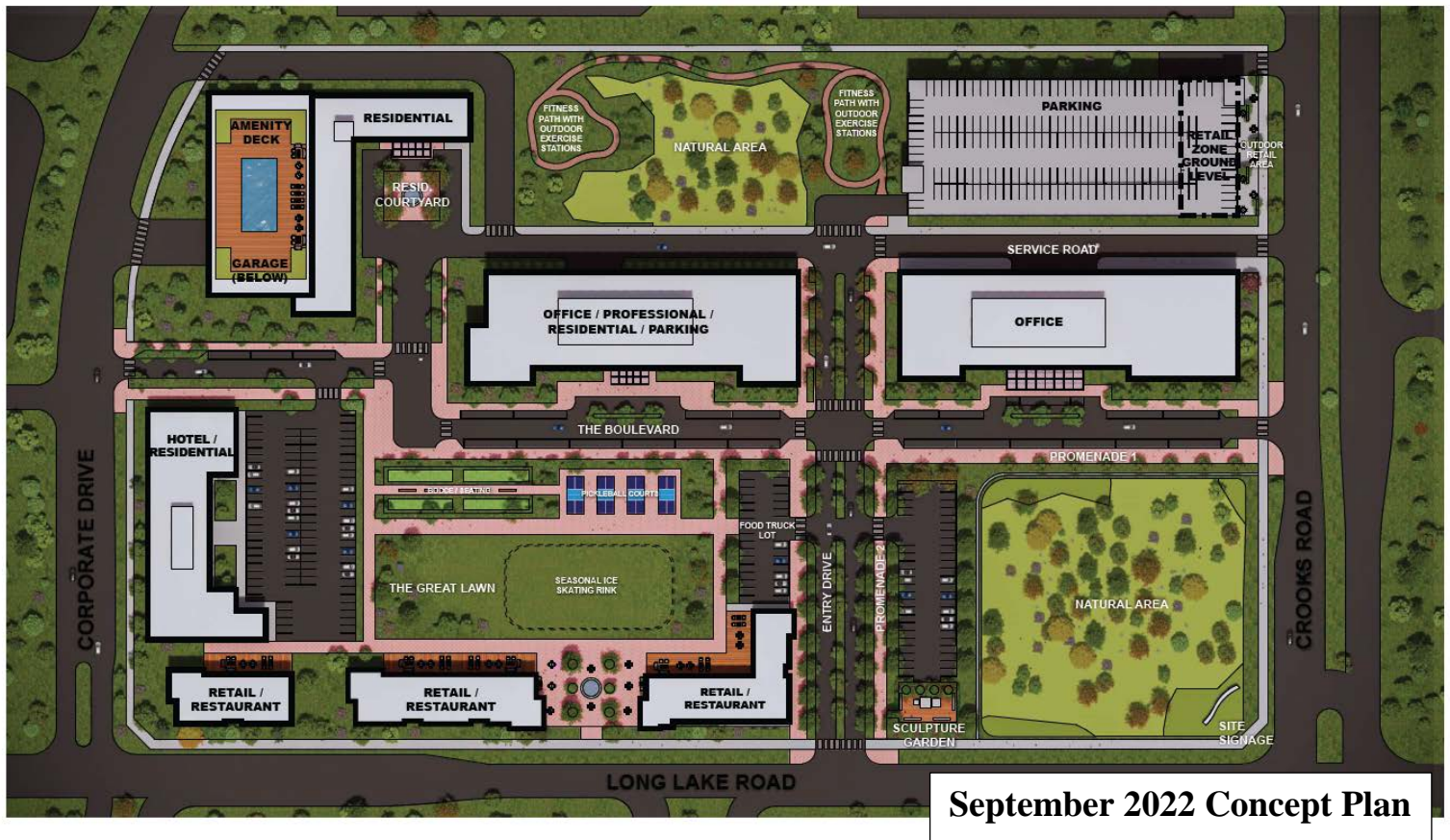




**July 2022 Concept Plan**

At the July 2022 meeting, the Planning Commission discussed the following:

- Flexibility in terms of what gets built, timing and location as proposed by applicant
- Significance in determining appropriate uses and building heights
- Gateway to North Troy and wayfinding signage
- PUD Development Agreement
- Urban Residential (UR) zoning district; high density residential district in line with Master Plan
- Preservation of State-regulated wetlands
- Tree survey and mitigation; determined at each development phase, must meet site plan requirements
- Green space/open space must be generally consistent with approved concept plan; what, where, size, whether for public use determined at each development phase and must meet site plan requirements
- Housing types must be generally consistent with approved concept plan and must meet site plan requirements



**September 2022 Concept Plan**

At the September 2022 meeting, the Planning Commission discussed the following:

- Prepare a brochure/pamphlet to illustrate the community gathering space
- Food trucks; parking, competition with on-site restaurants
- Seasonal gathering space; functionality
- Add gardens, play structure
- Location of pickleball courts and outdoor exercise stations
- Parking
  - Applicant advised boulevard offers on-street parallel parking.
  - Parking deck and office tower; levels of parking.
  - Shared parking.
  - Review of parking at each development phase.
- Retail/restaurant buildings; facilitation of loading/unloading and waste management.
- Provide a 'grand' and 'eye-catching' entrance to development
- Hub for public transportation



## CONCEPT PLAN- JANUARY 2023



January 2023 Concept Plan

After the September 2022 Planning Commission review, the applicant resubmitted a revised concept plan. Major changes since last Planning Commission review:

- Added trees to the “Great Lawn”
- Added internal pedestrian cross walks
- Added food truck staging area in “promenade”
- Converted “fitness center” in north natural area to “dog park”
- Added pedestrian area around retail/restaurant area that fronts on Long Lake Road
- Reconfigured parking around retail/restaurant area
- Removed parking from natural area that is located at southeast corner of site

## DEVELOPMENT AREAS, and AMENITY AREAS

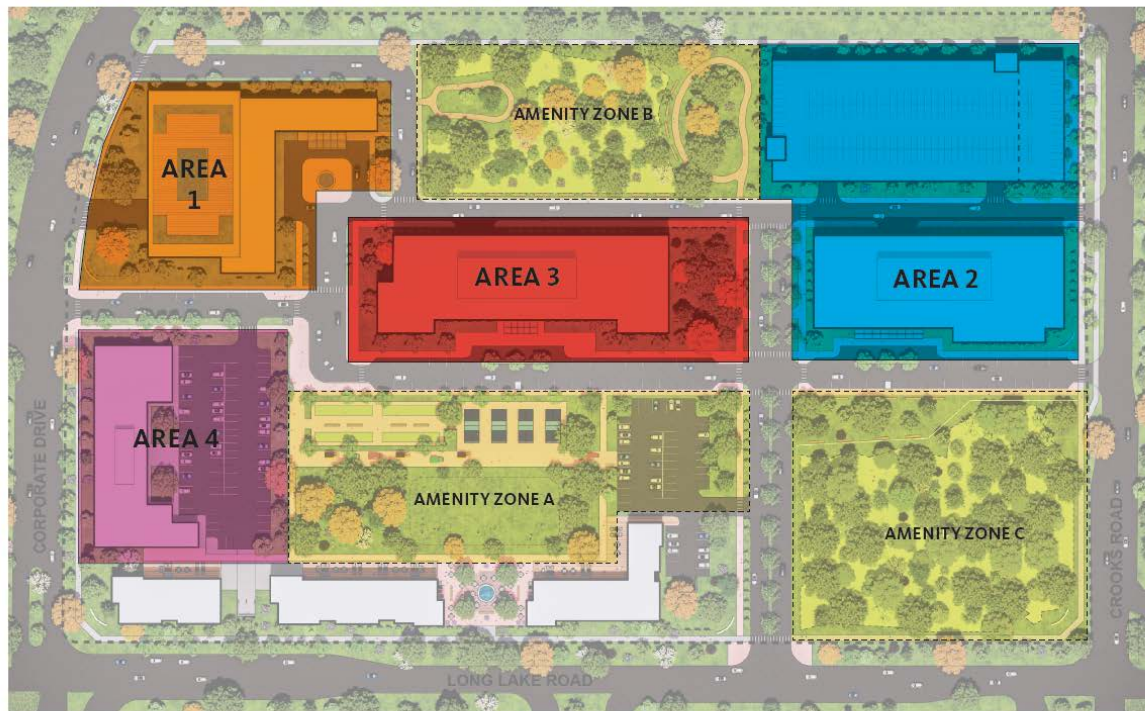
The applicant is proposing four (4) separate development areas and associated amenities areas. The numbering of the development areas is not reflective of the phasing as the applicant seeks flexibility on phasing based on market conditions.

### Development Areas

The applicant has outlined the use parameters of the development areas in Section 2.2 (page 3) of the PUD Agreement:

- *Development Area 1: Residential uses permitted as of right or requiring special approval, and their accessory uses, consistent with such uses in the UR – Urban Residential District and all associated surface parking.*
- *Development Area 2: Office uses permitted as of right or requiring special approval, and their accessory uses, consistent with such uses in the OM - Office Mixed Use District, the O – Office District, or the GB-General Business District, as referenced in the Zoning Ordinance, and a multistory parking structure and surface parking features.*
- *Development Area 3: Residential uses permitted as of right or requiring special approval, and their accessory uses, consistent such uses in the UR – Urban Residential District as referenced in the Zoning Ordinance and all associated surface parking; Office uses permitted as of right or requiring special approval, and their accessory uses, consistent with such uses in the OM – Office Mixed Use District, the O - Office District, or the GB-General Business District, as referenced in the Zoning Ordinance; "Restaurant" and/or "Retail Business or Retail Sales" uses as defined by the Zoning Ordinance; Conference, meeting, and banquet facility uses permitted as of right or requiring special approval, and their accessory uses consistent with such uses the GB – General Business District in the Zoning Ordinance; and, all associated surface parking.*
- *Development Area 4: Lodging or extended stay facility uses permitted as of right or requiring special approval, and their accessory uses, consistent with such uses in the GB – General Business District identified in the Zoning Ordinance; and, Residential uses permitted as of right or requiring special approval, and their accessory uses, consistent such uses in the UR – Urban Residential District as referenced in the Zoning Ordinance and all associated surface parking.*
- *Restaurant/Retail Areas: "Restaurant" and/ or "Retail Business or Retail Sales" uses as defined by the Zoning Ordinance, and their accessory uses, and all associated surface parking. At the discretion of the Developer, any or all of the Restaurant/Retail Areas) may be: (i) constructed at any time without being part of any Phase after the Developer has commenced construction of the first Phase; or, (ii) constructed at any time as part of any Phase.*

## CONCEPT DEVELOPMENT PLAN - DEVELOPMENT AREAS



Long Lake & Crooks Concept Development Plan

November 28, 2022 A-6

### Amenity Areas

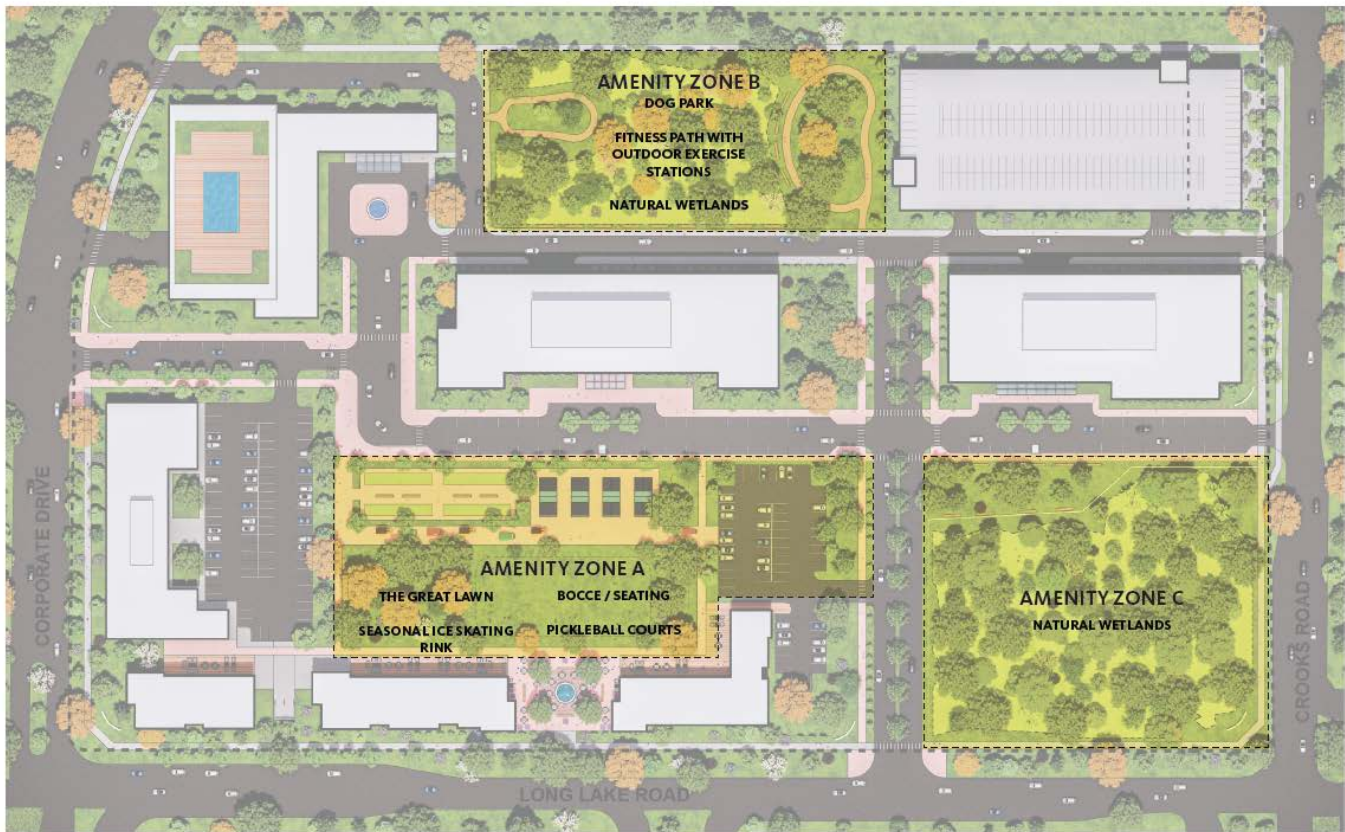
The applicant has outlined the use parameters of the amenity areas in Section 2.2 (page 3) of the PUD Agreement:

- Amenity Zone A - "Open Space" as defined by the Zoning Ordinance for use as an open field activity area, including bocce ball court, pickleball courts, seasonal ice-skating rink, and associated surface parking.
- Amenity Zone B - "Open Space" as defined by the Zoning Ordinance for use as a fitness path with outdoor exercise stations. A portion of Amenity Zone B is a regulated wetland area, will be restricted from development, and will remain in an "Undeveloped State" as defined in the Zoning Ordinance.
- Amenity Zone C – Is a regulated wetland area, will be restricted from development, and shall remain in an "Undeveloped State" as defined in the Zoning Ordinance.

Amenity Zone A shall be developed as part of the first Phase. Amenity Zone B shall be developed as part of the second Phase, except for the regulated wetland area within Amenity Zone B which shall remain undeveloped. Amenity Zone C shall not be developed because it is a regulated wetland area.



## DEVELOPMENT PLAN - AMENITY ZONES



## DEVELOPMENT GUIDELINES

The applicant proposes the following development parameters:

District	General Uses	Max Square Footage	Min # Floors	Min Building Height	Max # Floors	Max Building Height
Development Area 1	Residential	350,000 s.f	3	40'	7	90'
Development Area 2	Office / Parking Structure	500,000 s.f	4	60'	10	150'
Development Area 3	Office / residential / retail / parking structures	350,000 s.f	4	60'	10	150'
Development Area 4	Hotel/residential	105,000 s.f	3	40'	7	90'
Retail / Restaurant Areas	Retail/restaurant	18,000 per building	1	17.5'	2	35'

Minimum setbacks:

District	Front Setback	Side Setbacks	Rear Setbacks
Development Area 1	10'	20'	30'
Development Area 2	10'	20'	30'
Development Area 3	10'	20'	30'
Development Area 4	10'	20'	30'
Retail / Restaurant Areas	10'	20'	30'

## CONCEPT DEVELOPMENT PLAN - MASSING



BUILDING TYPOLOGY	MAX. SQUARE FOOTAGE	MIN. # OF FLOORS	MIN. BUILDING HEIGHT	MAX. # OF FLOORS	MAX. BUILDING HEIGHT
DEVELOPMENT AREA 1					
RESIDENTIAL					
BUILDING 1	350,000	3	40 FT	7	90 FT
RETAIL / RESTAURANT					
BUILDING 1	18,000	1	17.5 FT	2	35 FT
BUILDING 2	18,000	1	17.5 FT	2	35 FT
BUILDING 3	18,000	1	17.5 FT	2	35 FT
DEVELOPMENT AREA 2					
OFFICE / PROFESSIONAL					
BUILDING 1	500,000	4	60 FT	10	150 FT
DEVELOPMENT AREA 3					
OFFICE / PROFESSIONAL / RESIDENTIAL					
BUILDING 1	350,000	4	60 FT	10	150 FT
DEVELOPMENT AREA 4					
HOTEL / RESIDENTIAL					
BUILDING 1	105,000	3	40 FT	7	90 FT

Illustration is a representation of a potential future maximum buildout based on buildout of each Development Area.

## USES

The applicant notes the allowance for all uses (permitted and special) in the OM - Office Mixed Use District, the O – Office District, or the GB-General Business District. There are uses in those districts which the Planning Commission should consider if they are appropriate. Permitted or special uses listed in the OM, O, and GB districts that the Planning Commission may want to discuss:

- Primary and secondary schools
- Convalescent center
- Post-secondary school
- Bus/transit passenger dispatching center
- Hospital
- Day Care and preschool
- Golf course
- Swimming pool club
- Fast food restaurant
- Restaurant drive-in
- Drive-through
- Retail, large format
- Shopping center
- Building and lumber supply
- Garden centers/nursery
- Commercial greenhouse
- Outdoor commercial recreation
- Dry cleaners/laundry
- Open air business, as a principal use
- Private clubs, fraternal organization, and lodge halls
- Commercial kennels
- Adult use business
- Mortuary/funeral home
- Prototype or experimental product design
- Basic research, design, pilot or experimental product development
- Laboratory
- Mini warehouse and self-storage
- Vehicle, recreational vehicles sales
- Vehicle repair station
- Vehicle fueling/multiuse station
- Oil change facility
- Vehicle washes
- Vehicle auctions
- Antique and classic vehicle sales
- Ambulance facilities
- Vehicle rental
- Commercial wind energy conversion system
- Wireless communication facility (Tower)

Based on the adopted City Master Plan goals and intent of the area and the applicant's vision for the site, there are uses in the OM, O, and GB districts that are not consistent with the intent of the area and not appropriate for future development of the site.

**Items to be Addressed:** Planning Commission should consider if certain listed uses are not appropriate.

## PHASING

The applicant seeks flexibility in phasing, however, Section 2.3 (page 5) of the PUD Agreement notes a Phasing Plan. The applicant should clarify if they are proposing a set phasing schedule, for example Development Area 1 is the first phase, or if they seek greater phasing flexibility.

**Items to be Addressed:** Applicant shall clarify phasing and Planning Commission should consider proposed phasing.

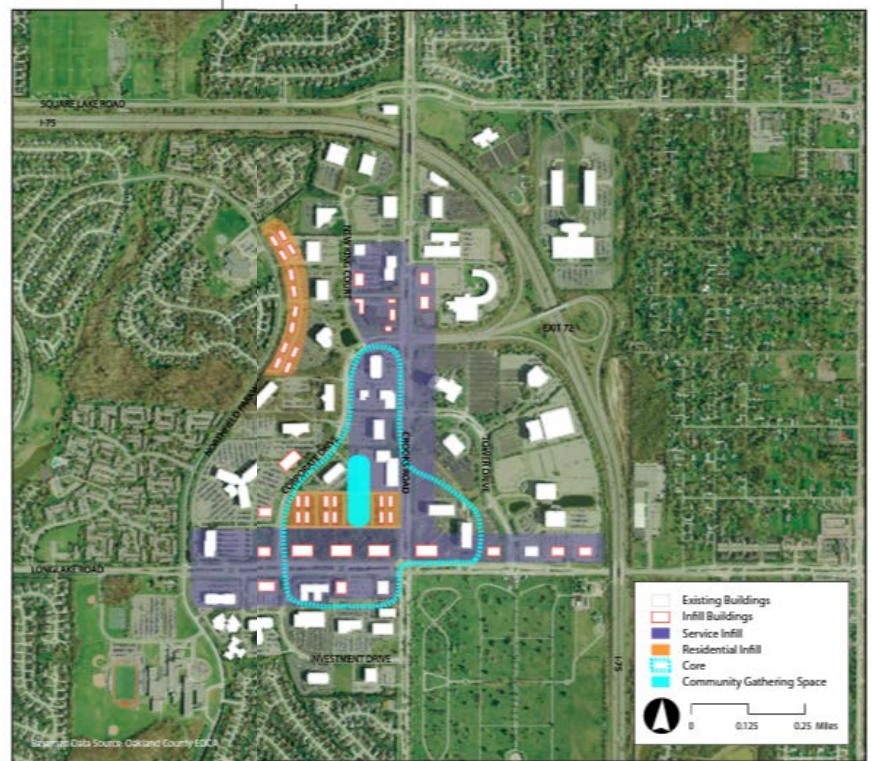


## TRAFFIC IMPACT STUDY

The applicant has submitted Traffic Impact Study, which will be reviewed by the OHM, the Road Commission, and MDOT. The traffic study identifies significant traffic impacts as a result of the development and identifies roadway improvements based on full build out. The applicant has provided a table of proposed associated roadway improvements.

## MASTER PLAN

This site is located in the North Troy Special Area Plan. Located at the intersection of two main arterial roads with a direct access ramp to I-75, North Troy is strategically located to serve as a major employment hub for Oakland County. North Troy currently is home to over 5,000 primarily daytime employees; in addition, there are over 2,000 households within one mile of the area. However, the area is dominated by single-use office buildings with limited interconnections, and few amenities for these workers and nearby residents.



Preparing North Troy for the next generation of growth will require a broader and more creative real estate strategy that will tap into regional trends and market opportunities in order to create a more vibrant, attractive, and flexible work environment. A compatible and vibrant mix of uses will create a life and vibrancy, provide interconnections and a relationship with the adjacent neighborhoods, reduce automobile trips, and enhance walkability by providing destinations.

Priority 1 of the Special Area Plan was to provide a compatible and vibrant mix of uses. Applicable strategies to fulfill this priority includes:

- Promote service infill through property repurposing;
- Promote residential infill through property repurposing;

- Develop and strengthen the core; and
- Create a community gathering space.

Priority 2 is to improve multi-modal circulation and safety. Applicable strategies to fulfill this priority includes:

- Introduce pedestrian mid-block crossing; and
- Establish consistent landscape buffer and setbacks.

Priority 3 is to implement tactical placemaking. Applicable strategies to fulfill this priority includes:

- Create an identity through gateways and wayfinding;
- Facilitate health and wellness initiatives; and
- Encourage creative programming.

This specific site was identified in the Master Plan as an opportunity to define North Troy:

*Building off the surrounding employment base and the highly trafficked Northfield Point Marketplace, the vacant parcel on the northwest corner of Long Lake and Crooks Road offers an opportunity to establish a core for North Troy. This core will provide a compatible mix of uses and should be the starting place of other strategies in the Plan, including pedestrian circulation improvements, landscaping, wayfinding, and creative programming. At the heart of the core is the community gathering space. -Page 192*

Specifically for this site, the Master Plan identified residential infill, service infill, and a community gathering space. A vibrant mix of uses is supported by the Master Plan. However, there are some elements that the applicant should consider strengthening consistency with the Master Plan:

1. Work with City to establish midblock crossing across Crooks and Corporate Drive.
2. Clarify if central gathering areas are open for public activities and use.
3. Develop pilot gateway features and wayfinding signage to be implemented in rest of North Troy.

## **PUD AGREEMENT**

The applicant has submitted a PUD Agreement, which is being reviewed by the City Attorneys office.

## **STANDARDS**

When reviewing the PUD, the Planning Commission shall consider the following standards as set forth in Section 11.03:

1. *A mixture of land uses that would otherwise not be permitted without the use of the PUD provided that other objectives of this Article are also met.*

2. *A public improvement or public facility (e.g. recreational, transportation, safety and security) which will enhance, add to or replace those provided by public entities, thereby furthering the public health, safety and welfare.*
3. *A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be infeasible or unlikely to be achieved absent these regulations.*
4. *Long-term protection and preservation of natural resources, natural features, and historic and cultural resources, of a significant quantity and/or quality in need of protection or preservation, and which would otherwise be infeasible or unlikely to be achieved absent these regulations.*
5. *A compatible mixture of open space, landscaped areas, and/or pedestrian amenities.*
6. *Appropriate land use transitions between the PUD and surrounding properties.*
7. *Design features and techniques, such as green building and low impact design, which will promote and encourage energy conservation and sustainable development.*
8. *Innovative and creative site and building designs, solutions and materials.*
9. *The desirable qualities of a dynamic urban environment that is compact, designed to human scale, and exhibits contextual integration of buildings and city spaces.*
10. *The PUD will reasonably mitigate impacts to the transportation system and enhance non-motorized facilities and amenities.*
11. *For the appropriate assembly, use, redevelopment, replacement and/ or improvement of existing sites that are occupied by obsolete uses and/or structures.*
12. *A complementary variety of housing types that is in harmony with adjacent uses.*
13. *A reduction of the impact of a non-conformity or removal of an obsolete building or structure.*
14. *A development consistent with and meeting the intent of this Article, which will promote the intent of the Master Plan or the intent of any applicable corridor or sub-area plans. If conditions have changed since the Plan, or any applicable corridor or sub-area plans were adopted, the uses shall be consistent with recent development trends in the area.*
15. *Includes all necessary information and specifications with respect to structures, heights, setbacks, density, parking, circulation, landscaping, amenities and other design and layout features, exhibiting a due regard for the relationship of the development to the surrounding properties and uses thereon, as well as to the relationship between the various elements within the proposed Planned Unit Development. In determining whether these relationships have been appropriately addressed, consideration shall be given to the following:*
  - i. *The bulk, placement, and materials of construction of the proposed structures and other site improvements.*
  - ii. *The location and screening of vehicular circulation and parking areas in relation to surrounding properties and the other elements of the development.*
  - iii. *The location and screening of outdoor storage, loading areas, outdoor activity or work areas, and mechanical equipment.*
  - iv. *The hours of operation of the proposed uses.*
  - v. *The location, amount, type and intensity of landscaping, and other site amenities.*
16. *Parking shall be provided in order to properly serve the total range of uses within the Planned Unit Development. The sharing of parking among the various uses within a Planned Unit Development may be permitted. The applicant shall provide justification to the satisfaction of the City that the shared parking proposed is sufficient for the development and will not impair the functioning of the development, and will not have a negative effect on traffic flow within the development and/or on properties adjacent to the development.*
17. *Innovative methods of stormwater management that enhance water quality shall be considered in the design of the stormwater system.*

18. *The proposed Planned Unit Development shall be in compliance with all applicable Federal, State and local laws and ordinances, and shall coordinate with existing public facilities.*

The Planning Commission should review the application considering the standards.

## **BENEFITS**

The applicant has noted the following benefits:


- Horizontal mixed-use development consisted with Master Plan
- Development of an undeveloped and prominent site
- Outdoor plazas
- Outdoor dining areas
- Pedestrian circulation paths and activities around site
- Public art

The Planning Commission should consider the noted benefits.

## **SUMMARY**

The Planning Commission should deliberate:

1. The proposed development guidelines (height/setbacks, etc);
2. The proposed allowable and special uses;
3. The proposed phasing;
4. If the proposed benefits are commensurate with the requested relief/development flexibility; and
5. If the PUD standards have been met.



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

City of Troy  
Planned Unit Development  
Concept Development Plan (CDP) Application  
And Application To Amend The Zoning District Map

**Long Lake and Crooks Masterplan Development**  
Re-Issuance: 11.28.22

**CITY OF TROY  
PLANNED UNIT DEVELOPMENT  
CONCEPT DEVELOPMENT PLAN (CDP) APPLICATION  
AND APPLICATION TO AMEND THE ZONING DISTRICT MAP**

**CITY OF TROY PLANNING DEPARTMENT  
500 W. BIG BEAVER  
TROY, MICHIGAN 48064  
PHONE: 248-524-3364  
E-MAIL: [planning@troymi.gov](mailto:planning@troymi.gov)**



**CONCEPT DEVELOPMENT PLAN FEE  
\$3,000.00**

**ESCROW FEE  
\$5,000.00**

PRIOR TO THE SUBMISSION OF AN APPLICATION FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT, THE APPLICANT SHALL HOLD A PRE-APPLICATION MEETING WITH THE PLANNING DEPARTMENT OF THE CITY AND ANY CITY STAFF AND OUTSIDE CONSULTANTS AS DEEMED APPROPRIATE BY THE CITY.

DATE OF PRE-APPLICATION MEETING: September 25, 2020

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

1. NAME OF THE PROPOSED DEVELOPMENT: Long Lake & Crooks Masterplan Development

2. LOCATION OF THE SUBJECT PROPERTY: Northwest corner - Long Lake & Crooks

3. ZONING CLASSIFICATION(S) OF THE SUBJECT PROPERTY: Current Zoning - Office

4. TAX IDENTIFICATION NUMBER(S) OF SUBJECT PROPERTY: \_\_\_\_\_

5. APPLICANT: \_\_\_\_\_ PROPERTY OWNER: \_\_\_\_\_

NAME Chris Beck NAME Tony Antone

COMPANY Gensler COMPANY Long Lake Crooks Development Associates

ADDRESS 150 West Jefferson, Suite 1700 ADDRESS 39400 Woodward Ave, Suite 250


CITY Detroit STATE MI ZIP 48226 CITY Bloomfield Hills STATE MI ZIP 48304

TELEPHONE 313.496.8966 TELEPHONE 248.644.7600

E-MAIL chris\_beck@gensler.com E-MAIL tantone@Kojaian.com

6. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY:  
Owner's Architect

7. ATTACHED HERETO IS A SIGNED STATEMENT BY THE APPLICANT INDICATING THE APPLICANT HAS THE AUTHORITY TO EXECUTE A BINDING AGREEMENT COVERING ALL PARCELS IN THE PROPOSED P.U.D.

8. SIGNATURE OF APPLICANT  DATE 11.18.20

9. SIGNATURE OF PROPERTY OWNER  DATE 11/17/2020

BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC AS TO THIS REQUEST FOR PLANNED UNIT DEVELOPMENT.

# **PLANNED UNIT DEVELOPMENT CONCEPT DEVELOPMENT PLAN (CDP) PRE-APPLICATION MEETING CHECKLIST**

THE APPLICANT SHALL PROVIDE A MINIMUM OF THREE (3) COPIES OF THE FOLLOWING ITEMS, PLUS ONE (1) CD CONTAINING AN ELECTRONIC VERSION OF THE APPLICATION, TO THE PLANNING DEPARTMENT AT OR BEFORE THE PRE-APPLICATION MEETING. SEE SECTION 11.06(A).

- A SKETCH PLAN OF THE PROPOSED PLANNED UNIT DEVELOPMENT
- LEGAL DESCRIPTION OF THE PROPERTY, SCALE DRAWING AND THE TOTAL NUMBER OF ACRES IN THE PROJECT
- TOPOGRAPHICAL MAP OF THE PROJECT SITE
- A STATEMENT OF ALL PROPOSED USES IN THE PROJECT
- THE KNOWN DEVIATIONS SOUGHT FROM THE ORDINANCE REGULATIONS OTHERWISE APPLICABLE
- THE NUMBER OF ACRES TO BE PRESERVED AS OPEN OR RECREATIONAL SPACE AND THE INTENDED USES OF SUCH SPACE
- ALL KNOWN NATURAL RESOURCES, NATURAL FEATURES, HISTORIC RESOURCES AND HISTORIC FEATURES; WHICH ARE TO BE PRESERVED
- A LISTING AND SPECIFICATION OF ALL SITE DEVELOPMENT CONSTRAINTS

## PLANNED UNIT DEVELOPMENT CONCEPT DEVELOPMENT PLAN (CDP) CHECKLIST

THE FOLLOWING INFORMATION AND MATERIALS ARE NECESSARY FOR SUBMISSION. FOR A DETAILED DESCRIPTION OF REQUIRED ITEMS, SEE SECTION 11.06(C) OF THE ZONING ORDINANCE.

- REQUIRED FEE
- ONE (1) CD CONTAINING AN ELECTRONIC VERSION OF THE APPLICATION AND ONE (1) COPY OF THE DRAFT DEVELOPMENT AGREEMENT (PDF Format)

**The application shall include TWO (2) hard copies of the following information and materials, which shall be in a plan format together with a narrative explanation.**

- Date(s) and location of all meetings with representatives of adjoining neighborhoods, minutes and attendance record(s) of such meeting(s).
- Certified boundary survey including legal description of the property, scale drawing and the total number of acres in the project.
- *Development concept:* A summary explanation of the development concept shall describe the project and explain how the project will meet the intent of the PUD option as set forth in Section 11.01 and the criteria for consideration as a PUD as set forth in Section 11.03 hereof, as those sections reasonably apply to the site.
- *Density:* The maximum density of the overall project and the maximum density for each proposed use and phase.
- *Road system:* A general description of the road system and circulation pattern; the location of roads, entrances, exits and pedestrian walkways; a statement whether roads are intended to be public or private. Efforts shall be made to ensure that multiple transportation modes are safely and effectively accommodated in an effort to provide alternate modes of access and alleviate vehicle traffic congestion particularly as it pertains to the improvements along major roads.
- *Utilities:* A general description and location of both on-site and off-site utilities including proposed water, sanitary sewer, storm sewer systems and utility lines; a general indication of the size and location of stormwater detention and retention ponds, and a map and text showing off-site utilities, existing and proposed, which will provide services to the project.
- *Open space/common areas:* A general description of proposed open space and common areas; the total area of open space; the total area of open space in each proposed phase; the proposed uses of open space and common areas.
- *Uses:* A list of all proposed uses; the location, type and land area to be devoted to each use, both overall and in each phase; a demonstration that all of the proposed uses are permitted under this Article.
- *Development guidelines:* A plan of the site organization, including typical setback and lot dimensions; the minimum lot sizes for each use; typical minimum and maximum building height and size; massing models; conceptual building design; and the general character and arrangement of parking; fencing; lighting; berming; and building materials.
- *Parking and Traffic:* A study of the parking requirements and needs; a traffic impact study and analysis.
- *Landscaping:* A general landscaping plan; a landscape plan for entrances; a landscape plan for overall property perimeters; any theme/streetscape design; any proposed irrigation.
- *Natural resources and features:* Floodway/floodplain locations and elevations; wetlands and watercourses; woodlands; location and description of other natural resources and natural features.



# **PLANNED UNIT DEVELOPMENT CONCEPT DEVELOPMENT PLAN (CDP) CHECKLIST**

*(page 2)*

- *Phasing information:* The approximate location, area and boundaries of each phase; the proposed sequence of development, including phasing areas and improvements; and the projected timing for commencement and completion of each phase.
- *Public services and facilities:* A description of the anticipated demand to be generated by the development for public sewer, water, off-site roads, schools, solid waste disposal, off-site drainage, police and fire; a description of the sufficiency of each service and facility to accommodate such demands; the anticipated means by which any insufficient services and facilities will be addressed and provided.
- *Historical resources and structures:* Their location, description and proposed preservation plan.
- *Site topography.*
- *Signage:* General character and location of entrance and internal road system signage; project identification signage; and temporary or permanent signage proposed for any other locations.
- *Amenities.*
- *Zoning classification:* Existing zoning classifications on and surrounding the site.
- *Specification of deviations:* A specification of all deviations proposed from the regulations which would otherwise be applicable to the underlying zoning and to the proposed uses, which are proposed and sought for any phase or component of the Planned Unit Development; the safeguards, features and/or planning mechanisms proposed to achieve the objectives intended to be accomplished by any regulation from which a deviation is being sought.
- *Community impact statement:* A community impact statement, which shall provide an assessment of the developmental, ecological, social, economic and physical impacts of the project on the natural environmental and physical improvements on and surrounding the development site. Information required for compliance with other ordinance provisions need not be duplicated in the community impact statement.

**ALL HARD COPY DRAWINGS SHALL BE FOLDED, STAPLED, SEALED AND SIGNED  
BY A STATE OF MICHIGAN PROFESSIONAL ENGINEER, REGISTERED ARCHITECT,  
REGISTERED LANDSCAPE ARCHITECT, OR PROFESSIONAL COMMUNITY PLANNER**

**PLANNING COMMISSION AGENDAS ARE ELECTRONIC**

## **PLANNED UNIT DEVELOPMENT CONCEPT DEVELOPMENT PLAN (CDP) CHECKLIST**

Neighborhood meeting:

Communication to immediate neighbors of the property was issued March 11, 2021 to solicit neighborhood comments regarding the proposed masterplan. The communication offered neighbors the opportunity to participate in either a virtual zoom meeting, or comment individually via written response. Neighbors included those to the west, along Corporate Drive, to the south, along Long Lake, and to the east, across Crooks. The developer of this proposed property owns the immediate property to the north. The masterplan graphic, along with contact information for responses to be submitted were included in the mailed communication to each of the neighbors.

No responses were received from any of the neighbors and as such no virtual meeting occurred.

See following page for copy of letter submitted.



03.11.21

Dear Mr. Dugan:

Re: 1175 W. Long Lake Rd  
Troy, Michigan

You are being sent this letter as the owner of the above referenced property based on a review of publicly available information. Long Lake Crooks Development Associates, L.L.C. (the "Developer") intends to develop the vacant 24.08 property located at the northwest corner of the intersection of Crooks Road and Long Lake Road. It is planned to be a mixed-use development.

The Developer is required to notify nearby landowners of the proposed development and ask for comments. A proposed concept masterplan is enclosed for your reference. If you wish to verbally comment, please email Chris Beck no later than March 29<sup>th</sup>, 2021. A virtual Zoom meeting will be set up for you to provide verbal comments. Alternatively, you may also provide written comments to the undersigned no later than April 5<sup>th</sup>, 2021 by sending an email to [chris\\_beck@gensler.com](mailto:chris_beck@gensler.com).

Before this development will occur, it must be thoroughly reviewed and approved by the City of Troy. The City will likely be in contact with you to advise you of the time and place of any public hearing that may be required for this development.

Thank you.

A handwritten signature in black ink, appearing to read "C. Beck".

Chris Beck, AIA, LEED-AP BD&C  
Senior Associate  
Gensler

Attachment: Crooks & Long Lake Masterplan  
C: Brent Savidant (via email)



CROOKS & LONG LAKE // MASTER PLAN





**LONG LAKE & CROOKS**

**CONCEPT DEVELOPMENT PLAN**

KOJAIAN + GENSLER + PEA GROUP + FLEIS & VANDENBRINK | NOVEMBER 28, 2022 | CDP

Planned Unit Development – Concept Development (CDP) Submittal

Project: Long Lake & Crooks Masterplan Development

Original Submission Date: April 22, 2022

Revised Submission Date: November 28, 2022

City of Troy, Planning Department

City of Troy, 500 W. Big Beaver Rd., Troy, MI 48084



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Long Lake Crooks Development Associates, LLC  
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Contact: Anthony G. Antone, Vice President

## Gensler

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(313) 496-8966  
Contact: Chris Beck, Project Manager



Fleis & Vandenbrink  
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(248) 342-5786  
Contact: Julie Kroll, PE, PTOE

## PEA GROUP

PEA Group  
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Troy, MI 48083  
(248) 528-7369  
Contact: James Butler, PE



Dawda, Mann, Mulcahy, & Sadler  
39533 Woodward, Suite 200  
Bloomfield Hills, MI 48304  
(248) 642-4248  
Contact: Tyler D. Tennent

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## **A. Certified Boundary Survey – Refer to Appendix: Sheet C-1**

### **Legal Description of Property**

A parcel of land in a part of the southeast quarter of Section 8, T.02N., R.11 E., City of Troy, County of Oakland, State of Michigan described as follows:

Commencing at the Southeast corner of Section 8, T.02N., R.11 E., City of Troy, County of Oakland, State of Michigan, thence South 87 degrees 15 minutes 31 seconds West 130.00 feet; thence North 02 degrees 37 minutes 54 seconds West 100.00 feet to the north line of Long Lake Road (width varies) and the POINT OF BEGINNING; thence along the said north line the following three (3) courses and distances 1) South 87 degrees 15 minutes 31 seconds West 894. 70 feet; 2) North 02 degrees 30 minutes 26 seconds West 10.00 feet; 3) South 87 degrees 15 minutes 31 seconds West 364.00 feet; thence North 47 degrees 37 minutes 28 Seconds West 42.26 feet to the easterly line of Corporate Drive (120' wide); thence North 02 degrees 30 minutes 26 seconds West 424.81 feet to a point of curvature; thence 353.35 feet along a curve to right, said curve having a radius 710.00 feet, a central angle of 28 degrees 30 minutes 52 seconds, and a chord that bears North 11 degrees 45 minutes 00 seconds East 349.71 feet; thence North 87 degrees 15 minutes 31 seconds East 1240. 77 feet to the west line of Crooks Road (width varies); thence along said west line the following three (3) courses and distances: 1) South 02 degrees 37 minutes 54 seconds East 463.36 feet; 2) South 87 degrees 22 minutes 06 seconds West 10.00 feet; 3) South 02 degrees 37 minutes 54 seconds East 310.00 feet; thence South 42 degrees 18 minutes 48 seconds West 42.47 feet to the POINT OF BEGINNING.

Parcel 20-08-477-001 Vacant Land

## **B. Development Concept:**

Long Lake Crooks Development Associates, L.L.C. (the "Developer") proposes a mixed-use development within the approximate 24.08-acre site bound by Long Lake Road to the south, Crooks Road to the east and Corporate Drive to the west (the "Site"). In concept, this development is envisioned to offer various needed services to the Long Lake corridor and surrounding community and create a development of mixed horizontal and vertical forms. The Site has the potential to be comprised of workplace / medical office space, retail, commercial, residential, and hospitality uses, with the desired overall potential of maximizing the developmental area and providing interconnectivity for vehicles and pedestrians.

The overall phasing of the development will be dependent on the market and the Developer's success and cadence in acquiring prospective users. Final Site configurations will be contingent on such cadence and specific user requirements, both of which will influence final building massing, location, and overall Site character. Final development solutions for each use will be individually issued for approval as part of the preliminary and final development approval process during future timeframes.

The basis of the documentation included within this Concept Development Plan and the PUD application is to demonstrate the desired intent of the overall Site development over a period of time. It is conceptual in nature, however, demonstrates a thoughtful and desired solution to the Site for which a planned unit development zoning status is needed. The descriptions and illustrations within this application form the basis of the development concept.

## **Development Areas:**

The Concept Development Plan envisions several Site components identified as development areas (refer to appendix sheet A-6). Although sequentially numbered, these development areas are not intended to reflect a specific order of cadence, but to identify separate areas within the overall Site that will be developed through a phased approach.

Development Area 1: A residential component is intended for the northwest corner of the Site that will foster a permanent population and enhance further development of the remaining development areas. This residential component will support the increasing demands of the City's housing needs and satisfy a key component in the intended live / work / play environment the Site is focused to achieve.

Development Area 2: The largest development area of the Site is proposed for workplace / medical office and is generally intended to be the anchor development within the overall Site. This development area will support the functional needs of prospective users of the Site and/or nearby residents, bringing significant growth opportunities for the City and further energizing the area. If developed for either single anchor or multi-tenant configurations, the buildings in this development area will support the flexible workplace environment tenants seek within Class-A office/flex-tech space.

Development Area 3: This development area reflects an additional opportunity for added workplace, office, retail, and residential use. Centered within the Site, this development area can act as either a standalone anchor development or as an expansion of use based on the success of either Development Areas 1 & 2. Supporting parking will be included within the development footprint.

Development Area 4: The development area is for lodging with an intended inclusion of an anchor hotel. The building will be designed so that it is easily convertible to residential, (apartment or condominium), use if desired in the future. Currently located on the southwestern corner of the Site, the final location of the hotel may adjust along Corporate Drive dependent on the final retail / restaurant configuration in other areas of the Site. As with the retail and residential components, the hotel is deemed as an asset to both the immediate Site as well as the broader community.

The remaining areas along Long Lake, as illustrated on the Concept Development Plan, offer retail / restaurant opportunities. These intended areas provide destinations for the surrounding community while also supporting other developments on the Site. They are smaller in scale and are intended to energize the Long Lake and Corporate Drive frontage for both vehicular and pedestrian foot traffic by becoming favorite 'go-to' locations. They are not considered a separate development area, but intended to be built either as part of any phase of the development or separately after 50% completion of the first phase.

A combination of surface and structured parking will support the development of the Site based on the expected development uses. Surface parking will support the needs of the short-term visitors of office, retail, and hotel uses, while structured parking, situated away from the high visibility of Long Lake and Crooks will support the daily occupants of the larger office and mixed-use buildings. Each development area will meet all parking requirements as mandated for its use within the City guidelines.

The Developer requests the flexibility to choose the locations of each permitted use within a development area, the sequence of development, and the specific features and boundaries of

each area depicted in the Concept Development Plan. Market forces and user requirements are constantly changing. As a result, the PUD zoning concept, together with an appropriate Development Agreement, will facilitate this flexibility and encourage development without adversely impacting the preliminary and final development plan approval processes required by the City under the Zoning Ordinance.

All development areas shall be integrated through design elements including but not limited to architecture, materials, landscaping, pedestrian connectivity, street connectivity, and shared parking and in accordance to all City requirements.

Landscaping shall meet or exceed required landscaping for similar projects as per Chapter 39, Section 13.02.

Temporary undeveloped portions of the Site shall be appropriately maintained including grass cutting, snow removal, keeping the Site free of refuse, etc.

### **Amenity Areas:**

Various amenities will be required as part of the development areas as shown in the Concept Development Plan – Amenity Zones (refer to appendix sheet A-7). The overall configuration of amenity areas is flexible however they have been purposefully located and sized based on proximity and use of each development area as well as connectivity and access to each other and the local community. Overall, amenity areas account for approximately 135,000 SF, (3 acres), of the total Site area, or 12%.

The amenity areas as illustrated include the following:

Amenity Area 1A: Open green spaces for flexible use, community seating areas / built shelters and fire pits.

Amenity Area 1B: Dog park, walking path.

Amenity Area 2A: Landscape / public art - sculpture garden, walking paths and seating.

Amenity Area 2B: Fitness path, pickle ball courts.

Amenity Area 3: Open green space, bocce ball, food truck staging area.

Overall: Connecting pathways/sidewalks allow both internal and public pedestrian access and engagement across all amenity areas. Continuity of landscape, vegetation and site furnishings will provide a cohesive and connected aesthetic across all parts of the Site.

### **Natural Areas:**

Approximately 3.6 acres of natural wetland will be preserved on the Site, located within two distinct areas, Natural Area 1 and Natural Area 2, as illustrated in the Concept Development Plan (refer to appendix sheet A-7). No development will occur within the natural areas. Viewed as part of the overall Site amenities, the wetlands further enhance the natural landscape and create buffers between development areas that support a more open site environment and will help to minimize the appearance of overall densification. Vegetation within these areas will remain

untouched, except as may be required by the permitting authorities or to facilitate opportunities to clear low lying scrub vegetation for visual access as well as physical approach along the wetland boundaries.

Amenity areas have strategically been placed adjacent to these natural wetlands to further increase the openness and outdoor offerings to users of the Site and public alike.

**C. Location Map – Refer to Appendix: Sheet C-0**

**D. Land Use Map – Refer to Appendix: Sheet A-1**

Properties adjacent to site are: Office, Retail/Restaurant and Cemetery

**E. Certified Boundary Survey – Refer to Appendix: Sheet C-1 Topographic Survey**

**F. Density Analysis:**

	<b>Zoning</b>	<b>Proposed</b>
<b>District</b>	<b>Max. % of Building Coverage</b>	
<b>OM – Office Mixed Use</b>	<b>40%</b>	<b>37%</b>
<b>UR – Urban Residential</b>	<b>50%</b>	<b>N/A</b>
<b>GB – General Business</b>	<b>N/A</b>	<b>10%</b>
<b>Overall Site</b>	<b>N/A</b>	<b>27%</b>

**G. Road/Circulation System**

- Private Roads within Site
- Entrances
  - Crooks Road Boulevard
    - Main Entry with deceleration lane / Exit
  - Long Lake Road Boulevard
    - Main Entry with deceleration lane / Exit
    - Retail / Restaurant entry with deceleration lane / Exit
  - Corporate Drive Boulevard
    - Main Entry with deceleration lane / Exit
    - Hotel entry with deceleration lane / Exit
- Circulation Pattern
  - Main routes are East to West from Crooks Road to Corporate Drive
  - Intersecting route from Long Lake Road
- Pedestrian walkways throughout the Site to provide walkability and easy access to amenities



#### **H. Utilities – Refer to Appendix: Sheet C-3 Conceptual Utility Plan**

- Gas – Connect to existing from Crooks Road
- Electric - Connect to existing from Long Lake Road
- Water / Fire
  - Connect to existing watermain from Corporate Drive
  - Connect to existing watermain from Crooks Road
- Sanitary Sewer – Connect to existing from Long Lake Road
- Communications – Connect to existing from Long Lake Road
- Storm
  - Connect to the existing structure at the corner of Crooks Road and Long Lake
  - Underground detention area in parking lot near Detention Pond
  - Detention Area will feature a natural pond with walking path and landscaping

#### **I. Open Space/Common Areas:**

The Site is currently vacant and not accessible to the public. The Concept Development Plan envisions that a portion of the Site will provide a park like setting and access to the pedestrian boulevards and retail/restaurants, which can be used at the leisure of residents and visitors. This interconnectivity to the Site features and outdoor amenities is a recognizable public benefit.

Open space is incorporated to the greatest extent possible while balancing building, parking and circulation needs within the boundaries of the Site. Open, vegetated areas are located to minimize large scale hardscape zones. Public access is focused primarily to the southern end of the Site, along the Long Lake corridor.

Continuous paved walking paths wrap the development area, connecting open spaces, as well as the incorporation of a potential natural pathways and seating areas.

Native, high quality, vegetation replaces the current low value tree stock and is intended to be incorporated throughout the development areas within open/common spaces, softening the more formal approach of the buildings and balancing human scale to surrounding built environment.

Refer to Appendix: Sheet C-2.0 and Sheet A-7 for Conceptual Site Plan, natural area, and site amenity diagramming.

#### **J. Uses: Refer to Appendix: Sheet A-6, A-8, A-9, A-10, A-11**

- Lodging / Residential
- Retail / Restaurant
- Office / Medical / Residential
- Parking – Surface / Deck

The proposed uses are to be a mixture of commercial, retail, residential, and office, (live / work / play) with both structured and surface parking. All uses are subject to Preliminary Development Plan Approval and described as follows:

Development Area 1: Residential uses permitted as of right or requiring special approval, and their accessory uses, consistent with such uses in the UR – Urban Residential District and all associated surface parking.

Development Area 2: Office uses permitted as of right or requiring special approval, and their accessory uses, consistent with such uses in the OM - Office Mixed Use District, the O - Office District, or the GB-General Business District, as referenced in the Zoning Ordinance, and a multi-story parking structure and surface parking features.

Development Area 3: Residential uses permitted as of right or requiring special approval, and their accessory uses, consistent such uses in the UR – Urban Residential District as referenced in the Zoning Ordinance and all associated surface parking; Office uses permitted as of right or requiring special approval, and their accessory uses, consistent with such uses in the OM - Office Mixed Use District, the O - Office District, or the GB-General Business District, as referenced in the Zoning Ordinance; "Restaurant" and/ or "Retail Business or Retail Sales" uses as defined by the Zoning Ordinance; Conference, meeting, and banquet facility uses permitted as of right or requiring special approval, and their accessory uses consistent with such uses the GB - General Business District in the Zoning Ordinance; and, all associated surface parking.

Development Area 4: Lodging or extended stay facility uses permitted as of right or requiring special approval, and their accessory uses, consistent with such uses in the GB – General Business District identified in the Zoning Ordinance; and, Residential uses permitted as of right or requiring special approval, and their accessory uses, consistent such uses in the UR – Urban Residential District as referenced in the Zoning Ordinance and all associated surface parking.

Restaurant/Retail Areas: "Restaurant" and/ or "Retail Business or Retail Sales" uses as defined by the Zoning Ordinance, and their accessory uses, and all associated surface parking.

Amenity Area 1A: "Open Space" as defined by the Zoning Ordinance for use as an open field activity area.

Amenity Area 1B: "Open Space" as defined by the Zoning Ordinance for use as a dog park.

Amenity Area 2A: "Open Space" as defined by the Zoning Ordinance for use as a public art or sculpture garden.

Amenity Area 2B: "Open Space" as defined by the Zoning Ordinance for use as a fitness trail and pickle ball courts.

Amenity Area 3: "Open Space" as defined by the Zoning Ordinance for use as a bocce ball court and outdoor seating.

Natural Areas A and B: Restricted from development and shall remain in an "Undeveloped State" as defined in the Zoning Ordinance.

**K. Development Guidelines:**

DISTRICT	MAX SQUARE FOOTAGE	MIN # FLOORS	MIN BUILDING HEIGHT	MAX # FLOORS	MAX BUILDING HEIGHT
DEVELOPMENT AREA 1	350,000 sf	3	40'	7	90'
DEVELOPMENT AREA 2	500,000 sf	4	60'	10	150'
DEVELOPMENT AREA 3	350,000 sf	4	60'	10	150'
DEVELOPMENT AREA 4	105,000 sf	3	40'	7	90'
RETAIL/RESTAURANT AREAS	18,000 per building	1	17.5'	2	35'

See Sheet A-12 for massing

**MINIMUM SETBACKS** (measured from perimeter property lines or public rights of way)

DISTRICT	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
DEVELOPMENT AREA 1	10'	20'	30'
DEVELOPMENT AREA 2	10'	20'	30'
DEVELOPMENT AREA 3	10'	20'	30'
DEVELOPMENT AREA 4	10'	20'	30'
RETAIL/RESTAURANT AREAS	10'	20'	30'

**L. Traffic Impact Study:**

Refer to Appendix: Sheet TR-1 - Traffic Impact Study and Shared Parking Study.

**Executive Summary**

This report presents the results of a Traffic Impact Study (TIS) for the proposed master plan development located generally in the northeast quadrant of the Long Lake Road and Corporate Drive intersection adjacent to the west side of Crooks Road in Troy, Michigan.

This analysis is based on the conceptual development plan included with the application. This study includes an evaluation of the highest trip generation for the potential uses of the Site, thereby providing a conservative analysis. The land uses included herein were assumed for analysis purposes and do not necessarily reflect the actual proposed land uses on this Site.

The proposed conceptual plan evaluated in this study includes the development of the approximately 24-acre parcel with office, hotel, and retail/restaurant land uses. Parking for the Site was assumed to be provided through a combination of parking structures and surface parking. The Site access will be finalized at the site plan phase of the project, however for this analysis access was assumed via seven (7) site driveways; two (2) on SB Crooks Road, two (2) on Long Lake Road, and three (3) on Corporate Drive. Long Lake Road and Crooks Road are under the jurisdiction of the Road Commission for Oakland County (RCOC), whereas Corporate Drive is under the jurisdiction of the City of Troy.



The scope of this study was developed based on Fleis & VandenBrink's (F&V) knowledge of the study area, understanding of the development program, accepted traffic engineering practice and information published by the Institute of Transportation Engineers (ITE), and pursuant to the requirements of the City of Troy and the RCOC. Additionally, F&V solicited input regarding the scope of work from the City of Troy's engineering consultant (OHM Advisors).

## Background Data

Due to the impacts of COVID-19 and the subsequent closures of businesses and schools, current traffic volume data is not representative of "typical" operations. In addition, the on-going construction on I-75 has significant impacts on the traffic volumes throughout the study network. Therefore, the traffic volume data necessary for this study were obtained from multiple sources:

- SCATS volume data was obtained from RCOC at the signalized study intersections within the network for use in this study. The SCATS data utilized for this study was obtained for September 13, 2018, prior to COVID-19 and the I-75 construction impacts.
- F&V subconsultant Traffic Data Collection, Inc. (TDC) performed weekday AM (7:00 AM to 9:00 AM) and PM (4:00 PM to 6:00 PM) peak hour turning movement counts on Wednesday, October 6, 2020 at the unsignalized intersections.

A 0.5% annual background growth rate was applied to the 2018 signalized traffic volumes to calculate the baseline 'existing' 2020 traffic volumes. COVID-19 adjustment factors were applied at the unsignalized intersections to calculate the baseline 'existing' 2020 traffic volumes. The traffic volumes were then balanced upwards through the study network. 'Dummy nodes' were added at locations to account for sink and source volumes between intersections.

## Trip Generation

The number of weekday peak hour (AM and PM) and daily vehicle trips that would be generated by the proposed development was forecast based on data published by ITE in the *Trip Generation Manual, 10<sup>th</sup> Edition*. The site trip generation forecast is summarized in **Table 1**. The proposed trip generation included in this analysis was reviewed with the City Traffic Consultant (OHM) prior to use in the study. *Note: Internal trip capture and pass-by trip reductions were not included in this study to provide a conservative analysis.*

Table E1: Trip Generation Summary

Land Use	ITE Code	Amount	Units	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
					In	Out	Total	In	Out	Total
High Turnover (Sit-down) Restaurant	932	54,000	SF	6,058	295	242	537	327	201	528
Hotel	310	308	Rooms	3,050	88	61	149	105	100	205
Medical-Dental Office Building	720	1,000,000	GFA SF	38,332	1,353	381	1,734	950	2,442	3,392
<b>Total Trips</b>				<b>47,440</b>	<b>1,736</b>	<b>684</b>	<b>2,420</b>	<b>1,382</b>	<b>2,743</b>	<b>4,125</b>

## Site Trip Distribution

The site access for this analysis was assumed via seven (7) driveways: three (3) on Corporate Drive, two (2) on Long Lake Road, and two (2) on SB Crooks Road. The vehicular trips that would be generated by the proposed development were assigned to the study roads based on the proposed site access plan, the existing peak hour traffic patterns on the adjacent roadway network, and the methodologies published by ITE. The adjacent street traffic volumes were used to develop the trip distribution. In order to determine the projected site traffic distribution, it was assumed that the existing adjacent street traffic volumes in the AM are home-to-work based trips,

and in the PM are work-to-home based trips. Therefore, the trip distribution assumes trips are coming into the study network and entering the development for work in the AM peak hour, then leaving work and exiting the network towards home in the PM peak hour. The ITE trip distribution methodology assumes that new trips will return to their direction of origin. The site trip distribution used in the analysis is summarized in **Table E2**.

*Table E2: Site Trip Distribution*

From/To	Via	AM	PM
North	Crooks Road	28%	30%
South	Crooks Road	14%	19%
East	Long Lake Road	18%	17%
East	I-75 Ramp	28%	18%
West	Long Lake Road	12%	16%
<b>Total</b>		<b>100%</b>	<b>100%</b>

## Conclusions

The conclusions of this TIS are as follows:

### Masterplan Development Assumptions

- This analysis is based on the Conceptual Development Plan included with the application. This study includes an evaluation of the highest trip generation associated with the potential uses for this Site. Therefore, the traffic analysis included herein provides a conservative analysis for this development. The land uses included herein were assumed for analysis purposes and do not necessarily reflect the actual proposed land uses on this Site.
  - The proposed conceptual plan evaluated in this study includes the development of the approximately 24-acre parcel with office, hotel, and retail/restaurant land uses.
  - Parking for the Site was assumed to be provided through a combination of parking structures and surface parking.
  - The site access will be finalized at the site plan phase of the project, however for this analysis access was assumed via seven (7) site driveways; two (2) on SB Crooks Road, two (2) on Long Lake Road, and three (3) on Corporate Drive.

### Trip Generation Comparison

- A trip generation comparison analysis was performed to show the potential trip generation associated with development permitted under the existing Office (O) zoning. The results of the analysis indicate that the proposed development plan will generate more trips throughout the day and during both peak hours, as compared to a potential development currently permitted by right under the existing zoning.

### Existing Conditions

- All approaches and movements at the study intersections currently operate acceptably, at LOS D or better during both peak periods, with the exception of the following:
  - The overall intersection of Crooks Road & Corporate Drive/I-75 Ramp is currently operating at LOS E during the AM peak period with multiple approaches and movements operating at LOS E and LOS F during both AM and PM peak periods.

- The southbound left-turn movement at the intersection of Corporate Drive & New King Drive is currently operating at LOS E during the AM peak period.
- The southbound approach at the intersection of EB Long Lake Road and Investment Drive is currently operating at LOS E during the AM peak hour and LOS F during the PM peak hour.
- The westbound right turn movement at the intersection of WB Long Lake Road & Corporate Drive is currently operating at LOS E during the AM peak hour.
- Review of SimTraffic network simulations indicates long vehicles queues at the signalized intersection of Crooks Road & Corporate Drive/I-75 Ramp during both peak periods. Microsimulations indicate acceptable operations at all other study intersections.

#### Background Conditions (*without the proposed development*)

- A conservative annual growth rate of 0.5% per year was applied to the 2020 traffic volumes in order to determine the background 2025 traffic volumes.
- The results of the background conditions analysis show that the study intersections will continue to operate in a similar manner to existing conditions, with some increases in the delay.

#### Future Conditions (*with the proposed development*)

- The results of the future conditions analysis show that, with the addition of the site-generated traffic, all study intersection approaches and movements will operate in a manner similar to existing and background conditions, with the exception of the following:
  - The intersection of Crooks Road & Corporate Drive/I-75 Ramp is expected to operate at LOS F during both AM and PM peak periods with significant increases in delay for the westbound approach during the AM peak hour and the eastbound approach during the PM peak hour.
  - The southbound left-turn on Crooks Road at Tower Drive exceeds the available storage length and impacts the upstream operation at the intersection of Crooks Road & Corporate Drive/I-75 Ramp.
  - The northbound left turn movement at NB to SB Crooks Road crossover north of Long Lake Road is expected to operate at LOS E during both AM and PM peak hours.
  - The southbound left turn movement at the SB to NB Crooks Road crossover north of Long Lake Road is expected to operate at LOS F during PM peak hour.
  - The southbound left turn movement at SB to NB Crooks Road crossover south of Long Lake Road is expected to operate at LOS F during the PM peak hour.
  - The eastbound right turn movement on the E. Site Drive at Crooks Road is expected to operate at LOS F during the PM peak hour.
  - The southbound right turn movement at WB Long Lake Road and S.E. Site Dr. is expected to operate at LOS F during the PM peak hour.
  - The westbound left turn movement at the N. Site Drive at the Corporate Drive is expected to operate at LOS E during the PM peak hour.

- The westbound left turn movement at the N.E. Site Drive & SB Crooks Road intersection is expected to operate at LOS F during the PM peak hour.
- The westbound left turn movement at the N.W. Site Drive & Corporate Drive intersection is expected to operate at LOS E and LOS F during the AM and PM peak hour, respectively.
- Review of SimTraffic network simulations indicates long vehicles queues at the signalized intersection of Crooks Road & Corporate Drive/I-75 Ramp during both peak periods. Additionally, long vehicle queues exceeding the available storage length were observed at the Tower Drive Crossover, the SB-to-NB Crossover located north and south of Long Lake Road. Microsimulations indicate acceptable operations at all other study intersections.

#### Access Management

- The results of the analysis indicate that right-turn deceleration tapers are recommended at the site driveways on Corporate Drive and full-width right-turn lanes are recommended at the proposed site driveway locations on Crooks Road and Long Lake Road.
- There are no site access driveways proposed at this time with this PUD. Therefore, the site access driveways will be further reviewed for access management and auxiliary lanes during the development of site plan(s) for this PUD.

#### Parking Study

- The proposed PUD includes the addition both surface parking spaces and one or more parking structures.
- A minimum of 4,580 parking spaces is recommended for this Site.

#### Project Phasing

- There is no identifiable phasing plan at this juncture of the proposed development. The overall development is assumed to be phased over time, based on tenant opportunities and economic viability. As various areas are developed, a phasing plan will be formulated in a manner where all parking and building requirements are met throughout each phase.



## Recommendations

The recommendations of this TIS are as follows:

Recommended Intersection Improvement (Future 2025)	
<b># 10 Crooks Road &amp; Corporate Drive / I-75 Ramp</b>	
<i>Eliminate the EB and WB left-turn movements and the split phasing</i>	
<ul style="list-style-type: none"> <li>• Operate as median U-turn on east and west approaches.</li> <li>• Construct new SB to NB crossover south of Corporate Drive.</li> <li>• Construct additional westbound right-turn lane</li> <li>• Extend the southbound left-turn storage length (~200 feet)</li> </ul>	
<b># 30 NB Crooks Road &amp; Tower Drive</b>	
<i>Eliminate direct left turns and operate intersection with indirect left-turns.</i>	
<ul style="list-style-type: none"> <li>• Close existing crossover at intersection</li> <li>• Construct new NB to SB crossover north of Tower Drive</li> </ul>	
<b># 40 NB to SB Crooks Road X/O north of Long Lake Road</b>	
<ul style="list-style-type: none"> <li>• Provide signalization</li> </ul>	
<b># 50 SB to NB Crooks Road X/O north of Long Lake Road</b>	
<ul style="list-style-type: none"> <li>• Provide dual lane crossover</li> </ul>	
<b># 130 WB to EB Long Lake Road X/O west of Investment Drive</b>	
<ul style="list-style-type: none"> <li>• Provide signalization</li> </ul>	
<b>#140 SB to NB Crooks Road X/O south of Long Lake Road</b>	
<ul style="list-style-type: none"> <li>• Provide dual lane crossover</li> <li>• Provide signalization</li> </ul>	
<b># 160 SB Crooks Road &amp; E. Site Drive</b>	
<ul style="list-style-type: none"> <li>• Provide dual right-turn egress</li> <li>• Provide a right-turn deceleration lane on Crooks Road</li> </ul>	
<b># 170 Corporate Drive &amp; N. Site Drive</b>	
<ul style="list-style-type: none"> <li>• Provide a two-lane egress approach</li> <li>• Provide a right-turn deceleration lane on Corporate Drive</li> </ul>	
<b># 180 Corporate Drive &amp; W. Site Drive</b>	
<ul style="list-style-type: none"> <li>• Provide a right-turn deceleration lane on Corporate Drive</li> </ul>	
<b># 190 WB Long Lake Road &amp; SW. Site Drive</b>	
<ul style="list-style-type: none"> <li>• Provide a right-turn deceleration lane on Long Lake Road</li> </ul>	
<b># 200 WB Long Lake Road &amp; SE. Site Drive</b>	
<ul style="list-style-type: none"> <li>• Provide a two-lane egress approach</li> <li>• Provide a right-turn deceleration lane on Corporate Drive</li> </ul>	
<b># 210 NB to SB Crooks Road XO north of Corporate Drive</b>	
<ul style="list-style-type: none"> <li>• Provide dual lane crossover</li> <li>• Provide signalization</li> </ul>	

<b># 220 SB to NB Crooks Road X/O south of Tower Drive (NEW)</b>
<ul style="list-style-type: none"> <li>• Provide dual lane crossover</li> <li>• Provide signalization</li> </ul>
<b># 230 NB to SB Crooks Road X/O north of Tower Drive</b>
<ul style="list-style-type: none"> <li>• Relocate crossover further south to accommodate a NB to SB X/O south of Corporate Drive</li> </ul>
<b># 240 SB to NB Crooks Road X/O south of Tower Drive</b>
<ul style="list-style-type: none"> <li>• Provide dual lane crossover</li> <li>• Provide signalization</li> </ul>
<b># 250 SB Crooks Road &amp; NE. Site Drive</b>
<ul style="list-style-type: none"> <li>• Provide dual right-turn egress</li> <li>• Provide a right-turn deceleration lane on Crooks Road</li> </ul>
<b># 260 Corporate Drive &amp; NW. Site Drive</b>
<ul style="list-style-type: none"> <li>• Provide a two-lane egress approach</li> </ul>

**M. Landscaping: Refer to Appendix: Sheets: L-1, T-1, T-2 and T-3**

- Landscaping will be designed per Article 13 of the City of Troy Zoning Ordinance.
- Tree Survey Originally completed May 15, 2019
  - 1179 trees 6" DBH or greater were identified and tagged (18 on adjacent property)
  - One (1) tree on the property is in Good condition (Silver Maple)
  - Remaining trees are noted as Fair, Poor or Very Poor

**N. Natural Resources/Features:**

The Site topography is gently sloping from the west to the east (elevation 800 to 774). Most of the Site drains to the southeast property corner and outlets into an existing culvert. Several areas of the property were shown to be disturbed with mounding, digging and evidence of earthwork/contour changes. No buildings or roads exist on the Site.

**Wetlands – Refer to Appendix: Sheet A-2, C-1**

Based upon the wetland delineation in March 2019, four (4) wetlands were found on the property. Two (2) wetlands were determined to be regulated by the Michigan Department of Environment, Energy & Great Lakes (EGLE). Wetland A and Wetland D is regulated by the City of Troy and EGLE and will need use permits for any impacts. Wetland A is dominantly scrub shrub with a dominance of common buckthorn (*Rhamnus cathartica*), riverbank grape (*Vitis riparia*) and silver maple (*Acer saccharinum*). Wetland D is primarily a scrub shrub wetland with a dominance of glossy buckthorn. The parcel did get processed through the State of Michigan's Wetland Assessment in June 2019. As determined by EGLE, a small stream was identified within the southern edge of Wetland A and drains directly into the existing storm end section. The on-site water travels within the storm pipe along Long Lake and discharges into the Sturgis Drain. It was this relationship to Sturgis Drain that EGLE determined the on-site water feature a stream and thus regulating Wetland A and D. Refer to Wetland Map below and review the included wetland report. Therefore, the City of Troy\* and EGLE will require a use permit for Wetland A.

*Refer to Wetlands Summary Report dated April 2, 2019 and Wetlands Identification Report from EGLE dated July 29, 2019*

### **Woodlands – Refer to Appendix: Sheet A-4, T-1, T-2, T-3**

Approximately, eighty-three percent (83%) of the 24-acre parcel is wooded. The woodland is split between upland and wetland. The table below provides a break-down of tree species counts and overall tree health condition. Based upon the 2019 tree survey, one thousand one hundred-eighty (1,180) trees were tagged based upon the City's tree ordinance of 6-inch diameter at breast height. Twenty-five (25) different tree species were identified on the parcel with 98.9% being deciduous and 1.1% being evergreen. A majority of the tagged trees showed signs of stress which lead to a poor to very poor overall health (82.8% trees were considered poor to very poor). Factors that contribute to a poor to very poor health condition include trunk rot, trunk alignment, pests/ disease, excessive vine coverings, lack of crown, major limb damage and limited twig growth. The higher quality trees which consists primarily of hardwoods are shown in the chart with bold text. They represent only approximately 20% of the woodland. Most of these trees were located within an old utility corridor in the western portion of the property. In addition, scrub shrub habitat was dominant on the parcel consisting mostly of common buckthorn (*Rhamnus cathartica*). Based upon the statistical data, the woodland represents a low-quality woodlot with a dominance of prohibited trees species as listed by the City (box elder, cottonwood, white and green ash, black locust, silver maple, white poplar, etc.). Tree replacements should focus on high-quality hardwood native and/or cultivars of native trees for re-establishment.

Table 1.0 – 2019 Tree Survey Health & Diversity Chart

<b>Tree Type</b>	<b>Total Count</b>	<b>Poor/VP</b>	<b>Percentage of Total</b>
<b>American Beech</b>	1	0	0.08%
American Elm	130	105	11.02%
Austrian Pine	5	5	0.42%
<b>Basswood</b>	60	38	5.08%
Black Locust	425	416	36.02%
<b>Black Walnut</b>	126	75	10.68%
Black Willow	1	1	0.08%
<b>Blue Spruce</b>	6	0	0.51%
Box elder	127	121	10.76%
Cottonwood	30	20	2.54%
Domestic Apple	8	8	0.68%
Green Ash	78	72	6.61%
<b>Norway Maple</b>	12	1	1.02%
Paper Birch	1	1	0.08%
Pear	1	1	0.08%
<b>Red Maple</b>	2	0	0.17%
Scotch Pine	2	2	0.17%
<b>Shagbark Hickory</b>	1	1	0.08%
Silver Maple	96	50	8.14%
<b>Sugar Maple</b>	8	2	0.68%
Thornapple/Hawthorne	25	25	2.12%
White Ash	1	1	0.08%
White Poplar	1	1	0.08%

<b>Wild Black Cherry</b>	23	22	1.95%
Yellow Birch	10	9	0.85%
<b>TOTALS</b>	<b>1180</b>	<b>977 (82.80%)</b>	<b>100.00%</b>

**High Quality Tree Species**                      239                      139 (58.16%)                      20.25%

Deciduous Trees                      1.10%  
Evergreen Trees                      98.90%

#### **O. Parking Counts:**

Refer to Appendix: Sheet TR-1 - Traffic Impact Study and Shared Parking Study, Section 10

#### **P. Project Phasing:**

There is no identifiable phasing plan at this juncture of the proposed development. The overall development is assumed to be phased over time, based on end-user opportunities and economic viability. As various areas are developed, a phasing plan will be formulated in a manner where all parking and building requirements are met throughout each phase.

#### **Q. Public Services/Facilities:**

Anticipated demand will be dependent upon the type of development and their uses. City of Troy has sufficient infrastructure to sufficiently support a development of this size and variety.

Much of the stormwater generated from the development will be collected and conveyed via an enclosed storm sewer network to an underground stormwater detention system. The underground detention system provides management of the stormwater rate and quality prior to its discharge into the Sturgis Drain.

#### **R. Historical Resources and Structures:**

Based upon available online resources and field observations, no known historic architecture, buildings, foundations and/or archeological features exist on the subject property. Historic aerial imagery suggests that the property was used primarily as agricultural property since 1940 to 1980.

From 1980, the site use changed to fallow field and developed into the wetlands and woodlands you see today. In 1963 – 1964, Interstate 75 was constructed, and Crooks Road entrance/ exit ramp was established. The introduction of the highway system energized the immediate surrounding area to develop into commercial and office/ mixed-use zoning.

Around 1999, the northern portion of the property was disturbed due to construction activity for the development of the office and mixed-use buildings and parking areas. In addition, the National Parks Services has only two sites listed on the historic register. The two listings are as follows:

- Brooks Farm: 3521 Big Beaver Road
- Caswell House: 60 West Wattles Road

Both historic sites are over 2.0 miles from the subject property. The proposed development will not adversely affect the listed historic parcels. The following figures show the progression of the subject parcel from 1940 through 1999. In summary, the parcel was heavily farmed for at least forty years with the last forty years being left to naturalized based upon its surroundings. Through



that time period, one house and accessory buildings have been shown to exist for approximately ten years.

Figure 4: 1940 B&W Aerial, Source: Oakland County Property Gateway. Property is utilized as agricultural.



Figure 5: 1963 B&W Aerial, Source: Oakland County Property Gateway. Introduction of Interstate 75, house located in the southeast corner of property; overall property is utilized as agricultural.



Figure 6: 1963 – Detail of house located at the southeast corner. House appears to be removed by 1974.



Figure 7: 1974 B&W Aerial, Source: Oakland County Property Gateway. Parcel continues as agricultural use





Figure 8: 1980 B&W Aerial, Source: Oakland County Property Gateway. It appears the parcel is not being farmed.



Figure 9: 1990 B&W Aerial, Source: Oakland County Property Gateway. Significant development surrounding the subject property with office and mix-use. From 1980 to 1990, Corporate Drive is constructed and Long Lake and Crooks Road becomes wider as a boulevard to address future traffic and growth.



Figure 10: 1999 B&W Aerial, Source - Google Earth. Parcel has developed wetlands and woodland area since approximately 1980 due to inactivity on the property (i.e. no farming, maintenance, etc.) Northern portion of the Site receives impacts from the construction activity to the north.



In summary, the Long Lake and Crooks Road 24-acre shares a similar history as most surrounding properties in Troy, Michigan. Once historically farmed, the Site was abandoned from farming and set aside for the future growth and development of the Detroit Metropolitan Area. As shown, this is one of the last large-scale pieces of property within the office and mixed-use zoning in the City of Troy. The resources on the Site are of poor quality due to the lack of land management or planning. As the surrounding properties were developed, this parcel received secondary impacts and disturbance which promotes pioneer plant and tree species to dominant.

#### **S. Site Topography: Refer to Appendix: Sheet C-1**

The Site topography is gently sloping from the west to the east (elevation 800 to 774). Most of the Site drains to the southeast property corner and outlets into an existing culvert. Several areas of the property were shown to be disturbed with mounding, digging and evidence of earthwork/contour changes. No buildings or roads were observed on the subject property.

#### **T. Signage: Refer to Appendix: Sheet C-2**

Final signage, based on individual area developments, will adhere to all city requirements / regulations as identified in City ordinances. In general, the following signage opportunities are assumed:

- Monument Signs – Four (4) monument signs will be provided
  - Main Entrances on Crooks Road, Long Lake Road and Corporate Drive with tenant signage
  - Corner of Long Lake and Crooks with development signage
- Building Signs – Signage will be provided for each of the structures within the property



- Directional Signs – Signage will be provided within the property related to parking, fire lanes, one-way traffic, etc.

#### **U. Amenities:**

Refer to Appendix: A-7 for locations and opportunities.

- Outdoor plazas to encourage interaction and engagement outside of the workplace.
- Outdoor dining areas opportunities within Retail / Entertainment locations as well as along 'pedestrian boulevard' where daily retail pop-ups can be incorporated.
- Pedestrian circulation paths and activity areas throughout the property for walkability, relaxation and encouragement of a healthy environment.
- Walking paths and activity areas for public and internal use.
- Public artwork

#### **V. Existing Zoning Classification:**

O - Office Building District Zoning

*Development to support office uses and limited related retail and service uses which support an office environment.*

*Not supportive of prominent retail or other commercial components*

Maximum height – 3 stories/ 36'

Density restrictions

Restaurants – not permitted

Hotel/Lodging – not permitted

Parking Decks – special approval only

#### **W. Specification of Deviations:**

The proposed re-zoning will shift from the current Site zoning of 'O' to the desired 'PUD', including variances of development use, maximum height and GSF.

#### **X. Community Impact Statement:**

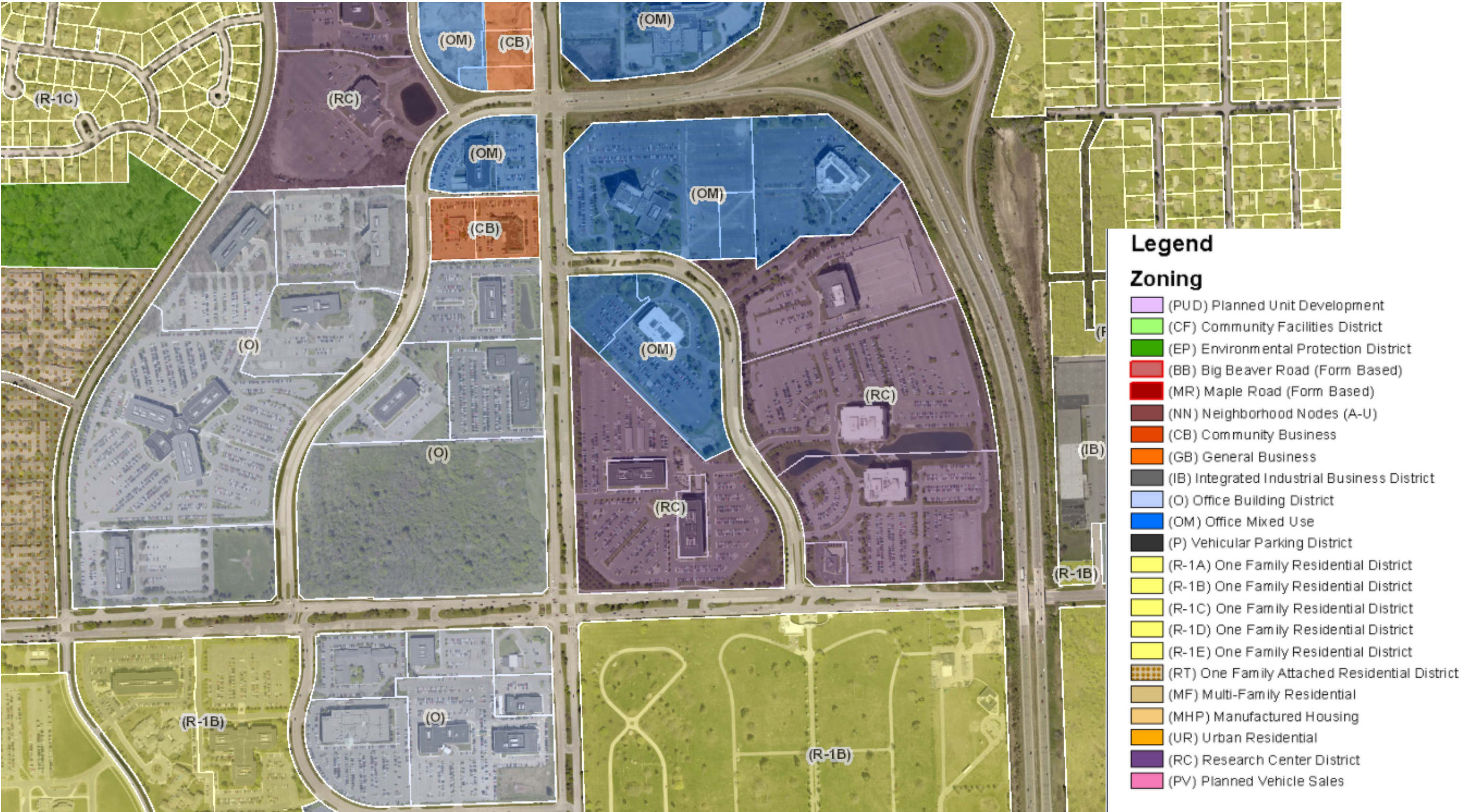
As part of the North Troy Master Plan, the integration of mixed-use developments will help encourage the public to remain in the area outside of the typical 9 to 5 office hours, which in turn will grow and strengthen the local economy and develop a larger presence for the Northfield district. Given the location of the Site, this development is intended to act as a gateway into the district, spearheading North Troy's positioning within the larger city context. It is hoped that the development of this vacant site will encourage further strategic redevelopment of properties within the surrounding area as the next generation of growth.

The development will be pedestrian-friendly and readily accessible, encouraging users to move from building to building in a campus / park-like setting. By enhancing site walkability and creating desirable public and private destinations, this gateway corner will be rejuvenated with new life and vibrancy that the district has currently been void of.

# **APPENDIX**



# ZONING MAP





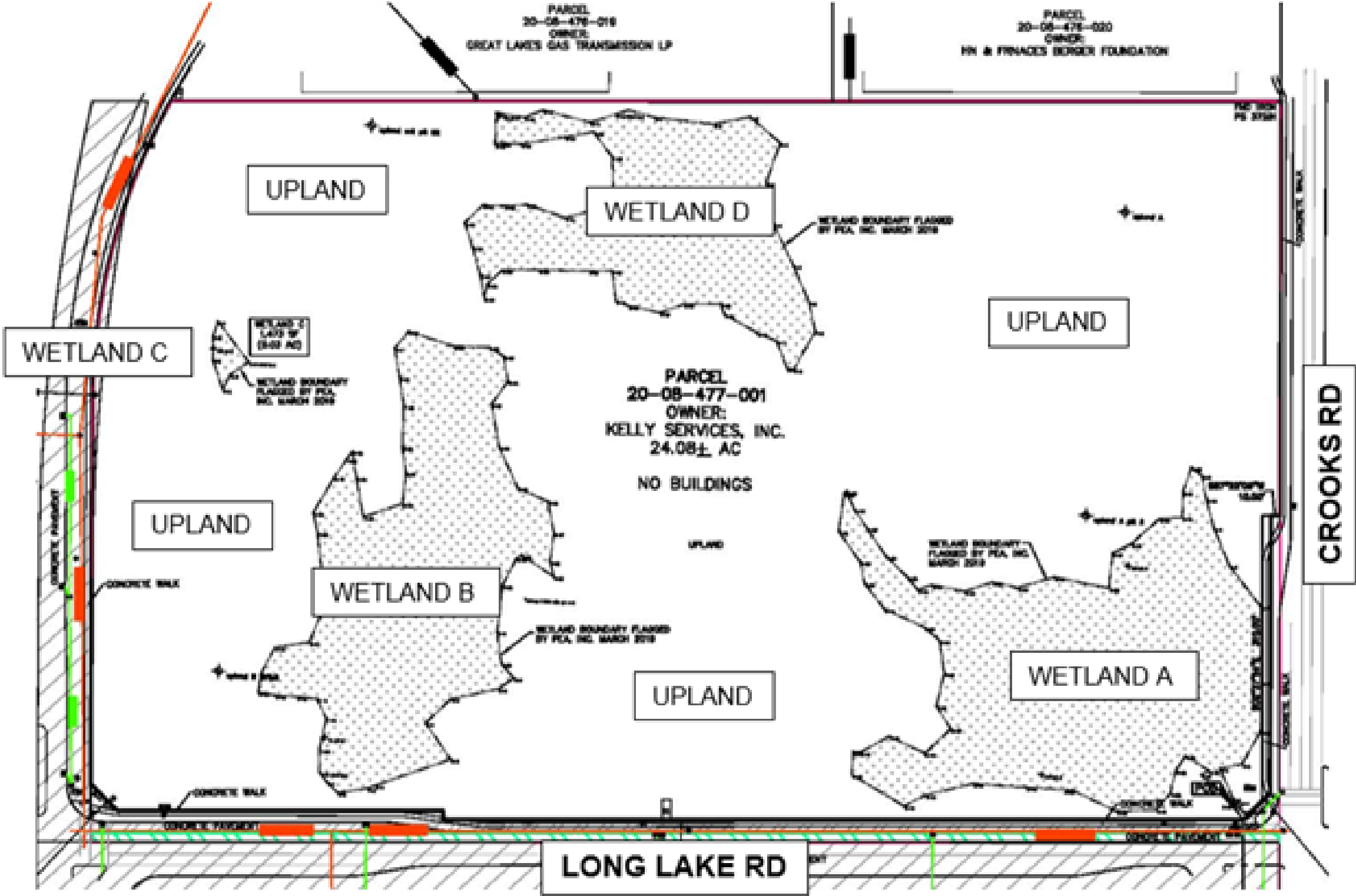
# WETLANDS



FIGURE 1: SOURCE - OAKLAND COUNTY PROPERTY GATEWAY



# WETLAND MAP



*\*City of Troy wetlands ordinance only regulates those wetlands regulated by the State of Michigan.*

# WOODLANDS



FIGURE 3: SOURCE - GOOGLE EARTH



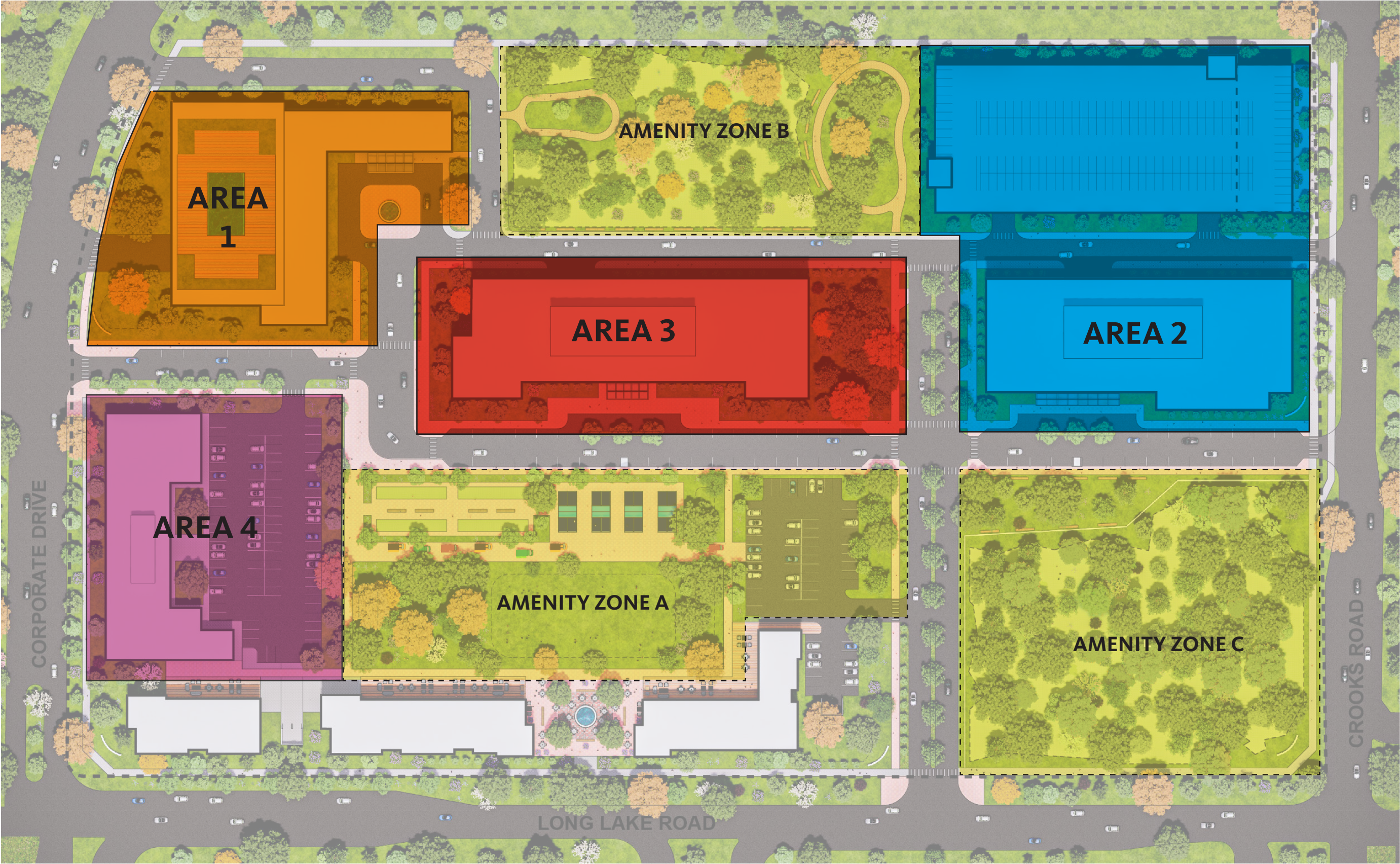
# CONCEPT DEVELOPMENT PLAN - OVERALL



Illustration is a representation of a potential future maximum buildout based on buildout of each Development Area.

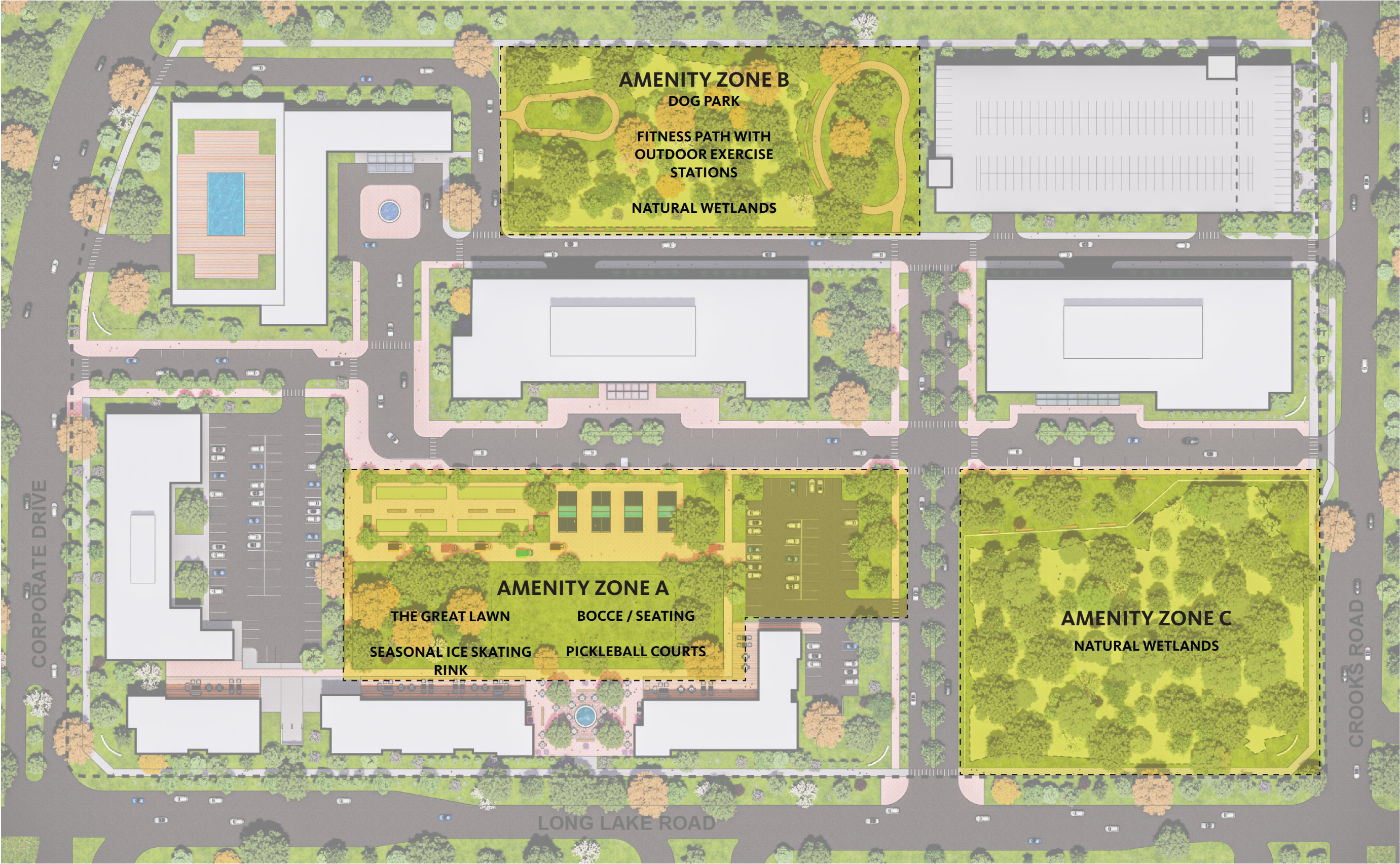


# CONCEPT DEVELOPMENT PLAN - DEVELOPMENT AREAS





# DEVELOPMENT PLAN - AMENITY ZONES





# DEVELOPMENT AREA 1 - RESIDENTIAL

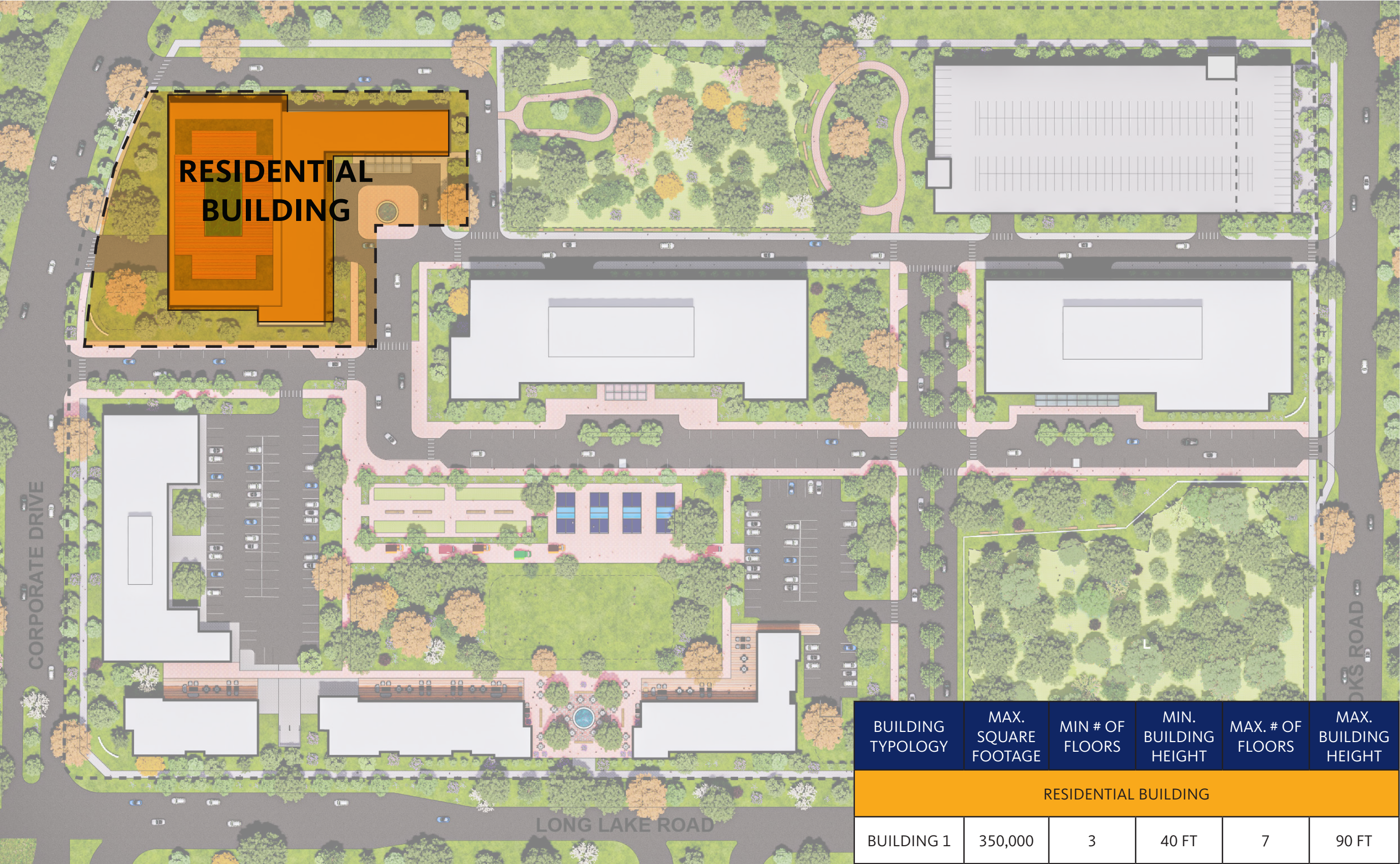


Illustration is a representation of a potential area buildout.



# DEVELOPMENT AREA 2 - OFFICE / PROFESSIONAL

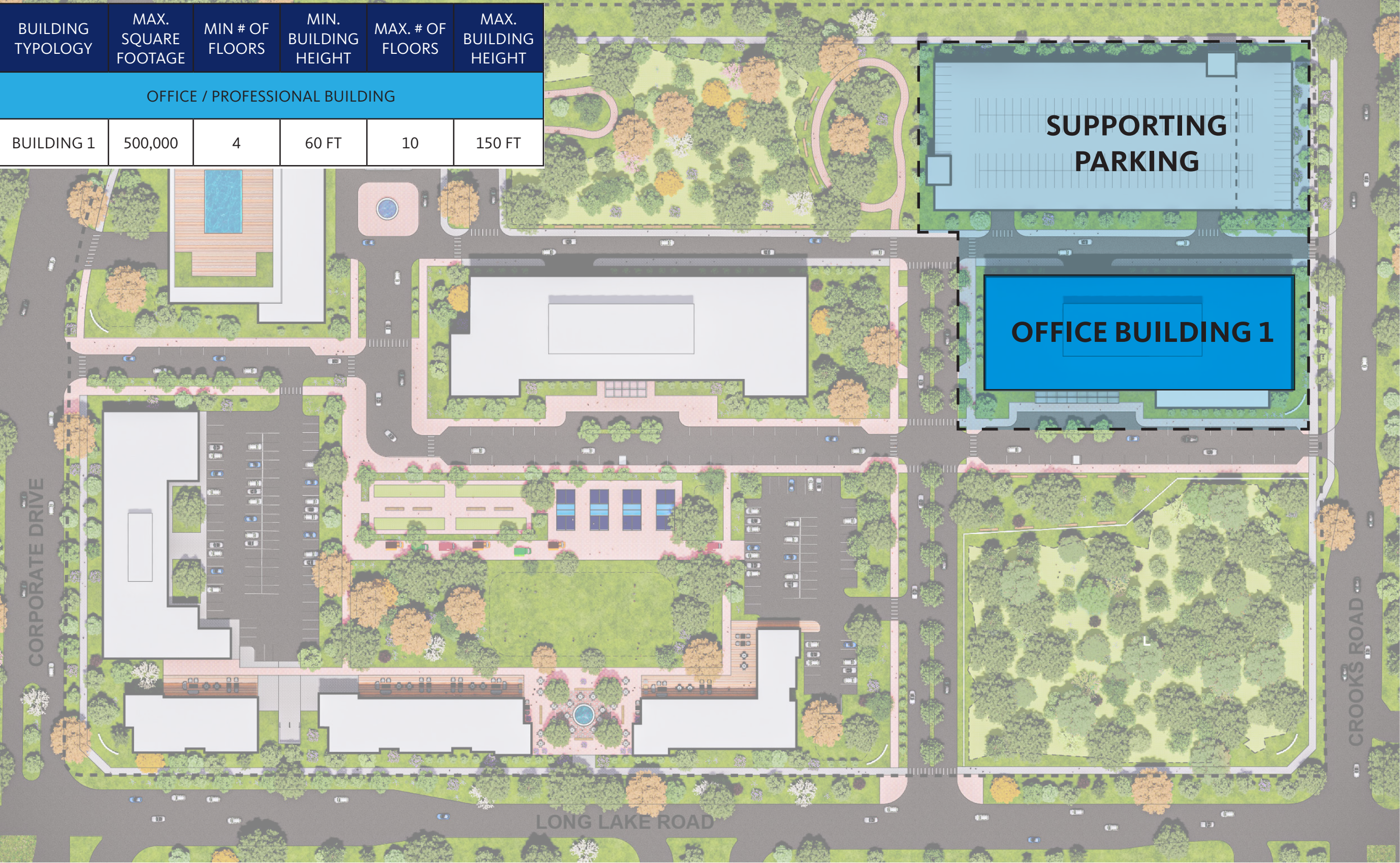


Illustration is a representation of a potential area buildout.



# DEVELOPMENT AREA 3 - OFFICE / PROFESSIONAL / RESIDENTIAL

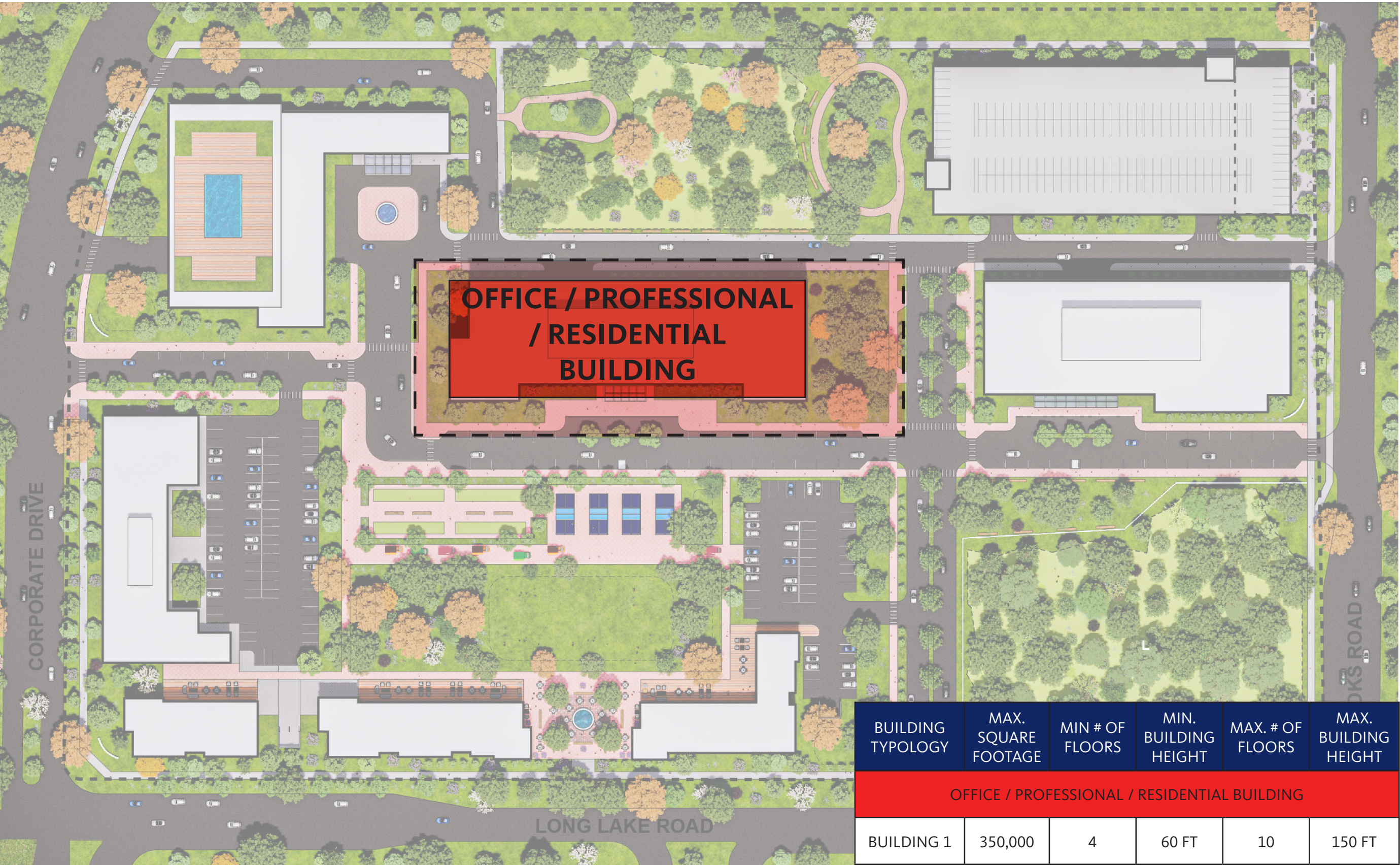


Illustration is a representation of a potential area buildout.



# DEVELOPMENT AREA 4 - HOTEL / RESIDENTIAL

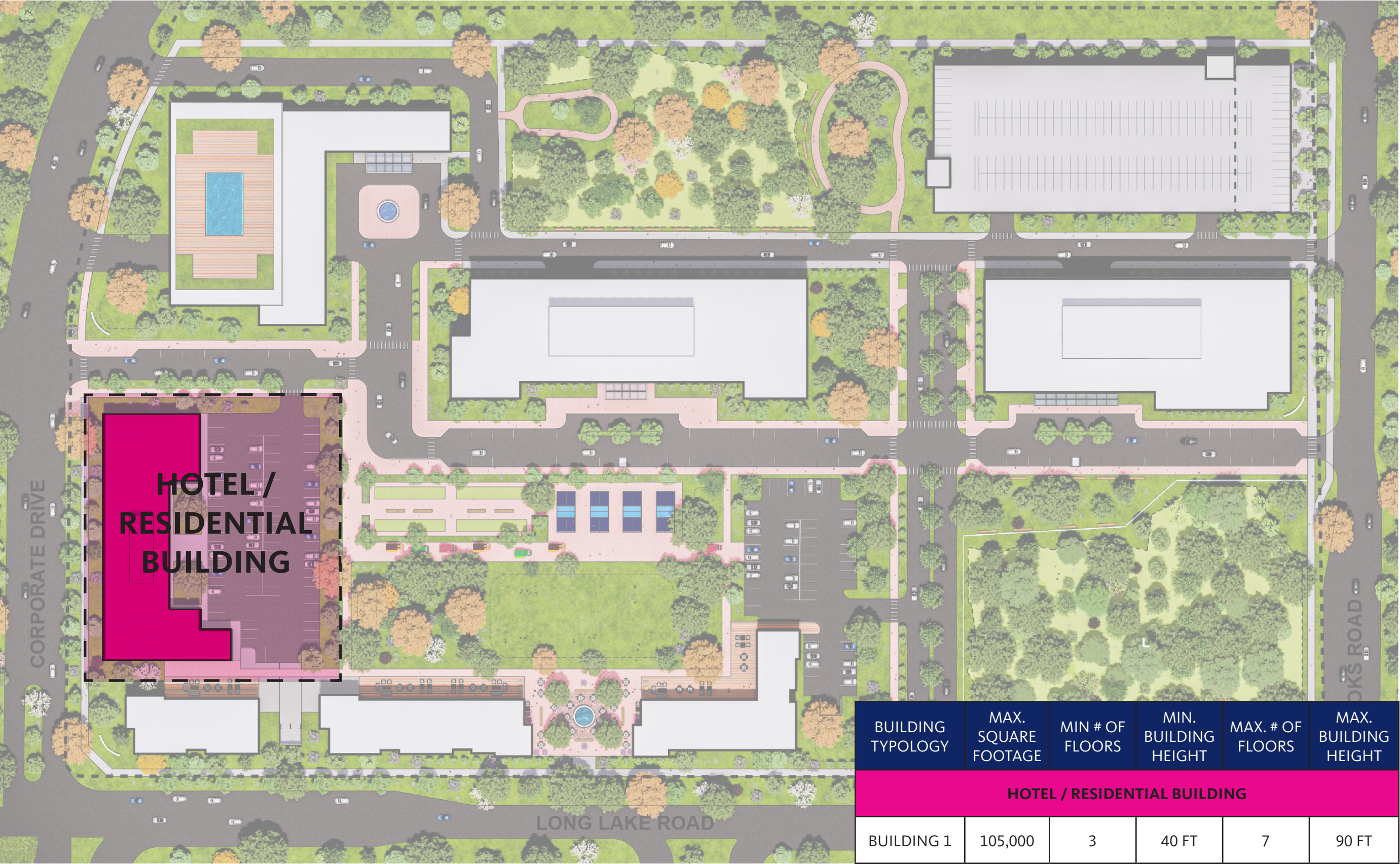
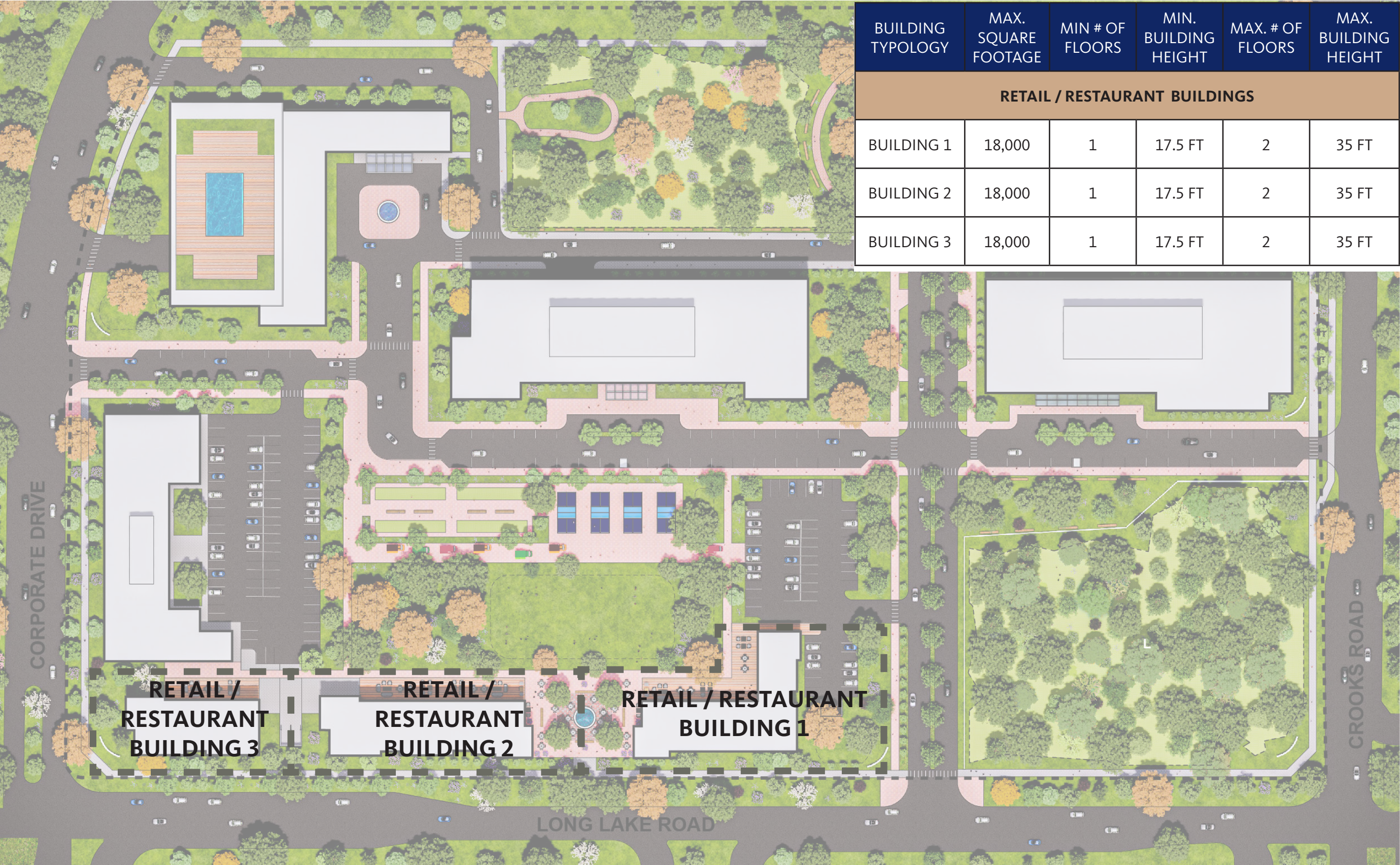


Illustration is a representation of a potential area buildout.





# RETAIL / RESTAURANT





# CONCEPT DEVELOPMENT PLAN - MASSING



BUILDING TYPOLOGY	MAX. SQUARE FOOTAGE	MIN. # OF FLOORS	MIN. BUILDING HEIGHT	MAX. # OF FLOORS	MAX. BUILDING HEIGHT
DEVELOPMENT AREA 1					
RESIDENTIAL					
BUILDING 1	350,000	3	40 FT	7	90 FT
RETAIL / RESTAURANT					
BUILDING 1	18,000	1	17.5 FT	2	35 FT
BUILDING 2	18,000	1	17.5 FT	2	35 FT
BUILDING 3	18,000	1	17.5 FT	2	35 FT
DEVELOPMENT AREA 2					
OFFICE / PROFESSIONAL					
BUILDING 1	500,000	4	60 FT	10	150 FT
DEVELOPMENT AREA 3					
OFFICE / PROFESSIONAL / RESIDENTIAL					
BUILDING 1	350,000	4	60 FT	10	150 FT
DEVELOPMENT AREA 4					
HOTEL / RESIDENTIAL					
BUILDING 1	105,000	3	40 FT	7	90 FT

Illustration is a representation of a potential future maximum buildout based on buildout of each Development Area.

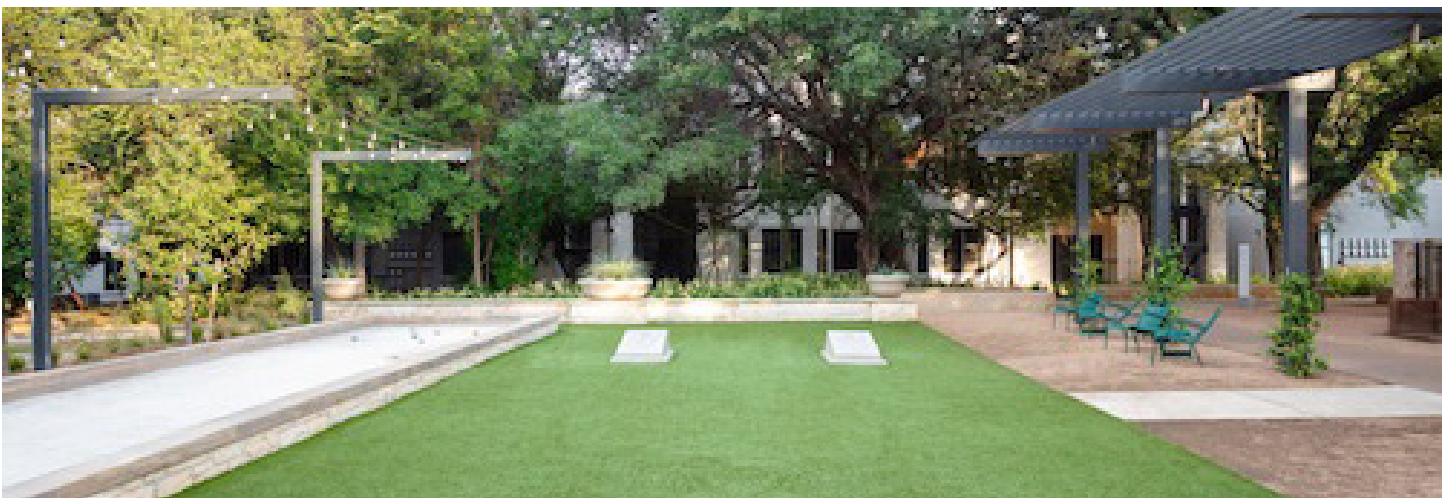














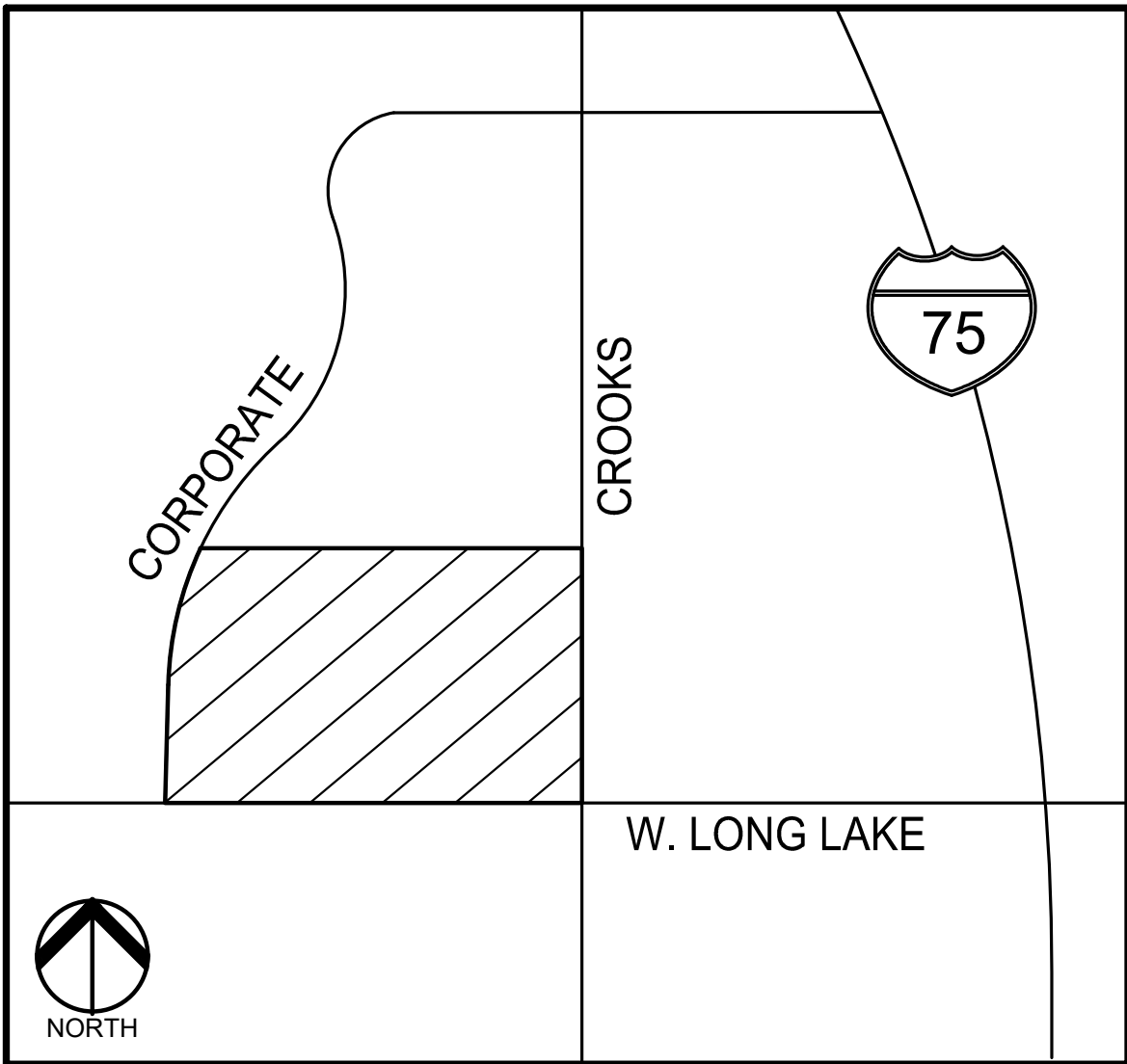


PRELIMINARY SITE PLANS

# LONG LAKE & CROOKS

# MASTERPLAN DEVELOPMENT

LONG LAKE AND CROOKS ROAD  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN



LOCATION MAP  
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	PRELIMINARY SITE PLAN
C-5.0	PRELIMINARY UTILITY PLAN
L-1.0	PRELIMINARY LANDSCAPE PLAN

DESIGN TEAM

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REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	11/16/2022





LEGAL DESCRIPTION

(Per Seaver Title Agency Commitment File No. 63-15403143-SCM, Revision 6, Commitment Date May 06, 2019.)

A parcel of land in a part of the southeast quarter of Section 8, T.02N., R.11E., City of Troy, County of Oakland, State of Michigan described as follows:

Commencing at the Southeast corner of Section 8, T.02N., R.11E., City of Troy, County of Oakland, State of Michigan, thence South 87 degrees 15 minutes 31 seconds West 130.00 feet; thence North 02 degrees 37 minutes 54 seconds West 100.00 feet to the north line of Long Lake Road (width varies) and the POINT OF BEGINNING; thence along said north line the following three (3) courses and distances: 1) South 87 degrees 15 minutes 31 seconds West 894.70 feet; 2) North 02 degrees 30 minutes 26 seconds West 10.00 feet; 3) South 87 degrees 15 minutes 31 seconds West 364.00 feet; thence North 47 degrees 37 minutes 28 Seconds West 42.26 feet to the easterly line of Corporate Drive (120' wide); thence North 02 degrees 30 minutes 26 seconds West 424.81 feet to a point of curvature; thence 353.35 feet along a curve to the right, said curve having a radius 710.00 feet, a central angle of 28 degrees 30 minutes 52 seconds, and a chord that bears North 11 degrees 45 minutes 00 seconds East 349.71 feet; thence North 87 degrees 15 minutes 31 seconds East 1240.77 feet to the west line of Crooks Road (width varies); thence along said west line the following three (3) courses and distances: 1) South 02 degrees 37 minutes 54 seconds East 463.36 feet; 2) South 87 degrees 22 minutes 06 seconds West 10.00 feet; 3) South 02 degrees 37 minutes 54 seconds East 310.00 feet; thence South 42 degrees 18 minutes 48 seconds West 42.47 feet to the POINT OF BEGINNING and containing 24.08 Acres.

LEGEND

- IRON FOUND  
IRON SET  
NAIL FOUND  
NAIL & CAP SET
- BRASS PLUG SET  
MONUMENT FOUND  
MONUMENT SET
- SEC. CORNER FOUND  
RECORDED  
MEASURED  
CALCULATED
- EXISTING
- OH-ELEC-W-ELEC, PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE  
UG-CATV-UNDERGROUND CABLE TV, CATV PEDESTAL  
UG-PHONE-TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE  
UG-ELEC-ELEC-ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE  
GAS-MAN-VALVE & GAS LINE WARMER  
WATER-MAN-HYD. GATE VALVE, TAPPING SLEEVE & VALVE  
SANITARY SEWER, CLEANOUT & MANHOLE  
STORM SEWER, CLEANOUT & MANHOLE  
COMBINED SEWER & MANHOLE  
POST INDICATOR VALVE  
SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN  
WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF  
MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE  
UNIDENTIFIED STRUCTURE
- SPOT ELEVATION  
CONTOUR LINE  
FENCE  
GUARD RAIL  
STREET LIGHT  
SIGN
- CONC. CONCRETE  
ASPH. ASPHALT  
GRAVEL GRAVEL SHOULDER  
WETLAND

REFERENCE DRAWINGS

ALTANSPS LAND TITLE SURVEY, PEA JOB NO. 2019-006, DATED APRIL 9, 2019, REVISED 5/17/2019  
CITY OF TROY GIS MAP  
CITY OF TROY GIS MAP  
CITY OF TROY GIS MAP

FLOODPLAIN NOTE:

BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 261250C031F, DATED SEPTEMBER 29, 2006.

BENCHMARKS

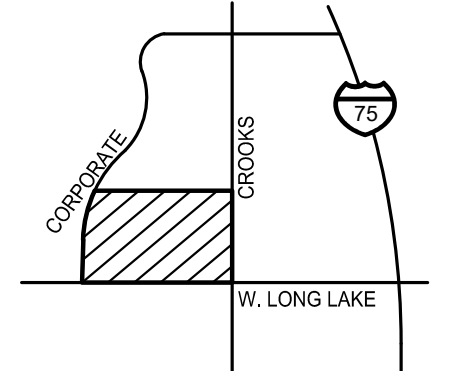
(GPS DERIVED - NAVD88)

- BM #300  
PUNCH AN ARROW ON A HYDRANT LOCATED ON THE WEST SIDE OF CROOKS ROAD, AT THE SOUTH ENTRANCE TO 5225 CROOKS RD.  
ELEV. - 786.94
- BM #301  
PUNCH AN ARROW ON A HYDRANT LOCATED IN AN ISLAND IN W. LONG LAKE ROAD JUST WEST OF CROOKS ROAD.  
ELEV. - 776.93
- BM #302  
PUNCH AN ARROW ON A HYDRANT LOCATED IN AN ISLAND IN W. LONG LAKE ROAD, APPROX. 650'± WEST OF CROOKS ROAD.  
ELEV. - 784.32
- BM #303  
PUNCH AN ARROW ON A HYDRANT LOCATED IN AN ISLAND IN W. LONG LAKE ROAD, APPROX. 350'± EAST OF CORPORATE DRIVE.  
ELEV. - 795.26
- BM #304  
PUNCH AN ARROW ON A HYDRANT LOCATED ON THE WEST SIDE OF CORPORATE DRIVE, APPROX. 290'± SOUTHWEST FROM THE SOUTH ENTRANCE TO 5250 CORPORATE DRIVE.  
ELEV. - 85.42



CAUTION!!  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY AS 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.

LOCATION MAP



CLIENT  
**GENSLER**  
150 W JEFFERSON, SUITE 1700  
DETROIT, MI 48226

PROJECT TITLE  
**LONG LAKE & CROOKS MASTERPLAN DEVELOPMENT**  
LONG LAKE AND CROOKS ROAD  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

REVISIONS


ORIGINAL ISSUE DATE:

APRIL 11, 2022

DRAWING TITLE

**TOPOGRAPHIC SURVEY**

PEA JOB NO. 2020-0320

P.M. LAA

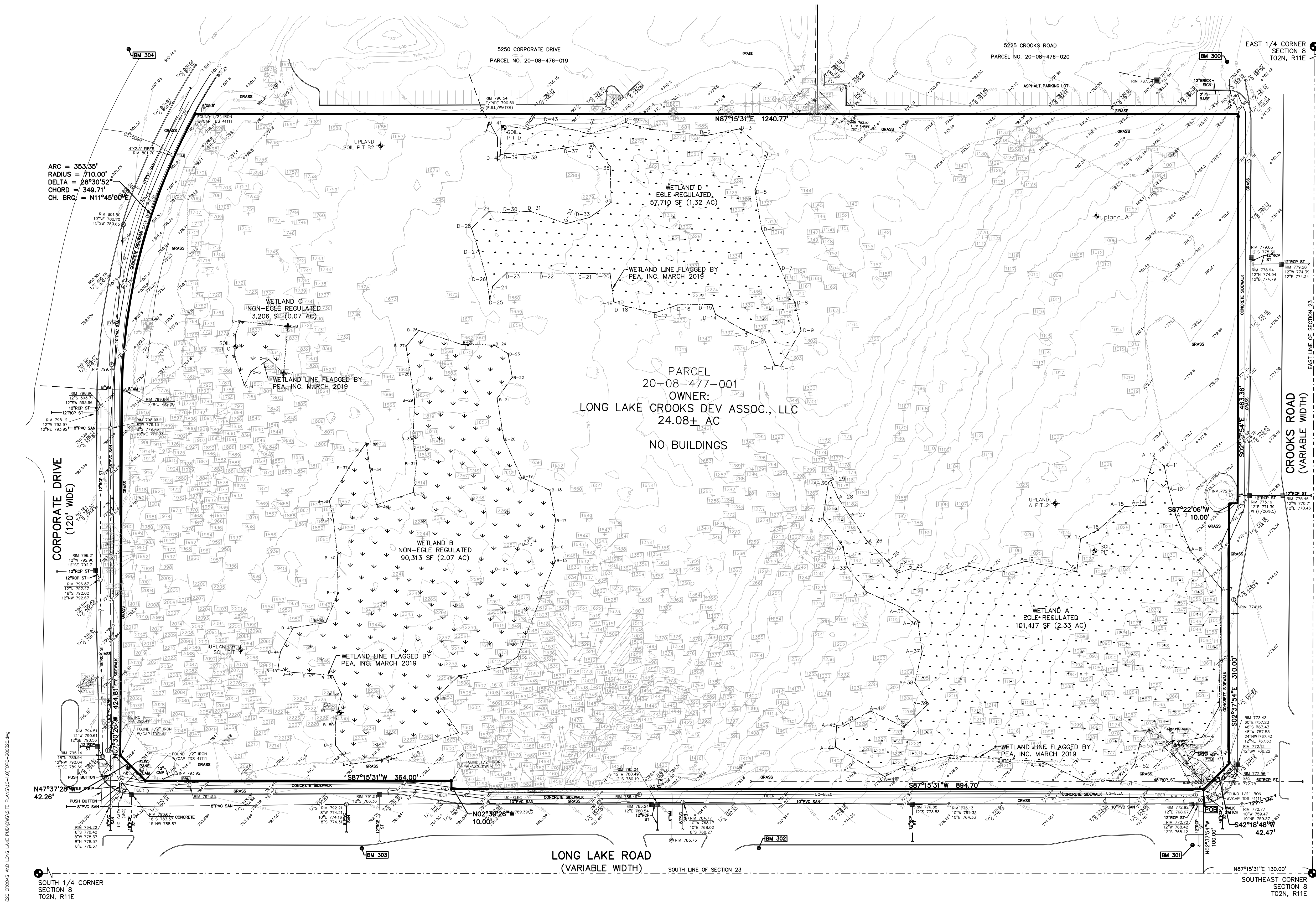
DN. BLA

DES. SS

DRAWING NUMBER:

**C-1.0**

NOT FOR CONSTRUCTION



SOUTH 1/4 CORNER  
SECTION 8  
T02N, R11E

LONG LAKE ROAD  
(VARIABLE WIDTH)

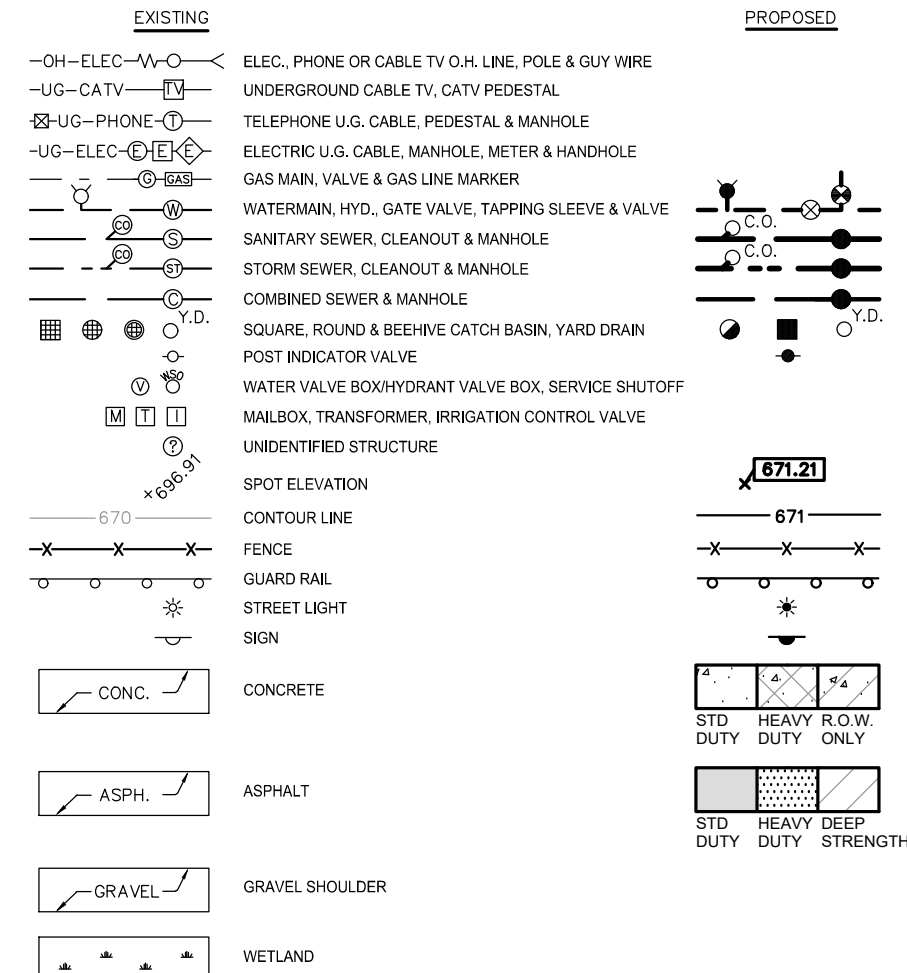
SOUTHEAST CORNER  
SECTION 8  
T02N, R11E



(Per Seaver Title Agency Commitment File No. 63-15403143-SCM, Revision 6, Commitment Date May 06, 2019.)

Commencing at the Southeast corner of Section 8, T.2N., R.1E., City of Troy, County of Oakland, State of Michigan, thence South 87 degrees 15 minutes 31 seconds West 130.00 feet; thence North 02 degrees 37 minutes 54 seconds West 130.00 feet to the north line of Long Lake Road (width varies); and the line of BEGINNING; thence along said north line of Long Lake Road (3 courses and distances: 1) South 02 degrees 37 minutes 54 seconds West 150.00 feet; 2) North 02 degrees 30 minutes 26 seconds West 10.00 feet; 3) South 87 degrees 15 minutes 31 seconds West 364.00 feet; thence North 07 degrees 37 minutes 28 seconds West 42.26 feet to the easterly line of Corporate Drive (120' wide); thence North 02 degrees 30 minutes 26 seconds West 42.81 feet to a point of curvature; thence 353.55 feet along a circular arc of 120 degrees 30 minutes 26 seconds West 42.81 feet to the easterly line of Corporate Drive; and the line of BEGINNING, and a chord that bears North 11 degrees 45 minutes 00 seconds East 349.71 feet; thence North 87 degrees 15 minutes 31 seconds East 1240.77 feet to the west line of Crooks Road (width varies); thence along said west line the following three (3) courses and distances: 1) South 02 degrees 37 minutes 54 seconds East 463.36 feet; 2) South 87 degrees 15 minutes 31 seconds East 1240.77 feet to the north line of Crooks Road (width varies); 3) North 02 degrees 37 minutes 54 seconds East 463.36 feet; thence North 02 degrees 37 minutes 54 seconds East 463.36 feet to the POINT OF BEGINNING and containing 24.08 Acres.

IRON FOUND      BRASS PLUG SET      SEC. CORNER FOUND  
 IRON SET      MONUMENT FOUND  
 NAIL FOUND      MONUMENT SET  
 NAIL & CAP SET      R RECORDED  
    M MEASURED  
    C CALCULATED



ALTA/NSPS LAND TITLE SURVEY, PEA JOB NO. 2019-096, DATED APRIL 9, 2019, REVISED 5/17/2019

WATER MAIN	CITY OF TROY GIS MAP
SANITARY SEWER	CITY OF TROY GIS MAP
STORM SEWER	CITY OF TROY GIS MAP

BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO  
BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD  
INSURANCE RATE MAP NUMBER 26125C0531F, DATED SEPTEMBER 29, 2006.

## (GPS DERIVED - NAVD88)

**BW #300**  
PUNCH AN ARROW ON A HYDRANT LOCATED ON THE WEST SIDE OF CROOKS ROAD, AT THE SOUTH ENTRANCE TO 5225 CROOKS RD.  
ELEV. = 786.94

**BW #301**  
PUNCH AN ARROW ON A HYDRANT LOCATED IN AN ISLAND IN W. LONG LAKE ROAD JUST WEST OF CROOKS ROAD.  
ELEV. = 776.93

**BW #302**  
PUNCH AN ARROW ON A HYDRANT LOCATED IN AN ISLAND IN W. LONG LAKE ROAD, APPROX. 650'+ WEST OF CROOKS ROAD.  
ELEV. = 784.32

**BW #303**  
PUNCH AN ARROW ON A HYDRANT LOCATED IN AN ISLAND IN W. LONG LAKE ROAD, APPROX. 350'+ EAST OF CORPORATE DRIVE.  
ELEV. = 795.26

**BW #304**  
PUNCH AN ARROW ON A HYDRANT LOCATED ON THE WEST SIDE OF CORPORATE DRIVE, APPROX. 290'+ SOUTHWEST FROM THE SOUTH ENTRANCE TO 5250 CORPORATE DRIVE.  
ELEV. = 85.42

**SITE AREA: 24.08 AC (1,048,948 SF)**

**SITE AREA:** 24.08 AC (1,048,948 SF)

**CURRENT ZONING:** O, OFFICE BUILDING DISTRICT  
**PROPOSED REZONING:** PUD, PLANNED UNIT DEVELOPMENT

**BUILDING AREA** = 5.79 AC (252,325 SF)  
= 24.04%

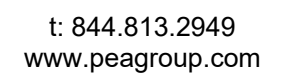
**OPEN SPACE** = 75.96%

PARKING PROVIDED = 2,217 SPACES (217 SURFACE, 2,000 GARAGE)

WETLAND A  
EXISTING = 101,417 SF (2.33 ACRES)  
REVISED = 79,211 SF (1.82 ACRES)  
DISTURBED = 22,206 SF (0.51 ACRES)

WETLAND D  
EXISTING = 57,710 SF (1.32 ACRES)  
REVISED = 40850 SF (0.93 ACRES)  
DISTURBED = 16,860 SF (0.39 ACRES)

TOTAL DISTURBED AREA: 0.90 ACRES



60 120

SCALE: 1" = 60'



**CAUTION!!**  
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A map of the Crooks-Corporate area in W. Long Lake. The map shows a shaded rectangular area labeled 'CORPORATE' and 'CROOKS'. A road labeled '75' is shown to the right of the shaded area. The area is bounded by 'W. LONG LAKE' to the south and 'CROOKS' to the east.

CLIENT  
**GENSLER**  
150 W JEFFERSON, SUITE 1700  
DETROIT, MI 48226

PROJECT TITLE

**LONG LAKE  
& CROOKS  
MASTERPLAN  
DEVELOPMENT**

LONG LAKE AND CROOKS ROAD  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

[illegible]

ORIGINAL ISSUE DATE:  
APRIL 11, 2022

DRAWING TITLE

**PRELIMINARY  
SITE PLAN**

PEA JOB NO.	2020-0320
P.M.	LAA
DN.	BLA
DES.	SS
DRAWING NUMBER:	

**NOT FOR CONSTRUCTION**

## C-3.0













## CAUTION!!

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## LOCATION MAP

## CLIENT

## GENSLER

150 W JEFFERSON, SUITE 1700  
DETROIT, MI 48226

## PROJECT TITLE

LONG LAKE  
& CROOKS  
MASTERPLAN  
DEVELOPMENT

LONG LAKE AND CROOKS ROAD  
CITY OF TROY, OKLAHOMA COUNTY, MICHIGAN

## REVISIONS

ORIGINAL ISSUE DATE:  
OCTOBER 20, 2020

## DRAWING TITLE

TREE LIST -  
SHEET 1

PEA JOB NO. 2020-0320

P.M. LAA

DN. KRД

DES. GMB

DRAWING NUMBER:

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS
1001	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1002	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1003	BL	7	Black Locust	<i>Robinia pseudoacacia</i>	Very Poor	
1004	CT	28	Cottonwood	<i>Populus deltoides</i>	Fair	
1005	BL	16	Black Locust	<i>Robinia pseudoacacia</i>	Very Poor	dead
1006	BL	16	Black Locust	<i>Robinia pseudoacacia</i>	Poor	x2
1007	BL	15	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1008	SM	20	Silver Maple	<i>Acer saccharinum</i>	Very Poor	x1
1009	SM	17	Silver Maple	<i>Acer saccharinum</i>	Poor	
1010	CT	37	Cottonwood	<i>Populus deltoides</i>	Fair	
1011	BX	8	Box elder	<i>Acer negundo</i>	Poor	
1012	BX	21	Box elder	<i>Acer negundo</i>	Poor	
1013	BX	6	Box elder	<i>Acer negundo</i>	Poor	
1014	CT	17	Cottonwood	<i>Populus deltoides</i>	Fair	
1015	CT	18	Cottonwood	<i>Populus deltoides</i>	Poor	x1
1016	BX	6	Box elder	<i>Acer negundo</i>	Poor	
1017	BX	36	Box elder	<i>Acer negundo</i>	Poor	
1018	SM	15	Silver Maple	<i>Acer saccharinum</i>	Poor	
1019	BX	17	Box elder	<i>Acer negundo</i>	Poor	
1020	BX	10	Box elder	<i>Acer negundo</i>	Poor	
1021	SM	38	Silver Maple	<i>Acer saccharinum</i>	Poor	
1022	SM	23	Silver Maple	<i>Acer saccharinum</i>	Fair	
1023	GA	9	Green Ash	<i>Fraxinus pennsylvanica</i>	Poor	
1024	BX	14	Box elder	<i>Acer negundo</i>	Poor	
1025	SM	27	Silver Maple	<i>Acer saccharinum</i>	Fair	
1026	SM	29	Silver Maple	<i>Acer saccharinum</i>	Fair	
1027	SM	9	Silver Maple	<i>Acer saccharinum</i>	Poor	
1028	BX	8	Box elder	<i>Acer negundo</i>	Poor	
1029	BX	17	Box elder	<i>Acer negundo</i>	Very Poor	
1030	E	8	American Elm	<i>Ulmus americana</i>	Poor	
1031	SM	24	Silver Maple	<i>Acer saccharinum</i>	Poor	x1
1032	GA	12	Green Ash	<i>Fraxinus pennsylvanica</i>	Poor	
1033	SM	21	Silver Maple	<i>Acer saccharinum</i>	Fair	
1034	GA	7	Green Ash	<i>Fraxinus pennsylvanica</i>	Poor	
1035	E	6	American Elm	<i>Ulmus americana</i>	Poor	x1
1036	SM	34	Silver Maple	<i>Acer saccharinum</i>	Fair	
1037	SM	14	Silver Maple	<i>Acer saccharinum</i>	Poor	
1038	E	12	American Elm	<i>Ulmus americana</i>	Poor	
1039	E	8	American Elm	<i>Ulmus americana</i>	Poor	
1040	BX	9	Box elder	<i>Acer negundo</i>	Very Poor	
1041	CT	33	Cottonwood	<i>Populus deltoides</i>	Poor	
1042	CT	18	Cottonwood	<i>Populus deltoides</i>	Poor	
1043	CT	28	Cottonwood	<i>Populus deltoides</i>	Poor	
1044	CT	23	Cottonwood	<i>Populus deltoides</i>	Poor	
1045	E	13	American Elm	<i>Ulmus americana</i>	Poor	
1046	CT	17	Cottonwood	<i>Populus deltoides</i>	Poor	
1047	E	7	American Elm	<i>Ulmus americana</i>	Poor	
1048	E	8	American Elm	<i>Ulmus americana</i>	Fair	
1049	E	8	American Elm	<i>Ulmus americana</i>	Poor	
1050	SM	13	Silver Maple	<i>Acer saccharinum</i>	Fair	
1051	SM	17	Silver Maple	<i>Acer saccharinum</i>	Poor	
1052	E	8	American Elm	<i>Ulmus americana</i>	Fair	
1053	E	14	American Elm	<i>Ulmus americana</i>	Poor	
1054	CT	15	Cottonwood	<i>Populus deltoides</i>	Poor	
1055	CT	13	Cottonwood	<i>Populus deltoides</i>	Poor	
1056	SM	9	Silver Maple	<i>Acer saccharinum</i>	Poor	
1057	CT	31	Cottonwood	<i>Populus deltoides</i>	Poor	
1058	E	12	American Elm	<i>Ulmus americana</i>	Poor	
1059	CT	29	Cottonwood	<i>Populus deltoides</i>	Poor	
1060	E	9	American Elm	<i>Ulmus americana</i>	Very Poor	
1061	CT	27	Cottonwood	<i>Populus deltoides</i>	Fair	
1062	SM	9	Silver Maple	<i>Acer saccharinum</i>	Very Poor	
1063	SM	8	Silver Maple	<i>Acer saccharinum</i>	Poor	
1064	E	6	American Elm	<i>Ulmus americana</i>	Poor	
1065	SM	13	Silver Maple	<i>Acer saccharinum</i>	Poor	
1066	E	6	American Elm	<i>Ulmus americana</i>	Poor	
1067	SM	6	Silver Maple	<i>Acer saccharinum</i>	Poor	x1
1068	SM	17	Silver Maple	<i>Acer saccharinum</i>	Poor	
1069	BWV	25	Black Willow	<i>Salix nigra</i>	Very Poor	
1070	CT	7	Cottonwood	<i>Populus deltoides</i>	Poor	
1071	CT	8	Cottonwood	<i>Populus deltoides</i>	Fair	
1072	CT	12	Cottonwood	<i>Populus deltoides</i>	Poor	x1
1073	CT	6	Cottonwood	<i>Populus deltoides</i>	Fair	
1074	CT	10	Cottonwood	<i>Populus deltoides</i>	Poor	
1075	CT	14	Cottonwood	<i>Populus deltoides</i>	Poor	
1076	CT	16	Cottonwood	<i>Populus deltoides</i>	Fair	
1077	CT	10	Cottonwood	<i>Populus deltoides</i>	Fair	
1078	E	10	American Elm	<i>Ulmus americana</i>	Fair	
1079	GA	6	Green Ash	<i>Fraxinus pennsylvanica</i>	Poor	
1080	E	7	American Elm	<i>Ulmus americana</i>	Fair	
1081	SM	16	Silver Maple	<i>Acer saccharinum</i>	Fair	
1082	SM	27	Silver Maple	<i>Acer saccharinum</i>	Poor	
1083	SM	14	Silver Maple	<i>Acer saccharinum</i>	Poor	
1084	SM	8	Silver Maple	<i>Acer saccharinum</i>	Poor	
1085	SM	13	Silver Maple	<i>Acer saccharinum</i>	Fair	
1086	GA	6	Green Ash	<i>Fraxinus pennsylvanica</i>	Poor	
1087	E	10	American Elm	<i>Ulmus americana</i>	Poor	
1088	SM	15	Silver Maple	<i>Acer saccharinum</i>	Fair	
1089	SM	19	Silver Maple	<i>Acer saccharinum</i>	Poor	
1090	SM	18	Silver Maple	<i>Acer saccharinum</i>	Poor	
1091	E	6	American Elm	<i>Ulmus americana</i>	Poor	
1092	SM	20	Silver Maple	<i>Acer saccharinum</i>	Fair	
1093	SM	17	Silver Maple	<i>Acer saccharinum</i>	Poor	
1094	E	12	American Elm	<i>Ulmus americana</i>	Poor	
1095	SM	13	Silver Maple	<i>Acer saccharinum</i>	Poor	
1096	SM	7	Silver Maple	<i>Acer saccharinum</i>	Poor	
1097	TH	7	Thornapple/Hawthorne	<i>Cragaeus spp.</i>	Poor	
1098	E	6	American Elm	<i>Ulmus americana</i>	Poor	
1099	SM	17	Silver Maple	<i>Acer saccharinum</i>	Fair	x1
1100	E	12	American Elm	<i>Ulmus americana</i>	Fair	
1101	GA	10	Green Ash	<i>Fraxinus pennsylvanica</i>	Poor	
1102	E	9	American Elm	<i>Ulmus americana</i>	Poor	
1103	AP	9	Domestic Apple	<i>Malus sylvestris</i>	Poor	x4
1104	SM	24	Silver Maple	<i>Acer saccharinum</i>	Poor	
1105	BC	9	Wild Black Cherry	<i>Prunus serotina</i>	Poor	
1106	GA	12	Green Ash	<i>Fraxinus pennsylvanica</i>	Poor	

1107	SM	13	Silver Maple	<i>Acer saccharinum</i>	Fair	
1108	GA	7	Green Ash	<i>Fraxinus pennsylvanica</i>	Poor	
1109	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair	
1110	GA	13	Green Ash	<i>Fraxinus pennsylvanica</i>	Fair	
1111	SM	23	Silver Maple	<i>Acer saccharinum</i>	Poor	
1112	SM	13	Silver Maple	<i>Acer saccharinum</i>	Poor	
1113	RM	10	Red Maple	<i>Acer rubrum</i>	Fair	
1114	BX	12	Box elder	<i>Acer negundo</i>	Poor	
1115	SM	24	Silver Maple	<i>Acer saccharinum</i>	Fair	x2
1116	SM	28	Silver Maple	<i>Acer saccharinum</i>	Fair	
1117	RM	8	Red Maple	<i>Acer rubrum</i>	Fair	
1118	GA	6	Green Ash	<i>Fraxinus pennsylvanica</i>	Poor	
1119	BX	21	Box elder	<i>Acer negundo</i>	Poor	x1
1120	BX	28	Box elder	<i>Acer negundo</i>	Poor	
1121	BX	9	Box elder	<i>Acer negundo</i>	Poor	
1122	BC	18	Wild Black Cherry	<i>Prunus serotina</i>	Poor	
1123	BX	10	Box elder	<i>Acer negundo</i>	Poor	
1124	BX	21	Box elder	<i>Acer negundo</i>	Poor	
1125	BX	7	Box elder	<i>Acer negundo</i>	Poor	
1126	BX	8	Box elder	<i>Acer negundo</i>	Poor	
1127	BX	8	Box elder	<i>Acer negundo</i>	Poor	x3
1128	BX	7	Box elder	<i>Acer negundo</i>	Poor	2
1129	BX	9	Box elder	<i>Acer negundo</i>	Poor	x2
1130	BX	9	Box elder	<i>Acer negundo</i>	Poor	
1131	BX	10	Box elder	<i>Acer negundo</i>	Poor	
1132	BX	7	Box elder	<i>Acer negundo</i>	Poor	x1
1133	BX	9	Box elder	<i>Acer negundo</i>	Poor	x1
1134	AP	10	Domestic Apple	<i>Malus sylvestris</i>	Poor	
1135	AP	7	Domestic Apple	<i>Malus sylvestris</i>	Poor	
1136	AP	7	Domestic Apple	<i>Malus sylvestris</i>	Poor	
1137	AP	9	Domestic Apple	<i>Malus sylvestris</i>	Poor	
1138	AP	6	Domestic Apple	<i>Malus sylvestris</i>	Poor	
1139	AP	6	Domestic Apple	<i>Malus sylvestris</i>	Poor	x1
1140	AP	7	Domestic Apple	<i>Malus sylvestris</i>	Poor	x1
1141	BC	21	Wild Black Cherry	<i>Prunus serotina</i>	Poor	
1142	E	8	American Elm	<i>Ulmus americana</i>	Poor	
1143	E	7	American Elm	<i>Ulmus americana</i>	Fair	
1144	BX	23	Box elder	<i>Acer negundo</i>	Poor	
1145	SU	12	Sugar Maple	<i>Acer saccharum</i>	Fair	
1146	BX	6	Box elder	<i>Acer negundo</i>	Fair	
1147	BX	8	Box elder	<i>Acer negundo</i>	Poor	
1148	BX	6	Box elder	<i>Acer negundo</i>	Poor	
1149	BX	10	Box elder	<i>Acer negundo</i>	Poor	
1150	BX	6	Box elder	<i>Acer negundo</i>	Poor	
1151	BX	6	Box elder	<i>Acer negundo</i>	Poor	
1152	BX	6	Box elder	<i>Acer negundo</i>	Poor	
1153	BX	8	Box elder	<i>Acer negundo</i>	Poor	
1154	BX	9	Box elder	<i>Acer negundo</i>	Poor	
1155	BX	8	Box elder	<i>Acer negundo</i>	Poor	
1156	BX	7	Box elder	<i>Acer negundo</i>	Poor	
1157	E	22	American Elm	<i>Ulmus americana</i>	Poor	
1158	BC	24	Wild Black Cherry	<i>Prunus serotina</i>	Very Poor	x1
1159	BX	8	Box elder	<i>Acer negundo</i>	Poor	
1160	BX	10	Box elder	<i>Acer negundo</i>	Poor	
1161	BX	7	Box elder	<i>Acer negundo</i>	Poor	
1162	BX	8	Box elder	<i>Acer negundo</i>	Poor	
1163	BX	8	Box elder	<i>Acer negundo</i>	Poor	
1164	BX	6	Box elder	<i>Acer negundo</i>	Poor	
1165	BX	9	Box elder	<i>Acer negundo</i>	Poor	
1166	BX	12	Box elder	<i>Acer negundo</i>	Poor	x2
1167	BX	6	Box elder	<i>Acer negundo</i>	Poor	
1168	BX	18	Box elder	<i>Acer negundo</i>	Poor	
1169	GA	12	Green Ash	<i>Fraxinus pennsylvanica</i>	Poor	
1170	GA	6	Green Ash	<i>Fraxinus pennsylvanica</i>	Very Poor	
1171	BX	6	Box elder	<i>Acer negundo</i>	Poor	
1172	BL	9	Black Locust	<i>Robinia pseudocacia</i>	Poor	
1173	TH	14	Thornapple/Hawthorne	<i>Cragagus spp.</i>	Poor	x3
1174	BL	8	Black Locust	<i>Robinia pseudocacia</i>	Poor	x1
1175	BL	8	Black Locust	<i>Robinia pseudocacia</i>	Poor	
1176	BX	10	Box elder	<i>Acer negundo</i>	Poor	
1177	BL	10	Black Locust	<i>Robinia pseudocacia</i>	Poor	
1178	BX	12	Box elder	<i>Acer negundo</i>	Poor	
1179	BX	10	Box elder	<i>Acer negundo</i>	Poor	
1180	BX	13	Box elder	<i>Acer negundo</i>	Poor	
1181	BL	17	Black Locust	<i>Robinia pseudocacia</i>	Poor	
1182	BL	9	Black Locust	<i>Robinia pseudocacia</i>	Poor	
1183	BX	14	Box elder	<i>Acer negundo</i>	Poor	
1184	GA	6	Green Ash	<i>Fraxinus pennsylvanica</i>	Poor	
1185	SM	13	Silver Maple	<i>Acer saccharinum</i>	Fair	x1
1186	BX	12	Box elder	<i>Acer negundo</i>	Fair	
1187	BX	12	Box elder	<i>Acer negundo</i>	Poor	
1188	TH	7	Thornapple/Hawthorne	<i>Cragagus spp.</i>	Poor	
1189	SM	15	Silver Maple	<i>Acer saccharinum</i>	Fair	
1190	CT	21	Cottonwood	<i>Populus deltoides</i>	Fair	
1191	E	10	American Elm	<i>Ulmus americana</i>	Very Poor	
1192	E	14	American Elm	<i>Ulmus americana</i>	Fair	
1193	GA	12	Green Ash	<i>Fraxinus pennsylvanica</i>	Very Poor	
1194	BC	17	Wild Black Cherry	<i>Prunus serotina</i>	Fair	
1195	SM	20	Silver Maple	<i>Acer saccharinum</i>	Poor	
1196	BL	12	Black Locust	<i>Robinia pseudocacia</i>	Poor	
1197	SM	14	Silver Maple	<i>Acer saccharinum</i>	Poor	
1198	SM	16	Silver Maple	<i>Acer saccharinum</i>	Poor	
1199	E	14	American Elm	<i>Ulmus americana</i>	Poor	
1200	E	8	American Elm	<i>Ulmus americana</i>	Poor	
1201	GA	10	Green Ash	<i>Fraxinus pennsylvanica</i>	Very Poor	
1202	E	6	American Elm	<i>Ulmus americana</i>	Fair	
1203	SU	27	Sugar Maple	<i>Acer saccharum</i>	Fair	x3
1204	GA	8	Green Ash	<i>Fraxinus pennsylvanica</i>	Poor	
1205	GA	7	Green Ash	<i>Fraxinus pennsylvanica</i>	Poor	
1206	GA	7	Green Ash	<i>Fraxinus pennsylvanica</i>	Fair	
1207	BC	17	Wild Black Cherry	<i>Prunus serotina</i>	Poor	
1208	E	13	American Elm	<i>Ulmus americana</i>	Poor	
1209	E	10	American Elm	<i>Ulmus americana</i>	Fair	
1210	SM	8	Silver Maple	<i>Acer saccharinum</i>	Fair	
1211	E	14	American Elm	<i>Ulmus americana</i>	Fair	
1212	E	10	American Elm	<i>Ulmus americana</i>	Poor	
1213	E	6	American Elm	<i>Ulmus americana</i>	Fair	



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1430	BL	7	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1431	CT	30	Cottonwood	<i>Populus deltoides</i>	Poor	
1432	CT	39	Cottonwood	<i>Populus deltoides</i>	Fair	
1433	CT	23	Cottonwood	<i>Populus deltoides</i>	Poor	
1434	CT	23	Cottonwood	<i>Populus deltoides</i>	Poor	
1435	BC	8	Wild Black Cherry	<i>Prunus serotina</i>	Poor	
1436	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1437	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1438	BL	9	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1439	BX	9	Box elder	<i>Acer negundo</i>	Poor	
1440	BW	9	Black Walnut	<i>Juglans nigra</i>	Poor	
1441	E	8	American Elm	<i>Ulmus americana</i>	Poor	
1442	BW	18	Black Walnut	<i>Juglans nigra</i>	Fair	
1443	BL	7	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1444	TH	7	Thornapple/Hawthorne	<i>Crataegus spp.</i>	Poor	
1445	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1446	BX	6	Box elder	<i>Acer negundo</i>	Poor	
1447	BL	16	Black Locust	<i>Robinia pseudoacacia</i>	Very Poor	
1448	E	9	American Elm	<i>Ulmus americana</i>	Poor	
1449	E	16	American Elm	<i>Ulmus americana</i>	Poor	no tag in h20, move E 1ft
1450	E	9	American Elm	<i>Ulmus americana</i>	Poor	
1451	BL	10	Black Locust	<i>Robinia pseudoacacia</i>	Poor	x1
1452	BC	6	Wild Black Cherry	<i>Prunus serotina</i>	Poor	
1453	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1454	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1455	B	8	Basswood	<i>Tilia americana</i>	Poor	
1456	BW	22	Black Walnut	<i>Juglans nigra</i>	Fair	
1457	BL	7	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1458	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1459	BL	10	Black Locust	<i>Robinia pseudoacacia</i>	Poor	x1
1460	B	7	Basswood	<i>Tilia americana</i>	Poor	
1461	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1462	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1463	B	8	Basswood	<i>Tilia americana</i>	Fair	
1464	BL	9	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1465	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1466	BL	9	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1467	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1468	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1469	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1470	BL	7	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1471	BL	10	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1472	BL	12	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1473	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1474	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1475	BL	10	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1476	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1477	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1478	BL	15	Black Locust	<i>Robinia pseudoacacia</i>	Fair	
1479	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1480	BL	9	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1481	BL	14	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1482	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1483	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1484	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1485	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	x1
1486	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1487	BL	15	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1488	BC	8	Wild Black Cherry	<i>Prunus serotina</i>	Poor	
1489	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1490	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1491	BL	12	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1492	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1493	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1494	BL	9	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1495	BL	9	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1496	YB	7	Yellow Birch	<i>Betula alleghaniensis</i>	Fair	
1497	BL	7	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1498	BL	15	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1499	BL	12	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1500	B	12	Basswood	<i>Tilia americana</i>	Poor	
1501	BC	15	Wild Black Cherry	<i>Prunus serotina</i>	Poor	
1502	BL	9	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1503	BL	9	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1504	BL	12	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1505	BL	12	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1506	BL	16	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1507	BL	14	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1508	BL	14	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1509	BL	12	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1510	BL	9	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1511	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1512	BL	10	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1513	BL	14	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1514	BL	10	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1515	BL	9	Black Locust	<i>Robinia pseudoacacia</i>	Very Poor	
1516	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1517	BL	12	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1518	BL	7	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1519	BL	9	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1520	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1521	BL	7	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1522	E	8	American Elm	<i>Ulmus americana</i>	Poor	
1523	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1524	BL	10	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1525	E	13	American Elm	<i>Ulmus americana</i>	Poor	
1526	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1527	BL	12	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1528	BL	15	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1529	BX	7	Box elder	<i>Acer negundo</i>	Poor	
1530	BL	17	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1531	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1532	E	9	American Elm	<i>Ulmus americana</i>	Fair	
1533	BL	9	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1534	BL	12	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1535	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1536	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1537	BL	9	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1538	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1539	E	13	American Elm	<i>Ulmus americana</i>	Poor	
1540	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1541	BL	16	Black Locust	<i>Robinia pseudoacacia</i>	Poor	x1
1542	BL	18	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1543	BL	14	Black Locust	<i>Robinia pseudoacacia</i>	Very Poor	
1544	BL	17	Black Locust	<i>Robinia pseudoacacia</i>	Poor	

1545	BL	12	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1546	BL	10	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1547	BL	9	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1548	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1549	BL	12	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1550	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1551	BL	7	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1552	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1553	BL	12	Black Locust	<i>Robinia pseudoacacia</i>	Poor	x2
1554	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1555	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1556	E	13	American Elm	<i>Ulmus americana</i>	Poor	
1557	BL	14	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1558	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1559	BL	15	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1560	BL	17	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1561	BL	9	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1562	BL	7	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1563	BL	19	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1564	BL	9	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1565	BL	17	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1566	E	8	American Elm	<i>Ulmus americana</i>	Poor	
1567	BL	16	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1568	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1569	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1570	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1571	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1572	BX	6	Box elder	<i>Acer negundo</i>	Poor	
1573	BL	9	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1574	BL	12	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1575	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1576	BL	14	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1577	BX	12	Box elder	<i>Acer negundo</i>	Poor	
1578	BL	7	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1579	SM	7	Silver Maple	<i>Acer saccharinum</i>	Fair	
1580	BL	14	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1581	BL	15	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1582	BL	12	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1583	BL	7	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1584	BW	16	Black Walnut	<i>Juglans nigra</i>	Fair	
1585	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1586	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1587	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1588	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1589	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1590	BL	10	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1591	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1592	BL	9	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1593	BL	10	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1594	E	8	American Elm	<i>Ulmus americana</i>	Poor	
1595	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair	
1596	E	16	American Elm	<i>Ulmus americana</i>	Very Poor	
1597	BL	16	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1598	E	21	American Elm	<i>Ulmus americana</i>	Poor	
1599	BX	10	Box elder	<i>Acer negundo</i>	Poor	x1
1600	BW	7	Black Walnut	<i>Juglans nigra</i>	Poor	
1601	BW	10	Black Walnut	<i>Juglans nigra</i>	Fair	
1602	SM	12	Silver Maple	<i>Acer saccharinum</i>	Poor	
1603	E	15	American Elm	<i>Ulmus americana</i>	Fair	
1604	BL	17	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1605	BL	16	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1606	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Very Poor	
1607	BL	9	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1608	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1609	E	16	American Elm	<i>Ulmus americana</i>	Poor	
1610	SM	16	Silver Maple	<i>Acer saccharinum</i>	Fair	
1611	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1612	SM	16	Silver Maple	<i>Acer saccharinum</i>	Fair	
1613	BX	6	Box elder	<i>Acer negundo</i>	Poor	
1614	SM	16	Silver Maple	<i>Acer saccharinum</i>	Fair	
1615	SM	6	Silver Maple	<i>Acer saccharinum</i>	Fair	
1616	TH	10	Thornapple/Hawthorne	<i>Crataegus spp.</i>	Poor	
1617	TH	8	Thornapple/Hawthorne	<i>Crataegus spp.</i>	Poor	x7
1618	BW	21	Black Walnut	<i>Juglans nigra</i>	Fair	
1619	BW	18	Black Walnut	<i>Juglans nigra</i>	Fair	
1620	BW	22	Black Walnut	<i>Juglans nigra</i>	Fair	
1621	E	16	American Elm	<i>Ulmus americana</i>	Fair	
1622	BW	22	Black Walnut	<i>Juglans nigra</i>	Fair	
1623	BW	19	Black Walnut	<i>Juglans nigra</i>	Fair	
1624	BW	19	Black Walnut	<i>Juglans nigra</i>	Fair	
1625	BW	9	Black Walnut	<i>Juglans nigra</i>	Fair	
1626	BW	18	Black Walnut	<i>Juglans nigra</i>	Fair	
1627	BW	15	Black Walnut	<i>Juglans nigra</i>	Fair	
1628	BW	9	Black Walnut	<i>Juglans nigra</i>	Poor	
1629	BW	26	Black Walnut	<i>Juglans nigra</i>	Poor	
1630	BW	16	Black Walnut	<i>Juglans nigra</i>	Fair	
1631	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Very Poor	
1632	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1633	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1634	BW	14	Black Walnut	<i>Juglans nigra</i>	Fair	
1635	BW	17	Black Walnut	<i>Juglans nigra</i>	Fair	
1636	BL	9	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1637	BL	9	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1638	BL	15	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1639	BL	16	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1640	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1641	BL	9	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1642	BL	17	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1643	BL	23	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1644	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Fair	
1645	BL	12	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1646	BL	14	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1647	BL	14	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1648	GA	18	Green Ash	<i>Fraxinus pennsylvanica</i>	Poor	
1649	SM	17	Silver Maple	<i>Acer saccharinum</i>	Very Poor	x1
1650	SM	22	Silver Maple	<i>Acer saccharinum</i>	Fair	
1651	GA	9	Green Ash	<i>Fraxinus pennsylvanica</i>	Very Poor	
1652	BW	13	Black Walnut	<i>Juglans nigra</i>	Fair	
1653	BX	8	Box elder	<i>Acer negundo</i>	Poor	
1654	BX	8	Box elder	<i>Acer negundo</i>	Poor	
1655	GA	7	Green Ash	<i>Fraxinus pennsylvanica</i>	Poor	
1656	GA	7	Green Ash	<i>Fraxinus pennsylvanica</i>	Poor	
1657	GA	7	Green Ash	<i>Fraxinus pennsylvanica</i>	Poor	
1658	TH	6	Thornapple/Hawthorne	<i>Crataegus spp.</i>	Poor	
1659	SM	16	Silver Maple	<i>Acer saccharinum</i>	Poor	



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1890	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1891	GA	9	Green Ash	<i>Fraxinus pennsylvanica</i>	Poor	
1892	B	6	Basswood	<i>Tilia americana</i>	Poor	
1893	GA	15	Green Ash	<i>Fraxinus pennsylvanica</i>	Poor	
1894	B	16	Basswood	<i>Tilia americana</i>	Poor	
1895	B	6	Basswood	<i>Tilia americana</i>	Poor	
1896	B	28	Basswood	<i>Tilia americana</i>	Fair	
1897	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1898	B	6	Basswood	<i>Tilia americana</i>	Poor	
1899	B	16	Basswood	<i>Tilia americana</i>	Fair	x1
1900	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1901	B	8	Basswood	<i>Tilia americana</i>	Poor	
1902	B	15	Basswood	<i>Tilia americana</i>	Poor	
1903	SU	17	Sugar Maple	<i>Acer saccharum</i>	Fair	
1904	BL	12	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1905	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1906	SM	17	Silver Maple	<i>Acer saccharinum</i>	Poor	
1907	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1908	BW	7	Black Walnut	<i>Juglans nigra</i>	Poor	
1909	BW	8	Black Walnut	<i>Juglans nigra</i>	Poor	
1910	BL	14	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1911	SM	12	Silver Maple	<i>Acer saccharinum</i>	Poor	
1912	BL	15	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1913	SM	25	Silver Maple	<i>Acer saccharinum</i>	Fair	x2
1914	E	8	American Elm	<i>Ulmus americana</i>	Very Poor	
1915	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1916	BL	14	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1917	SM	9	Silver Maple	<i>Acer saccharinum</i>	Poor	x4
1918	SM	28	Silver Maple	<i>Acer saccharinum</i>	Fair	
1919	BL	7	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1920	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1921	BL	7	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1922	BL	7	Black Locust	<i>Robinia pseudoacacia</i>	Very Poor	
1923	TH	8	Thornapple/Hawthorne	<i>Crataegus spp.</i>	Poor	
1924	B	14	Basswood	<i>Tilia americana</i>	Poor	
1925	BL	9	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1926	B	13	Basswood	<i>Tilia americana</i>	Fair	
1927	B	6	Basswood	<i>Tilia americana</i>	Fair	
1928	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1929	SU	22	Sugar Maple	<i>Acer saccharum</i>	Fair	
1930	B	6	Basswood	<i>Tilia americana</i>	Poor	
1931	BL	15	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1932	B	6	Basswood	<i>Tilia americana</i>	Poor	
1933	BL	9	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1934	B	14	Basswood	<i>Tilia americana</i>	Fair	x1
1935	B	15	Basswood	<i>Tilia americana</i>	Fair	
1936	BW	24	Black Walnut	<i>Juglans nigra</i>	Fair	
1937	BW	7	Black Walnut	<i>Juglans nigra</i>	Poor	
1938	BL	10	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1939	BL	21	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1940	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1941	SM	16	Silver Maple	<i>Acer saccharinum</i>	Fair	
1942	BW	14	Black Walnut	<i>Juglans nigra</i>	Fair	
1943	BL	15	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1944	B	14	Basswood	<i>Tilia americana</i>	Poor	
1945	E	17	American Elm	<i>Ulmus americana</i>	Very Poor	
1946	E	6	American Elm	<i>Ulmus americana</i>	Poor	
1947	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1948	BL	14	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1949	TH	8	Thornapple/Hawthorne	<i>Crataegus spp.</i>	Poor	x4
1950	BW	12	Black Walnut	<i>Juglans nigra</i>	Fair	
1951	BW	16	Black Walnut	<i>Juglans nigra</i>	Poor	
1952	BL	14	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1953	BW	17	Black Walnut	<i>Juglans nigra</i>	Poor	
1954	NM	8	Norway Maple	<i>Acer platanoides</i>	Poor	
1955	BW	17	Black Walnut	<i>Juglans nigra</i>	Poor	
1956	BW	19	Black Walnut	<i>Juglans nigra</i>	Poor	x1
1957	BL	14	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1958	TH	6	Thornapple/Hawthorne	<i>Crataegus spp.</i>	Poor	
1959	B	21	Basswood	<i>Tilia americana</i>	Poor	x1
1960	BL	12	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1961	TH	10	Thornapple/Hawthorne	<i>Crataegus spp.</i>	Poor	x1
1962	B	10	Basswood	<i>Tilia americana</i>	Fair	
1963	BW	15	Black Walnut	<i>Juglans nigra</i>	Fair	
1964	BL	15	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1965	B	8	Basswood	<i>Tilia americana</i>	Poor	
1966	BL	18	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1967	BL	10	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1968	BL	15	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1969	BL	20	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1970	BL	15	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1971	B	8	Basswood	<i>Tilia americana</i>	Poor	
1972	BW	16	Black Walnut	<i>Juglans nigra</i>	Poor	
1973	BL	9	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1974	BL	16	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1975	E	17	American Elm	<i>Ulmus americana</i>	Very Poor	
1976	GA	12	Green Ash	<i>Fraxinus pennsylvanica</i>	Very Poor	
1977	BL	12	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1978	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1979	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1980	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1981	BL	18	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1982	BW	12	Black Walnut	<i>Juglans nigra</i>	Poor	
1983	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1984	E	8	American Elm	<i>Ulmus americana</i>	Poor	
1985	BL	10	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1986	BL	16	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1987	BL	12	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1988	BL	15	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1989	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1990	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1991	BL	9	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1992	BL	11	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1993	BL	9	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1994	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1995	E	8	American Elm	<i>Ulmus americana</i>	Poor	
1996	E	13	American Elm	<i>Ulmus americana</i>	Poor	
1997	BL	14	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1998	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
1999	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2000	BL	14	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2001	BL	12	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2002	BL	14	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2003	BL	14	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2004	BL	16	Black Locust	<i>Robinia pseudoacacia</i>	Poor	

2005	BL	15	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2006	BW	10	Black Walnut	<i>Juglans nigra</i>	Fair	
2007	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2008	BL	17	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2009	SM	16	Silver Maple	<i>Acer saccharinum</i>	Fair	
2010	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2011	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2012	BL	14	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2013	BL	16	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2014	E	15	American Elm	<i>Ulmus americana</i>	Poor	
2015	E	6	American Elm	<i>Ulmus americana</i>	Poor	
2016	E	24	American Elm	<i>Ulmus americana</i>	Fair	
2017	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2018	BL	10	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2019	BW	8	Black Walnut	<i>Juglans nigra</i>	Poor	
2020	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2021	BL	10	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2022	BL	11	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2023	BL	22	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2024	E	13	American Elm	<i>Ulmus americana</i>	Poor	
2025	BL	7	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2026	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2027	SM	15	Silver Maple	<i>Acer saccharinum</i>	Fair	x1
2028	SM	20	Silver Maple	<i>Acer saccharinum</i>	Fair	x2
2029	BL	16	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2030	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2031	BW	14	Black Walnut	<i>Juglans nigra</i>	Fair	
2032	BL	15	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2033	BL	7	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2034	BL	16	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2035	BL	19	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2036	E	7	American Elm	<i>Ulmus americana</i>	Poor	
2037	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2038	GA	16	Green Ash	<i>Fraxinus pennsylvanica</i>	Fair	
2039	E	27	American Elm	<i>Ulmus americana</i>	Poor	
2040	E	25	American Elm	<i>Ulmus americana</i>	Fair	
2041	NM	12	Norway Maple	<i>Acer platanoides</i>	Fair	
2042	E	7	American Elm	<i>Ulmus americana</i>	Poor	
2043	BL	12	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2044	BL	10	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2045	E	28	American Elm	<i>Ulmus americana</i>	Poor	
2046	E	9	American Elm	<i>Ulmus americana</i>	Fair	
2047	B	12	Basswood	<i>Tilia americana</i>	Poor	x1
2048	E	19	American Elm	<i>Ulmus americana</i>	Very Poor	
2049	BL	18	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2050	BL	10	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2051	NM	10	Norway Maple	<i>Acer platanoides</i>	Fair	
2052	NM	8	Norway Maple	<i>Acer platanoides</i>	Fair	
2053	NM	6	Norway Maple	<i>Acer platanoides</i>	Fair	
2054	E	23	American Elm	<i>Ulmus americana</i>	Poor	
2055	NM	6	Norway Maple	<i>Acer platanoides</i>	Fair	
2056	BW	18	Black Walnut	<i>Juglans nigra</i>	Poor	
2057	E	13	American Elm	<i>Ulmus americana</i>	Poor	
2058	E	10	American Elm	<i>Ulmus americana</i>	Poor	
2059	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2060	BL	17	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2061	BW	16	Black Walnut	<i>Juglans nigra</i>	Poor	
2062	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2063	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2064	B	16	Basswood	<i>Tilia americana</i>	Fair	
2065	B	16	Basswood	<i>Tilia americana</i>	Fair	
2066	B	6	Basswood	<i>Tilia americana</i>	Poor	
2067	B	16	Basswood	<i>Tilia americana</i>	Fair	
2068	B	13	Basswood	<i>Tilia americana</i>	Fair	
2069	B	12	Basswood	<i>Tilia americana</i>	Poor	
2070	B	17	Basswood	<i>Tilia americana</i>	Poor	
2071	B	17	Basswood	<i>Tilia americana</i>	Fair	
2072	B	12	Basswood	<i>Tilia americana</i>	Poor	
2073	NM	14	Norway Maple	<i>Acer platanoides</i>	Fair	
2074	NM	14	Norway Maple	<i>Acer platanoides</i>	Fair	
2075	GA	14	Green Ash	<i>Fraxinus pennsylvanica</i>	Poor	
2076	NM	6	Norway Maple	<i>Acer platanoides</i>	Fair	
2077	BL	19	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2078	BL	18	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2079	BL	14	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2080	E	18	American Elm	<i>Ulmus americana</i>	Poor	
2081	BL	19	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2082	B	14	Basswood	<i>Tilia americana</i>	Poor	
2083	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2084	B	12	Basswood	<i>Tilia americana</i>	Poor	
2085	GA	15	Green Ash	<i>Fraxinus pennsylvanica</i>	Fair	
2086	BL	15	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2087	B	16	Basswood	<i>Tilia americana</i>	Poor	
2088	PB	6	Paper Birch	<i>Betula papyrifera</i>	Poor	
2089	B	15	Basswood	<i>Tilia americana</i>	Poor	
2090	B	17	Basswood	<i>Tilia americana</i>	Poor	
2091	B	16	Basswood	<i>Tilia americana</i>	Poor	
2092	BL	16	Black Locust	<i>Robinia pseudoacacia</i>	Very Poor	
2093	NM	12	Norway Maple	<i>Acer platanoides</i>	Fair	
2094	B	10	Basswood	<i>Tilia americana</i>	Fair	
2095	GA	12	Green Ash	<i>Fraxinus pennsylvanica</i>	Poor	
2096	E	6	American Elm	<i>Ulmus americana</i>	Poor	
2097	BW	23	Black Walnut	<i>Juglans nigra</i>	Fair	
2098	E	12	American Elm	<i>Ulmus americana</i>	Poor	
2099	BW	21	Black Walnut	<i>Juglans nigra</i>	Poor	
2100	E	6	American Elm	<i>Ulmus americana</i>	Poor	
Jump in sequence						
2201	B	13	Basswood	<i>Tilia americana</i>	Poor	x1
2202	B	14	Basswood	<i>Tilia americana</i>	Fair	
2203	E	9	American Elm	<i>Ulmus americana</i>	Poor	
2204	BW	38	Black Walnut	<i>Juglans nigra</i>	Fair	
2205	BW	19	Black Walnut	<i>Juglans nigra</i>	Poor	
2206	TH	9	Thornapple/Hawthorne	<i>Crataegus spp.</i>	Poor	
2207	TH	6	Thornapple/Hawthorne	<i>Crataegus spp.</i>	Poor	
2208	NM	13	Norway Maple	<i>Acer platanoides</i>	Fair	
2209	BW	6	Black Walnut	<i>Juglans nigra</i>	Poor	
2210	PW	6	White Poplar	<i>Populus alba</i>	Poor	
2211	E	7	American Elm	<i>Ulmus americana</i>	Poor	
2212	E	6	American Elm	<i>Ulmus americana</i>	Poor	
2213	E	15	American Elm	<i>Ulmus americana</i>	Very Poor	
2214	E	6	American Elm	<i>Ulmus americana</i>	Poor	
2215	TH	19	Thornapple/Hawthorne	<i>Crataegus spp.</i>	Poor	x1
2216	BL	16	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2217	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor	
2218	E	14	American Elm	<i>Ulmus americana</i>	Poor	

**LONG LAKE & CROOKS MASTERPLAN DEVELOPMENT**

**STATE OF MICHIGAN**

**COUNTY OF OAKLAND**

**CITY OF TROY**

**DEVELOPMENT AGREEMENT FOR**  
**"LONG LAKE & CROOKS MASTERPLAN DEVELOPMENT"**  
**PLANNED UNIT DEVELOPMENT**

This Development Agreement ("Agreement") dated \_\_\_\_\_, 2023, is entered into by and between LONG LAKE CROOKS DEVELOPMENT ASSOCIATES, L.L.C., a Michigan limited liability company, the address of which is 39400 Woodward Avenue, Suite 250, Bloomfield Hills, Michigan 48304, referred to herein as the "Developer", and the CITY OF TROY, a Michigan municipal corporation, having its principal offices at 500 West Big Beaver Road, Troy, Michigan 48084 (the "City").

**RECITALS**

A. Developer is the owner of certain real property located at the northwest corner of Long Lake and Crooks Roads in the City of Troy, Oakland County, Michigan, consisting of one (1) parcel and containing approximately 24.08 acres, as more particularly described on attached **Exhibit A** (the "Property").

B. Developer has petitioned for an Amendment to Chapter 39 of the Troy City Code, (the "Zoning Ordinance") for the rezoning of the Property to Planned Unit Development ("PUD"), pursuant to Article 11 of the Zoning Ordinance, for the development to be known as "Long Lake & Crooks Masterplan Development", sometimes also referred to herein as the "Development" or the "Planned Unit Development".

C. Developer has demonstrated that the zoning of the Property as a PUD is consistent with the intent of Section 11.03 of the Zoning Ordinance. The Development accomplishes a



sufficient number of objectives, including among other benefits and features, the Developer proposes: (i) a mixture of land uses that would otherwise not be permitted without the use of the PUD; (ii) a recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be infeasible or unlikely to be achieved absent the PUD designation; (iii) compatible mixture of open space, landscaped areas, and pedestrian amenities; (iv) to use appropriate land use transitions between the PUD and surrounding properties; (v) innovative and creative site and building designs, solutions and materials; (vi) desirable qualities of a dynamic urban environment that is compact, designed to human scale, and exhibits contextual integration of buildings and city spaces; (vii) appropriate assembly, use, redevelopment, replacement, and improvement of an existing vacant site; (viii) consistency with the intent of the City's Master Plan and the intent of any applicable corridor or sub-area plans and consistent with recent development trends in the area; and, (ix) includes all necessary information and specifications with respect to structures, heights, setbacks, density, parking, circulation, landscaping, amenities, and other design and layout features, exhibiting a due regard for the relationship of the Development to the surrounding properties and uses thereon, as well as to the relationship between the various elements within the proposed Development.

D. Developer submitted the Concept Development Plan ("Concept Development Plan"), a copy of which is attached as part of **Exhibit B** (PUD Application (including Concept Development Plan and supporting materials)) pursuant to Section 11.06 of the Zoning Ordinance subject to the terms of this Agreement.

E. Troy Planning Commission held a public hearing on August 9, 2022 concerning the Planned Unit Development followed by meetings on September 27, 2022 and January 24, 2023 where approval of the Development, including the Concept Development Plan, was recommended. (See **Exhibit C**, Planning Commission Minutes and Resolution of January 24, 2023).

F. Troy City Council held a public hearing on \_\_\_\_\_, 2023 the Minutes and Resolution from are attached to this Agreement as **Exhibit D** (City Council Minutes and Resolution of \_\_\_\_\_, 2023).

**NOW, THEREFORE**, as an integral part of the grant of rezoning of the Property to PUD known as the " Long Lake & Crooks Masterplan Development" and its development, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

## **ARTICLE I**

### **GENERAL TERMS**

1.1 **Binding Effect.** This Agreement incorporates all PUD Documents, as defined below, and shall run with the land. References in this Agreement or in any PUD Documents to "Developer" shall include Developer's successors and assigns. It is the intent of the City and Developer to put all future owners of the Property, and parties in interest, on notice of the rights, obligations, and restrictions contained herein, by recording this Agreement and its attached Exhibits with the Oakland County Register of Deeds. The terms and conditions of this Agreement

shall be considered "Deed Restrictions" binding upon all developers and any successors or assigns of the Property.

1.2 PUD Documents. The Property shall be developed and improved in accordance with the following, which shall be referred to collectively as the "PUD Documents":

- A. Article 11 of the Zoning Ordinance, and amendments, if any, as of the Effective Date;
- B. This Agreement;
- C. The initial PUD Application, including the Concept Development Plan and supporting materials, received by the City of Troy Planning Department on November 18, 2020, and as revised and submitted on November 28, 2022 (**Exhibit B**) ("PUD Application (including Concept Development Plan and supporting materials)");
- D. The following documents attached as **Exhibit E** ("Preliminary Site Plan Documents"):

General Description of Document	Date of Document	Drafter or Preparer
Topographic Survey Sheet C-1.0	April 11, 2022	PEA Group James P. Butler
Preliminary Site Plan Sheet C-3.0	April 11, 2022	PEA Group James P. Butler
Preliminary Utility Plan Sheet C-5.0	April 11, 2022	PEA Group James P. Butler
Preliminary Landscape Plan Sheet L-1.0	April 11, 2022	PEA Group Janet L. Evans

- E. The Resolution and the official minutes of the meeting at which the City Council approved the PUD, including any and all conditions of the approval contained therein, an Affidavit of Property Ownership to be recorded with the Oakland County Register of Deeds prior to commencement of construction and prior to the sale, lease, rental, or occupancy by tenants of any portion of the Property, contain the legal description of the entire Property, specifying the date of the Concept Development Plan approval, and rezoning of the Property to PUD by the City Council, and declaring that all future development of the Property has been authorized, restricted, and required to be carried out in accordance with this Agreement, and the amendment to the Zoning Ordinance granting rezoning to PUD; (See **Exhibit D**).
- F. All Preliminary Development Plans, as defined in Section 11.07 of the Zoning Ordinance, approved by City Council; and,
- G. All Final Development Plans, as defined in Section 11.08 of the Zoning Ordinance, approved by the Zoning Administrator or by the Community Development Director of the City.



1.3 Amendment to Zoning Ordinance. Troy City Council Resolution # \_\_\_\_\_ (the "Resolution") and this Agreement shall be considered an amendment to the Zoning Ordinance and the Zoning Map, reclassifying the zoning of the Property, which was not previously rezoned to PUD, and the Resolution constitutes the land authorization for the Property in accordance with the Zoning Ordinance. All uses and improvements completed on the Property shall be in substantial conformity with Article 11 of the Zoning Ordinance and the PUD Documents.

## **ARTICLE II**

### **DEVELOPER'S RIGHTS, OBLIGATIONS, AND PROPERTY RESTRICTIONS**

2.1 Development Rights. Developer shall have the right to develop and use the Property, and make improvements and modifications to the Property, in accordance with the PUD Documents identified in Section 1.2 above. Any changes to the Development shall be approved in accordance with the PUD Documents in effect at the time of the proposed changes.

2.2 Permitted Uses. The City acknowledges and approves that the Development shall consist of separate areas within which there will be separate permitted uses, but which together will relate to each other in an acceptable and cohesive development. The separate areas are depicted on the Concept Development Plan (included within **Exhibit B**) as development areas, amenity zones, retail/restaurant areas, and natural areas and are more fully defined in this Agreement. The permitted uses of the Development described below are consistent with the intent of the City's Master Plan or the intent of any applicable corridor or sub-area plans, and otherwise consistent with Section 11.02 of the Zoning Ordinance, and are to be a mixture of commercial, retail, residential, and office uses, and identified as follows:

- A. Development Area 1 - Residential uses including multiple-family dwellings (2-8 stories), live/work units, accessory uses related to such uses, and all associated surface parking.
- B. Development Area 2 - Office uses including offices (general), professional and medical offices, business services, a multi-story parking structure, accessory uses related to such uses, and all associated surface parking.
- C. Development Area 3 - Office uses including offices (general), professional and medical offices, business services; and residential uses including multiple-family dwellings (2-8 stories), multiple-family dwellings (9+ stories), Multiple-family dwellings (on upper floors only in a mixed-use building), live/work units; and restaurant, retail sales or business uses including restaurants (standard), restaurants (fast food), bar/lounge, outdoor dining areas, retail (general), health fitness centers, athletic clubs, martial arts studios, dance studios, music studios, art studios, dry cleaners and laundry, pharmacies (durable medical goods sales/rental), conference meeting uses, banquet facility uses, personal services; and a multi-story parking structure; and accessory uses related to such uses, and all associated surface parking.

- D. Development Area 4 – Lodging uses; and extended stay uses; and residential uses including multiple-family dwellings (2-8 stories), live/work units; and accessory uses related to such uses, and all associated surface parking.
- E. Restaurant/Retail Areas – "Restaurant" and/ or "Retail Business or Retail Sales" uses as defined by the Zoning Ordinance, and their accessory uses, and all associated surface parking.
- F. Amenity Zone A - "Open Space" as defined by the Zoning Ordinance for use as an open field activity area, including bocce ball court, pickleball courts, seasonal ice-skating rink, and associated surface parking.
- G. Amenity Zone B - "Open Space" as defined by the Zoning Ordinance for use as a fitness path with outdoor exercise stations. A portion of Amenity Zone B is a regulated wetland area, will be restricted from development, and will remain in an "Undeveloped State" as defined in the Zoning Ordinance, except as provided for in this Agreement, and is designated as "Wetland D" within Exhibit E, specifically sheet C-3.0.
- H. Amenity Zone C – Amenity Zone C is a mostly a regulated wetland area, will be restricted from development, and shall remain in an "Undeveloped State" as defined in the Zoning Ordinance, except as provided for in this Agreement, and is designated as "Wetland A" within Exhibit E, specifically on sheet C-3.0.

The parties intend that the uses listed above shall have the same meaning as referenced in the Zoning Ordinance, including the uses listed in the Table in Section 4.21 of the Zoning Ordinance. The uses listed above from Table 4.21 which identify the number of stories in Development Areas 1, 3, and 4 are not intended to permit the Developer to deviate from the number of stories identified on the Concept Development Plan and as identified in Section 2.3 below. Such permitted uses within each of the above areas shall be selected by the Developer, in its sole discretion, recognizing the uses are subject to market demand, end-user requirements, development patterns, and other factors outside of the control of the Developer. Developer shall be provided with flexibility in selecting such permitted uses, and any combination of the permitted uses, to provide Developer the opportunity to construct and use a higher quality development and a better overall project than would be accomplished under conventional zoning, and which will be accommodated without sacrificing established community values. An amendment to this Agreement shall be required if any use not listed above is proposed; provided, however, that the Zoning Administrator shall have the authority to allow similar or accessory uses to those listed above within each development area. For purposes of this Agreement and consistent with the Zoning Ordinance, the term "accessory uses" shall mean uses that are supplemental or subordinate to the principal building on a parcel of land or development area; and shall be on the same parcel of land or development area as the principal building, structure, or use they serve. It is also recognized that Developer shall be provided with flexibility in altering the uses within the Amenity Zones referenced above so long as such uses are consistent with the "Open Space" definition in the Zoning Ordinance.



2.3 Sequencing and Phasing of Development. Due to the unique nature and scale of the Development, the City recognizes that the Developer shall be afforded maximum flexibility in the sequencing and phasing of the Development to attract investment and end users consistent with the Phasing Plan, as described below. Any phase described below shall be generally referenced alone as a "Phase" and together as "Phases" for purposes of this Agreement. Developer shall be permitted to apply for all approvals, including Preliminary Development Plan approval and Final Development Plan approval, for any portion of the Development, including the Phases or Restaurant/Retail Areas, at any time consistent with the Phasing Plan, within the sole discretion of the Developer, and the City shall be obligated to review and promptly process such requests for approval as provided for under the Zoning Ordinance. Developer shall be permitted, but not required, to commence construction and development of any Phase or Restaurant/Retail Area at any time consistent with the Phasing Plan, within the sole discretion of the Developer, and the City shall be obligated to review and process such requests for construction and development approvals as provided for under the Zoning Ordinance; provided, however, that once construction is commenced in any Phase or Restaurant/Retail Area, the Developer shall complete the development and construction of such Phase or Restaurant/Retail Area. Undeveloped Phases or Restaurant/Retail Areas shall be appropriately maintained by Developer, including grass cutting and refuse removal. Developer shall not clear-cut trees within any unapproved and undeveloped Phase or Restaurant/Retail Area without the approval of the Community Development Director.

The Development is planned as a multiple phase development, each of which shall include the associated infrastructure improvements within and necessary to serve such Phase or Restaurant/Retail Area. The Phases of the Development (the "Phasing Plan") are set forth below.

**RESIDENTIAL MID-RISE PHASE:** The Residential Mid-Rise Phase is depicted on the Concept Development Plan as **Development Area 1**. This Phase includes one residential mid-rise building with associated accessory uses, parking, driveways, and sidewalks. The building shall be a minimum number of three (3) stories, with a building height not to exceed 40 feet, and a maximum of seven stories, with a building height not to exceed 90 feet. The maximum square footage of this building is 150,000 square feet.

**OFFICE/PROFESSIONAL PHASE:** The Office/Professional Phase is depicted on the Concept Development Plan as **Development Area 2** and includes one building that is intended to be primarily an office and/or professional building with accessory uses supported by a parking structure and associated surface parking, driveways, and sidewalks. The building shall be a minimum of four (4) stories, with a building height not to exceed 60 feet, and a maximum of ten (10) stories, with a building height not to exceed 150 feet. The maximum square footage of this building is 500,000 square feet.

**OFFICE/PROFESSIONAL/RESIDENTIAL/RETAIL/PARKING PHASE:** The Office/Professional/Residential/Retail/Parking Phase is depicted on the Concept Development Plan as **Development Area 3** and includes one building that is primarily intended to be office and/or professional and/or residential building with accessory uses and will be supported by an associated parking deck contained within the building along with associated surface parking, driveways, and sidewalks. This building shall be a minimum of four (4) stories, with a maximum height of 60 feet, and maximum of ten (10) stories, with a maximum height of 150 feet. The maximum square footage of this building is 350,000 square feet.

**LODGING/EXTENDED STAY/RESIDENTIAL PHASE:** The Lodging/Extended Stay/ Residential Phase is depicted on the Concept Development Plan as **Development Area 4** and includes one building that will be supported by associated surface parking, driveways, and sidewalks. This building shall be a minimum of three (3) stories, with a building height not to exceed 40 feet, and a maximum of seven (7) stories, with a maximum height of 90 feet.

The Developer and the City recognize that development of the amenity zones is important to the success of the Development. Amenity Zone A shall be developed as part of the first Phase. Amenity Zone B shall be developed as part of the second Phase, except for the regulated wetland area within Amenity Zone B which shall remain undeveloped except as permitted by EGLE. Amenity Zone C shall remain undisturbed except to the extent permitted by EGLE and only then for such uses as shown on the Concept Development Plan, such as foot trails and retaining walls, because it is primarily a regulated wetland area. Amenity Zone C may be developed, if at all, at any time in association with any Phase.

At the discretion of the Developer, any or all of the Restaurant/Retail Areas (depicted as Restaurant/Retail Building #1, Restaurant/Retail Building #2, and Restaurant/Retail Building #3 on the Concept Development Plan) may be: (i) constructed at any time without being part of any Phase after the Developer has commenced construction of the first Phase; or, (ii) constructed at any time as part of any Phase. The Restaurant/Retail Area shall be comprised of a total of three separate buildings. Each building may be one (1) or two (2) stories with a maximum height of 35 feet for each building.

Upon commencement of the first Phase, all regulated wetland areas shall be restricted from any development and shall remain in an "Undeveloped State" as defined in the Zoning Ordinance and as depicted within **Exhibit E** containing the Preliminary Site Plan Documents, specifically sheet C-3.0.

2.4 Duration. The parties recognize and agree that there is no formal development schedule for the Development. This Agreement and the Concept Development Plan shall remain in full force and effect so long as Developer requests Preliminary Development Plan approval for the first Phase within five (5) years from the Effective Date. Developer must commence construction of the first Phase within two (2) years of Final Development Plan approval of the first Phase and shall thereafter, in its sole discretion, commence construction of any other Phase or Restaurant/Retail Area no later than twenty (20) years from the commencement of construction of the first Phase. Developer may request an extension for good cause from the City not less than 90 days prior to the expiration date of any deadlines so long as Developer has acted in good faith to commence and complete construction of the Phases.

2.5 Relationship of Phases and Areas. Each Phase or Restaurant/Retail Area developed shall be capable of standing on its own in terms of the presence of Improvements, as defined below, to serve such Phase or Restaurant/Retail Area. Developer shall not be required to construct Improvements outside of a particular Phase or Restaurant/Retail Area and shall not be required to connect any such Improvements between any non-contiguous Phase or Restaurant/Retail Area, until the last of the Phases and Restaurant/Retail Areas described above is completed.



2.6 Vesting. To the extent construction has commenced on a particular Phase or Restaurant/Retail Area, Developer shall be deemed to have obtained vested rights with respect to that Phase or Restaurant/Retail Area and shall be permitted to complete that Phase or Restaurant/Retail Area in accordance with applicable approvals.

2.7 Preliminary Development Plan Submittal. Preliminary Development Plans for each Phase, Amenity Zone, or Restaurant/Retail Area shall be consistent with the Concept Development Plans and this Agreement, and each Preliminary Development Plan shall be submitted for approval to the City with corresponding traffic and parking studies to be reviewed and approved administratively by the City Engineer, the Road Commission for Oakland County, and the Michigan Department of Transportation as may be required by applicable law. The scope of the traffic and parking studies shall be approved by the City Engineer consistent with the Zoning Ordinance and this Agreement.

2.8 Statement of Conditions. As part of the PUD and as a condition of said approval and to satisfy the PUD zoning standards, Developer's obligations shall include the following, plus any other requirements set forth in the PUD Documents, this Agreement and Exhibits, attached hereto and made a part hereof, which are designated as the obligations of the Developer:

- A. The Development will facilitate the interconnectivity of vehicular and pedestrian access through a network of sidewalks and internal roads.
- B. The Developer will preserve in perpetuity certain natural wetland areas on the Property.
- C. The Development will include amenity zones with bocce ball courts, pickleball courts, seasonal ice-skating rink, fitness path with outdoor exercise stations, outdoor activity areas, and a pedestrian loop and boulevard throughout the Property, each accessible to the public and as shown on the Concept Development Plan.
- D. The Development will provide large open spaces and landscaped areas which exceed the requirements of the City in a workable integrated design.

The City acknowledges that the Development will have numerous community benefits and, among them, the Development will: (a) eliminate existing under-development of the Property as well as encourage the assemblage and division of parcels within the Property to create a consistent development that provides a logical transition with the surrounding properties; (b) promote and be consistent with the redevelopment goals of the City's Master Plan; (c) incorporate and implement numerous goals and strategies of the City's Master Plan; and, (d) provide a higher quality of development than could be achieved under conventional zoning.

2.9 Development Standards. The Property shall be developed, if at all, consistent with the City of Troy development standards, the Zoning Ordinance, and other City ordinances, or any amendments thereto, and consistent with the PUD Documents (the "Approved Standards"),

without the need for any additional approvals from the City for such standards, because the City has determined that the Approved Standards are a reasonable approach for the PUD as listed in Article 11 of the Zoning Ordinance for the Development including but not limited to the following purposes:

- A. To encourage developments that will result in a long-term contribution to social, environmental, and economic sustainability in the City;
- B. To permit development patterns that respond to changing public and private needs;
- C. To encourage flexibility in design and use that will result in a higher quality of development and a better overall project than would be accomplished under conventional zoning, and which can be accommodated without sacrificing established community values;
- D. To encourage the use, redevelopment, and improvement of existing sites where current ordinances do not provide the flexibility to consider redevelopment of sites;
- E. To ensure the compatibility of design and use among various components within the PUD and with neighboring properties and uses;
- F. To ensure development that is consistent with the intent of the City's Master Plan; and,
- G. To encourage an integrated development.

The Approved Standards, as well as other approved features of the Development contained in this Agreement, are not intended to avoid the zoning requirements that would otherwise apply, but rather to allow flexibility and mixture of uses, and to improve the design, character, and quality of Development and any variations from the requirements of the Zoning Ordinance, because they are improvements to the public health, safety, and welfare in the area affected and in accordance with the intent of Article 11 of the Zoning Ordinance.

The City recognizes that the boundaries of each of the Phases, Amenity Zones, and Restaurant/Retail Areas shown on the Concept Development Plan may need to change in light of market demand, end-user requirements, development patterns, and other factors outside of the control of the Developer. Therefore, to provide Developer with flexibility in design and use that will result in a higher quality of development and a better overall project than would be accomplished under conventional zoning, and which will be accommodated without sacrificing established community values, the boundaries of such Phases, Amenity Zones, or Restaurant/Retail Areas shown on the Concept Development Plan may be enlarged or reduced, at the sole discretion of the Developer, so long as the Developer complies with the Approved Standards as specified herein.

Modifications regarding the density, mix of types of buildings, number of units per building, and location of buildings shall be permitted under this Agreement to allow the Developer



flexibility and as may be reasonably necessary to comply with applicable laws or regulations, subject to this Section. Developer shall have the right, in its sole discretion, to modify interior floor plans subject to compliance with all other City ordinances. Minor modifications to the PUD Documents resulting from engineering considerations, site conditions, or other governmental requirements may be administratively approved by the Zoning Administrator or Community Development Director.

Landscaping shall meet or exceed required landscaping for similar projects pursuant to Chapter 39, Section 13.02 of the Zoning Ordinance.

2.10 General Maintenance. Developer shall maintain all common areas, storm water drainage and retention facilities, landscaped areas, parking areas, and sidewalks in good working order and appearance. Developer may establish an Association or Associations to assume the maintenance obligations set forth in this Agreement in which event the Association or Associations shall succeed to the Developer's obligations for those portions of the Property defined in the instrument establishing each Association, and Developer shall be relieved of all obligations and liability with respect thereto.

2.11 Conveyance by Developer. In the event Developer conveys all or any portion of the Property, it shall establish easements over and across the Property providing that all portions of the Property shall have full egress and ingress for both vehicular and pedestrian use and for egress and ingress to a public road, and access over, under, and across portions of the common areas necessary for installation, construction, repair, and maintenance of utilities affecting and placed upon the Property, which may provide for shared participation in the cost of maintenance and repair. Developer may, however, designate specific parking areas for use by specific areas of the Development.

2.12 Construction Trailers. Developer shall comply with the City Code and Ordinances, make any necessary application for permits, and obtain any necessary permits for the use of construction trailers, and for rental, occupancy, and advertising signs.

### **ARTICLE III**

#### **PUBLIC IMPROVEMENTS**

3.1 Water and Sanitary Sewer Systems. Developer shall construct and install improvements and/or connections tying into the municipal water and sanitary sewer systems, including any required fire hydrant, consistent with the Phasing Plan. Such improvements shall be designed and constructed in accordance with any Final Development Plan approved under Section 11.08 of the Zoning Ordinance, approved engineering construction plans, and all applicable City, County, and State standards, codes, regulations, ordinances, and laws. Such water and sanitary sewer service facilities, including any on-site and off-site facilities, extensions, and easements to reach the area to be served, shall be completed, approved, and dedicated to the City to the extent necessary to fully service all proposed and existing facilities, structures, and uses for such Phase or Restaurant/Retail Area. Consistent with the Phasing Plan, all water and sanitary system improvements required shall be completed before construction of the buildings to be erected in the applicable Phase or Restaurant/Retail Areas and shall be completed, approved and dedicated to

and accepted by the City, if required, to the extent necessary to fully service all proposed and existing facilities, structures and uses, within such Phase or Restaurant/Retail Area to be served thereby, prior to issuance of any building permits within such Phase or Restaurant/Retail Area. The water and sanitary sewer improvements within each Phase or Restaurant/Retail Area must be completed such that, upon completion and any dedication of such improvements, they are fully sufficient to provide the required capacity for water and sewer services to such buildings to be erected within such Phase or Restaurant/Retail Area according to the applicable laws, ordinances, codes, regulations, and standards at the time of construction of buildings to be erected within such Phase or Restaurant/Retail Area. The Developer shall post security in the form of cash or check or certificate of deposit, irrevocable letter of credit, or a performance bond (the "Security"), as specified in a separate agreement approved by the City for any water and sanitary sewer systems undergoing construction. The Security shall be in an amount equal to the estimated cost of installation, or a performance bond in an amount equal to the cost of construction plus ten percent (10%), as specified in a bona fide contract for installation of such improvements approved by the City Engineer. The agreement shall also authorize the City, at its option, to complete these improvements as required by the City Engineer, if Developer fails to complete the water and sanitary sewer improvements in a timely fashion, once construction has commenced. All performance bonds shall be issued by institutions licensed and admitted to do business in the State of Michigan. Building permits for the buildings to be erected on the Property within the Development to be served by the water and sanitary sewer improvements in question shall be issued upon the posting of such Security and execution of such agreement, which shall be approved by the City Attorney in the exercise of reasonable discretion.

3.2 Storm Water Drainage. Developer shall, at its sole expense, construct and install storm water and retention and/or detention systems consistent with the Phasing Plan. Such improvements shall be designed and constructed in accordance with any Final Development Plan approved under Section 11.08 of the Zoning Ordinance, approved engineering construction plans, and all applicable City, County and State standards, codes, regulations, ordinances, and laws. All storm water and retention and/or detention system improvements required shall be completed before construction of the buildings to be erected within a Phase or Restaurant/Retail Area and shall be completed and approved to the extent necessary to fully service all proposed and existing facilities, structures and uses, within such Phase or Restaurant/Retail Area, prior to issuance of any building permits. The Developer shall post Security, as specified in a separate agreement approved by the City, for any storm water and retention and/or detention system systems undergoing construction. The Security shall be in an amount equal to the estimated cost of installation, or a performance bond in an amount equal to the cost of construction plus ten percent (10%), as specified in a bona fide contract for installation of such improvements approved by the City Engineer. The agreement shall also authorize the City, at its option, to complete these improvements as required by the City Engineer, if Developer fails to complete the storm water and retention and/or detention system improvements in a timely fashion, once construction has commenced. All performance bonds shall be issued by institutions licensed and admitted to do business in the State of Michigan. Building permits for the buildings to be erected within the Development to be served by the storm water and retention and/or detention system improvements in question shall be issued upon the posting of such Security and execution of such agreement, which shall be approved by the City Attorney in the exercise of reasonable discretion. During the development of the Property, the Developer or its successors or assigns shall be obligated to



maintain the storm water and retention and/or detention system and facilities for such applicable Phase or Restaurant/Retail Area in a fully operational condition.

3.3 Streets, Boulevards, Sidewalks, Non-Motorized Paths, Drives, Entryways and Parking Areas. Developer shall, at its sole expense, construct and install streets, boulevards, sidewalks, non-motorized paths, drives, entryways, and parking areas consistent with the Phasing Plan. All internal streets, boulevards, sidewalks, non-motorized paths, drives, entryways, and parking areas will be private. Such improvements shall be designed and constructed in accordance with any Final Development Plan approved under Section 11.08 of the Zoning Ordinance, approved engineering construction plans, and all applicable City, County, and State standards, codes, regulations, ordinances, and laws. The Developer shall post Security, as specified in a separate agreement approved by the City, for any streets, boulevards, sidewalks, non-motorized paths, drives, entryways, and parking areas undergoing construction. The Security shall be in an amount equal to the estimated cost of installation, or a performance bond in an amount equal to the cost of construction plus ten percent (10%), as specified in a bona fide contract for installation of such improvements approved by the City Engineer. The agreement shall also authorize the City, at its option, to complete these improvements as required by the City Engineer, if Developer fails to complete the streets, boulevards, sidewalks, non-motorized paths, drives, entryways, and parking areas in a timely fashion, once construction has commenced. All performance bonds shall be issued by institutions licensed and admitted to do business in the State of Michigan. Building permits for the buildings to be erected within the Development to be served by the streets, boulevards, sidewalks, non-motorized paths, drives, entryways, and parking areas in question shall be issued upon the posting of such Security and execution of such agreement, which shall be approved by the City Attorney in the exercise of reasonable discretion. At all times, during and after completion of construction, Developer, its successor and assigns, shall cause all internal streets, boulevards, sidewalks, non-motorized paths, drives, entryways, and parking areas to be maintained, repaired and kept in an unimpeded, unobstructed, safe and passable condition at all times to allow for the free flow and circulation of traffic throughout the Development when completed, and within each Phase Restaurant/Retail Area prior to completion of the Development, except for temporary closures or obstruction due to repairs or snow. Developer shall install and maintain an adequate gravel surface base as determined by the City Engineer for all entrance ways and internal drive areas to provide for access for construction traffic, City personnel, emergency and firefighting equipment for such specific site and prior to construction of a final base course. The aforementioned agreement for completion shall provide that the paving of all areas referenced in this Section within an applicable Phase or Restaurant/Retail Area shall be completed and approved (including topcoat and parking lot striping) prior to the issuance of more than ninety-five percent (95%) of any certificates of occupancy for buildings within a Phase or Restaurant/Retail Area, but in any event such paving shall be completed within two (2) years of issuance of the first building permit for a building within such Phase or Restaurant/Retail Area.

3.4 Improvements. The City acknowledges that any Phase or Restaurant/Retail Area as may be shown on the Concept Development Plan may be constructed, and operated, at different times consistent with the Phasing Plan, at the discretion of the Developer, depending on market forces and the feasibility of doing so, and that the Developer should be afforded flexibility in its approach to develop the Property in a reasonable and efficient manner. Therefore, notwithstanding anything to the contrary contained in Sections 3.1, 3.2, and 3.3 above: (a) the City shall permit the Developer to construct and operate upon any Phase or Restaurant/Retail Area so long as the

improvements referenced in Sections 3.1, 3.2, and 3.3 above (the "Improvements") adequately service all proposed and existing facilities, structures, and uses within such Phase or Restaurant/Retail Area and shall issue all permits, approvals, and consents accordingly; (b) it shall not be a condition of this Agreement that Developer must complete all of the Improvements on the entire Property before any Phase or Restaurant/Retail Area on the Concept Development Plan is commenced or completed, including the streets, boulevards, sidewalks, non-motorized paths, drives, entryways, and parking areas; and, (c) the City shall not withhold certificates of occupancy, or any other approval, for any buildings in a specific Phase or Restaurant/Retail Area shown on the Concept Development Plan solely because Improvements are not completed within other Phases or Restaurant/Retail Areas.

3.5 Assignment of Maintenance Obligations. Developer shall have the right to assign its maintenance obligations under this Agreement to an Association or Associations and to any successors and assigns including any successor developer or owner of a portion of the Development. Upon the assignment to and assumption by an Association or any successor developer or owner of any of Developer's maintenance obligations, as set out in this Agreement and otherwise, Developer shall have no further obligations or liability with respect thereto. All successors and assigns of Developer shall agree to be bound by the obligations for common area maintenance contained in this Agreement.

3.6 Regular Inspections. For purposes of maintenance obligations set forth in this Article, the term "maintenance," "maintain" and "maintained" shall mean and include regular inspections.

3.7 Reduction of Security. At the Developer's request, but not more frequently than once a month, the Security may be reduced by the same percentage as the percentage of completion of each component of the Improvements as determined by the City's engineer in the exercise of reasonable discretion. The balance of any Security shall be returned to Developer within thirty (30) days following the determination of the City that any particular portion of the Improvements have been completed consistent with the approved engineering plans. A minimum of ten percent (10%) of the Security shall be maintained by the City until such time as final approval has been issued for all Improvements commenced.

## **ARTICLE IV**

### **THE CITY'S RIGHTS AND OBLIGATIONS**

4.1 Notice of Deficiencies and Cure Period. The City, in each instance, shall provide by written thirty (30) days' notice to Developer documentation of any and all deficiencies and shall provide Developer with an adequate time period in which to cure any deficiencies under this Agreement, which shall be enough time for Developer, its successors, or assigns, to cure the deficiency, taking into consideration applicable weather and related conditions. Subject to Force Majeure, as defined below, if following the expiration of the period set forth to cure any deficiencies, such deficiencies have not been cured, the City shall thereupon have the power and authority, but not the obligation, to take any of the following actions, in addition to any actions authorized under City ordinance and/or State law:



(a) Demand that the non-performance, deficiency, or obligation be fulfilled, performed, or completed before Developer assigns its obligations to another owner of the Property and set a specific date to complete the performance, fulfill the obligation, or correct the deficiency. If Developer has not completed the performance, fulfilled the obligation, or corrected the deficiency by the date specified, the Developer shall not assign its obligations to a subsequent owner of the applicable portion of the Property to which the non-performance, deficiency, or obligation pertains and the City may proceed under Section 4.1(b).

(b) Enter upon the Property or cause its agents or contractors to enter upon the Property and perform such obligation or take such corrective measures as reasonably found by the City Administration to be appropriate. In addition to any financial assurance given to ensure completion of the improvements, the additional costs and expense of making and financing such action by the City, including without limitation notices by the City, upon written documentation of such additional costs and expenses, and reasonable legal fees incurred by the City, plus an administrative fee in the amount of ten percent (10%) of the total of all such costs and expenses incurred, shall be paid by Developer within thirty (30) days of City's invoicing to Developer.

(c) The City may initiate legal action for the enforcement of any of the provisions, requirements, and obligations set forth in the PUD Documents.

(d) The City may issue a stop work order as to any or all aspects of then uncompleted portions of the Development to which the non-performance, deficiency, or obligation pertains detailing in writing the uncompleted portions of the Development, may deny the issuance of any requested building permit or certificate of occupancy within any part or all of the Development, regardless of whether the Developer is the named applicant for such permit or certificate of occupancy, and may suspend further inspections of any or all aspects of the Development until such issues have been satisfactorily resolved.

(e) The City may, until as such non-performance, deficiency, or obligation has been cured: (i) initiate proceedings to rezone any part of the undeveloped portions of the Property in control of the Developer for which such non-performance, deficiency, or obligation pertains to its former zoning designation, or (ii) in the event that such non-performance, deficiency, or obligation is a material default of this Agreement by such Developer, terminate this Agreement with respect to the portion of the Property to which the deficiency pertains, which termination shall only be effective if the deficiency remains uncured for a period of sixty (60) days from receipt by Developer of the notice of termination.

4.2 Right of Entry. At any time throughout the period of development and construction of any part of the Development, the City, its contractors, representatives, consultants, and agents, shall be permitted and are hereby granted authority to enter upon such portion of the Property being developed or constructed for the purpose of inspecting and/or completing the respective improvements, and for the purposes of inspecting for compliance with and enforcement of the PUD Documents.

4.3 Deviations Permitted. To the extent the PUD Documents deviate from or conflict with the City of Troy development standards, the Zoning Ordinance, or other City ordinances, or any amendments thereto, the PUD Documents shall control, and the City shall not require any

additional approvals, waivers, or variances with respect to such deviations. All improvements constructed in accordance with the PUD Documents shall be deemed to be conforming under the Zoning Ordinance and in compliance with all ordinances of the City.

4.4 Permits and Approvals. Other than provided for in this Agreement or as required by Article 11 of the Zoning Ordinance, the City shall not require any additional land use related permits or approvals for the Development such as site plan approval under Article 8 of the Zoning Ordinance, special land use approval under Article 9 of the Zoning Ordinance, and variances under Article 15 of the Zoning Ordinance.

## **ARTICLE V**

### **MISCELLANEOUS PROVISIONS**

5.1 Amendments. This Agreement may not be modified, replaced, amended, or terminated without the prior written consent of the parties to this Agreement. Developer shall have the right to delegate its rights and obligations under this Agreement to a successor owner of all of the Property or to one or more successor owners of portions of the Property in accordance with this Agreement. Until the rights and responsibilities under this Agreement are transferred to a third party under this Agreement, Developer and the City shall be entitled to modify, replace, amend, or terminate this Agreement, without requiring the consent of any other person or entity whatsoever, regardless of whether such person has any interest in the Property, including mortgagees and others.

5.2 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.

5.3 Interpretation in the Event of Conflict. If there is a conflict among the terms of any of the PUD Documents, such documents shall control in the following order: (a) this Agreement and the attached Exhibits which are made a part hereof; (b) Article 11 of the Zoning Ordinance and amendments, if any; (c) Final Development Plans, and (d) the Concept Development or Preliminary Development Plans. Where there is a question with regard to applicable regulations for a particular aspect of the Development, or with regard to clarification, interpretation, or definition of terms or regulations, and there are no apparent express provisions of the PUD Documents which apply, the City in the reasonable exercise of its discretion shall determine the regulations of the City's Ordinances that are applicable, provided such determination is not inconsistent with the nature and intent of the PUD Documents or in violation of applicable Federal or Michigan law; and, provided that Developer, its successors or assigns, shall have the right to challenge or contest the determination of the City in any court having jurisdiction.

5.4 General Interpretation and Findings. The terms of the PUD Documents, including this Agreement, have been negotiated by the undersigned parties and such documentation represents the product of the joint efforts and agreement of the Developer and the City. Developer and the City fully accept and agree to the final terms, conditions, requirements, and obligations of the PUD Documents, and shall not be permitted in the future to claim that the effect of these PUD Documents results in an unreasonable limitation upon uses of all or a portion of the Property or claim that enforcement of any of the PUD Documents causes an inverse condemnation or taking



of all or a portion of the Property. Furthermore, it is agreed that the improvements and undertakings set forth in the PUD Documents are necessary and roughly proportional to the burden imposed in order to ensure that services and facilities affected by the Development will be capable of accommodating increased services and facility loads, traffic, and storm water drainage caused by the development thereof, to protect the natural environment and conserve natural resources, to ensure compatibility with adjacent uses of land, to promote use of the Property in a socially and economically desirable manner, and to achieve other legitimate objectives authorized under the Michigan Zoning Enabling Act, MCL 125.3101, *et seq.* It is further agreed and acknowledged hereby that all of such improvements are substantially related to the burdens to be created by the Development contemplated hereby, and all such improvements and the requirements and regulations of the Development under the PUD Documents and the Zoning Ordinance, without exception, are clearly and substantially related to the legitimate interests in protecting the public health, safety and general welfare. All Exhibits attached to this Agreement are made a part hereof and are incorporated herein by reference.

5.5 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same agreement. The signature of any party to any counterpart shall be deemed to be a signature to, and may be appended to, any other counterpart.

5.6 Successors and Assigns. This Agreement shall be binding on and shall inure to the benefit of the parties and their respective successors and assigns, as more particularly provided herein.

5.7 Force Majeure. Provided that the Developer is proceeding in good faith and with reasonable diligence to develop the Development in light of existing economic conditions, and is otherwise in compliance with this Agreement, the City will not unreasonably refuse to extend any time periods under this Agreement for a reasonable time to enable the Developer to complete the Development or any portion of it. Any delay or failure of Developer to perform its obligations in this Agreement shall be excused to the extent that it is caused by an unforeseen, unpreventable event or occurrence beyond its reasonable control such as, by way of example and not by way of limitation, an order of the State of Michigan, United States of America or local governmental body, an outbreak and/or the spread of an epidemic, pandemic (including, without limitation, COVID-19), or other disease causing local, regional, or national emergency, acts of God, actions by governmental authority (whether valid or invalid), fires, floods, riot, natural disasters, wars, economic downturn, loss of funding, diminished funding, terroristic threat or action, or sabotage (collectively, a "Force Majeure"); provided the Developer promptly notifies the City of the event of a Force Majeure, the anticipated duration of the event of Force Majeure, and the steps taken to remedy the failure; and provided further that commercially reasonable efforts shall be used to minimize the extent and effect of the Force Majeure event.

5.8 Effective Date. For the purpose of confirming the rights, obligations, and restrictions in connection with the Development to be undertaken on the Property, once the City Council has enacted an Amendment to the Zoning Ordinance rezoning the Property to PUD as approved this Agreement, the effective date of the rezoning and this Agreement shall be the date on which City Council approves this Agreement (the "Effective Date"). After this Agreement granting rezoning is effective, the Planning Director of the City shall take what actions are

necessary to correct the Zoning Map to show the rezoning of the Property, and this Agreement shall be binding upon the City and the Developer.

**DEVELOPER:**

**LONG LAKE CROOKS DEVELOPMENT  
ASSOCIATES, L.L.C.,**  
a Michigan limited liability company

By: Long Lake Crooks Development-MM, Inc.,  
a Michigan corporation  
Its: Manager

By: \_\_\_\_\_  
Anthony G. Antone  
Its: Vice-President

STATE OF MICHIGAN     )  
  ) SS.  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2023, by Anthony G. Antone, the Vice-President of Long Lake Crooks Development-MM, Inc., a Michigan corporation, the Manager of Long Lake Crooks Development Associates, L.L.C., a Michigan limited liability company, on behalf of the Company.

\_\_\_\_\_, Notary Public  
\_\_\_\_\_, County, Michigan  
My Commission Expires: \_\_\_\_\_  
Acting in the County of \_\_\_\_\_

[Signatures for the City appear on the following page]



**CITY:**

**CITY OF TROY,**  
a Michigan municipal corporation

By: \_\_\_\_\_  
Ethan Baker  
Its: Mayor

By: \_\_\_\_\_  
Aileen Dickson  
Its: City Clerk

STATE OF MICHIGAN     )  
                                      ) SS.  
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2023,  
by Ethan Baker, Mayor and Aileen Dickson, City Clerk of the City of Troy, a Michigan municipal  
corporation, on behalf of the Corporation.

\_\_\_\_\_, Notary Public  
\_\_\_\_\_, County, Michigan  
My Commission Expires: \_\_\_\_\_  
Acting in the County of \_\_\_\_\_

COOPERATIVELY DRAFTED BY:

Tyler D. Tennent  
Dawda Mann, PLC  
Dawda Mann Building  
39533 Woodward Avenue, Suite 200  
Bloomfield Hills, Michigan 48304  
AND  
Julie Q. Dufrane  
Assistant City Attorney  
City of Troy  
500 W. Big Beaver Road  
Troy, Michigan 48084

WHEN RECORDED RETURN TO:  
Aileen Dickson  
City Clerk  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

## **INDEX OF EXHIBITS**

**EXHIBIT A** – Legal Description of Property.

**EXHIBIT B** – PUD Application (including Concept Development Plan and supporting materials).

**EXHIBIT C** – Planning Commission Minutes and Resolution of January 24, 2023

**EXHIBIT D** – City Council Meeting Minutes and Resolution of March \_\_, 2023

**EXHIBIT E** – Preliminary Site Plan Documents



## **EXHIBIT A**

### **LEGAL DESCRIPTION OF PROPERTY**

Land situated in the City of Troy, County of Oakland, and State of Michigan, being more particularly described as follows:

Part of the Southeast 1/4, Section 8, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, beginning at point distant South 87 degrees 15 minutes 31 seconds West 90.00 feet and North 02 degrees 37 minutes 54 seconds West 75.00 feet from Southeast Section corner; thence South 87 degrees 15 minutes 31 seconds West 1328.70 feet along Northerly right of way line of Long Lake Road; thence North 02 degrees 30 minutes 26 seconds West 489.76 feet; thence along curve to right, radius 710.00 feet, chord bears North 11 degrees 45 minutes 00 seconds East 349.71 feet, distance of 353.35 feet; thence North 87 degrees 15 minutes 31 seconds East 1240.77 feet; thence South 02 degrees 37 minutes 54 seconds East 828.33 feet along Westerly right of way line of Crooks Road to beginning, EXCEPT that part lying Southerly and Southwesterly of line described as beginning at point distant South 87 degrees 15 minutes 31 seconds West 90 feet and North 02 degrees 37 minutes 54 seconds West 100 feet from Southeast Section corner; thence South 87 degrees 15 minutes 31 seconds West 934.70 feet; thence North 02 degrees 30 minutes 26 seconds West 10 feet; thence South 87 degrees 15 minutes 31 seconds West 364 feet; thence North 47 degrees 37 minutes 28 seconds West 43 feet to point of ending, also EXCEPT that part lying Easterly and Southeasterly of line described as beginning at point distant South 87 degrees 15 minutes 31 seconds West 130 feet and North 02 degrees 37 minutes 54 seconds West 100 feet from Southeast Section corner; thence North 42 degrees 18 minutes 48 seconds East 42.47 feet; thence North 02 degrees 37 minutes 54 seconds West 310 feet to the point of ending.

Tax Parcel No.: 20-08-477-001

**Exhibit B**

**Application Materials**



**CITY OF TROY  
PLANNED UNIT DEVELOPMENT  
CONCEPT DEVELOPMENT PLAN (CDP) APPLICATION  
AND APPLICATION TO AMEND THE ZONING DISTRICT MAP**

**CITY OF TROY PLANNING DEPARTMENT  
500 W. BIG BEAVER  
TROY, MICHIGAN 48064  
PHONE: 248-524-3364  
E-MAIL: [planning@troymi.gov](mailto:planning@troymi.gov)**



**CONCEPT DEVELOPMENT PLAN FEE  
\$3,000.00**

**ESCROW FEE  
\$5,000.00**

PRIOR TO THE SUBMISSION OF AN APPLICATION FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT, THE APPLICANT SHALL HOLD A PRE-APPLICATION MEETING WITH THE PLANNING DEPARTMENT OF THE CITY AND ANY CITY STAFF AND OUTSIDE CONSULTANTS AS DEEMED APPROPRIATE BY THE CITY.

DATE OF PRE-APPLICATION MEETING: September 25, 2020

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

1. NAME OF THE PROPOSED DEVELOPMENT: Long Lake & Crooks Masterplan Development

2. LOCATION OF THE SUBJECT PROPERTY: Northwest corner - Long Lake & Crooks

3. ZONING CLASSIFICATION(S) OF THE SUBJECT PROPERTY: Current Zoning - Office

4. TAX IDENTIFICATION NUMBER(S) OF SUBJECT PROPERTY: \_\_\_\_\_

5. APPLICANT: \_\_\_\_\_ PROPERTY OWNER: \_\_\_\_\_

NAME Chris Beck NAME Tony Antone

COMPANY Gensler COMPANY Long Lake Crooks Development Associates

ADDRESS 150 West Jefferson, Suite 1700 ADDRESS 39400 Woodward Ave, Suite 250

CITY Detroit STATE MI ZIP 48226 CITY Bloomfield Hills STATE MI ZIP 48304

TELEPHONE 313.496.8966 TELEPHONE 248.644.7600

E-MAIL chris\_beck@gensler.com E-MAIL tantone@Kojaian.com

6. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY:  
Owner's Architect

7. ATTACHED HERETO IS A SIGNED STATEMENT BY THE APPLICANT INDICATING THE APPLICANT HAS THE AUTHORITY TO EXECUTE A BINDING AGREEMENT COVERING ALL PARCELS IN THE PROPOSED P.U.D.

8. SIGNATURE OF APPLICANT  DATE 11.18.20

9. SIGNATURE OF PROPERTY OWNER  DATE 11/17/2020

BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC AS TO THIS REQUEST FOR PLANNED UNIT DEVELOPMENT.

# **PLANNED UNIT DEVELOPMENT CONCEPT DEVELOPMENT PLAN (CDP) PRE-APPLICATION MEETING CHECKLIST**

THE APPLICANT SHALL PROVIDE A MINIMUM OF THREE (3) COPIES OF THE FOLLOWING ITEMS, PLUS ONE (1) CD CONTAINING AN ELECTRONIC VERSION OF THE APPLICATION, TO THE PLANNING DEPARTMENT AT OR BEFORE THE PRE-APPLICATION MEETING. SEE SECTION 11.06(A).

- A SKETCH PLAN OF THE PROPOSED PLANNED UNIT DEVELOPMENT
- LEGAL DESCRIPTION OF THE PROPERTY, SCALE DRAWING AND THE TOTAL NUMBER OF ACRES IN THE PROJECT
- TOPOGRAPHICAL MAP OF THE PROJECT SITE
- A STATEMENT OF ALL PROPOSED USES IN THE PROJECT
- THE KNOWN DEVIATIONS SOUGHT FROM THE ORDINANCE REGULATIONS OTHERWISE APPLICABLE
- THE NUMBER OF ACRES TO BE PRESERVED AS OPEN OR RECREATIONAL SPACE AND THE INTENDED USES OF SUCH SPACE
- ALL KNOWN NATURAL RESOURCES, NATURAL FEATURES, HISTORIC RESOURCES AND HISTORIC FEATURES; WHICH ARE TO BE PRESERVED
- A LISTING AND SPECIFICATION OF ALL SITE DEVELOPMENT CONSTRAINTS



## PLANNED UNIT DEVELOPMENT CONCEPT DEVELOPMENT PLAN (CDP) CHECKLIST

THE FOLLOWING INFORMATION AND MATERIALS ARE NECESSARY FOR SUBMISSION. FOR A DETAILED DESCRIPTION OF REQUIRED ITEMS, SEE SECTION 11.06(C) OF THE ZONING ORDINANCE.

■ REQUIRED FEE

■ ONE (1) CD CONTAINING AN ELECTRONIC VERSION OF THE APPLICATION AND ONE (1) COPY OF THE DRAFT DEVELOPMENT AGREEMENT (PDF Format)

**The application shall include TWO (2) hard copies of the following information and materials, which shall be in a plan format together with a narrative explanation.**

■ **Date(s) and location of all meetings with representatives of adjoining neighborhoods, minutes and attendance record(s) of such meeting(s).**

■ **Certified boundary survey including legal description of the property, scale drawing and the total number of acres in the project.**

■ ***Development concept:*** A summary explanation of the development concept shall describe the project and explain how the project will meet the intent of the PUD option as set forth in Section 11.01 and the criteria for consideration as a PUD as set forth in Section 11.03 hereof, as those sections reasonably apply to the site.

■ ***Density:*** The maximum density of the overall project and the maximum density for each proposed use and phase.

■ ***Road system:*** A general description of the road system and circulation pattern; the location of roads, entrances, exits and pedestrian walkways; a statement whether roads are intended to be public or private. Efforts shall be made to ensure that multiple transportation modes are safely and effectively accommodated in an effort to provide alternate modes of access and alleviate vehicle traffic congestion particularly as it pertains to the improvements along major roads.

■ ***Utilities:*** A general description and location of both on-site and off-site utilities including proposed water, sanitary sewer, storm sewer systems and utility lines; a general indication of the size and location of stormwater detention and retention ponds, and a map and text showing off-site utilities, existing and proposed, which will provide services to the project.

■ ***Open space/common areas:*** A general description of proposed open space and common areas; the total area of open space; the total area of open space in each proposed phase; the proposed uses of open space and common areas.

■ ***Uses:*** A list of all proposed uses; the location, type and land area to be devoted to each use, both overall and in each phase; a demonstration that all of the proposed uses are permitted under this Article.

■ ***Development guidelines:*** A plan of the site organization, including typical setback and lot dimensions; the minimum lot sizes for each use; typical minimum and maximum building height and size; massing models; conceptual building design; and the general character and arrangement of parking; fencing; lighting; berming; and building materials.

■ ***Parking and Traffic:*** A study of the parking requirements and needs; a traffic impact study and analysis.

■ ***Landscaping:*** A general landscaping plan; a landscape plan for entrances; a landscape plan for overall property perimeters; any theme/streetscape design; any proposed irrigation.

■ ***Natural resources and features:*** Floodway/floodplain locations and elevations; wetlands and watercourses; woodlands; location and description of other natural resources and natural features.

**PLANNED UNIT DEVELOPMENT  
CONCEPT DEVELOPMENT PLAN (CDP) CHECKLIST  
(page 2)**

- ☐ *Phasing information:* The approximate location, area and boundaries of each phase; the proposed sequence of development, including phasing areas and improvements; and the projected timing for commencement and completion of each phase.
- ☐ *Public services and facilities:* A description of the anticipated demand to be generated by the development for public sewer, water, off-site roads, schools, solid waste disposal, off-site drainage, police and fire; a description of the sufficiency of each service and facility to accommodate such demands; the anticipated means by which any insufficient services and facilities will be addressed and provided.
- ☐ *Historical resources and structures:* Their location, description and proposed preservation plan.
- ☐ *Site topography.*
- ☐ *Signage:* General character and location of entrance and internal road system signage; project identification signage; and temporary or permanent signage proposed for any other locations.
- ☐ *Amenities.*
- ☐ *Zoning classification:* Existing zoning classifications on and surrounding the site.
- ☐ *Specification of deviations:* A specification of all deviations proposed from the regulations which would otherwise be applicable to the underlying zoning and to the proposed uses, which are proposed and sought for any phase or component of the Planned Unit Development; the safeguards, features and/or planning mechanisms proposed to achieve the objectives intended to be accomplished by any regulation from which a deviation is being sought.
- ☐ *Community impact statement:* A community impact statement, which shall provide an assessment of the developmental, ecological, social, economic and physical impacts of the project on the natural environmental and physical improvements on and surrounding the development site. Information required for compliance with other ordinance provisions need not be duplicated in the community impact statement.

**ALL HARD COPY DRAWINGS SHALL BE FOLDED, STAPLED, SEALED AND SIGNED  
BY A STATE OF MICHIGAN PROFESSIONAL ENGINEER, REGISTERED ARCHITECT,  
REGISTERED LANDSCAPE ARCHITECT, OR PROFESSIONAL COMMUNITY PLANNER**

**PLANNING COMMISSION AGENDAS ARE ELECTRONIC**



## **PLANNED UNIT DEVELOPMENT CONCEPT DEVELOPMENT PLAN (CDP) CHECKLIST**

Neighborhood meeting:

Communication to immediate neighbors of the property was issued March 11, 2021 to solicit neighborhood comments regarding the proposed masterplan. The communication offered neighbors the opportunity to participate in either a virtual zoom meeting, or comment individually via written response. Neighbors included those to the west, along Corporate Drive, to the south, along Long Lake, and to the east, across Crooks. The developer of this proposed property owns the immediate property to the north. The masterplan graphic, along with contact information for responses to be submitted were included in the mailed communication to each of the neighbors.

No responses were received from any of the neighbors and as such no virtual meeting occurred.

See following page for copy of letter submitted.



03.11.21

Dear Mr. Dugan:

Re: 1175 W. Long Lake Rd  
Troy, Michigan

You are being sent this letter as the owner of the above referenced property based on a review of publicly available information. Long Lake Crooks Development Associates, L.L.C. (the "Developer") intends to develop the vacant 24.08 property located at the northwest corner of the intersection of Crooks Road and Long Lake Road. It is planned to be a mixed-use development.

The Developer is required to notify nearby landowners of the proposed development and ask for comments. A proposed concept masterplan is enclosed for your reference. If you wish to verbally comment, please email Chris Beck no later than March 29<sup>th</sup>, 2021. A virtual Zoom meeting will be set up for you to provide verbal comments. Alternatively, you may also provide written comments to the undersigned no later than April 5<sup>th</sup>, 2021 by sending an email to [chris\\_beck@gensler.com](mailto:chris_beck@gensler.com).

Before this development will occur, it must be thoroughly reviewed and approved by the City of Troy. The City will likely be in contact with you to advise you of the time and place of any public hearing that may be required for this development.

Thank you.

A handwritten signature in black ink, appearing to read "C. Beck".

Chris Beck, AIA, LEED-AP BD&C  
Senior Associate  
Gensler

Attachment: Crooks & Long Lake Masterplan  
C: Brent Savidant (via email)



CROOKS & LONG LAKE // MASTER PLAN



**LONG LAKE & CROOKS**

**CONCEPT DEVELOPMENT PLAN**

KOJAIAN + GENSLEER + PEA GROUP + FLEIS & VANDENBRINK | NOVEMBER 28, 2022 | CDP



Planned Unit Development – Concept Development (CDP) Submittal

Project: Long Lake & Crooks Masterplan Development

Original Submission Date: April 22, 2022

Revised Submission Date: November 28, 2022

City of Troy, Planning Department

City of Troy, 500 W. Big Beaver Rd., Troy, MI 48084



Kojaian  
Long Lake Crooks Development Associates, LLC  
[tantone@kojaian.com](mailto:tantone@kojaian.com)  
39400 Woodward Avenue, Suite 250  
Bloomfield Hills, MI 48304  
(248) 644-7600  
Contact: Anthony G. Antone, Vice President

## Gensler

Gensler  
150 West Jefferson, Suite 1700  
Detroit, MI 48226  
(313) 496-8966  
Contact: Chris Beck, Project Manager



Fleis & Vandenbrink  
27725 Stansbury Blvd., Suite 195  
Farmington Hills, MI 48334  
(248) 342-5786  
Contact: Julie Kroll, PE, PTOE

## PEA GROUP

PEA Group  
2430 Rochester Court, Suite 100  
Troy, MI 48083  
(248) 528-7369  
Contact: James Butler, PE



Dawda, Mann, Mulcahy, & Sadler  
39533 Woodward, Suite 200  
Bloomfield Hills, MI 48304  
(248) 642-4248  
Contact: Tyler D. Tennent



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## **A. Certified Boundary Survey – Refer to Appendix: Sheet C-1**

### **Legal Description of Property**

A parcel of land in a part of the southeast quarter of Section 8, T.02N., R.11 E., City of Troy, County of Oakland, State of Michigan described as follows:

Commencing at the Southeast corner of Section 8, T.02N., R.11 E., City of Troy, County of Oakland, State of Michigan, thence South 87 degrees 15 minutes 31 seconds West 130.00 feet; thence North 02 degrees 37 minutes 54 seconds West 100.00 feet to the north line of Long Lake Road (width varies) and the POINT OF BEGINNING; thence along the said north line the following three (3) courses and distances 1) South 87 degrees 15 minutes 31 seconds West 894. 70 feet; 2) North 02 degrees 30 minutes 26 seconds West 10.00 feet; 3) South 87 degrees 15 minutes 31 seconds West 364.00 feet; thence North 47 degrees 37 minutes 28 Seconds West 42.26 feet to the easterly line of Corporate Drive (120' wide); thence North 02 degrees 30 minutes 26 seconds West 424.81 feet to a point of curvature; thence 353.35 feet along a curve to right, said curve having a radius 710.00 feet, a central angle of 28 degrees 30 minutes 52 seconds, and a chord that bears North 11 degrees 45 minutes 00 seconds East 349.71 feet; thence North 87 degrees 15 minutes 31 seconds East 1240. 77 feet to the west line of Crooks Road (width varies); thence along said west line the following three (3) courses and distances: 1) South 02 degrees 37 minutes 54 seconds East 463.36 feet; 2) South 87 degrees 22 minutes 06 seconds West 10.00 feet; 3) South 02 degrees 37 minutes 54 seconds East 310.00 feet; thence South 42 degrees 18 minutes 48 seconds West 42.47 feet to the POINT OF BEGINNING.

Parcel 20-08-477-001 Vacant Land

## **B. Development Concept:**

Long Lake Crooks Development Associates, L.L.C. (the "Developer") proposes a mixed-use development within the approximate 24.08-acre site bound by Long Lake Road to the south, Crooks Road to the east and Corporate Drive to the west (the "Site"). In concept, this development is envisioned to offer various needed services to the Long Lake corridor and surrounding community and create a development of mixed horizontal and vertical forms. The Site has the potential to be comprised of workplace / medical office space, retail, commercial, residential, and hospitality uses, with the desired overall potential of maximizing the developmental area and providing interconnectivity for vehicles and pedestrians.

The overall phasing of the development will be dependent on the market and the Developer's success and cadence in acquiring prospective users. Final Site configurations will be contingent on such cadence and specific user requirements, both of which will influence final building massing, location, and overall Site character. Final development solutions for each use will be individually issued for approval as part of the preliminary and final development approval process during future timeframes.

The basis of the documentation included within this Concept Development Plan and the PUD application is to demonstrate the desired intent of the overall Site development over a period of time. It is conceptual in nature, however, demonstrates a thoughtful and desired solution to the Site for which a planned unit development zoning status is needed. The descriptions and illustrations within this application form the basis of the development concept.



## **Development Areas:**

The Concept Development Plan envisions several Site components identified as development areas (refer to appendix sheet A-6). Although sequentially numbered, these development areas are not intended to reflect a specific order of cadence, but to identify separate areas within the overall Site that will be developed through a phased approach.

Development Area 1: A residential component is intended for the northwest corner of the Site that will foster a permanent population and enhance further development of the remaining development areas. This residential component will support the increasing demands of the City's housing needs and satisfy a key component in the intended live / work / play environment the Site is focused to achieve.

Development Area 2: The largest development area of the Site is proposed for workplace / medical office and is generally intended to be the anchor development within the overall Site. This development area will support the functional needs of prospective users of the Site and/or nearby residents, bringing significant growth opportunities for the City and further energizing the area. If developed for either single anchor or multi-tenant configurations, the buildings in this development area will support the flexible workplace environment tenants seek within Class-A office/flex-tech space.

Development Area 3: This development area reflects an additional opportunity for added workplace, office, retail, and residential use. Centered within the Site, this development area can act as either a standalone anchor development or as an expansion of use based on the success of either Development Areas 1 & 2. Supporting parking will be included within the development footprint.

Development Area 4: The development area is for lodging with an intended inclusion of an anchor hotel. The building will be designed so that it is easily convertible to residential, (apartment or condominium), use if desired in the future. Currently located on the southwestern corner of the Site, the final location of the hotel may adjust along Corporate Drive dependent on the final retail / restaurant configuration in other areas of the Site. As with the retail and residential components, the hotel is deemed as an asset to both the immediate Site as well as the broader community.

The remaining areas along Long Lake, as illustrated on the Concept Development Plan, offer retail / restaurant opportunities. These intended areas provide destinations for the surrounding community while also supporting other developments on the Site. They are smaller in scale and are intended to energize the Long Lake and Corporate Drive frontage for both vehicular and pedestrian foot traffic by becoming favorite 'go-to' locations. They are not considered a separate development area, but intended to be built either as part of any phase of the development or separately after 50% completion of the first phase.

A combination of surface and structured parking will support the development of the Site based on the expected development uses. Surface parking will support the needs of the short-term visitors of office, retail, and hotel uses, while structured parking, situated away from the high visibility of Long Lake and Crooks will support the daily occupants of the larger office and mixed-use buildings. Each development area will meet all parking requirements as mandated for its use within the City guidelines.

The Developer requests the flexibility to choose the locations of each permitted use within a development area, the sequence of development, and the specific features and boundaries of

each area depicted in the Concept Development Plan. Market forces and user requirements are constantly changing. As a result, the PUD zoning concept, together with an appropriate Development Agreement, will facilitate this flexibility and encourage development without adversely impacting the preliminary and final development plan approval processes required by the City under the Zoning Ordinance.

All development areas shall be integrated through design elements including but not limited to architecture, materials, landscaping, pedestrian connectivity, street connectivity, and shared parking and in accordance to all City requirements.

Landscaping shall meet or exceed required landscaping for similar projects as per Chapter 39, Section 13.02.

Temporary undeveloped portions of the Site shall be appropriately maintained including grass cutting, snow removal, keeping the Site free of refuse, etc.

### **Amenity Areas:**

Various amenities will be required as part of the development areas as shown in the Concept Development Plan – Amenity Zones (refer to appendix sheet A-7). The overall configuration of amenity areas is flexible however they have been purposefully located and sized based on proximity and use of each development area as well as connectivity and access to each other and the local community. Overall, amenity areas account for approximately 135,000 SF, (3 acres), of the total Site area, or 12%.

The amenity areas as illustrated include the following:

Amenity Area 1A: Open green spaces for flexible use, community seating areas / built shelters and fire pits.

Amenity Area 1B: Dog park, walking path.

Amenity Area 2A: Landscape / public art - sculpture garden, walking paths and seating.

Amenity Area 2B: Fitness path, pickle ball courts.

Amenity Area 3: Open green space, bocce ball, food truck staging area.

Overall: Connecting pathways/sidewalks allow both internal and public pedestrian access and engagement across all amenity areas. Continuity of landscape, vegetation and site furnishings will provide a cohesive and connected aesthetic across all parts of the Site.

### **Natural Areas:**

Approximately 3.6 acres of natural wetland will be preserved on the Site, located within two distinct areas, Natural Area 1 and Natural Area 2, as illustrated in the Concept Development Plan (refer to appendix sheet A-7). No development will occur within the natural areas. Viewed as part of the overall Site amenities, the wetlands further enhance the natural landscape and create buffers between development areas that support a more open site environment and will help to minimize the appearance of overall densification. Vegetation within these areas will remain



untouched, except as may be required by the permitting authorities or to facilitate opportunities to clear low lying scrub vegetation for visual access as well as physical approach along the wetland boundaries.

Amenity areas have strategically been placed adjacent to these natural wetlands to further increase the openness and outdoor offerings to users of the Site and public alike.

**C. Location Map – Refer to Appendix: Sheet C-0**

**D. Land Use Map – Refer to Appendix: Sheet A-1**

Properties adjacent to site are: Office, Retail/Restaurant and Cemetery

**E. Certified Boundary Survey – Refer to Appendix: Sheet C-1 Topographic Survey**

**F. Density Analysis:**

	<b>Zoning</b>	<b>Proposed</b>
<b>District</b>	<b>Max. % of Building Coverage</b>	
<b>OM – Office Mixed Use</b>	<b>40%</b>	<b>37%</b>
<b>UR – Urban Residential</b>	<b>50%</b>	<b>N/A</b>
<b>GB – General Business</b>	<b>N/A</b>	<b>10%</b>
<b>Overall Site</b>	<b>N/A</b>	<b>27%</b>

**G. Road/Circulation System**

- Private Roads within Site
- Entrances
  - Crooks Road Boulevard
    - Main Entry with deceleration lane / Exit
  - Long Lake Road Boulevard
    - Main Entry with deceleration lane / Exit
    - Retail / Restaurant entry with deceleration lane / Exit
  - Corporate Drive Boulevard
    - Main Entry with deceleration lane / Exit
    - Hotel entry with deceleration lane / Exit
- Circulation Pattern
  - Main routes are East to West from Crooks Road to Corporate Drive
  - Intersecting route from Long Lake Road
- Pedestrian walkways throughout the Site to provide walkability and easy access to amenities

#### **H. Utilities – Refer to Appendix: Sheet C-3 Conceptual Utility Plan**

- Gas – Connect to existing from Crooks Road
- Electric - Connect to existing from Long Lake Road
- Water / Fire
  - Connect to existing watermain from Corporate Drive
  - Connect to existing watermain from Crooks Road
- Sanitary Sewer – Connect to existing from Long Lake Road
- Communications – Connect to existing from Long Lake Road
- Storm
  - Connect to the existing structure at the corner of Crooks Road and Long Lake
  - Underground detention area in parking lot near Detention Pond
  - Detention Area will feature a natural pond with walking path and landscaping

#### **I. Open Space/Common Areas:**

The Site is currently vacant and not accessible to the public. The Concept Development Plan envisions that a portion of the Site will provide a park like setting and access to the pedestrian boulevards and retail/restaurants, which can be used at the leisure of residents and visitors. This interconnectivity to the Site features and outdoor amenities is a recognizable public benefit.

Open space is incorporated to the greatest extent possible while balancing building, parking and circulation needs within the boundaries of the Site. Open, vegetated areas are located to minimize large scale hardscape zones. Public access is focused primarily to the southern end of the Site, along the Long Lake corridor.

Continuous paved walking paths wrap the development area, connecting open spaces, as well as the incorporation of a potential natural pathways and seating areas.

Native, high quality, vegetation replaces the current low value tree stock and is intended to be incorporated throughout the development areas within open/common spaces, softening the more formal approach of the buildings and balancing human scale to surrounding built environment.

Refer to Appendix: Sheet C-2.0 and Sheet A-7 for Conceptual Site Plan, natural area, and site amenity diagramming.

#### **J. Uses: Refer to Appendix: Sheet A-6, A-8, A-9, A-10, A-11**

- Lodging / Residential
- Retail / Restaurant
- Office / Medical / Residential
- Parking – Surface / Deck

The proposed uses are to be a mixture of commercial, retail, residential, and office, (live / work / play) with both structured and surface parking. All uses are subject to Preliminary Development Plan Approval and described as follows:

Development Area 1: Residential uses permitted as of right or requiring special approval, and their accessory uses, consistent with such uses in the UR – Urban Residential District and all associated surface parking.



Development Area 2: Office uses permitted as of right or requiring special approval, and their accessory uses, consistent with such uses in the OM - Office Mixed Use District, the O - Office District, or the GB-General Business District, as referenced in the Zoning Ordinance, and a multi-story parking structure and surface parking features.

Development Area 3: Residential uses permitted as of right or requiring special approval, and their accessory uses, consistent such uses in the UR – Urban Residential District as referenced in the Zoning Ordinance and all associated surface parking; Office uses permitted as of right or requiring special approval, and their accessory uses, consistent with such uses in the OM - Office Mixed Use District, the O - Office District, or the GB-General Business District, as referenced in the Zoning Ordinance; "Restaurant" and/ or "Retail Business or Retail Sales" uses as defined by the Zoning Ordinance; Conference, meeting, and banquet facility uses permitted as of right or requiring special approval, and their accessory uses consistent with such uses the GB - General Business District in the Zoning Ordinance; and, all associated surface parking.

Development Area 4: Lodging or extended stay facility uses permitted as of right or requiring special approval, and their accessory uses, consistent with such uses in the GB – General Business District identified in the Zoning Ordinance; and, Residential uses permitted as of right or requiring special approval, and their accessory uses, consistent such uses in the UR – Urban Residential District as referenced in the Zoning Ordinance and all associated surface parking.

Restaurant/Retail Areas: "Restaurant" and/ or "Retail Business or Retail Sales" uses as defined by the Zoning Ordinance, and their accessory uses, and all associated surface parking.

Amenity Area 1A: "Open Space" as defined by the Zoning Ordinance for use as an open field activity area.

Amenity Area 1B: "Open Space" as defined by the Zoning Ordinance for use as a dog park.

Amenity Area 2A: "Open Space" as defined by the Zoning Ordinance for use as a public art or sculpture garden.

Amenity Area 2B: "Open Space" as defined by the Zoning Ordinance for use as a fitness trail and pickle ball courts.

Amenity Area 3: "Open Space" as defined by the Zoning Ordinance for use as a bocce ball court and outdoor seating.

Natural Areas A and B: Restricted from development and shall remain in an "Undeveloped State" as defined in the Zoning Ordinance.

#### K. Development Guidelines:

DISTRICT	MAX SQUARE FOOTAGE	MIN # FLOORS	MIN BUILDING HEIGHT	MAX # FLOORS	MAX BUILDING HEIGHT
DEVELOPMENT AREA 1	350,000 sf	3	40'	7	90'
DEVELOPMENT AREA 2	500,000 sf	4	60'	10	150'
DEVELOPMENT AREA 3	350,000 sf	4	60'	10	150'
DEVELOPMENT AREA 4	105,000 sf	3	40'	7	90'
RETAIL/RESTAURANT AREAS	18,000 per building	1	17.5'	2	35'

See Sheet A-12 for massing

#### MINIMUM SETBACKS (measured from perimeter property lines or public rights of way)

DISTRICT	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
DEVELOPMENT AREA 1	10'	20'	30'
DEVELOPMENT AREA 2	10'	20'	30'
DEVELOPMENT AREA 3	10'	20'	30'
DEVELOPMENT AREA 4	10'	20'	30'
RETAIL/RESTAURANT AREAS	10'	20'	30'

#### L. Traffic Impact Study:

Refer to Appendix: Sheet TR-1 - Traffic Impact Study and Shared Parking Study.

##### Executive Summary

This report presents the results of a Traffic Impact Study (TIS) for the proposed master plan development located generally in the northeast quadrant of the Long Lake Road and Corporate Drive intersection adjacent to the west side of Crooks Road in Troy, Michigan.

This analysis is based on the conceptual development plan included with the application. This study includes an evaluation of the highest trip generation for the potential uses of the Site, thereby providing a conservative analysis. The land uses included herein were assumed for analysis purposes and do not necessarily reflect the actual proposed land uses on this Site.

The proposed conceptual plan evaluated in this study includes the development of the approximately 24-acre parcel with office, hotel, and retail/restaurant land uses. Parking for the Site was assumed to be provided through a combination of parking structures and surface parking. The Site access will be finalized at the site plan phase of the project, however for this analysis access was assumed via seven (7) site driveways; two (2) on SB Crooks Road, two (2) on Long Lake Road, and three (3) on Corporate Drive. Long Lake Road and Crooks Road are under the jurisdiction of the Road Commission for Oakland County (RCOC), whereas Corporate Drive is under the jurisdiction of the City of Troy.



The scope of this study was developed based on Fleis & VandenBrink's (F&V) knowledge of the study area, understanding of the development program, accepted traffic engineering practice and information published by the Institute of Transportation Engineers (ITE), and pursuant to the requirements of the City of Troy and the RCOC. Additionally, F&V solicited input regarding the scope of work from the City of Troy's engineering consultant (OHM Advisors).

## Background Data

Due to the impacts of COVID-19 and the subsequent closures of businesses and schools, current traffic volume data is not representative of "typical" operations. In addition, the on-going construction on I-75 has significant impacts on the traffic volumes throughout the study network. Therefore, the traffic volume data necessary for this study were obtained from multiple sources:

- SCATS volume data was obtained from RCOC at the signalized study intersections within the network for use in this study. The SCATS data utilized for this study was obtained for September 13, 2018, prior to COVID-19 and the I-75 construction impacts.
- F&V subconsultant Traffic Data Collection, Inc. (TDC) performed weekday AM (7:00 AM to 9:00 AM) and PM (4:00 PM to 6:00 PM) peak hour turning movement counts on Wednesday, October 6, 2020 at the unsignalized intersections.

A 0.5% annual background growth rate was applied to the 2018 signalized traffic volumes to calculate the baseline 'existing' 2020 traffic volumes. COVID-19 adjustment factors were applied at the unsignalized intersections to calculate the baseline 'existing' 2020 traffic volumes. The traffic volumes were then balanced upwards through the study network. 'Dummy nodes' were added at locations to account for sink and source volumes between intersections.

## Trip Generation

The number of weekday peak hour (AM and PM) and daily vehicle trips that would be generated by the proposed development was forecast based on data published by ITE in the *Trip Generation Manual, 10<sup>th</sup> Edition*. The site trip generation forecast is summarized in **Table 1**. The proposed trip generation included in this analysis was reviewed with the City Traffic Consultant (OHM) prior to use in the study. *Note: Internal trip capture and pass-by trip reductions were not included in this study to provide a conservative analysis.*

Table E1: Trip Generation Summary

Land Use	ITE Code	Amount	Units	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
					In	Out	Total	In	Out	Total
High Turnover (Sit-down) Restaurant	932	54,000	SF	6,058	295	242	537	327	201	528
Hotel	310	308	Rooms	3,050	88	61	149	105	100	205
Medical-Dental Office Building	720	1,000,000	GFA SF	38,332	1,353	381	1,734	950	2,442	3,392
Total Trips				47,440	1,736	684	2,420	1,382	2,743	4,125

## Site Trip Distribution

The site access for this analysis was assumed via seven (7) driveways: three (3) on Corporate Drive, two (2) on Long Lake Road, and two (2) on SB Crooks Road. The vehicular trips that would be generated by the proposed development were assigned to the study roads based on the proposed site access plan, the existing peak hour traffic patterns on the adjacent roadway network, and the methodologies published by ITE. The adjacent street traffic volumes were used to develop the trip distribution. In order to determine the projected site traffic distribution, it was assumed that the existing adjacent street traffic volumes in the AM are home-to-work based trips,

and in the PM are work-to-home based trips. Therefore, the trip distribution assumes trips are coming into the study network and entering the development for work in the AM peak hour, then leaving work and exiting the network towards home in the PM peak hour. The ITE trip distribution methodology assumes that new trips will return to their direction of origin. The site trip distribution used in the analysis is summarized in **Table E2**.

*Table E2: Site Trip Distribution*

From/To	Via	AM	PM
North	Crooks Road	28%	30%
South	Crooks Road	14%	19%
East	Long Lake Road	18%	17%
East	I-75 Ramp	28%	18%
West	Long Lake Road	12%	16%
<b>Total</b>		<b>100%</b>	<b>100%</b>

## Conclusions

The conclusions of this TIS are as follows:

### Masterplan Development Assumptions

- This analysis is based on the Conceptual Development Plan included with the application. This study includes an evaluation of the highest trip generation associated with the potential uses for this Site. Therefore, the traffic analysis included herein provides a conservative analysis for this development. The land uses included herein were assumed for analysis purposes and do not necessarily reflect the actual proposed land uses on this Site.
  - The proposed conceptual plan evaluated in this study includes the development of the approximately 24-acre parcel with office, hotel, and retail/restaurant land uses.
  - Parking for the Site was assumed to be provided through a combination of parking structures and surface parking.
  - The site access will be finalized at the site plan phase of the project, however for this analysis access was assumed via seven (7) site driveways; two (2) on SB Crooks Road, two (2) on Long Lake Road, and three (3) on Corporate Drive.

### Trip Generation Comparison

- A trip generation comparison analysis was performed to show the potential trip generation associated with development permitted under the existing Office (O) zoning. The results of the analysis indicate that the proposed development plan will generate more trips throughout the day and during both peak hours, as compared to a potential development currently permitted by right under the existing zoning.

### Existing Conditions

- All approaches and movements at the study intersections currently operate acceptably, at LOS D or better during both peak periods, with the exception of the following:
  - The overall intersection of Crooks Road & Corporate Drive/I-75 Ramp is currently operating at LOS E during the AM peak period with multiple approaches and movements operating at LOS E and LOS F during both AM and PM peak periods.



- The southbound left-turn movement at the intersection of Corporate Drive & New King Drive is currently operating at LOS E during the AM peak period.
- The southbound approach at the intersection of EB Long Lake Road and Investment Drive is currently operating at LOS E during the AM peak hour and LOS F during the PM peak hour.
- The westbound right turn movement at the intersection of WB Long Lake Road & Corporate Drive is currently operating at LOS E during the AM peak hour.
- Review of SimTraffic network simulations indicates long vehicles queues at the signalized intersection of Crooks Road & Corporate Drive/I-75 Ramp during both peak periods. Microsimulations indicate acceptable operations at all other study intersections.

#### Background Conditions (*without the proposed development*)

- A conservative annual growth rate of 0.5% per year was applied to the 2020 traffic volumes in order to determine the background 2025 traffic volumes.
- The results of the background conditions analysis show that the study intersections will continue to operate in a similar manner to existing conditions, with some increases in the delay.

#### Future Conditions (*with the proposed development*)

- The results of the future conditions analysis show that, with the addition of the site-generated traffic, all study intersection approaches and movements will operate in a manner similar to existing and background conditions, with the exception of the following:
  - The intersection of Crooks Road & Corporate Drive/I-75 Ramp is expected to operate at LOS F during both AM and PM peak periods with significant increases in delay for the westbound approach during the AM peak hour and the eastbound approach during the PM peak hour.
  - The southbound left-turn on Crooks Road at Tower Drive exceeds the available storage length and impacts the upstream operation at the intersection of Crooks Road & Corporate Drive/I-75 Ramp.
  - The northbound left turn movement at NB to SB Crooks Road crossover north of Long Lake Road is expected to operate at LOS E during both AM and PM peak hours.
  - The southbound left turn movement at the SB to NB Crooks Road crossover north of Long Lake Road is expected to operate at LOS F during PM peak hour.
  - The southbound left turn movement at SB to NB Crooks Road crossover south of Long Lake Road is expected to operate at LOS F during the PM peak hour.
  - The eastbound right turn movement on the E. Site Drive at Crooks Road is expected to operate at LOS F during the PM peak hour.
  - The southbound right turn movement at WB Long Lake Road and S.E. Site Dr. is expected to operate at LOS F during the PM peak hour.
  - The westbound left turn movement at the N. Site Drive at the Corporate Drive is expected to operate at LOS E during the PM peak hour.

- The westbound left turn movement at the N.E. Site Drive & SB Crooks Road intersection is expected to operate at LOS F during the PM peak hour.
- The westbound left turn movement at the N.W. Site Drive & Corporate Drive intersection is expected to operate at LOS E and LOS F during the AM and PM peak hour, respectively.
- Review of SimTraffic network simulations indicates long vehicles queues at the signalized intersection of Crooks Road & Corporate Drive/I-75 Ramp during both peak periods. Additionally, long vehicle queues exceeding the available storage length were observed at the Tower Drive Crossover, the SB-to-NB Crossover located north and south of Long Lake Road. Microsimulations indicate acceptable operations at all other study intersections.

#### Access Management

- The results of the analysis indicate that right-turn deceleration tapers are recommended at the site driveways on Corporate Drive and full-width right-turn lanes are recommended at the proposed site driveway locations on Crooks Road and Long Lake Road.
- There are no site access driveways proposed at this time with this PUD. Therefore, the site access driveways will be further reviewed for access management and auxiliary lanes during the development of site plan(s) for this PUD.

#### Parking Study

- The proposed PUD includes the addition both surface parking spaces and one or more parking structures.
- A minimum of 4,580 parking spaces is recommended for this Site.

#### Project Phasing

- There is no identifiable phasing plan at this juncture of the proposed development. The overall development is assumed to be phased over time, based on tenant opportunities and economic viability. As various areas are developed, a phasing plan will be formulated in a manner where all parking and building requirements are met throughout each phase.



## Recommendations

The recommendations of this TIS are as follows:

Recommended Intersection Improvement (Future 2025)	
<b># 10 Crooks Road &amp; Corporate Drive / I-75 Ramp</b>	
<i>Eliminate the EB and WB left-turn movements and the split phasing</i>	
<ul style="list-style-type: none"> <li>• Operate as median U-turn on east and west approaches.</li> <li>• Construct new SB to NB crossover south of Corporate Drive.</li> <li>• Construct additional westbound right-turn lane</li> <li>• Extend the southbound left-turn storage length (~200 feet)</li> </ul>	
<b># 30 NB Crooks Road &amp; Tower Drive</b>	
<i>Eliminate direct left turns and operate intersection with indirect left-turns.</i>	
<ul style="list-style-type: none"> <li>• Close existing crossover at intersection</li> <li>• Construct new NB to SB crossover north of Tower Drive</li> </ul>	
<b># 40 NB to SB Crooks Road X/O north of Long Lake Road</b>	
<ul style="list-style-type: none"> <li>• Provide signalization</li> </ul>	
<b># 50 SB to NB Crooks Road X/O north of Long Lake Road</b>	
<ul style="list-style-type: none"> <li>• Provide dual lane crossover</li> </ul>	
<b># 130 WB to EB Long Lake Road X/O west of Investment Drive</b>	
<ul style="list-style-type: none"> <li>• Provide signalization</li> </ul>	
<b>#140 SB to NB Crooks Road X/O south of Long Lake Road</b>	
<ul style="list-style-type: none"> <li>• Provide dual lane crossover</li> <li>• Provide signalization</li> </ul>	
<b># 160 SB Crooks Road &amp; E. Site Drive</b>	
<ul style="list-style-type: none"> <li>• Provide dual right-turn egress</li> <li>• Provide a right-turn deceleration lane on Crooks Road</li> </ul>	
<b># 170 Corporate Drive &amp; N. Site Drive</b>	
<ul style="list-style-type: none"> <li>• Provide a two-lane egress approach</li> <li>• Provide a right-turn deceleration lane on Corporate Drive</li> </ul>	
<b># 180 Corporate Drive &amp; W. Site Drive</b>	
<ul style="list-style-type: none"> <li>• Provide a right-turn deceleration lane on Corporate Drive</li> </ul>	
<b># 190 WB Long Lake Road &amp; SW. Site Drive</b>	
<ul style="list-style-type: none"> <li>• Provide a right-turn deceleration lane on Long Lake Road</li> </ul>	
<b># 200 WB Long Lake Road &amp; SE. Site Drive</b>	
<ul style="list-style-type: none"> <li>• Provide a two-lane egress approach</li> <li>• Provide a right-turn deceleration lane on Corporate Drive</li> </ul>	
<b># 210 NB to SB Crooks Road XO north of Corporate Drive</b>	
<ul style="list-style-type: none"> <li>• Provide dual lane crossover</li> <li>• Provide signalization</li> </ul>	

<b># 220 SB to NB Crooks Road XO south of Tower Drive (NEW)</b>
<ul style="list-style-type: none"> <li>• Provide dual lane crossover</li> <li>• Provide signalization</li> </ul>
<b># 230 NB to SB Crooks Road X/O north of Tower Drive</b>
<ul style="list-style-type: none"> <li>• Relocate crossover further south to accommodate a NB to SB X/O south of Corporate Drive</li> </ul>
<b># 240 SB to NB Crooks Road X/O south of Tower Drive</b>
<ul style="list-style-type: none"> <li>• Provide dual lane crossover</li> <li>• Provide signalization</li> </ul>
<b># 250 SB Crooks Road &amp; NE. Site Drive</b>
<ul style="list-style-type: none"> <li>• Provide dual right-turn egress</li> <li>• Provide a right-turn deceleration lane on Crooks Road</li> </ul>
<b># 260 Corporate Drive &amp; NW. Site Drive</b>
<ul style="list-style-type: none"> <li>• Provide a two-lane egress approach</li> </ul>

**M. Landscaping: Refer to Appendix: Sheets: L-1, T-1, T-2 and T-3**

- Landscaping will be designed per Article 13 of the City of Troy Zoning Ordinance.
- Tree Survey Originally completed May 15, 2019
  - 1179 trees 6" DBH or greater were identified and tagged (18 on adjacent property)
  - One (1) tree on the property is in Good condition (Silver Maple)
  - Remaining trees are noted as Fair, Poor or Very Poor

**N. Natural Resources/Features:**

The Site topography is gently sloping from the west to the east (elevation 800 to 774). Most of the Site drains to the southeast property corner and outlets into an existing culvert. Several areas of the property were shown to be disturbed with mounding, digging and evidence of earthwork/contour changes. No buildings or roads exist on the Site.

**Wetlands – Refer to Appendix: Sheet A-2, C-1**

Based upon the wetland delineation in March 2019, four (4) wetlands were found on the property. Two (2) wetlands were determined to be regulated by the Michigan Department of Environment, Energy & Great Lakes (EGLE). Wetland A and Wetland D is regulated by the City of Troy and EGLE and will need use permits for any impacts. Wetland A is dominantly scrub shrub with a dominance of common buckthorn (*Rhamnus cathartica*), riverbank grape (*Vitis riparia*) and silver maple (*Acer saccharinum*). Wetland D is primarily a scrub shrub wetland with a dominance of glossy buckthorn. The parcel did get processed through the State of Michigan's Wetland Assessment in June 2019. As determined by EGLE, a small stream was identified within the southern edge of Wetland A and drains directly into the existing storm end section. The on-site water travels within the storm pipe along Long Lake and discharges into the Sturgis Drain. It was this relationship to Sturgis Drain that EGLE determined the on-site water feature a stream and thus regulating Wetland A and D. Refer to Wetland Map below and review the included wetland report. Therefore, the City of Troy\* and EGLE will require a use permit for Wetland A.



*Refer to Wetlands Summary Report dated April 2, 2019 and Wetlands Identification Report from EGLE dated July 29, 2019*

### **Woodlands – Refer to Appendix: Sheet A-4, T-1, T-2, T-3**

Approximately, eighty-three percent (83%) of the 24-acre parcel is wooded. The woodland is split between upland and wetland. The table below provides a break-down of tree species counts and overall tree health condition. Based upon the 2019 tree survey, one thousand one hundred-eighty (1,180) trees were tagged based upon the City's tree ordinance of 6-inch diameter at breast height. Twenty-five (25) different tree species were identified on the parcel with 98.9% being deciduous and 1.1% being evergreen. A majority of the tagged trees showed signs of stress which lead to a poor to very poor overall health (82.8% trees were considered poor to very poor). Factors that contribute to a poor to very poor health condition include trunk rot, trunk alignment, pests/ disease, excessive vine coverings, lack of crown, major limb damage and limited twig growth. The higher quality trees which consists primarily of hardwoods are shown in the chart with bold text. They represent only approximately 20% of the woodland. Most of these trees were located within an old utility corridor in the western portion of the property. In addition, scrub shrub habitat was dominant on the parcel consisting mostly of common buckthorn (*Rhamnus cathartica*). Based upon the statistical data, the woodland represents a low-quality woodlot with a dominance of prohibited trees species as listed by the City (box elder, cottonwood, white and green ash, black locust, silver maple, white poplar, etc.). Tree replacements should focus on high-quality hardwood native and/or cultivars of native trees for re-establishment.

Table 1.0 – 2019 Tree Survey Health & Diversity Chart

<b>Tree Type</b>	<b>Total Count</b>	<b>Poor/VP</b>	<b>Percentage of Total</b>
<b>American Beech</b>	1	0	0.08%
American Elm	130	105	11.02%
Austrian Pine	5	5	0.42%
<b>Basswood</b>	60	38	5.08%
Black Locust	425	416	36.02%
<b>Black Walnut</b>	126	75	10.68%
Black Willow	1	1	0.08%
<b>Blue Spruce</b>	6	0	0.51%
Box elder	127	121	10.76%
Cottonwood	30	20	2.54%
Domestic Apple	8	8	0.68%
Green Ash	78	72	6.61%
<b>Norway Maple</b>	12	1	1.02%
Paper Birch	1	1	0.08%
Pear	1	1	0.08%
<b>Red Maple</b>	2	0	0.17%
Scotch Pine	2	2	0.17%
<b>Shagbark Hickory</b>	1	1	0.08%
Silver Maple	96	50	8.14%
<b>Sugar Maple</b>	8	2	0.68%
Thornapple/Hawthorne	25	25	2.12%
White Ash	1	1	0.08%
White Poplar	1	1	0.08%

<b>Wild Black Cherry</b>	23	22	1.95%
Yellow Birch	10	9	0.85%
<b>TOTALS</b>	<b>1180</b>	<b>977 (82.80%)</b>	<b>100.00%</b>

**High Quality Tree Species**                      239                      139 (58.16%)                      20.25%

Deciduous Trees                      1.10%  
Evergreen Trees                      98.90%

#### **O. Parking Counts:**

Refer to Appendix: Sheet TR-1 - Traffic Impact Study and Shared Parking Study, Section 10

#### **P. Project Phasing:**

There is no identifiable phasing plan at this juncture of the proposed development. The overall development is assumed to be phased over time, based on end-user opportunities and economic viability. As various areas are developed, a phasing plan will be formulated in a manner where all parking and building requirements are met throughout each phase.

#### **Q. Public Services/Facilities:**

Anticipated demand will be dependent upon the type of development and their uses. City of Troy has sufficient infrastructure to sufficiently support a development of this size and variety.

Much of the stormwater generated from the development will be collected and conveyed via an enclosed storm sewer network to an underground stormwater detention system. The underground detention system provides management of the stormwater rate and quality prior to its discharge into the Sturgis Drain.

#### **R. Historical Resources and Structures:**

Based upon available online resources and field observations, no known historic architecture, buildings, foundations and/or archeological features exist on the subject property. Historic aerial imagery suggests that the property was used primarily as agricultural property since 1940 to 1980.

From 1980, the site use changed to fallow field and developed into the wetlands and woodlands you see today. In 1963 – 1964, Interstate 75 was constructed, and Crooks Road entrance/ exit ramp was established. The introduction of the highway system energized the immediate surrounding area to develop into commercial and office/ mixed-use zoning.

Around 1999, the northern portion of the property was disturbed due to construction activity for the development of the office and mixed-use buildings and parking areas. In addition, the National Parks Services has only two sites listed on the historic register. The two listings are as follows:

- Brooks Farm: 3521 Big Beaver Road
- Caswell House: 60 West Wattles Road

Both historic sites are over 2.0 miles from the subject property. The proposed development will not adversely affect the listed historic parcels. The following figures show the progression of the subject parcel from 1940 through 1999. In summary, the parcel was heavily farmed for at least forty years with the last forty years being left to naturalized based upon its surroundings. Through

that time period, one house and accessory buildings have been shown to exist for approximately ten years.

Figure 4: 1940 B&W Aerial, Source: Oakland County Property Gateway. Property is utilized as agricultural.



Figure 5: 1963 B&W Aerial, Source: Oakland County Property Gateway. Introduction of Interstate 75, house located in the southeast corner of property; overall property is utilized as agricultural.





Figure 6: 1963 – Detail of house located at the southeast corner. House appears to be removed by 1974.

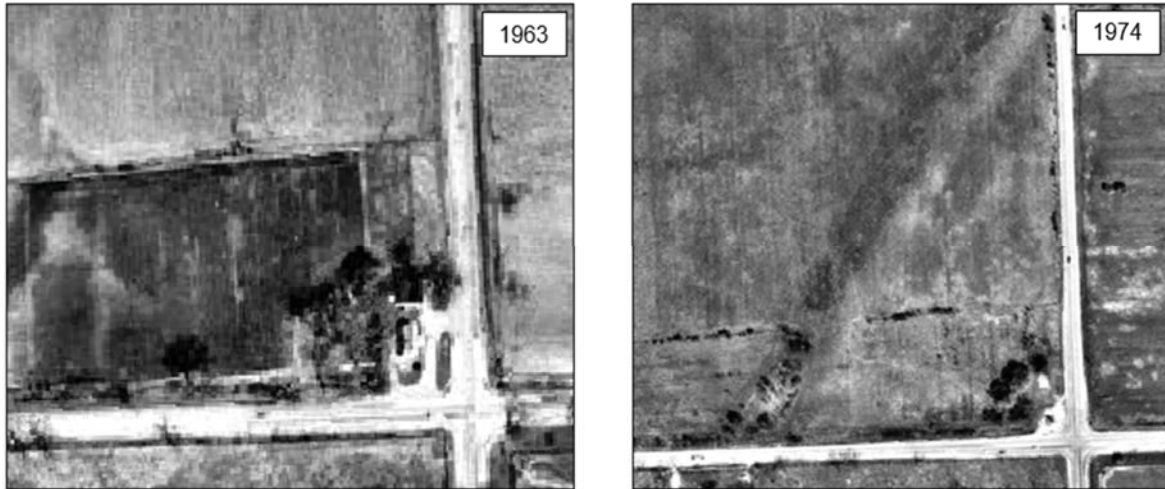


Figure 7: 1974 B&W Aerial, Source: Oakland County Property Gateway. Parcel continues as agricultural use



Figure 8: 1980 B&W Aerial, Source: Oakland County Property Gateway. It appears the parcel is not being farmed.



Figure 9: 1990 B&W Aerial, Source: Oakland County Property Gateway. Significant development surrounding the subject property with office and mix-use. From 1980 to 1990, Corporate Drive is constructed and Long Lake and Crooks Road becomes wider as a boulevard to address future traffic and growth.





Figure 10: 1999 B&W Aerial, Source - Google Earth. Parcel has developed wetlands and woodland area since approximately 1980 due to inactivity on the property (i.e. no farming, maintenance, etc.) Northern portion of the Site receives impacts from the construction activity to the north.



In summary, the Long Lake and Crooks Road 24-acre shares a similar history as most surrounding properties in Troy, Michigan. Once historically farmed, the Site was abandoned from farming and set aside for the future growth and development of the Detroit Metropolitan Area. As shown, this is one of the last large-scale pieces of property within the office and mixed-use zoning in the City of Troy. The resources on the Site are of poor quality due to the lack of land management or planning. As the surrounding properties were developed, this parcel received secondary impacts and disturbance which promotes pioneer plant and tree species to dominant.

#### **S. Site Topography: Refer to Appendix: Sheet C-1**

The Site topography is gently sloping from the west to the east (elevation 800 to 774). Most of the Site drains to the southeast property corner and outlets into an existing culvert. Several areas of the property were shown to be disturbed with mounding, digging and evidence of earthwork/contour changes. No buildings or roads were observed on the subject property.

#### **T. Signage: Refer to Appendix: Sheet C-2**

Final signage, based on individual area developments, will adhere to all city requirements / regulations as identified in City ordinances. In general, the following signage opportunities are assumed:

- Monument Signs – Four (4) monument signs will be provided
  - Main Entrances on Crooks Road, Long Lake Road and Corporate Drive with tenant signage
  - Corner of Long Lake and Crooks with development signage
- Building Signs – Signage will be provided for each of the structures within the property



- Directional Signs – Signage will be provided within the property related to parking, fire lanes, one-way traffic, etc.

#### **U. Amenities:**

Refer to Appendix: A-7 for locations and opportunities.

- Outdoor plazas to encourage interaction and engagement outside of the workplace.
- Outdoor dining areas opportunities within Retail / Entertainment locations as well as along 'pedestrian boulevard' where daily retail pop-ups can be incorporated.
- Pedestrian circulation paths and activity areas throughout the property for walkability, relaxation and encouragement of a healthy environment.
- Walking paths and activity areas for public and internal use.
- Public artwork

#### **V. Existing Zoning Classification:**

O - Office Building District Zoning

*Development to support office uses and limited related retail and service uses which support an office environment.*

*Not supportive of prominent retail or other commercial components*

Maximum height – 3 stories/ 36'

Density restrictions

Restaurants – not permitted

Hotel/Lodging – not permitted

Parking Decks – special approval only

#### **W. Specification of Deviations:**

The proposed re-zoning will shift from the current Site zoning of 'O' to the desired 'PUD', including variances of development use, maximum height and GSF.

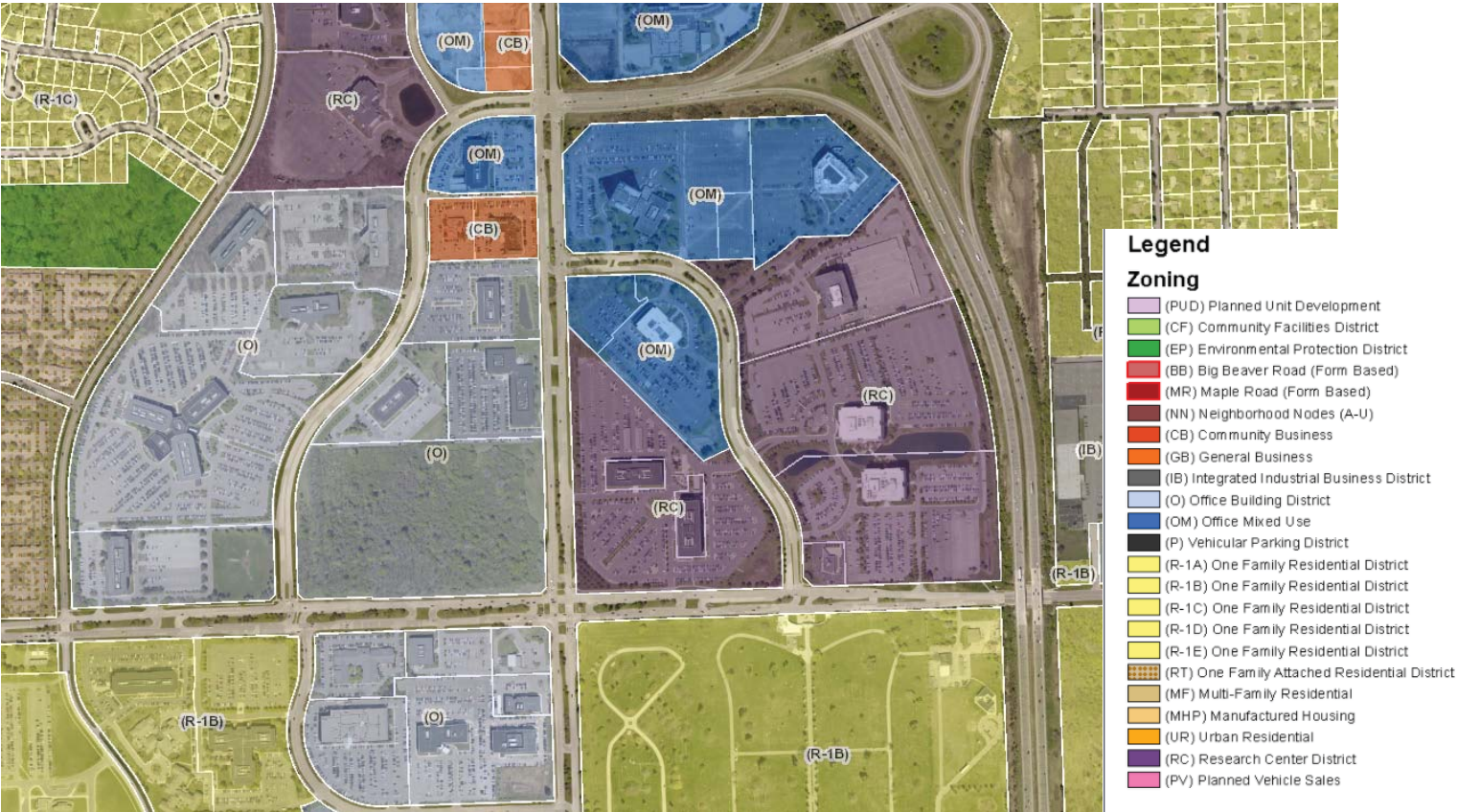
#### **X. Community Impact Statement:**

As part of the North Troy Master Plan, the integration of mixed-use developments will help encourage the public to remain in the area outside of the typical 9 to 5 office hours, which in turn will grow and strengthen the local economy and develop a larger presence for the Northfield district. Given the location of the Site, this development is intended to act as a gateway into the district, spearheading North Troy's positioning within the larger city context. It is hoped that the development of this vacant site will encourage further strategic redevelopment of properties within the surrounding area as the next generation of growth.

The development will be pedestrian-friendly and readily accessible, encouraging users to move from building to building in a campus / park-like setting. By enhancing site walkability and creating desirable public and private destinations, this gateway corner will be rejuvenated with new life and vibrancy that the district has currently been void of.

# **APPENDIX**

# ZONING MAP



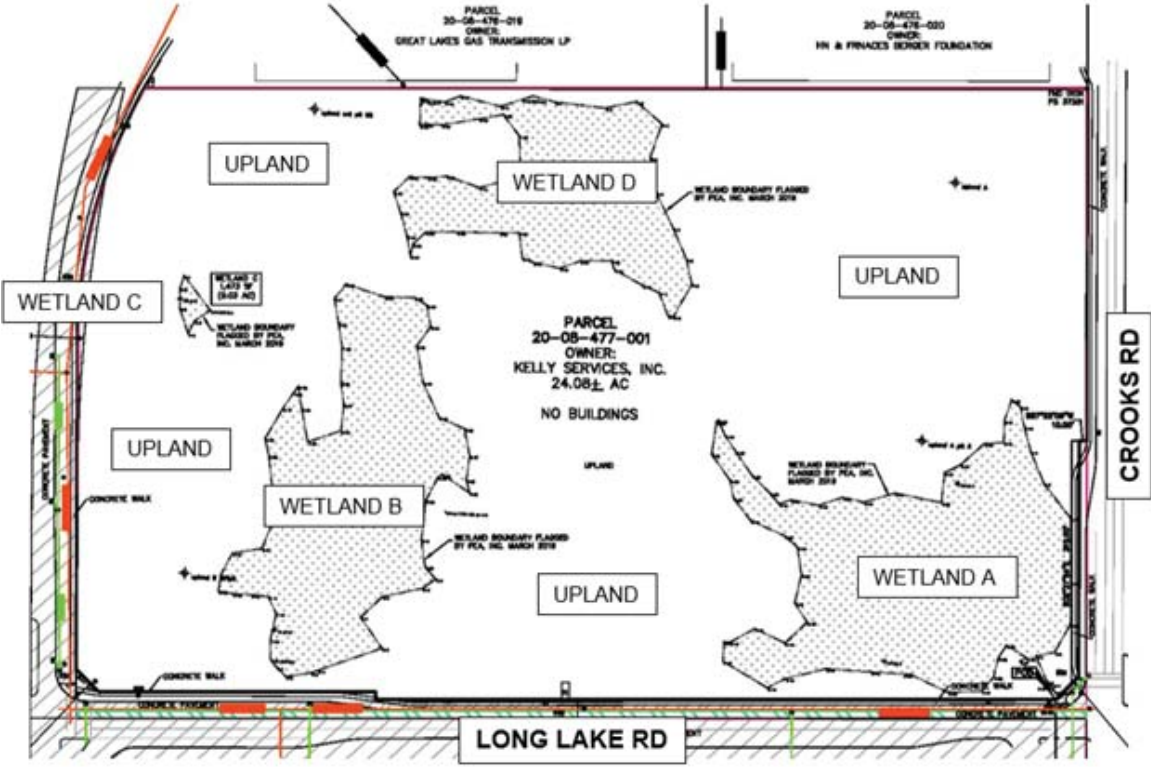


# WETLANDS



FIGURE 1: SOURCE - OAKLAND COUNTY PROPERTY GATEWAY

# WETLAND MAP



\*City of Troy wetlands ordinance only regulates those wetlands regulated by the State of Michigan.

# WOODLANDS



FIGURE 3: SOURCE - GOOGLE EARTH



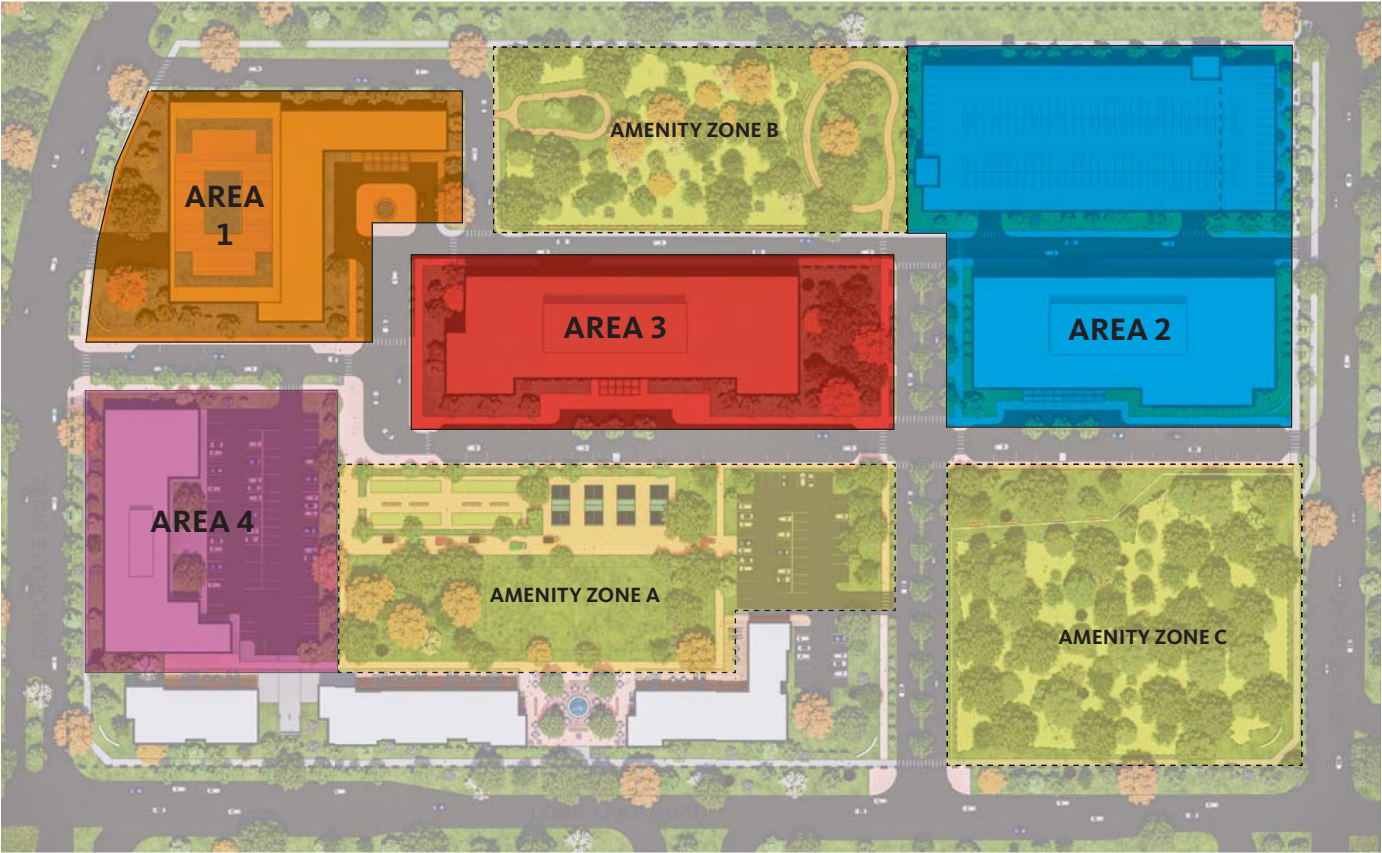
# CONCEPT DEVELOPMENT PLAN - OVERALL



Illustration is a representation of a potential future maximum buildout based on buildout of each Development Area.

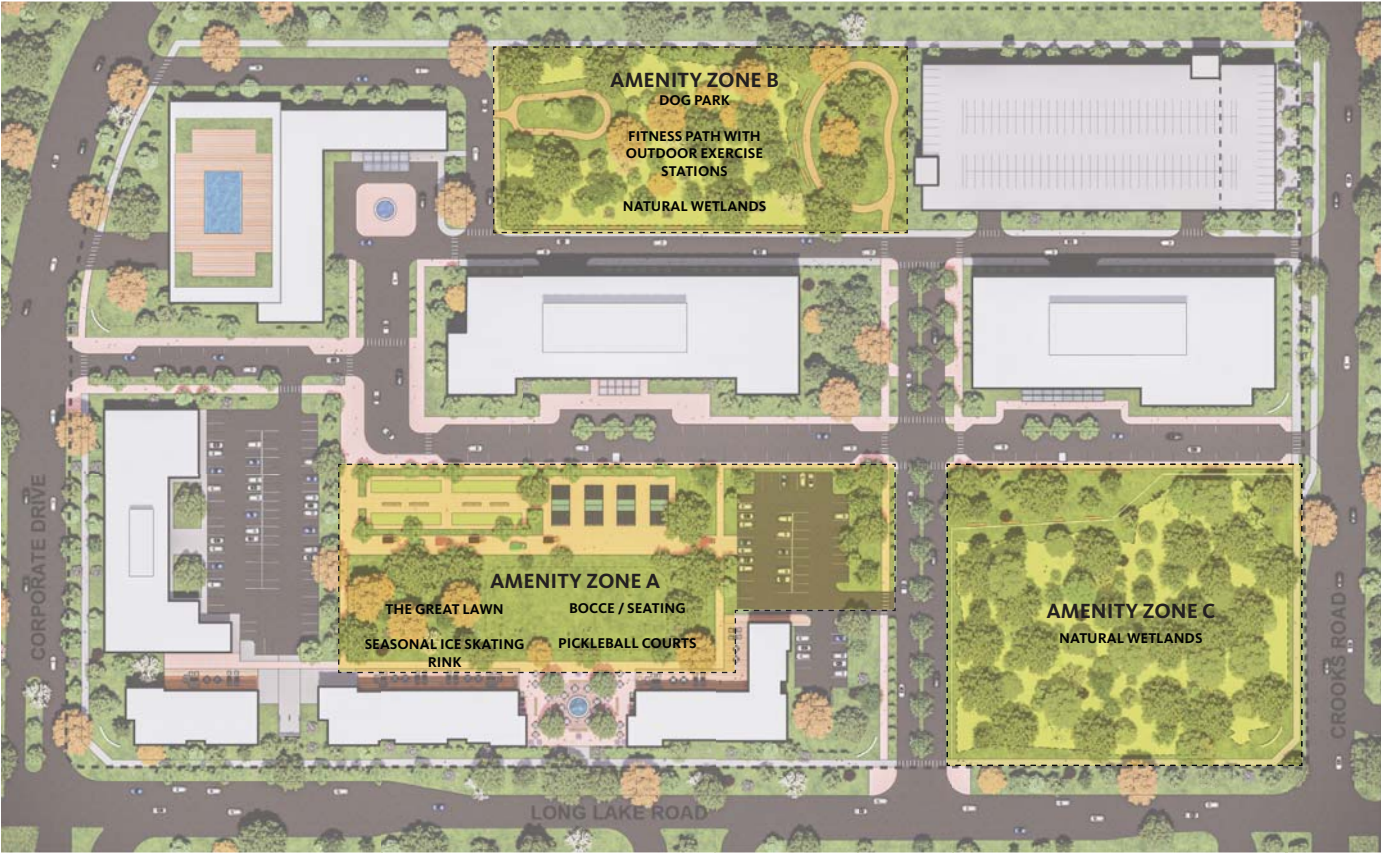


# CONCEPT DEVELOPMENT PLAN - DEVELOPMENT AREAS





# DEVELOPMENT PLAN - AMENITY ZONES





# DEVELOPMENT AREA 1 - RESIDENTIAL

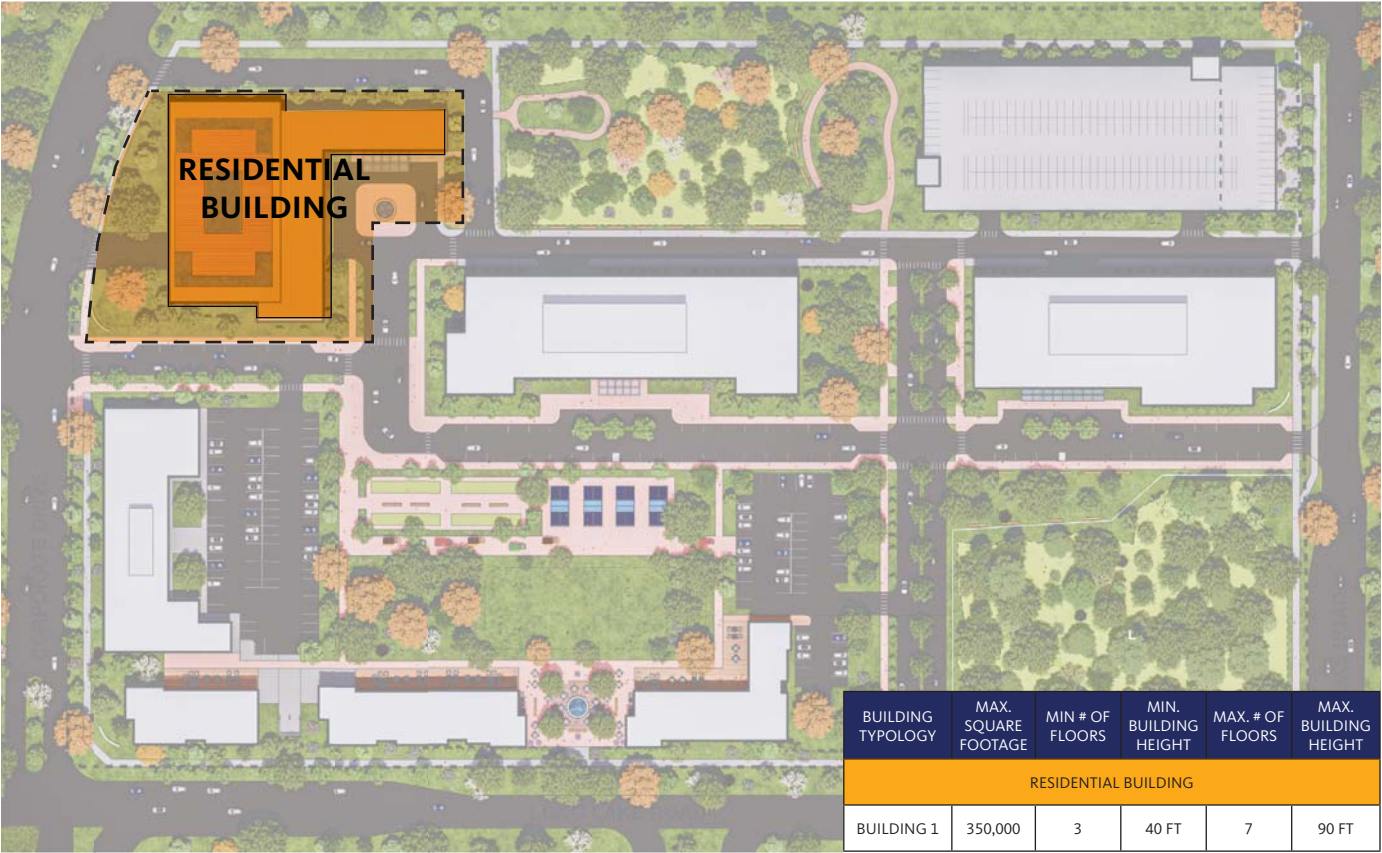


Illustration is a representation of a potential area buildout.



DEVELOPMENT AREA 2 - OFFICE / PROFESSIONAL

BUILDING TYPOLOGY	MAX. SQUARE FOOTAGE	MIN # OF FLOORS	MIN. BUILDING HEIGHT	MAX. # OF FLOORS	MAX. BUILDING HEIGHT
OFFICE / PROFESSIONAL BUILDING					
BUILDING 1	500,000	4	60 FT	10	150 FT

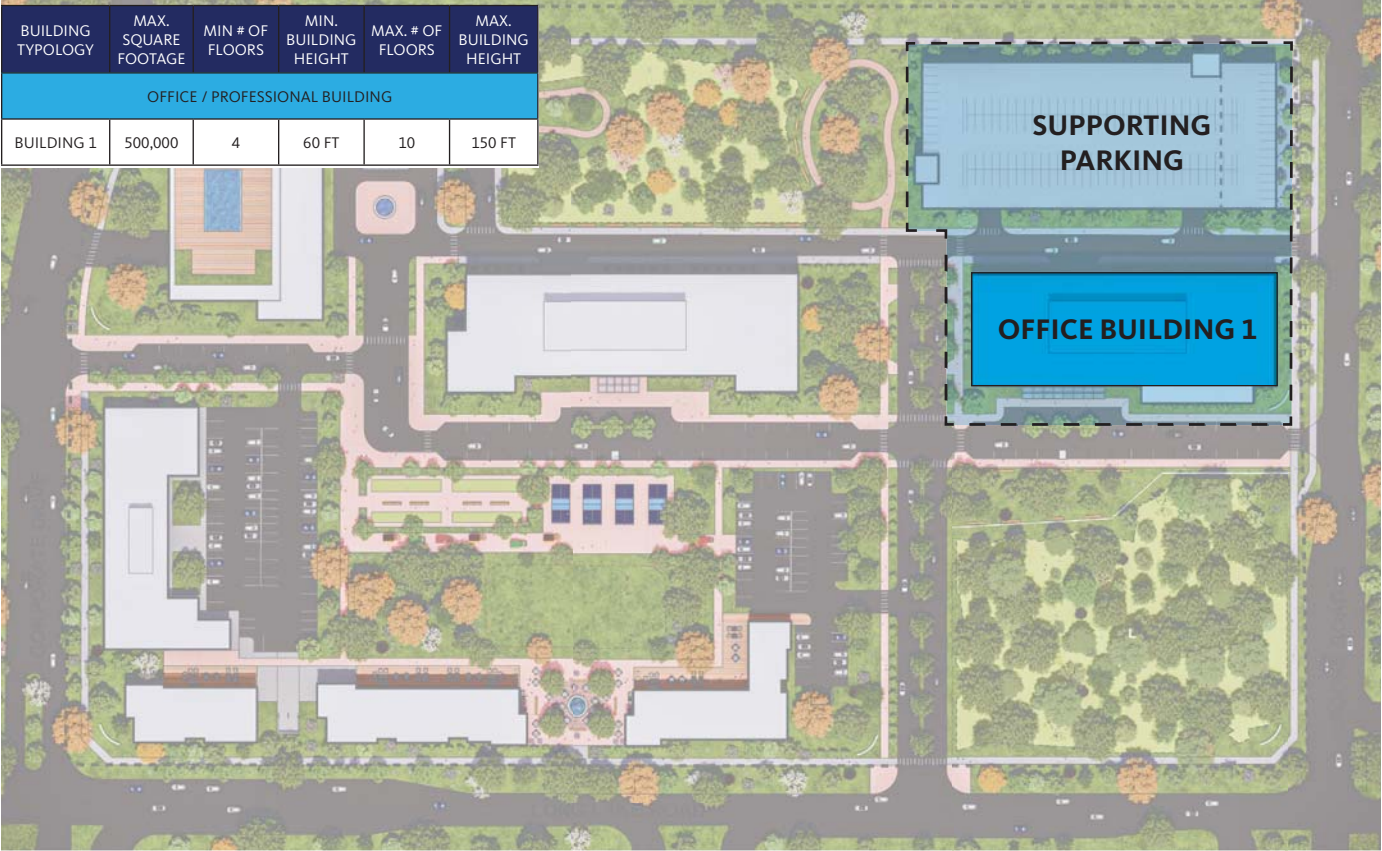


Illustration is a representation of a potential area buildout.



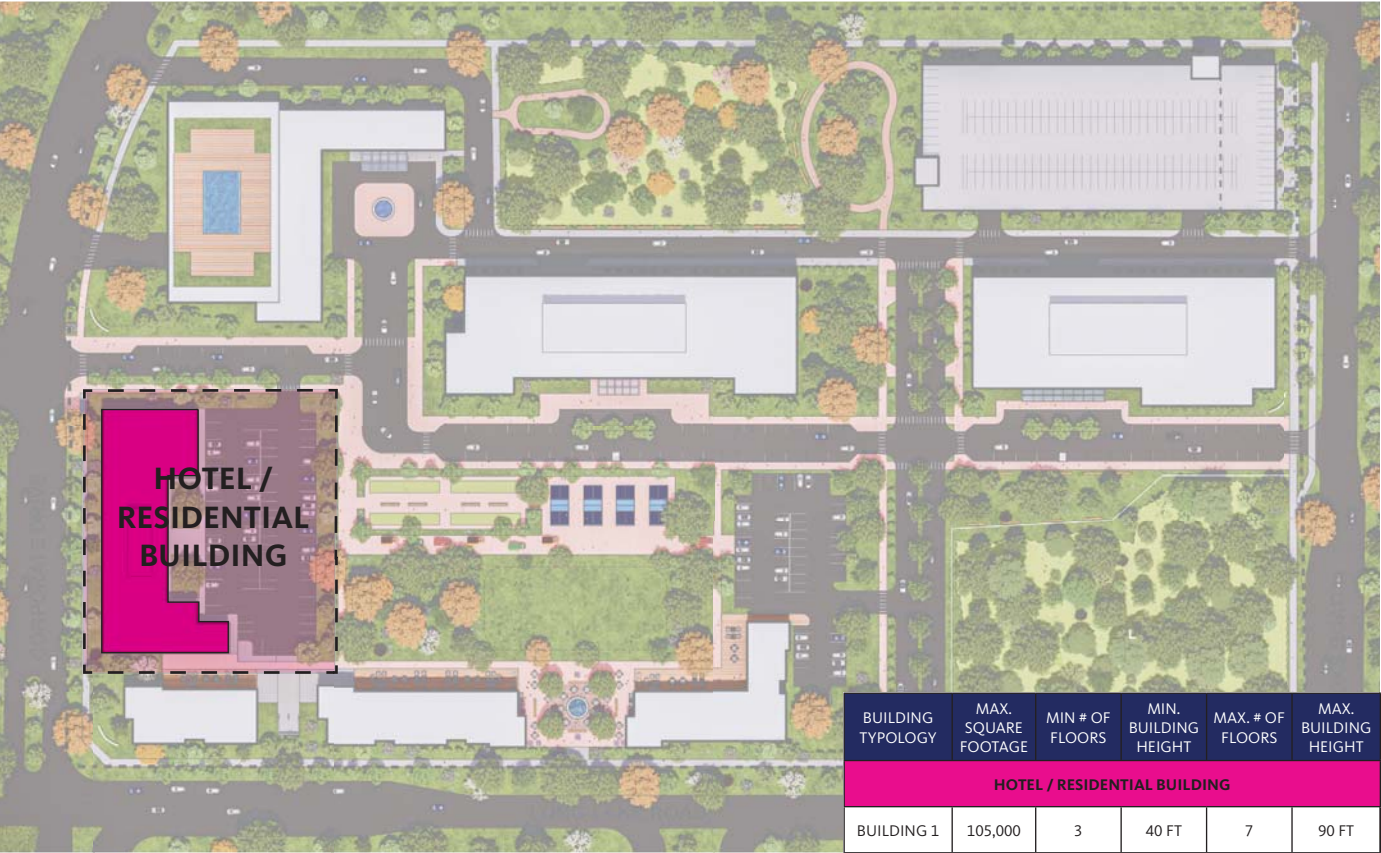
DEVELOPMENT AREA 3 - OFFICE / PROFESSIONAL / RESIDENTIAL



Illustration is a representation of a potential area buildout.



# DEVELOPMENT AREA 4 - HOTEL / RESIDENTIAL



BUILDING TYPOLOGY	MAX. SQUARE FOOTAGE	MIN. # OF FLOORS	MIN. BUILDING HEIGHT	MAX. # OF FLOORS	MAX. BUILDING HEIGHT
HOTEL / RESIDENTIAL BUILDING					
BUILDING 1	105,000	3	40 FT	7	90 FT

Illustration is a representation of a potential area buildout.



# RETAIL / RESTAURANT



# CONCEPT DEVELOPMENT PLAN - MASSING



BUILDING TYPOLOGY	MAX. SQUARE FOOTAGE	MIN. # OF FLOORS	MIN. BUILDING HEIGHT	MAX. # OF FLOORS	MAX. BUILDING HEIGHT
DEVELOPMENT AREA 1					
RESIDENTIAL					
BUILDING 1	350,000	3	40 FT	7	90 FT
RETAIL / RESTAURANT					
BUILDING 1	18,000	1	17.5 FT	2	35 FT
BUILDING 2	18,000	1	17.5 FT	2	35 FT
BUILDING 3	18,000	1	17.5 FT	2	35 FT
DEVELOPMENT AREA 2					
OFFICE / PROFESSIONAL					
BUILDING 1	500,000	4	60 FT	10	150 FT
DEVELOPMENT AREA 3					
OFFICE / PROFESSIONAL / RESIDENTIAL					
BUILDING 1	350,000	4	60 FT	10	150 FT
DEVELOPMENT AREA 4					
HOTEL / RESIDENTIAL					
BUILDING 1	105,000	3	40 FT	7	90 FT

Illustration is a representation of a potential future maximum buildout based on buildout of each Development Area.

















**Exhibit C**

**Planning Commission Meeting Minutes**

**January 24, 2023**



Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on August 9, 2022, in the Council Chamber of the Troy City Hall. Chair Lambert presented opening remarks relative to the role of the Planning Commission and procedure of tonight's meeting.

1. ROLL CALL

Present:

Toby Buechner  
Carlton M. Faison  
Michael W. Hutson  
Tom Krent  
David Lambert  
Lakshmi Malalahalli  
Marianna Perakis  
Sadek Rahman  
John J. Tagle

Also Present:

R. Brent Savidant, Community Development Director  
Ben Carlisle, Carlisle Wortman Associates  
Julie Quinlan Dufrane, Assistant City Attorney  
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2022-08-043**

Moved by: Krent  
Support by: Rahman

**RESOLVED**, To approve the Agenda as prepared.

Yes: All present (9)

**MOTION CARRIED**

3. APPROVAL OF MINUTES – July 26, 2022

**Resolution # PC-2022-08-044**

Moved by: Buechner  
Support by: Faison

**RESOLVED**, To approve the minutes of the July 26, 2022 Regular meeting as submitted.

Yes: Buechner, Faison, Hutson, Krent, Lambert, Malalahalli, Rahman, Tagle  
Abstain: Perakis

### **MOTION CARRIED**

#### **4. PUBLIC COMMENT – For Items Not on the Agenda**

There was no one present who wished to speak.

### **PLANNED UNIT DEVELOPMENT**

#### **5. PUBLIC HEARING – PLANNED UNIT DEVELOPMENT (File Number PUD 2020-0018) – Proposed Concept Development Plan for Long Lake and Crooks Masterplan Development, Northwest Corner of Long Lake and Crooks, Section 8, Currently Zoned O (Office) Zoning District**

Mr. Carlisle said the Planned Unit Development (PUD) application before the Board this evening is a formal submittal. He said the Planning Commission discussed two draft concept plans presented by the applicant at their January 12, 2021 and February 8, 2022 meetings.

Mr. Carlisle explained the three-step PUD application process and addressed the intent of a PUD application. He addressed highlights of the concept plan, proposed mix of uses, the changes since last reviewed, the four separate development areas proposed and associated amenities within those areas. Mr. Carlisle reviewed the applicant's proposed development parameters, relating to maximum square footage, minimum and maximum number of floors, minimum and maximum building height, and dimensional setbacks.

Mr. Carlisle said the applicant seeks flexibility to build any development area in any sequence, with one restriction that development area 4 (hotel/residential) and retail/restaurant pads can be built as part of any phase except they cannot be the first development built on site. He said the applicant seeks flexibility of all permitted and special uses in Office Mixed (OM), Office (O), or General Business (GB) zoning districts.

In summary, Mr. Carlisle asked the Board to consider public comments at the Public Hearing, and as part of their deliberation, to consider 1) the proposed development guidelines relating to building height and setbacks; 2) the proposed permitted and special uses; 3) if the PUD Standards in Section 11.03 of the Zoning Ordinance are met; and 4) if the proposed benefits are commensurate with the requested relief/development flexibility.

Mr. Savidant clarified a modification/correction to the development guidelines proposed by the applicant. Development area 1 (hotel/residential) should read 350,000 square feet, not 105,000 square feet.



Discussion among administration and Planning Commission:

- Flexibility in terms of what gets built, timing and location as proposed by applicant.
- Significance in determining appropriate uses and building heights.
- Gateway to North Troy and wayfinding signage.
- PUD Development Agreement.
  - Ms. Dufrane stated agreement is essentially standard agreement language except for unique aspects relating to development phases and development areas.
- Urban Residential (UR) zoning district; high density residential district in line with Master Plan.
- Preservation of State-regulated wetlands.
- Tree survey and mitigation; determined at each development phase, must meet site plan requirements.
- Green space/open space must be generally consistent with approved concept plan; what, where, size, whether for public use determined at each development phase and must meet site plan requirements.
- Housing types must be generally consistent with approved concept plan and must meet site plan requirements.

Anthony Antone of Kojoian introduced the project team present in the audience; Project Architect Chris Beck of Gensler, Attorney Tyler Tennent of Dawda Mann PLC, Environmental Engineer Leslie Accardo of PEA, and CEO of Hunter Pasteur Homes Randy Wertheimer.

Mr. Antone stated the residential component (development area 1) would be the first phase of development. He said the proposed uses for the overall project are residential, office and retail and are defined in the PUD Development Agreement. Mr. Antone said the development configuration is based on the market and potential clients. He noted configuration might change during the development process. Mr. Antone said the State-regulated wetlands (1.9 acres) will remain as is. He addressed proposed development areas, phases and amenities. He indicated adjacent businesses were notified of the proposed project.

Mr. Rahman asked if the center building could be moved to the street and the parking structure moved to an internal location. At the request of Mr. Rahman, an image was displayed on the wall monitor depicting a large green courtyard surrounded by building(s).

Mr. Antone stated moving the center building to the street would not be sensible from an architectural or marketing standpoint.

Mr. Wertheimer said placing residential the furthest point from a heavily trafficked and noisy street is essential for success. He noted the sequence of development phases would be residential, amenities, office, restaurant and hotel. Mr. Wertheimer said development area 3 would be flexible on what the market determines.

Ms. Perakis expressed dissatisfaction in what she views as no changes in the concept plan since last presented to the Board even though the Board offered specific suggestions. She said there is nothing unique about the proposed *Gateway to North Troy* development. Ms. Perakis recommended suggestions for the creation of a destination for residents to live, work and play: 1) phase 1 should be a pedestrian boulevard along with paths and natural features; 2) the parking structure with retail on the first floor should be the anchor building in the center of the PUD; 3) the pedestrian boulevard should run parallel to Long Lake with retail along Long Lake that fronts the pedestrian boulevard; 4) access to the pedestrian boulevard should be off Crooks and Corporate Drive. At the request of Ms. Perakis, images were displayed on the wall monitor that depicted existing parking structures located in Ann Arbor, East Lansing and Detroit. Ms. Perakis referenced page 192 of the Master Plan, “Strategy: Create a community gathering space” and addressed the application’s relationship to the PUD Standards.

Mr. Wertheimer stated details of the concept plan would come forth with each phase and at site plan submittal. He said the team’s focus is on the first step of approval of a concept plan and they look forward to providing specific details with individual site plan submittals. Mr. Wertheimer said the project team is asking for a consensus on the uses, building sizes and building heights at this time. He stated that 25% of the site is open green space. Mr. Wertheimer apologized if he is misinterpreting the PUD process and addressed the importance of landscape and architectural designs that would be presented at site plan review and approval.

Ms. Malalahalli said the concept plan appears industrial, like four rectangular Lego blocks with too much parking. She encouraged a concept plan that would wow the Board, to incorporate a promenade or plaza area, a connected pathway and a community stage to engage a public destination.

Mr. Tagle said it appears the development team has not *sold* the Planning Commission on its concept plan and encouraged the team to share a presentation inclusive of ideas, graphics and words that would get the Board excited about the project. He asked the applicant to address the product the team envisions for development area 1.

Mr. Wertheimer said the product would be a five to seven story luxury residential building similar to what one sees in Birmingham, West Bloomfield and Corktown. He identified some amenities as a rooftop pool, an expansive workout facility, a work-from-home office setting, state-of-the-art technology and concierge services.

Mr. Krent referenced a proposed development project at the former K-Mart Headquarters that *wowed* the Planning Commission with its pavilion style development.

Chair Lambert suggested a connected hub for public transportation.



Mr. Antone addressed the change in the configuration of office buildings since the pandemic. He said offices are becoming highly amenitized to bring employees back to what was the standard office building. Mr. Antone noted proposed parking is less than two acres of the overall project.

#### PUBLIC HEARING OPENED

- Laury Shah, 1448 Brentwood Drive, Troy; addressed personal visions of developing property; native grasses, lush vegetation, botanical garden, minimum height of buildings, noise buffer.
- Wei Cao, 6816 Vernmoor, Troy; shared concurrence with Planning Commission comments on the parking structure and amenities, encouraged a gathering destination and pedestrian boulevard.

#### PUBLIC HEARING CLOSED

Chair Lambert announced the Planning Department received 10 to 15 email messages, copies of which were placed in front of Board members prior to tonight's meeting. Chair Lambert shared the messages expressed concerns with the destruction of green space and building heights.

Mr. Hutson said he would like to see the PUD Development Agreement be modified to include: 1) reduce the three buildings to a maximum height of eight (8) stories; 2) that no development phase should commence until the first development phase is complete; and 3) that the permitted and special uses are specifically identified. Mr. Hutson said he agrees with comments expressed by Ms. Perakis.

Ms. Dufrane stated the Planning Commission as a recommending body to City Council is responsible to forward either an affirmative or negative recommendation to City Council. In response to the Board's query if it is appropriate to postpone the item, she responded it would be reasonable to postpone the application one time should the Board desire.

#### **Resolution # PC-2022-08-045**

Moved by: Lambert  
Support by: Buechner

**RESOLVED**, To postpone action on the PUD application to give the applicant an opportunity to consider input from the Commissioners on the overall concept plan and to give the Board a feel for what the entire project will look like.

#### Discussion on the motion on the floor.

Ms. Perakis addressed specific language she would like to incorporate in the Resolution as relates to parking structure location, pedestrian pathway, promenade/boulevard, relationship to Master Plan vision, uniqueness and creation of a destination point.

Mr. Antone and Mr. Wertheimer asked the Board to realistically consider the traffic impact and accessibility to the site as relates to the placement of the buildings.

Mr. Faison suggested design specifics should not be attached to the Resolution.

Mr. Hutson suggested to postpone the item with no specificity attached to the Resolution.

Ms. Dufrane said the attorney's office would collaborate with the applicant's attorney to tighten up the language on permitted and special uses.

Vote on the motion on the floor.

Yes: All present (9)

### **MOTION CARRIED**

Ms. Perakis addressed existing traffic problems in the area and cautioned the applicant to not come back with an excuse that the traffic impact would prevent a pedestrian boulevard.

### **OTHER ITEMS**

#### **6. PUBLIC COMMENT – For Items on the Agenda**

There was no one present who wished to speak.

#### **7. PLANNING COMMISSION COMMENT**

Mr. Carlisle addressed the Master Plan Update with respect to the release of census data in May 2023. He said during City staff discussion, it's been determined that the policy changes and amendments to the updated Master Plan would not be fundamentally impacted by updated census data, and it is recommended to continue with the process of finalizing the draft Master Plan and start the adoption process. Mr. Carlisle said the 2023 census data when released would be added as an addendum to the updated Master Plan.

After a brief discussion, Board members agreed to go forward with the Master Plan Update.

#### **8. ADJOURN**

The Regular meeting of the Planning Commission adjourned at 8:55 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "David Lambert", written over a horizontal line.

David Lambert, Chair

A handwritten signature in blue ink, appearing to read "Kathy L. Czarnecki", written over a horizontal line.

Kathy L. Czarnecki, Recording Secretary

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Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on September 27, 2022, in the Council Chamber of the Troy City Hall. Chair Lambert presented opening remarks relative to the role of the Planning Commission and procedure of tonight's meeting.

1. ROLL CALL

Present:

Toby Buechner  
Carlton M. Faison  
Michael W. Hutson  
Tom Krent  
David Lambert  
Lakshmi Malalahalli  
Marianna Perakis  
Sadek Rahman  
John J. Tagle

Also Present:

R. Brent Savidant, Community Development Director  
Ben Carlisle, Carlisle Wortman Associates  
Julie Quinlan Dufrane, Assistant City Attorney  
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Ms. Perakis asked to add Planning Commission Comment as Agenda item #7.

**Resolution # PC-2022-09-052**

Moved by: Perakis

Support by: Krent

**RESOLVED**, To approve the Agenda as revised.

Yes: All present (9)

**MOTION CARRIED**

3. APPROVAL OF MINUTES – September 13, 2022

There was a brief discussion on the Village of Troy PUD application as relates to:

- The wording of Resolution # PC-2022-09-051 to postpone item.
- Scheduling of Public Hearing.

**Resolution # PC-2022-09-053**

Moved by: Buechner

Support by: Rahman

**RESOLVED**, To approve the minutes of the September 13, 2022 Regular meeting as submitted.

Yes: Buechner, Hutson, Krent, Lambert, Malalahalli, Perakis, Rahman, Tagle

Abstain: Faison

**MOTION CARRIED**4. **PUBLIC COMMENT** – For Items Not on the Agenda

There was no one present who wished to speak.

**PLANNED UNIT DEVELOPMENT**5. **PLANNED UNIT DEVELOPMENT (File Number PUD 2020-0018) – Revised Concept Development Plan for Long Lake and Crooks Masterplan Development, Northwest Corner of Long Lake and Crooks, Section 8, Currently Zoned O (Office) District**

Mr. Carlisle gave a brief background of the proposed Planned Unit Development (PUD) application and identified some of the changes since last reviewed at the August 9, 2022 Planning Commission Regular meeting.

- Reconfigured residential building at northwest corner, moved building parallel to Corporate Drive.
- Reconfigured hotel/restaurant building at southwest corner, moved building parallel to Corporate Drive, located parking in rear.
- Added another retail/restaurant building, moved retail/restaurant buildings to front on Long Lake, parking in rear.
- Reconfigured internal pedestrian grid system and outdoor seating plaza area between two main retail/restaurant buildings on Long Lake.
- Significant addition to the central gathering space, dedicated green space and functional usable open space.
- Added green “street” and “boulevard” that bisects site north/south, east/west.
- Added pedestrian amenities and grid system to connect with pedestrian amenities.
- Reduced size of sculpture garden located next to wetland, added parking.
- Expanded open space and natural features area on the north end of site.
- Added small retail zone on ground level of parking deck.

Anthony Antone of Kojoian introduced project team members in the audience; Randy Wertheimer of Hunter Pasteur Homes, Chris Beck of Gensler, Chris Kojoian of Kojoian and Tyler Tennent of Dawda Mann PLC.

Mr. Antone said the team wants to make sure they are on the right track and is asking for the Board's feedback again before coming forward with the Concept Development Plan. He said "The Great Lawn" area would be an all-season gathering place with diverse amenities, identifying at this time an ice-skating rink, pickleball courts and bocce ball.

Board members complimented the team on the plan revisions and expressed overall satisfaction of the plan.

Some items Board members asked the project team to consider:

- Prepare a brochure/pamphlet to illustrate the community gathering space.
- Food trucks; parking, competition with on-site restaurants.
- Seasonal gathering space; functionality.
- Add gardens, play structure.
- Location of pickleball courts and outdoor exercise stations.
- Parking.
  - Applicant advised boulevard offers on-street parallel parking.
  - Parking deck and office tower; levels of parking.
  - Shared parking.
  - Review of parking at each development phase.
- Retail/restaurant buildings; facilitation of loading/unloading and waste management.
- Provide a 'grand' and 'eye-catching' entrance to development.
- Hub for public transportation.

Mr. Savidant reviewed the PUD approval process.

Ms. Dufrane stated the elements of the PUD agreement encompass details relating to development phasing and open space.

Chair Lambert opened the floor for public comment.

Wei Cao, 6816 Vernmoor; addressed retail/restaurant portion of development, suggested smaller storefront retail/restaurants.

Chair Lambert closed the floor for public comment.

Mr. Antone said the market would drive tenancy of the project. He said a combination of larger and smaller retail/restaurant store fronts would be appealing.



OTHER ITEMS6. PUBLIC COMMENT – For Items on the Agenda

There was no one present in the audience who wished to speak.

7. PLANNING COMMISSION COMMENT

There were general comments, some relating to:

- Meeting schedule.
- Term expirations, reappointments.
- Agenda format; review of Bylaws.

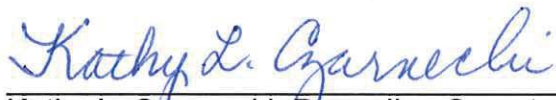
8. ADJOURN

The Regular meeting of the Planning Commission adjourned at 7:57 p.m.

Respectfully submitted,



David Lambert, Chair



Kathy L. Czarnecki, Recording Secretary

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Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on January 24, 2023, in the Council Chamber of the Troy City Hall. Chair Lambert and Vice Chair Perakis presented opening remarks relative to the role of the Planning Commission and procedure of tonight's meeting.

1. ROLL CALL

Present:

Toby Buechner  
Carlton M. Faison  
Tyler Fox  
Michael W. Hutson  
Tom Krent  
David Lambert  
Lakshmi Malalahalli  
Marianna Perakis  
John J. Tagle

Also Present:

R. Brent Savidant, Community Development Director  
Julie Quinlan Dufrane, Assistant City Attorney  
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2023-01-006**

Moved by: Fox  
Support by: Faison

**RESOLVED**, To approve the Agenda as prepared.

Yes: All present (9)

**MOTION CARRIED**

3. APPROVAL OF MINUTES – January 10, 2023

**Resolution # PC-2023-01-007**

Moved by: Krent  
Support by: Tagle

**RESOLVED**, To approve the minutes of the January. 10, 2023 Regular meeting as submitted.

Yes: All present (9)

**MOTION CARRIED**

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

PLANNED UNIT DEVELOPMENT

5. PLANNED UNIT DEVELOPMENT (File Number PUD2020-0018) – Proposed Concept Development Plan for Long Lake and Crooks Masterplan Development, Northwest corner of Long Lake and Crooks, Section 8, Currently Zoned O Office

Mr. Savidant explained the Planned Unit Development (PUD) three-step approval process. He briefly addressed discussion items during review of the application in previous meetings.

Mr. Savidant addressed revisions to the application since its last review, proposed amenities in Zones A, B and C, buildout of development phases and displayed several generic renderings that capture the flavor of the application.

Mr. Savidant said the applicant noted benefits of the application as follows:

- Horizontal mixed-use development consistent with the Master Plan.
- Development of an undeveloped and prominent site.
- Outdoor plazas.
- Outdoor dining areas.
- Pedestrian circulation paths and activities around the site.
- Public art.
- Wetland preservation.

Mr. Savidant asked the Planning Commission to consider the following in its deliberation:

- The proposed development guidelines (height/setbacks, etc.)
- The proposed allowable and special uses.
- The proposed phasing.
- If proposed benefits are commensurate with the requested relief/development flexibility.
- If the PUD Standards have been met.

Discussion among administration and Planning Commission:

- Public transportation drop-off area.
- Height of Flagstar bank; 14 stories.
- Intent of Urban Residential zoning district.
- Sustainability, renewable energy, environmental impact.
- Traffic study recommendations, responsibility to apply.
- Potential uses.



Anthony Antone of Kojaian was present. Project members in the audience were Randy Wertheimer of Hunter Pasteur Homes, Chris Beck of Gensler and Tyler Tennent of Dawda Mann PLC.

Mr. Antone addressed the revisions to the application and amenities and said they are committed to the uses as presented this evening in their presentation.

There was discussion, some comments related to:

- Public transportation drop-off; possible location south side of Crooks service drive; applicant working with SMART.
- Amenities open to public; more details with site plan application.
- Development phases; 1st phase multi-family residential, 2<sup>nd</sup> phase amenities.
- Public art; one-time installation.
- Sustainability, energy conservation, charging stations.
- Natural wetland area; seating around periphery; applicant working with Environment, Great Lakes & Energy (EGLE) on other possible functions.
- Great Lawn Area; applicant working with outside source to promote various activities.
- Correction to Site Plan to show only one entrance on Long Lake.
- Food truck staging; on promenade, malleable locations.
- Traffic improvements; applicant to work with Engineering and County.
- Green space; 76% open space.
- Office space (Area 2); objective to remain as office use until tenant is secured.
- Goal to create a live, play, work environment.
- Public comment received expressing concern with destruction of trees, office space vacancies and building height.
- Applicant encouraged to include renderings from various perspectives of surrounding areas at City Council presentation.
- Project timetable.
- Recycling resources.

Chair Lambert opened the floor for public comment. Acknowledging there was no one present who wished to speak, Chair Lambert closed the floor for public comment.

There was discussion on the PUD Agreement, some comments related to:

- Limitation on uses; reference to email communication from Attorney Tyler Tennent confirming commitment of uses identified in application.
- Site Plan to show only one entrance on Long Lake.
- Traffic circulation as relates to recommendations of traffic consultants and County regulations.
- Project timetable; up to 20 years to complete construction.
- Development phases.

**Resolution # PC-2023-01-008**

Moved by: Krent

Seconded by: Buechner

**WHEREAS,** The applicant Gensler submitted a Conceptual Development Plan application for a Planned Unit Development, located on the northwest corner of Long Lake and Crooks, in Section 8, approximately 24.88 acres in area; and

**WHEREAS,** The Concept Development Plan proposes multiple phases for a mixed-use development including office, residential, lodging, restaurant, retail and open space with public amenities; and

**WHEREAS,** The Concept Development Plan will be implemented through submittal of Preliminary Development Plans for each phase of development; and

**WHEREAS,** Each Preliminary Development Plan will require a Planning Commission public hearing and City Council public hearing prior to approval; and

**WHEREAS,** The proposed Concept Development Plan meets the Standards for Approval set forth in Section 11.03.

**THEREFORE BE IT RESOLVED,** That the Planning Commission recommends to City Council that Concept Development Plan Approval for the proposed Long Lake and Crooks Masterplan Development be granted, subject to the following:

1. The concept plan indicates extensive landscape and trees, and the Planning Commission approves that type of concept.

Yes: All present (9)

**MOTION CARRIED**

**PRELIMINARY SITE PLAN APPROVAL**

6. **PRELIMINARY SITE PLAN REVIEW** (File Number SP JPLN2022-0009) – Proposed Hills West, East side of Crooks, South of Wattles (3902 Crooks; 88-20-21-101-003), Section 21, Currently Zoned NN (Neighborhood Node “I”) District

Ms. Dufrane referenced an email received from the applicant's attorney, Henry Sandweiss, requesting that Ms. Perakis recuse herself from deliberation on this item. Ms. Dufrane said she and Ms. Perakis discussed the request earlier today. It was determined to allow Ms. Perakis an opportunity to respond, followed by a vote of the Planning Commission on whether or not recusal is necessary. Ms. Dufrane asked if either Arban Stafa or Mr. Sandweiss, who were present in the audience, had anything further to say on behalf of the applicant Sam Stafa, to which they declined.

Ms. Perakis said she would not recuse herself. Ms. Perakis addressed the reference by the applicant, Sam Stafa, that she cannot render a fair and impartial decision and thus suggests she might be biased against him. Ms. Perakis said she believes she treats all applications with the same scrutiny and strategy as relates to Zoning Ordinance



standards. She said she has nothing personal against Mr. Stafa and has no reason to be biased or has ever been biased against the applicant.

Commissioners Krent, Tagle, Hutson and Malalahalli spoke in support of not recusing Ms. Perakis.

**Resolution # PC-2023-01-009**

Moved by: Krent

Seconded by: Fox

**RESOLVED**, To not recuse Ms. Perakis from deliberation on this application.

Yes: Buechner, Faison, Fox, Hutson, Krent, Lambert, Malalahalli, Tagle

Abstain: Perakis

**MOTION CARRIED**

Mr. Savidant said the application before the Board this evening looks different than what was presented in November 2022. He reviewed the changes as noted on page 6 of the Planning Consultant report dated January 19, 2023. Mr. Savidant addressed site access, common ownership of parcels, potential for cross access connectivity, open space, landscaping, parking, traffic study, elevations and building materials.

Mr. Savidant asked the Planning Commission in its deliberation to consider compliance with Sections 5.06E Design Standards and 8.06 Site Plan Review Standards.

Discussion among administration and Planning Commission:

- Application relationship to previously approved developments and potential future development.
- Preservation of twelve trees.
- Bicycle parking spaces.
- Residentially zoned parcel to the south is a church.

Peter Stuhlreyer of Designhaus Architecture was present to represent the developer of Hills West.

There was discussion, some comments related to:

- Location of bicycle parking spaces; inside gym building to the north.
- Consideration to locate pocket park between the two buildings.
- Consideration to move Crooks access to the south of the most southern building.
- Traffic concerns; circulation, Crooks access, proximity to Barilane driveway, potential for backup traffic, consideration for EVA (emergency vehicular access).
- Building floor plans.
- Separate venture/ownership of parcels.
- Parking; no deficit per parcel, no shared parking required.
- Requirement of cross access easements.
- Location of pocket park initially determined to preserve existing trees.
- Recycling resources.



City Traffic Consultant Sara Merrill OHM Advisors addressed the process in which the developer, or its designated traffic/civil engineer, would reach out to the Road Commission for Oakland County (RCOC) Permit Department to move the Crooks Road access and rearrange the deceleration lane. She said, in her opinion, there could be a benefit or a potential ripple effect of moving the access further south. Ms. Merrill addressed numerous factors used to determine if traffic mitigation is necessary and internal traffic site flow. She shared that RCOC uses an adaptive traffic system at each intersection in Troy that responds live to current traffic volumes.

Mr. Tagle asked if one is heading southbound on Crooks and turning left into the site driveway, and with the cars stacking up in the northbound left turn lane to go west on Wattles, how many cars would it take before one could not turn left to get into the complex.

Julie Kroll of Fleis & Vandenbrink responded that the traffic calculations show there would be no impact to the site driveway in that scenario.

Civil Engineer Greg Bono of PEA Group addressed the RCOC requirements on separation distance between driveways and noted it is based on the speed limit on Crooks Road. He opined the RCOC would not issue a permit for a change in the driveway location. Mr. Bono addressed the potential to extend the deceleration lane and the limitations an EVA would pose to the Barilane property.

Chair Lambert opened the floor for public comment.

- Michelle Lyons, 3902 Crooks, owner of the subject property, addressed the existing zoning and surrounding uses. She expressed support for the application as presented and asked the Board's consideration in its approval this evening.

Chair Lambert closed the floor for public comment.

Mr. Fox addressed the location of the Barilane driveway, potential for cut-through traffic, speeding and emergency vehicular access.

**Resolution # PC-2023-01-**

Moved by: Fox

Seconded by:

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Hills West 29-unit apartment development, East side of Crooks, South of Wattles, Section 21, Currently Zoned NN (Neighborhood Node "I") District, be granted.

Discussion:

Mr. Krent said he would support the motion on the condition that RCOC explore the possibility of having the driveway at the south end of the property.

Ms. Perakis said exploring the possibility has no teeth and suggested waiting for a response from RCOC prior to taking any action this evening.

Mr. Tagle said it would be advantageous for the developer to reach out to the RCOC to discuss the possibility of moving the access to the south but noted that the RCOC has the final say on the access and deceleration lane.

**Resolution # PC-2023-01-010**

Moved by: Fox

Seconded by: Krent

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Hills West 29-unit apartment development, East side of Crooks, South of Wattles, Section 21, Currently Zoned NN (Neighborhood Node "I") District, be granted, subject to the following:

1. That the Road Commission for Oakland County (RCOC) explores the possibility of having the driveway at the south end of the property.

Yes: Faison, Fox, Hutson, Krent, Tagle

No: Buechner, Lambert, Malalahalli, Perakis

**MOTION CARRIED****OTHER ITEMS****7. PLANNING COMMISSION ANNUAL REPORT FOR 2022**

Mr. Savidant presented the Planning Commission 2022 Annual Report.

Chair Lambert asked that the report be revised as follows:

- Add site plan approval of the Kelly Services redesigned office building site development on Kirts Boulevard.
- Sub-Committee on Neighborhood Nodes.
  - Rephrase 'established' to 'appointed' by Chair.
  - Add names of members; Lambert, Perakis, Faison, Krent.

Mr. Savidant said he would revise the report to reflect the changes prior to presenting the report to City Council and posting it on the City website.

8. PUBLIC COMMENT – For Items on the Agenda

There was no one present who wished to speak.

9. PLANNING COMMISSION COMMENT

There were general comments, some relating to:

- Administration presentation of proposed Zoning Ordinance Text Amendments for review.
- Current vacancy rates for office and apartment complexes; possibly presentation by experts on topic(s).
- Status of Master Plan update.
- Capacity of Troy schools to accommodate additional students resulting from recent developments.

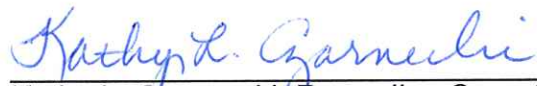
10. ADJOURN

The Regular meeting of the Planning Commission adjourned at 9:35 p.m.

Respectfully submitted,



David Lambert, Chair



Kathy L. Ozarnecki, Recording Secretary



**Exhibit D**

**City Council Meeting Minutes and Resolution**

**[to be added after meeting]**

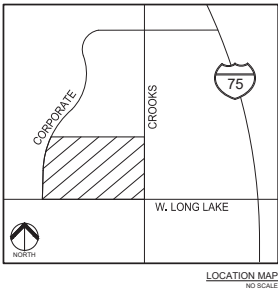
**Exhibit E**

**Preliminary Site Plans**

PRELIMINARY SITE PLANS

# LONG LAKE & CROOKS MASTERPLAN DEVELOPMENT

LONG LAKE AND CROOKS ROAD  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN



INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	PRELIMINARY SITE PLAN
C-5.0	PRELIMINARY UTILITY PLAN
L-1.0	PRELIMINARY LANDSCAPE PLAN

DESIGN TEAM

CLIENT	CIVIL ENGINEER
WOLMAN MANAGEMENT LONG LAKE CROOKS DEVELOPMENT ASSOCIATES, LLC 3845 WOODWARD AVE, STE. 200 BLOOMFIELD HILLS, MI 48304 CONTACT: TONY ANTONE PHONE: 248.644.7600 EMAIL: TANTONE@WOLMAN.COM	PEA GROUP 1848 POND RUN AUBURN HILLS, MI 48306 CONTACT: GREG BONO, PE PHONE: 248.613.0460 EMAIL: GBONO@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
GENSLER 150 W. JEFFERSON, STE. 1700 DETROIT, MI 48224 CONTACT: CHRIS BECK PHONE: 313.468.8988 EMAIL: CHRIS_BECK@GENSLER.COM	PEA GROUP 7827 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: JANET EVANS PHONE: 248.613.0260 EMAIL: JEVANS@PEAGROUP.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL, ISSUED DATE	11/16/2020







**LEGAL DESCRIPTION**  
(Per Sewer Title Agency Commitment File No. 63-1540343-SCM, Revision 6, Commitment Date May 06, 2018.)  
A parcel of land is a part of the southeast quarter of Section 8, T20N, R11E, City of Troy, County of Oakland, State of Michigan described as follows:  
Commencing at the Southeast corner of Section 8, T20N, R11E, City of Troy, County of Oakland, State of Michigan, thence South 87 degrees 15 minutes 35 seconds West 133.00 feet, thence North 02 degrees 37 minutes 54 seconds West 100.00 feet to the north line of Long Lake Road (width varies) and the POINT OF BEGINNING, thence along said north line the following three (3) courses and distances: (1) South 87 degrees 15 minutes 35 seconds West 874.70 feet; (2) North 02 degrees 30 minutes 20 seconds West 10.00 feet; (3) South 87 degrees 15 minutes 35 seconds West 364.00 feet, thence North 47 degrees 37 minutes 25 seconds West 42.26 feet to the easterly line of Corporate Drive (120' wide), thence North 02 degrees 30 minutes 20 seconds West 424.81 feet to a point of beginning, thence 33.30 feet along a curve to the right, with curve bearing a radius 710.00 feet, a bearing angle of 28 degrees 30 minutes 52 seconds, and a chord that bears North 11 degrees 45 minutes 00 seconds East 543.71 feet, thence North 87 degrees 15 minutes 35 seconds East 1242.77 feet to the west line of Crooks Road (width varies), thence along said west line the following three (3) courses and distances: (1) South 02 degrees 37 minutes 54 seconds East 463.36 feet; (2) South 87 degrees 22 minutes 06 seconds West 10.00 feet; (3) South 02 degrees 37 minutes 54 seconds East 310.00 feet, thence South 42 degrees 18 minutes 48 seconds West 42.47 feet to the POINT OF BEGINNING and containing 24.08 Acres.

**LEGEND**

**SYMBOLS**

- PROPOSED BUILDING
- PROPOSED PARKING
- PROPOSED DRIVE
- PROPOSED FENCE
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED TREE
- PROPOSED LANDSCAPE
- PROPOSED FURNITURE
- PROPOSED UTILITY
- PROPOSED EROSION CONTROL
- PROPOSED DRAINAGE
- PROPOSED RETAINING WALL
- PROPOSED CURB
- PROPOSED GUTTER
- PROPOSED SIDEWALK
- PROPOSED BIKEWAY
- PROPOSED TRAIL
- PROPOSED PATH
- PROPOSED FENCE
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED TREE
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- PROPOSED CURB
- PROPOSED GUTTER
- PROPOSED SIDEWALK
- PROPOSED BIKEWAY
- PROPOSED TRAIL
- PROPOSED PATH

**REFERENCE DRAWINGS**

**FLOODPLAIN NOTE:**  
BY GRAPHICAL NOTING, SITE IS WITHIN ZONE "X". AREA DETERMINED TO BE OUTSIDE OF THE 1% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 150000001001, DATED SEPTEMBER 28, 2004.

**BENCHMARKS**  
(GPS DERIVED - NAVD83)

**BM 4201**  
PUNCH AN IRON PIN ON A HYDRANT LOCATED ON THE WEST SIDE OF CROOKS ROAD, AT THE SOUTH ENTRANCE TO 2220 CROOKS RD. ELEV. = 786.94

**BM 4202**  
PUNCH AN IRON PIN ON A HYDRANT LOCATED ON AN ISLAND IN W. LONG LAKE ROAD, JUST WEST OF CROOKS ROAD. ELEV. = 778.83

**BM 4203**  
PUNCH AN IRON PIN ON A HYDRANT LOCATED ON AN ISLAND IN W. LONG LAKE ROAD, APPROX. 800' WEST OF CROOKS ROAD. ELEV. = 784.32

**BM 4204**  
PUNCH AN IRON PIN ON A HYDRANT LOCATED ON AN ISLAND IN W. LONG LAKE ROAD, APPROX. 200' EAST OF CROOKS ROAD. ELEV. = 785.41

**SITE DATA TABLE:**

ITEM	VALUE
SITE AREA: 24.08 AC (1,048,848 SF)	
CURRENT ZONING: O, OFFICE BUILDING DISTRICT	
PROPOSED ZONING: PUD, PLANNED UNIT DEVELOPMENT	
BUILDING AREA = 5,79 AC (251,325 SF)	
OPEN SPACE = 75.68%	
PARKING CALCULATIONS:	
PARKING PROVIDED = 2,317 SPACES (217 SURFACE, 2,000 GARAGE)	

**REVISIONS**

NO.	DATE	DESCRIPTION
1	04/11/2020	PRELIMINARY SITE PLAN

**CLIENT**  
GENSLER  
1000 EAST LANSING AVENUE, SUITE 1000  
ANN ARBOR, MI 48106

**PROJECT TITLE**  
LONG LAKE & CROOKS MASTERPLAN DEVELOPMENT  
LONG LAKE AND CROOKS ROAD, CROOKS RD. AND CROOKS ROAD

**PRELIMINARY SITE PLAN**

**PEA GROUP**  
1844 S. 11th Street  
Troy, MI 48068  
www.peagroup.com

**LEGEND**

**SYMBOLS**

- PROPOSED BUILDING
- PROPOSED PARKING
- PROPOSED DRIVE
- PROPOSED FENCE
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED TREE
- PROPOSED LANDSCAPE
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- PROPOSED PATH

**REFERENCE DRAWINGS**

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NO.	DATE	DESCRIPTION
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**CLIENT**  
GENSLER  
1000 EAST LANSING AVENUE, SUITE 1000  
ANN ARBOR, MI 48106

**PROJECT TITLE**  
LONG LAKE & CROOKS MASTERPLAN DEVELOPMENT  
LONG LAKE AND CROOKS ROAD, CROOKS RD. AND CROOKS ROAD

**PRELIMINARY SITE PLAN**

**PEA JOB NO.** 2020-0020

**FILE** LAI

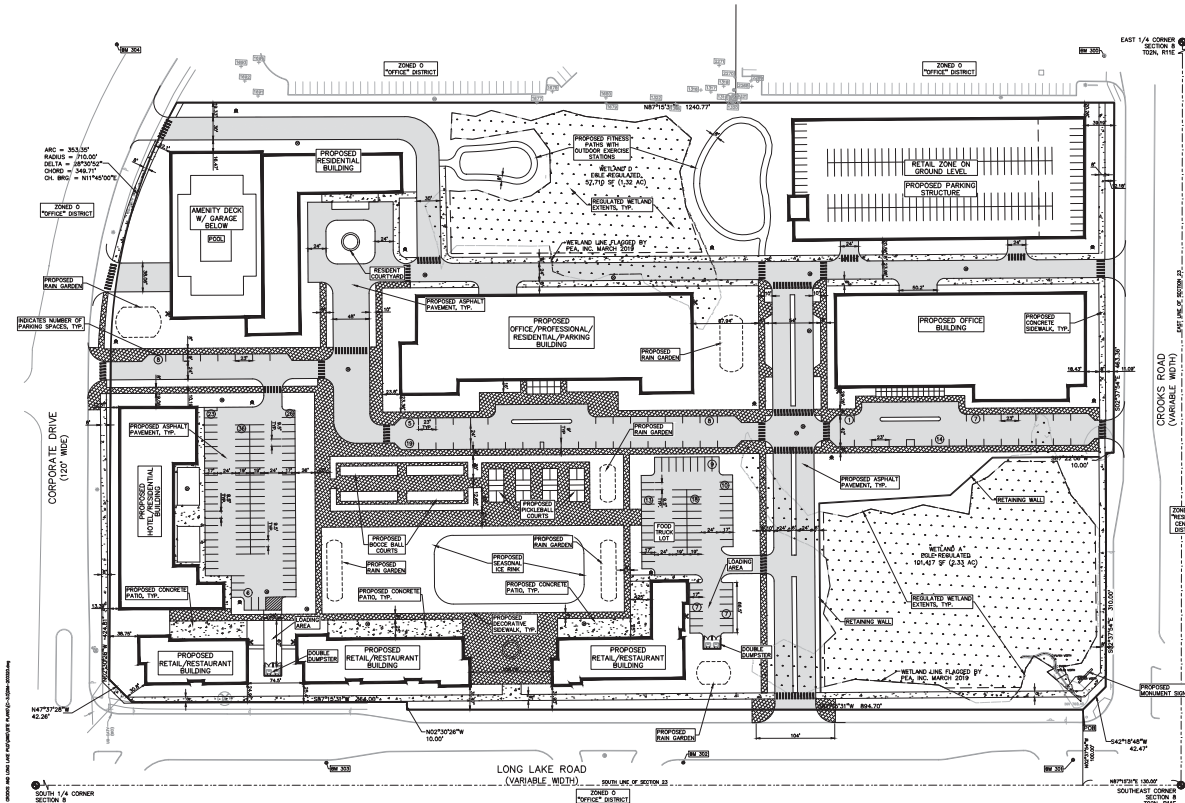
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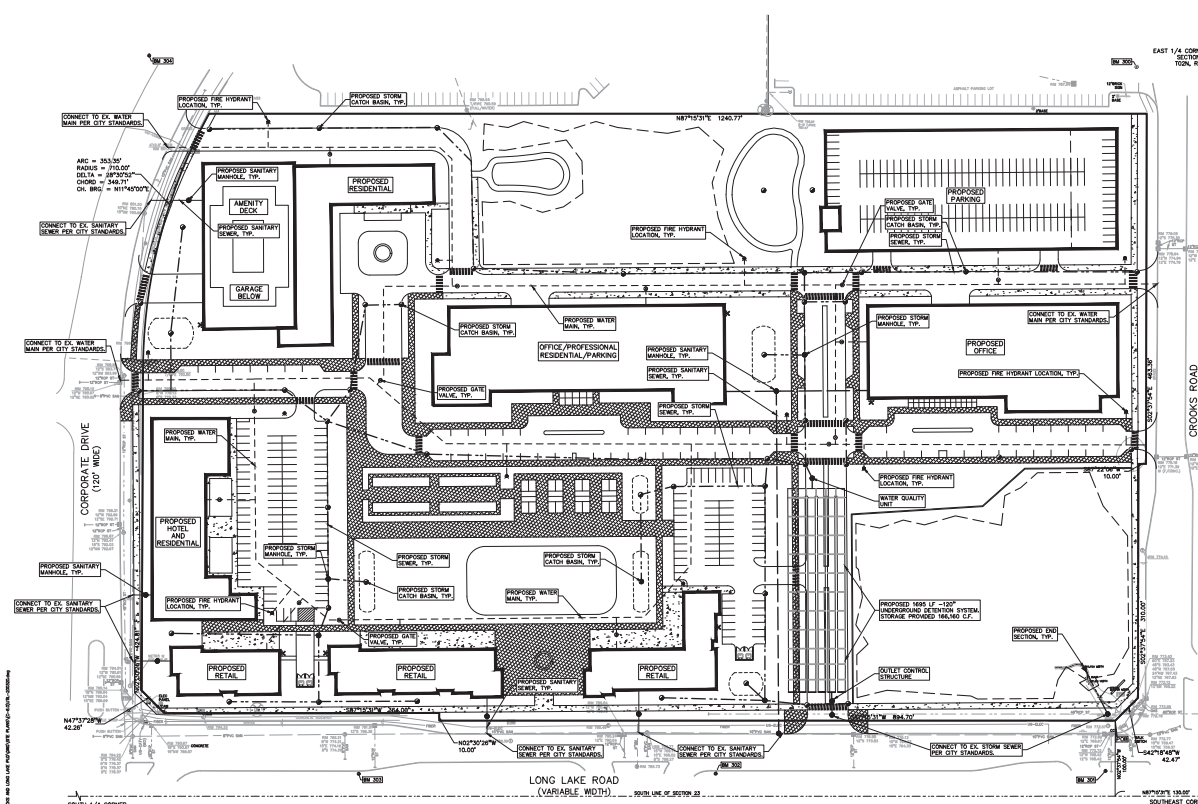
**DES** BS

**DRAWING NUMBER:**

**NOT FOR CONSTRUCTION**

**C-3.0**



[illegible][illegible]

NOT FOR CONSTRUCTION C-5.0





TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND.	COMMENTS
1001	BL	6	Black Locust	<i>Rhus copallina</i>	Fair	
1002	BL	6	Black Locust	<i>Rhus copallina</i>	Fair	
1003	BL	7	Black Locust	<i>Rhus copallina</i>	Very Poor	
1004	CT	28	Cottonwood	<i>Populus deltoides</i>	Fair	
1005	BL	15	Black Locust	<i>Rhus copallina</i>	Very Poor	dead
1006	BL	16	Black Locust	<i>Rhus copallina</i>	Fair	x2
1007	BL	15	Black Locust	<i>Rhus copallina</i>	Fair	
1008	SM	20	Silver Maple	<i>Acer saccharinum</i>	Very Poor	x1
1009	SM	17	Silver Maple	<i>Acer saccharinum</i>	Fair	
1010	BL	8	Box elder	<i>Acer negundo</i>	Fair	
1011	BL	8	Box elder	<i>Acer negundo</i>	Fair	
1012	BL	21	Box elder	<i>Acer negundo</i>	Fair	
1013	BL	6	Box elder	<i>Acer negundo</i>	Fair	
1014	CT	17	Cottonwood	<i>Populus deltoides</i>	Fair	x1
1015	CT	18	Cottonwood	<i>Populus deltoides</i>	Fair	
1016	BL	6	Box elder	<i>Acer negundo</i>	Fair	
1017	BL	36	Box elder	<i>Acer negundo</i>	Fair	
1018	SM	15	Silver Maple	<i>Acer saccharinum</i>	Fair	
1019	SM	17	Silver Maple	<i>Acer saccharinum</i>	Fair	
1020	SM	17	Silver Maple	<i>Acer saccharinum</i>	Fair	
1021	SM	23	Silver Maple	<i>Acer saccharinum</i>	Fair	
1022	GA	9	Green Ash	<i>Fraxinus pennsylvanica</i>	Fair	
1023	BL	14	Box elder	<i>Acer negundo</i>	Fair	
1024	SM	27	Silver Maple	<i>Acer saccharinum</i>	Fair	
1025	SM	29	Silver Maple	<i>Acer saccharinum</i>	Fair	
1026	SM	9	Silver Maple	<i>Acer saccharinum</i>	Fair	
1027	BL	8	Box elder	<i>Acer negundo</i>	Fair	
1028	BL	17	Box elder	<i>Acer negundo</i>	Very Poor	
1029	E	8	American Elm	<i>Ulmus americana</i>	Fair	
1030	SM	24	Silver Maple	<i>Acer saccharinum</i>	Fair	x1
1031	GA	12	Green Ash	<i>Fraxinus pennsylvanica</i>	Fair	
1032	SM	21	Silver Maple	<i>Acer saccharinum</i>	Fair	
1033	E	8	American Elm	<i>Ulmus americana</i>	Fair	x1
1034	SM	24	Silver Maple	<i>Acer saccharinum</i>	Fair	
1035	E	8	American Elm	<i>Ulmus americana</i>	Fair	
1036	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair	
1037	E	12	American Elm	<i>Ulmus americana</i>	Fair	
1038	E	8	American Elm	<i>Ulmus americana</i>	Fair	
1039	BL	6	Box elder	<i>Acer negundo</i>	Very Poor	
1040	CT	30	Cottonwood	<i>Populus deltoides</i>	Fair	
1041	CT	18	Cottonwood	<i>Populus deltoides</i>	Fair	
1042	CT	28	Cottonwood	<i>Populus deltoides</i>	Fair	
1043	CT	23	Cottonwood	<i>Populus deltoides</i>	Fair	
1044	E	13	American Elm	<i>Ulmus americana</i>	Fair	
1045	CT	17	Cottonwood	<i>Populus deltoides</i>	Fair	
1046	E	7	American Elm	<i>Ulmus americana</i>	Fair	
1047	E	8	American Elm	<i>Ulmus americana</i>	Fair	
1048	E	8	American Elm	<i>Ulmus americana</i>	Fair	
1049	SM	16	Silver Maple	<i>Acer saccharinum</i>	Fair	
1050	SM	13	Silver Maple	<i>Acer saccharinum</i>	Fair	
1051	SM	16	Silver Maple	<i>Acer saccharinum</i>	Fair	
1052	E	14	American Elm	<i>Ulmus americana</i>	Fair	
1053	CT	15	Cottonwood	<i>Populus deltoides</i>	Fair	
1054	SM	9	Silver Maple	<i>Acer saccharinum</i>	Fair	
1055	CT	31	Cottonwood	<i>Populus deltoides</i>	Fair	
1056	E	12	American Elm	<i>Ulmus americana</i>	Fair	
1057	CT	29	Cottonwood	<i>Populus deltoides</i>	Fair	
1058	E	8	American Elm	<i>Ulmus americana</i>	Very Poor	
1059	CT	27	Cottonwood	<i>Populus deltoides</i>	Fair	
1060	SM	8	Silver Maple	<i>Acer saccharinum</i>	Very Poor	
1061	SM	8	Silver Maple	<i>Acer saccharinum</i>	Fair	
1062	SM	8	Silver Maple	<i>Acer saccharinum</i>	Fair	
1063	SM	13	Silver Maple	<i>Acer saccharinum</i>	Fair	
1064	E	8	American Elm	<i>Ulmus americana</i>	Fair	x1
1065	SM	17	Silver Maple	<i>Acer saccharinum</i>	Fair	
1066	SM	25	Silver Maple	<i>Acer saccharinum</i>	Very Poor	
1067	SM	17	Silver Maple	<i>Acer saccharinum</i>	Fair	
1068	SM	17	Silver Maple	<i>Acer saccharinum</i>	Fair	
1069	SM	17	Silver Maple	<i>Acer saccharinum</i>	Fair	
1070	CT	7	Cottonwood	<i>Populus deltoides</i>	Fair	
1071	CT	8	Cottonwood	<i>Populus deltoides</i>	Fair	
1072	CT	12	Cottonwood	<i>Populus deltoides</i>	Fair	x1
1073	CT	8	Cottonwood	<i>Populus deltoides</i>	Fair	
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1075	CT	14	Cottonwood	<i>Populus deltoides</i>	Fair	
1076	CT	15	Cottonwood	<i>Populus deltoides</i>	Fair	
1077	CT	10	Cottonwood	<i>Populus deltoides</i>	Fair	
1078	E	10	American Elm	<i>Ulmus americana</i>	Fair	
1079	GA	10	Green Ash	<i>Fraxinus pennsylvanica</i>	Fair	
1080	E	7	American Elm	<i>Ulmus americana</i>	Fair	
1081	SM	19	Silver Maple	<i>Acer saccharinum</i>	Fair	
1082	SM	19	Silver Maple	<i>Acer saccharinum</i>	Fair	
1083	SM	19	Silver Maple	<i>Acer saccharinum</i>	Fair	
1084	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair	
1085	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair	
1086	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair	
1087	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair	
1088	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair	
1089	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair	
1090	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair	
1091	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair	
1092	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair	
1093	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair	
1094	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair	
1095	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair	
1096	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair	
1097	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair	
1098	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair	
1099	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair	
1100	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair	
1101	GA	10	Green Ash	<i>Fraxinus pennsylvanica</i>	Fair	x1
1102	E	12	American Elm	<i>Ulmus americana</i>	Fair	
1103	GA	10	Green Ash	<i>Fraxinus pennsylvanica</i>	Fair	
1104	SM	24	Silver Maple	<i>Acer saccharinum</i>	Fair	x4
1105	BL	8	Box elder	<i>Acer negundo</i>	Fair	
1106	GA	12	Green Ash	<i>Fraxinus pennsylvanica</i>	Fair	

1107	SM	13	Silver Maple	<i>Acer saccharinum</i>	Fair	
1108	GA	7	Green Ash	<i>Fraxinus pennsylvanica</i>	Fair	
1109	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair	
1110	GA	13	Green Ash	<i>Fraxinus pennsylvanica</i>	Fair	
1111	SM	23	Silver Maple	<i>Acer saccharinum</i>	Fair	
1112	SM	13	Silver Maple	<i>Acer saccharinum</i>	Fair	
1113	SM	12	Silver Maple	<i>Acer saccharinum</i>	Fair	
1114	SM	12	Silver Maple	<i>Acer saccharinum</i>	Fair	
1115	SM	24	Silver Maple	<i>Acer saccharinum</i>	Fair	x2
1116	SM	28	Silver Maple	<i>Acer saccharinum</i>	Fair	
1117	SM	8	Red Maple	<i>Acer rubrum</i>	Fair	
1118	GA	6	Green Ash	<i>Fraxinus pennsylvanica</i>	Fair	
1119	SM	21	Box elder	<i>Acer negundo</i>	Fair	x1
1120	SM	28	Box elder	<i>Acer negundo</i>	Fair	
1121	SM	9	Box elder	<i>Acer negundo</i>	Fair	
1122	SM	18	Wild Black Cherry	<i>Prunus serotina</i>	Fair	
1123	SM	10	Box elder	<i>Acer negundo</i>	Fair	
1124	SM	21	Box elder	<i>Acer negundo</i>	Fair	
1125	SM	7	Box elder	<i>Acer negundo</i>	Fair	
1126	SM	7	Box elder	<i>Acer negundo</i>	Fair	
1127	SM	7	Box elder	<i>Acer negundo</i>	Fair	x3
1128	SM	9	Box elder	<i>Acer negundo</i>	Fair	
1129	SM	9	Box elder	<i>Acer negundo</i>	Fair	x2
1130	SM	9	Box elder	<i>Acer negundo</i>	Fair	
1131	SM	10	Box elder	<i>Acer negundo</i>	Fair	
1132	SM	7	Box elder	<i>Acer negundo</i>	Fair	x1
1133	SM	9	Box elder	<i>Acer negundo</i>	Fair	x1
1134	SM	10	Domestic Apple	<i>Malus domestica</i>	Fair	
1135	SM	7	Domestic Apple	<i>Malus domestica</i>	Fair	
1136	SM	7	Domestic Apple	<i>Malus domestica</i>	Fair	
1137	SM	7	Domestic Apple	<i>Malus domestica</i>	Fair	
1138	SM	7	Domestic Apple	<i>Malus domestica</i>	Fair	
1139	SM	7	Domestic Apple	<i>Malus domestica</i>	Fair	
1140	SM	7	Domestic Apple	<i>Malus domestica</i>	Fair	x1
1141	SM	7	Domestic Apple	<i>Malus domestica</i>	Fair	
1142	SM	7	American Elm	<i>Ulmus americana</i>	Fair	
1143	SM	7	Domestic Apple	<i>Malus domestica</i>	Fair	
1144	SM	23	Box elder	<i>Acer negundo</i>	Fair	
1145	SM	12	Sugar Maple	<i>Acer saccharum</i>	Fair	
1146	SM	6	American Elm	<i>Ulmus americana</i>	Fair	
1147	SM	8	Box elder	<i>Acer negundo</i>	Fair	
1148	SM	6	Box elder	<i>Acer negundo</i>	Fair	
1149	SM	10	Box elder	<i>Acer negundo</i>	Fair	
1150	SM	6	Box elder	<i>Acer negundo</i>	Fair	
1151	SM	6	Box elder	<i>Acer negundo</i>	Fair	
1152	SM	6	Box elder	<i>Acer negundo</i>	Fair	
1153	SM	6	Box elder	<i>Acer negundo</i>	Fair	
1154	SM	6	Box elder	<i>Acer negundo</i>	Fair	
1155	SM	6	Box elder	<i>Acer negundo</i>	Fair	
1156	SM	6	Box elder	<i>Acer negundo</i>	Fair	
1157	SM	6	Box elder	<i>Acer negundo</i>	Fair	
1158	SM	6	Box elder	<i>Acer negundo</i>	Fair	
1159	SM	6	Box elder	<i>Acer negundo</i>	Fair	
1160	SM	6	Box elder	<i>Acer negundo</i>	Fair	
1161	SM	6	Box elder	<i>Acer negundo</i>	Fair	
1162	SM	6	Box elder	<i>Acer negundo</i>	Fair	
1163	SM	6	Box elder	<i>Acer negundo</i>	Fair	
1164	SM	6	Box elder	<i>Acer negundo</i>	Fair	
1165	SM	6	Box elder	<i>Acer negundo</i>	Fair	
1166	SM	6	Box elder	<i>Acer negundo</i>	Fair	
1167	SM	6	Box elder	<i>Acer negundo</i>	Fair	
1168	SM	6	Box elder	<i>Acer negundo</i>	Fair	
1169	SM	6	Box elder	<i>Acer negundo</i>	Fair	
1170	GA	9	Green Ash	<i>Fraxinus pennsylvanica</i>	Very Poor	
1171	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1172	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1173	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1174	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1175	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1176	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1177	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1178	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1179	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1180	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1181	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1182	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1183	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1184	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1185	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1186	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1187	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1188	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1189	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1190	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1191	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1192	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1193	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1194	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1195	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1196	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1197	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1198	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1199	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1200	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1201	GA	10	Green Ash	<i>Fraxinus pennsylvanica</i>	Very Poor	
1202	SM	6	American Elm	<i>Ulmus americana</i>	Fair	
1203	SM	7	Domestic Apple	<i>Malus domestica</i>	Fair	
1204	SM	17	American Elm	<i>Ulmus americana</i>	Fair	
1205	GA	22	Sugar Maple	<i>Acer saccharum</i>	Fair	x3
1206	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1207	SM	7	Green Ash	<i>Fraxinus pennsylvanica</i>	Fair	
1208	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1209	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1210	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1211	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1212	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1213	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1214	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	
1215	SM	12	Black Locust	<i>Rhus copallina</i>	Fair	

[illegible]

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#### LOCATION MAP

CLIENT  
**GENSLER**  
150 W. JEFFERSON, SUITE 1700  
DETROIT, MI 48226

**LONG LAKE  
& CROOKS  
MASTERPLAN  
DEVELOPMENT**  
LONG LAKE AND CROOKS ROAD

[illegible]ORIGINAL ISSUE DATE:  
OCTOBER 20, 2020

DRAWING TITLE

**TREE LIST -  
SHEET 3**

PEA JOB NO.	2020-0320
P.M.	LAA
DN.	KRD
DES.	GMB

NOT FOR CONSTRUCTION T-3

7. PLANNED UNIT DEVELOPMENT (File Number PUD2020-0018) – Proposed Concept Development Plan (CDP) for Long Lake and Crooks Masterplan Development, Southwest corner of Long Lake and Crooks, Section 8, Currently Zoned O (Office) District

Mr. Savidant announced project architect Chris Beck of Gensler, Anthony Antone of Kojaian Properties and traffic consultant Julie Kroll of Fleis & Vandenbrink were present.

Mr. Antone gave a brief introduction of Kojaian Properties. He said the proposed development would serve as a gateway to North Troy.

Mr. Savidant presented a PowerPoint explanation of a Planned Unit Development (PUD) application.

Mr. Carlisle gave a brief introduction of the Conceptual Development Plan and how the application relates to the Master Plan for North Troy. He addressed additional elements for the applicant to consider and questions for the Planning Commission to consider, as identified in his report dated December 29, 2020. Mr. Carlisle reported the applicant is seeking flexibility in phases, uses and design features.

There was discussion on:

- Water feature; location, focal point, community attraction.
- Residential key component; multi-family, live/work.
- Density and massing of project; building height.
- Preservation of existing green space.
- Applicant request for flexibility as relates to market demand and City vision.
- Viability of office space and hotel in relation to existing office vacancy and number of hotels currently in City.
- Outdoor activities and attractions to engage residents and community; walkability, vehicular-free plaza area.
- Destination point for family and community gatherings.
- Parking; expand parking structure, reduce surface parking, charging stations for electric vehicles.
- Limited available land in City for development of this size.
- Potential to attract large office headquarters.
- Affirmation of worldwide renown architectural firm Gensler.

Mr. Beck addressed greenspace as relates to existing tree quality and species, parking options, water feature, stormwater detention and intent to be flexible based on potential future uses and evolution of project.

Mr. Antone addressed a residential component, density, potential to attract large office headquarters and flexibility in development long-term.

**PLANNED UNIT DEVELOPMENT**

5. PLANNED UNIT DEVELOPMENT (File Number PUD 2020-0018) – Proposed Concept Development Plan (CDP) for Long Lake and Crooks Masterplan Development, Northwest Corner of Long Lake and Crooks, Section 8, Currently Zoned O (Office) District

Mr. Savidant explained the approval process of a Planned Unit Development (PUD) application. A brief question and answer session followed.

Present were Anthony Antone and Chris Kojaian of Kojaian Properties and project architect Chris Beck of Gensler.

Mr. Antone gave a brief introduction of Kojaian Properties and noted some of their prominent projects in Troy. Mr. Antone referenced the proposed development as the gateway to North Troy. He stated the revised concept plan before the Board this evening incorporates the preservation of natural features identified by the Department of Environment, Great Lakes and Energy (EGLE). He noted the wetlands are regulated and must be preserved and remain untouched.

Mr. Antone addressed how the development team is using the site's natural features as its focal point. He said they would like the Board's feedback on the revised concept plan prior to their submission of a formal application. Mr. Antone said the development team believes it has incorporated most of the items discussed at the January 12, 2021 Planning Commission meeting.

There was lengthy dialogue among Board members and the applicant. Board members shared their personal visions of the proposed project.

Board comments related to:

- Create a destination point to attract people from within the complex and throughout the City.
- Integrate a plaza, pedestrian path, promenade, village-like characteristics.
- Reduce surface parking.
- Provide more walkability.
- Centrally relocate parking deck.
- Reconfigure placement of buildings to connect to public amenity space.
- Expand and centrally relocate public amenity space.
- Be bold and creative with expanse of property.
- Provide a visual illustration of project, such as a three-dimensional model.



Some members expressed the revised concept plan offers no significant changes from the concept plan presented in January 2021.

Mr. Antone addressed the “block” conceptual plan and detailed their vision of a live/work/play development. He said the development team has had conversations with high-end, luxury developers for all components of the project; residential, restaurant and retail, anchor hotel and anchor office headquarters. He addressed how the project is market-driven and site configurations must be effectual for various clients.

Mr. Antone said building heights would be:

- Office professional building, up to 10 stories.
- Centrally located building, 6 to 8 stories.
- Residential, 6 to 7 stories.
- Hotel, up to 5 or 6 stories.
- Restaurant/retail, up to 2 stories.
- Parking deck, 10 levels.

Mr. Antone thanked the Board for their comments and visions and said they look forward to coming back in front of the Board.

**PLANNED UNIT DEVELOPMENT**

5. **PUBLIC HEARING – PLANNED UNIT DEVELOPMENT (File Number PUD 2020-0018)**  
– Proposed Concept Development Plan for Long Lake and Crooks Masterplan Development, Northwest Corner of Long Lake and Crooks, Section 8, Currently Zoned O (Office) Zoning District

Mr. Carlisle said the Planned Unit Development (PUD) application before the Board this evening is a formal submittal. He said the Planning Commission discussed two draft concept plans presented by the applicant at their January 12, 2021 and February 8, 2022 meetings.

Mr. Carlisle explained the three-step PUD application process and addressed the intent of a PUD application. He addressed highlights of the concept plan, proposed mix of uses, the changes since last reviewed, the four separate development areas proposed and associated amenities within those areas. Mr. Carlisle reviewed the applicant's proposed development parameters, relating to maximum square footage, minimum and maximum number of floors, minimum and maximum building height, and dimensional setbacks.

Mr. Carlisle said the applicant seeks flexibility to build any development area in any sequence, with one restriction that development area 4 (hotel/residential) and retail/restaurant pads can be built as part of any phase except they cannot be the first development built on site. He said the applicant seeks flexibility of all permitted and special uses in Office Mixed (OM), Office (O), or General Business (GB) zoning districts.

In summary, Mr. Carlisle asked the Board to consider public comments at the Public Hearing, and as part of their deliberation, to consider 1) the proposed development guidelines relating to building height and setbacks; 2) the proposed permitted and special uses; 3) if the PUD Standards in Section 11.03 of the Zoning Ordinance are met; and 4) if the proposed benefits are commensurate with the requested relief/development flexibility.

Mr. Savidant clarified a modification/correction to the development guidelines proposed by the applicant. Development area 1 (hotel/residential) should read 350,000 square feet, not 105,000 square feet.

Discussion among administration and Planning Commission:

- Flexibility in terms of what gets built, timing and location as proposed by applicant.
- Significance in determining appropriate uses and building heights.
- Gateway to North Troy and wayfinding signage.
- PUD Development Agreement.
  - Ms. Dufrane stated agreement is essentially standard agreement language except for unique aspects relating to development phases and development areas.
- Urban Residential (UR) zoning district; high density residential district in line with Master Plan.
- Preservation of State-regulated wetlands.
- Tree survey and mitigation; determined at each development phase, must meet site plan requirements.
- Green space/open space must be generally consistent with approved concept plan; what, where, size, whether for public use determined at each development phase and must meet site plan requirements.
- Housing types must be generally consistent with approved concept plan and must meet site plan requirements.

Anthony Antone of Kojoian introduced the project team present in the audience; Project Architect Chris Beck of Gensler, Attorney Tyler Tennent of Dawda Mann PLC, Environmental Engineer Leslie Accardo of PEA, and CEO of Hunter Pasteur Homes Randy Wertheimer.

Mr. Antone stated the residential component (development area 1) would be the first phase of development. He said the proposed uses for the overall project are residential, office and retail and are defined in the PUD Development Agreement. Mr. Antone said the development configuration is based on the market and potential clients. He noted configuration might change during the development process. Mr. Antone said the State-regulated wetlands (1.9 acres) will remain as is. He addressed proposed development areas, phases and amenities. He indicated adjacent businesses were notified of the proposed project.

Mr. Rahman asked if the center building could be moved to the street and the parking structure moved to an internal location. At the request of Mr. Rahman, an image was displayed on the wall monitor depicting a large green courtyard surrounded by building(s).

Mr. Antone stated moving the center building to the street would not be sensible from an architectural or marketing standpoint.

Mr. Wertheimer said placing residential the furthest point from a heavily trafficked and noisy street is essential for success. He noted the sequence of development phases would be residential, amenities, office, restaurant and hotel. Mr. Wertheimer said development area 3 would be flexible on what the market determines.



Ms. Perakis expressed dissatisfaction in what she views as no changes in the concept plan since last presented to the Board even though the Board offered specific suggestions. She said there is nothing unique about the proposed *Gateway to North Troy* development. Ms. Perakis recommended suggestions for the creation of a destination for residents to live, work and play: 1) phase 1 should be a pedestrian boulevard along with paths and natural features; 2) the parking structure with retail on the first floor should be the anchor building in the center of the PUD; 3) the pedestrian boulevard should run parallel to Long Lake with retail along Long Lake that fronts the pedestrian boulevard; 4) access to the pedestrian boulevard should be off Crooks and Corporate Drive. At the request of Ms. Perakis, images were displayed on the wall monitor that depicted existing parking structures located in Ann Arbor, East Lansing and Detroit. Ms. Perakis referenced page 192 of the Master Plan, “Strategy: Create a community gathering space” and addressed the application’s relationship to the PUD Standards.

Mr. Wertheimer stated details of the concept plan would come forth with each phase and at site plan submittal. He said the team’s focus is on the first step of approval of a concept plan and they look forward to providing specific details with individual site plan submittals. Mr. Wertheimer said the project team is asking for a consensus on the uses, building sizes and building heights at this time. He stated that 25% of the site is open green space. Mr. Wertheimer apologized if he is misinterpreting the PUD process and addressed the importance of landscape and architectural designs that would be presented at site plan review and approval.

Ms. Malalahalli said the concept plan appears industrial, like four rectangular Lego blocks with too much parking. She encouraged a concept plan that would wow the Board, to incorporate a promenade or plaza area, a connected pathway and a community stage to engage a public destination.

Mr. Tagle said it appears the development team has not *sold* the Planning Commission on its concept plan and encouraged the team to share a presentation inclusive of ideas, graphics and words that would get the Board excited about the project. He asked the applicant to address the product the team envisions for development area 1.

Mr. Wertheimer said the product would be a five to seven story luxury residential building similar to what one sees in Birmingham, West Bloomfield and Corktown. He identified some amenities as a rooftop pool, an expansive workout facility, a work-from-home office setting, state-of-the-art technology and concierge services.

Mr. Krent referenced a proposed development project at the former K-Mart Headquarters that *wowed* the Planning Commission with its pavilion style development.

Chair Lambert suggested a connected hub for public transportation.

Mr. Antone addressed the change in the configuration of office buildings since the pandemic. He said offices are becoming highly amenitized to bring employees back to what was the standard office building. Mr. Antone noted proposed parking is less than two acres of the overall project.

#### PUBLIC HEARING OPENED

- Laury Shah, 1448 Brentwood Drive, Troy; addressed personal visions of developing property; native grasses, lush vegetation, botanical garden, minimum height of buildings, noise buffer.
- Wei Cao, 6816 Vernmoor, Troy; shared concurrence with Planning Commission comments on the parking structure and amenities, encouraged a gathering destination and pedestrian boulevard.

#### PUBLIC HEARING CLOSED

Chair Lambert announced the Planning Department received 10 to 15 email messages, copies of which were placed in front of Board members prior to tonight's meeting. Chair Lambert shared the messages expressed concerns with the destruction of green space and building heights.

Mr. Hutson said he would like to see the PUD Development Agreement be modified to include: 1) reduce the three buildings to a maximum height of eight (8) stories; 2) that no development phase should commence until the first development phase is complete; and 3) that the permitted and special uses are specifically identified. Mr. Hutson said he agrees with comments expressed by Ms. Perakis.

Ms. Dufrane stated the Planning Commission as a recommending body to City Council is responsible to forward either an affirmative or negative recommendation to City Council. In response to the Board's query if it is appropriate to postpone the item, she responded it would be reasonable to postpone the application one time should the Board desire.

#### **Resolution # PC-2022-08-045**

Moved by: Lambert  
Support by: Buechner

**RESOLVED**, To postpone action on the PUD application to give the applicant an opportunity to consider input from the Commissioners on the overall concept plan and to give the Board a feel for what the entire project will look like.

#### Discussion on the motion on the floor.

Ms. Perakis addressed specific language she would like to incorporate in the Resolution as relates to parking structure location, pedestrian pathway, promenade/boulevard, relationship to Master Plan vision, uniqueness and creation of a destination point.

Mr. Antone and Mr. Wertheimer asked the Board to realistically consider the traffic impact and accessibility to the site as relates to the placement of the buildings.

Mr. Faison suggested design specifics should not be attached to the Resolution.

Mr. Hutson suggested to postpone the item with no specificity attached to the Resolution.

Ms. Dufrane said the attorney's office would collaborate with the applicant's attorney to tighten up the language on permitted and special uses.

Vote on the motion on the floor.

Yes:            All present (9)

**MOTION CARRIED**

Ms. Perakis addressed existing traffic problems in the area and cautioned the applicant to not come back with an excuse that the traffic impact would prevent a pedestrian boulevard.



## **PLANNED UNIT DEVELOPMENT**

### 5. **PLANNED UNIT DEVELOPMENT (File Number PUD 2020-0018)** – Revised Concept Development Plan for Long Lake and Crooks Masterplan Development, Northwest Corner of Long Lake and Crooks, Section 8, Currently Zoned O (Office) District

Mr. Carlisle gave a brief background of the proposed Planned Unit Development (PUD) application and identified some of the changes since last reviewed at the August 9, 2022 Planning Commission Regular meeting.

- Reconfigured residential building at northwest corner, moved building parallel to Corporate Drive.
- Reconfigured hotel/restaurant building at southwest corner, moved building parallel to Corporate Drive, located parking in rear.
- Added another retail/restaurant building, moved retail/restaurant buildings to front on Long Lake, parking in rear.
- Reconfigured internal pedestrian grid system and outdoor seating plaza area between two main retail/restaurant buildings on Long Lake.
- Significant addition to the central gathering space, dedicated green space and functional usable open space.
- Added green “street” and “boulevard” that bisects site north/south, east/west.
- Added pedestrian amenities and grid system to connect with pedestrian amenities.
- Reduced size of sculpture garden located next to wetland, added parking.
- Expanded open space and natural features area on the north end of site.
- Added small retail zone on ground level of parking deck.

Anthony Antone of Kojoian introduced project team members in the audience; Randy Wertheimer of Hunter Pasteur Homes, Chris Beck of Gensler, Chris Kojoian of Kojoian and Tyler Tennent of Dawda Mann PLC.

Mr. Antone said the team wants to make sure they are on the right track and is asking for the Board’s feedback again before coming forward with the Concept Development Plan. He said “The Great Lawn” area would be an all-season gathering place with diverse amenities, identifying at this time an ice-skating rink, pickleball courts and bocce ball.

Board members complimented the team on the plan revisions and expressed overall satisfaction of the plan.

Some items Board members asked the project team to consider:

- Prepare a brochure/pamphlet to illustrate the community gathering space.
- Food trucks; parking, competition with on-site restaurants.
- Seasonal gathering space; functionality.
- Add gardens, play structure.
- Location of pickleball courts and outdoor exercise stations.
- Parking.
  - Applicant advised boulevard offers on-street parallel parking.
  - Parking deck and office tower; levels of parking.

- Shared parking.
- Review of parking at each development phase.
- Retail/restaurant buildings; facilitation of loading/unloading and waste management.
- Provide a 'grand' and 'eye-catching' entrance to development.
- Hub for public transportation.

Mr. Savidant reviewed the PUD approval process.

Ms. Dufrane stated the elements of the PUD agreement encompass details relating to development phasing and open space.

Chair Lambert opened the floor for public comment.

Wei Cao, 6816 Vernmoor; addressed retail/restaurant portion of development, suggested smaller storefront retail/restaurants.

Chair Lambert closed the floor for public comment.

Mr. Antone said the market would drive tenancy of the project. He said a combination of larger and smaller retail/restaurant store fronts would be appealing.

## **PLANNED UNIT DEVELOPMENT**

5. PLANNED UNIT DEVELOPMENT (File Number PUD2020-0018) – Proposed Concept Development Plan for Long Lake and Crooks Masterplan Development, Northwest corner of Long Lake and Crooks, Section 8, Currently Zoned O Office

Mr. Savidant explained the Planned Unit Development (PUD) three-step approval process. He briefly addressed discussion items during review of the application in previous meetings.

Mr. Savidant addressed revisions to the application since its last review, proposed amenities in Zones A, B and C, buildout of development phases and displayed several generic renderings that capture the flavor of the application.

Mr. Savidant said the applicant noted benefits of the application as follows:

- Horizontal mixed-use development consistent with the Master Plan.
- Development of an undeveloped and prominent site.
- Outdoor plazas.
- Outdoor dining areas.
- Pedestrian circulation paths and activities around the site.
- Public art.
- Wetland preservation.

Mr. Savidant asked the Planning Commission to consider the following in its deliberation:

- The proposed development guidelines (height/setbacks, etc.)
- The proposed allowable and special uses.
- The proposed phasing.
- If proposed benefits are commensurate with the requested relief/development flexibility.
- If the PUD Standards have been met.

Discussion among administration and Planning Commission:

- Public transportation drop-off area.
- Height of Flagstar bank; 14 stories.
- Intent of Urban Residential zoning district.
- Sustainability, renewable energy, environmental impact.
- Traffic study recommendations, responsibility to apply.
- Potential uses.



Anthony Antone of Kojaian was present. Project members in the audience were Randy Wertheimer of Hunter Pasteur Homes, Chris Beck of Gensler and Tyler Tennent of Dawda Mann PLC.

Mr. Antone addressed the revisions to the application and amenities and said they are committed to the uses as presented this evening in their presentation.

There was discussion, some comments related to:

- Public transportation drop-off; possible location south side of Crooks service drive; applicant working with SMART.
- Amenities open to public; more details with site plan application.
- Development phases; 1st phase multi-family residential, 2<sup>nd</sup> phase amenities.
- Public art; one-time installation.
- Sustainability, energy conservation, charging stations.
- Natural wetland area; seating around periphery; applicant working with Environment, Great Lakes & Energy (EGLE) on other possible functions.
- Great Lawn Area; applicant working with outside source to promote various activities.
- Correction to Site Plan to show only one entrance on Long Lake.
- Food truck staging; on promenade, malleable locations.
- Traffic improvements; applicant to work with Engineering and County.
- Green space; 76% open space.
- Office space (Area 2); objective to remain as office use until tenant is secured.
- Goal to create a live, play, work environment.
- Public comment received expressing concern with destruction of trees, office space vacancies and building height.
- Applicant encouraged to include renderings from various perspectives of surrounding areas at City Council presentation.
- Project timetable.
- Recycling resources.

Chair Lambert opened the floor for public comment. Acknowledging there was no one present who wished to speak, Chair Lambert closed the floor for public comment.

There was discussion on the PUD Agreement, some comments related to:

- Limitation on uses; reference to email communication from Attorney Tyler Tennent confirming commitment of uses identified in application.
- Site Plan to show only one entrance on Long Lake.
- Traffic circulation as relates to recommendations of traffic consultants and County regulations.
- Project timetable; up to 20 years to complete construction.
- Development phases.

**Resolution # PC-2023-01-008**

Moved by: Krent  
Seconded by: Buechner

**WHEREAS,** The applicant Gensler submitted a Conceptual Development Plan application for a Planned Unit Development, located on the northwest corner of Long Lake and Crooks, in Section 8, approximately 24.88 acres in area; and

**WHEREAS,** The Concept Development Plan proposes multiple phases for a mixed-use development including office, residential, lodging, restaurant, retail and open space with public amenities; and

**WHEREAS,** The Concept Development Plan will be implemented through submittal of Preliminary Development Plans for each phase of development; and

**WHEREAS,** Each Preliminary Development Plan will require a Planning Commission public hearing and City Council public hearing prior to approval; and

**WHEREAS,** The proposed Concept Development Plan meets the Standards for Approval set forth in Section 11.03.

**THEREFORE BE IT RESOLVED,** That the Planning Commission recommends to City Council that Concept Development Plan Approval for the proposed Long Lake and Crooks Masterplan Development be granted, subject to the following:

1. The concept plan indicates extensive landscape and trees, and the Planning Commission approves that type of concept.

Yes: All present (9)

**MOTION CARRIED**

**From:** [RICHARD KILLEWALD](#)  
**To:** [Planning](#)  
**Subject:** Long Lake/Crooks Development  
**Date:** Sunday, March 7, 2021 10:29:27 PM

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Planning Commissioners,

My name is Rick Killewald. I am a 30+ year resident of north Troy. I am writing you with a concern after reading the Troy Times article regarding the proposed development at Long lake and Crooks roads.

North Troy has an enormous amount of building vacancies along the north Crooks road areas. It also has an unsightly demolition site, the old Northfield Hilton vacant land, to add to the glut of "for lease" signs; along with other newly constructed buildings seeking tenants. Have you drove by this area, (Crooks Road from Long Lake to Square Lake), lately? The vacant/for lease signs are staggering. Additionally, behind the newly constructed Panera building, Crooks and I75 exit, sit two large vacant office buildings. And now you want to put another hotel/office/retail development on the corner of Long Lake and Crooks. Are you serious? How many more vacant buildings do you want in this area? And a hotel? In this area of Troy? Last I checked, Double Tree Hotel is never over booked. Don't you have enough hotels at Big Beaver that you feel compelled to stick another one at the proposed sight? Why? Is the demand really there? Don't think so.

Planning Commissioners Jerry Rauch and Michael Hutson said it right in the Troy Times article. They are concerned about the glut of vacancies in the area. YES!! Will you other commissioners pay attention! Look for yourselves! We north Troy residents have to look at these "eye-sores" everyday.

Furthermore, is there a need to destroy this wooded parcel of land on the cited corner. Is it necessary to destroy every wooded parcel of land in Troy for more concrete vacant buildings ? You are responsible to the City of Troy residents to do the right thing even if it means saying NO at this time to a developer.

Please recognize your responsibility to the city, and reconsider this proposed development!

Thank you,  
Rick



**From:** [lintroy2015@gmail.com](mailto:lintroy2015@gmail.com)  
**To:** [Planning](#)  
**Subject:** Long Lake /Crooks Development  
**Date:** Tuesday, August 9, 2022 10:22:34 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.

After streaming tonight's meeting, I want to express my thanks and appreciation to the Planning Board, and especially to Ms Malalahalli & Ms Perakis. And to all who realized the developers did not hear the board. Please continue to protect Troy's last oasis from short sighted development.

Why would a developer think Troy residents want another boring, overcrowded Big Beaver/Crooks corner? Or a KMart headquarters corner? Troy's office parking lots still show lack of work force returning.

Are ten-story buildings necessary in that development?

Troy needs green spaces. It's difficult to maintain trees and plants in areas covered in concrete and asphalt. It's great that so many new trees were planted along Northfield Parkway this year.

The board's job is not easy. Thank you for the hours spent at meetings and in preparations. Each board member's words and actions leave their mark on our city.

Thank you.  
Ellen Schmidt  
1745 Brentwood Dr

Sent from my iPhone

**From:** [steveandlisabarnett@yahoo.com](mailto:steveandlisabarnett@yahoo.com)  
**To:** [Planning](#)  
**Subject:** The Long Lake & Crooks PUD: Planned Unit Developments-PUD-030  
**Date:** Friday, August 5, 2022 8:58:20 AM

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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.

Dear Board members,

RE: The Long Lake & Crooks PUD: Planned Unit Developments-PUD-030

I sincerely hope that you will not consider this property for commercial development. We have to preserve the remaining green spaces in this beautiful City of Troy. This area is a natural habitat for our wildlife and greatly enhances our neighborhood with its natural beauty. It is also a very popular area to walk and exercise. My wife and I love to walk our dog past the woods, enjoying nature.

We feel that there is already an abundance of newer vacant commercial properties in Troy, why do we need to build more? I urge you to please preserve this beautiful and natural habitat that our neighborhood loves so much and enjoys.

Sincerely,

Stephen Barnett  
4344 Bender Court  
Troy, MI 48098  
248-641-8098

**From:** [crystal geiser](#)  
**To:** [Planning](#)  
**Subject:** Planning commission meeting 8.9.22  
**Date:** Monday, August 8, 2022 3:53:55 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.

To Whom It May Concern,

I am a lifelong resident of Troy and have heard about the request that has been made to re-zone a parcel of land at Long Lake and Crooks to allow for more development and a 10 story building. **I would like my voice to be heard in this matter that I am firmly against allowing this.** Our city is currently full of unused office spaces with "for lease" signs everywhere. Creating more space for this purpose would be irresponsible. Additionally, the idea of overwhelming our city with a 10 story building would not do anything more than create an eye-sore. Troy has been a city where everyone wants to live. We have the perfect combination of enough businesses to be convenient and offer jobs while still having green spaces and a feeling of calm. Adding unnecessary huge buildings sets the precedent for others to start wanting to do that as well and turn our safe, family city into nothing but unused sky-scrapers. This piece of land was zoned specifically and purchased knowing what it was zoned for. There is no reason to change it and negatively impact all the residents of Troy to appease a big business who has no vested interest in the wellbeing of the residents here.

Thank you for your consideration in this matter.

Crystal Geiser  
5207 Cardinal Dr.  
Troy, MI



**From:** [Karen Liska](#)  
**To:** [Planning](#)  
**Subject:** Long Lake & Crooks PUD  
**Date:** Friday, August 5, 2022 12:36:00 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.

Dear Members of the Planning Commission:

My husband and I just purchased a new home in Troy in July at Long Lake and Rochester Roads. We are looking forward to moving into our new neighborhood and watching our children grow and thrive in our new community. One of the draws for us to the area was the abundance of nature, both in the specific segments set aside (such as the Stage Nature Center) and in the naturally-occurring wooded landscapes around the city. Therefore, it was with great concern that I learned about the proposed re-zoning of one of the few remaining large parcels of wooded land. Specifically the Long Lake & Crooks PUD, which seeks re-zoning from "O" to "PUD" along with variances of development use, maximum height and gross square footage. I urge the Commission to consider the safety, health and welfare risks inherent to this request.

While the current zoning is "O" and we understand office development in that area could also impact the wildlife and health of the area, the demands on the land placed by the proposed development do far more to tax the natural resources and impact the experience of residents. There are also concerns about traffic safety and density, and of course increased carbon emissions and health risks, from such a large proposed development. The proposed shifts (such as allowing 10 story buildings on that land) would also alter the character of that neighborhood away from the residential character we specifically sought out and that other neighbors enjoy for their families. The domino effects of granting this proposal also matter: will other building owners bordering residential areas seek to increase their building sizes?

We chose Troy for its nature, and for a place where we and our children can bike in residential neighborhoods and explore with freedom. We enjoy visiting the businesses on Big Beaver Road, and are grateful for the contributions of industry and government buildings in other sections of the city designed for those uses. To take a parcel that is 80% wooded and allow a development that is wholly out of character for the neighborhood in which it sits will have an outsize impact on the experience of living in the city from the perspectives of the environment, safety, and resident welfare. I would urge the Commission to reach a decision in this matter that preserves the natural resources and character of the neighborhood. There are many examples around the world of developments that allow nature and industrial progress and residential use to co-exist, and I am certain a city like Troy that is known for its innovation and ingenuity as much as it is known as a place where families can grow and thrive can facilitate such a plan. As Tony Antone said himself in an interview with *Crain's Detroit Business*, <https://www.crainsdetroit.com/voices-kirk-pinho/real-estate-insider-weighing-fate-gateway-north-troy>, "there's just so few parcels left like this." If this *\*is\** to become the "Gateway to North Troy," let's make sure it's a gateway that residents want to stay within and not exit from.

Thank you,

Karen Liska

1152 Mayberry

**From:** [Brent Savidant](#)  
**To:** [Jackie Ferencz](#)  
**Subject:** FW: Please Preserve Our Green Spaces!  
**Date:** Monday, March 1, 2021 4:13:06 PM

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Please save in Public Input folder in Long Lake PUD folder.

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

From: Jackie Ferencz On Behalf Of Planning  
Sent: Monday, March 1, 2021 8:54 AM  
To: Brent Savidant <SavidantB@troymi.gov>  
Subject: FW: Please Preserve Our Green Spaces!

Jackie Ferencz

Administrative Assistant | City of Troy Planning Dept

O: 248.524.3364

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

From: C Angell <charangell1@gmail.com>  
Sent: Saturday, February 27, 2021 5:36 PM  
To: Planning <planning@troymi.gov>  
Subject: Please Preserve Our Green Spaces!

Hello,

Now, I see in the Troy Times that the proposed development on Crooks and Long Lake, which is in the area where I live, is being proposed as a "maximum flexibility" site.

I no longer see the Troy "City of Tree" signs - I suppose because we no longer are. Which is very sad.

We are losing all our green spaces, which made Troy a beautiful city, reduced noise and pollution.

I agree that we DO NOT NEED MORE BUILDINGS / PLAZA'S in our city.

We need to ensure that IF a site is developed, that developers set aside a green space and leave an area of trees in tact - otherwise, what will happen is Troy will have more ugly office buildings and plaza's with huge For Lease signs, that seem a permanent fixture, on the property. A fountain is not on par with green spaces / trees.

Please take a stand on protecting our green spaces and help protect our environment and beautiful city.

Charlene Angell  
6660 Tree Knoll Dr  
Troy, MI 48098



**From:** [Lisa](#)  
**To:** [Planning](#)  
**Subject:** Long lake and Crooks rezoning  
**Date:** Friday, August 5, 2022 9:05:43 AM

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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.

Attn: Planning Commission

Re: Long lake and Crooks rezoning

I am a Troy resident and like to voice my opinion on this matter.

We already have so much vacant office space available in Troy. There is not enough demand for this project.

Also, as a resident of this near by proposed project, this is another example of the greenery being taken away. We purchased our home for this reason. We thought Troy would be thoughtful in planning.

Low rise is in place and it should stay that way.

Traffic is already going to be an issue with the Wellington Apartments a mile away.

It is understandable if there is a need. But with so many existing vacancies, it doesn't make sense to disturb 28 acres.

Please do not rezone this land!

-----  
Lisa Paglino  
248 225-1442  
1061 Redding Drive  
Troy, MI 48098

Date: August 4, 2022

To: Planning Department

From: Laury Shah

1448 Brentwood Drive

Troy, MI 48098

Re: Long Lake & Crooks PUD- PUD-030

Dear Planning Department and City Council Members,

As a resident in Northfield Hills, my home sits on Northfield Parkway. I am very concerned about the maximum height variance the applicant seeks in this design proposal. The Flagstar Bank building that is on Corporate Drive, directly across from the 24- acre parcel in question, is a low-rise 4 story building. This building is hidden from my residential view due to trees that have grown tall over the years. So, I do not feel that the Flagstar bank is oppressive to me from my residence. If you travel west bound on Long Lake Road from Adams, you cannot visually see the top of the Flagstar bank buildings (starting at 1450 W Long Lake Rd) upon approach. Approaching west on Long Lake to Corporate Drive, I know that seeing tops of green trees and blue sky and clouds is so much more inviting to me in comparison to the oppressive feeling I would feel possibly with a 10-story building. Most of the surroundings from the parcel are residential neighborhoods. Therefore, I think the variance should not be approved and that the number of stories should not exceed 6 stories.

I respectfully want to ask, was the PEA tree reported impartially completed? I know PEA was hired by Kojaian and are working with the city of Troy with respect to allowable tree species, but I really would like to see more trees saved to cover the circumference of the parcel. I would request a thicker density of trees in the circumference of the area. I would like the tops of the trees to be higher than the buildings. This would provide a more peaceful and green space visually.

I understand the newer concept of mixed-use development with the possibility of having a positive effect on our social lives and better usage of space, but with this parcel's very close proximity to I-75, it is going to be loud in that parcel. Especially, with the added proximity directly on a busy intersection (Crooks and Long Lake). From my home, just about 3000 (south) to 4000 feet (west) from the I-75 freeway, it can be very loud and it has gotten louder surprisingly from the newer "sound barriers" built along I-75.

Also, if we allow the variance of maximum building height, will the other many buildings on Corporate Drive and New King Street (currently very many listed for lease with open parking lots ) be removed and rezoned for maximum height as well? I would not be in favor of that.

Lastly, I would like to request that a thorough written report of all valuable native plants be listed for public viewing and that the developer allows access to a responsible party to carefully retrieve these

native plants from this parcel before building commences. I know for a fact that a valuable native plant, Joe Pye weed (a valuable pollinator plant) and wild bergamot are on this parcel.

Thank you, Laury Shah



**From:** [Deanna Vetrone](#)  
**To:** [Planning](#)  
**Subject:** Parcel at Long Lake and Crooks  
**Date:** Friday, August 5, 2022 12:48:38 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.

Dear Planning Commission Members,

I am writing to implore you to do everything you can to save the 24 wooded acres at the corner of Long Lake and Crooks. I still do not understand how land can be clear cut when scientist after scientist continues to warn us about the loss of trees and natural habitats and global warming. Troy should have established a land preserve years ago so this land could have been purchased and preserved. We do not need more offices in a city where offices lay empty and the future of office work is more remote than in person. I moved to Troy when I was a little girl in 1977 and the loss of farms and woods has been devastating to the quality of life in this city. Those woods support so many animals and plants and help to make living in the city healthier and more tolerable. Please, if you cannot stop the development, then please only allow minimal development with the largest amount of preserved trees.

Sincerely,

Deanna Vetrone  
5798 Faircastle Drive  
Troy 48098

**From:** [Amanda Winters](#)  
**To:** [Planning](#)  
**Subject:** Long lake and crooks  
**Date:** Tuesday, August 9, 2022 10:19:53 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.

This parcel of land needs to be left as a green space. Troy needs more green space. Not condos, not more business, not more housing! Just stop building out every last inch of Troy!

Amanda Winters  
Troy resident for 42 years.  
2971 Quail Run Drive  
Troy, Mi 48098

Sent from my iPhone

Salim Huerta Jr

PARCEL 88-20-08-477-001

**From:** Monika <moonbirdm@gmail.com>  
**Sent:** Sunday, August 21, 2022 4:52 PM  
**To:** Planning  
**Subject:** PUD2020-0018 Northwest corner of Long Lake and Crooks

**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 Commissioners,

This is regarding tearing down the little bit of forest that Troy has left to offer. There are so many office buildings that glut this area already. Why add more buildings that will end up being mostly empty? There have been low vacancy rates even prior to COVID-19 in office buildings. I've worked in the area for 15 years and have seen the empty buildings and parking lots over those 15 years.

Tearing down trees that provide health benefits to Troy residents appears uncaring.  
"Spending time around trees and looking at trees reduces stress, lowers blood pressure and improves mood. Numerous studies show that both exercising in forests and simply sitting looking at trees reduce blood pressure as well as the stress-related hormones cortisol and adrenaline." [Immerse Yourself in a Forest for Better Health - NYS Dept. of Environmental Conservation](#)

Building more parking lots and even adding a parking structure is disturbing. Just take a drive on Corporate Drive and look at all the empty parking lots and all the For Lease signs that clutter this road. Adding non-permeable parking lots and more concrete to the area will exacerbate the issues with the storm water system. These trees and shrubs manage rainwater runoff.

"Trees are increasingly recognized for their importance in managing runoff. Their leaf canopies help reduce erosion caused by falling rain. They also provide surface area where rain water lands and evaporates. Roots take up water and help create conditions in the soil that promote infiltration."  
[Soak Up the Rain: Trees Help Reduce Runoff | US EPA](#)

I'm including a snippet of the area which shows how much this area has been over developed already and hasn't met expectations:





8. Trees also help to **reduce carbon emissions** by helping to conserve energy. For example, the correct placement of trees around buildings can reduce the need for air conditioning by 30 percent, and reduce winter heating bills by 20-50 percent.
9. Planning urban landscapes with trees can **increase property value**, by up to 20 percent, and attract tourism and business.

**From:** [Cindy D](#)  
**To:** [Planning](#)  
**Subject:** PUD Project  
**Date:** Tuesday, January 12, 2021 8:27:15 PM

---

Good Evening,

I love what Ms. Perakis proposed. I remember telling you back in 2016 that I like being able to walk to Starbucks from Northfield Pkwy. Our kids use to ride their bikes to get frozen yogurt. Make it a place to go for the already occupied offices and for the local neighborhoods.

When I saw their proposal I hated it. My neighbor disliked it. This is an opportunity to create something special and lasting.

Thank you,

Cindy Desmon  
Troy Resident



CITY OF TROY  
AN ORDINANCE TO AMEND  
CHAPTER 39 OF THE CODE  
OF THE CITY OF TROY

The City of Troy ordains:

Section 1. Short Title

This Ordinance shall be known and may be cited as the 483<sup>rd</sup> amendment to the Zoning District Map of the Code of the City of Troy.

Section 2. Amendment

Section 4.02 of Chapter 39 is hereby amended to permit the zoning map of said code to be, and the same is hereby amended to delineate the subject parcel as PUD (Planned Unit Development), specifically parcel 88-20-08-477-001.

The subject property is located on the southwest corner of Long Lake Road and Crooks Road, in section 8, within the O (Office) District, being approximately 24.88 acres in size.

Section 3. Repeal

All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 4. Savings

All proceedings pending, and all rights and liabilities existing, acquired or incurred, at the time this Ordinance takes effect, are hereby saved. Such proceedings may be consummated under and according to the ordinance in force at the time such proceedings were commenced. This ordinance shall not be construed to alter, affect, or abate any pending prosecution, or prevent prosecution hereafter instituted under any ordinance specifically or impliedly repealed or amended by this ordinance adopting this penal regulation, for offenses committed prior to the effective date of this ordinance; and new prosecutions may be instituted and all prosecutions pending at the effective date of this ordinance may be continued, for offenses committed prior to the effective date of this ordinance, under and in accordance with the provisions of any ordinance in force at the time of the commission of such offense.

Section 5. Severability Clause

Should any work, phrase, sentence, paragraph or section of this Ordinance be held invalid or unconstitutional, the remaining provision of this ordinance shall remain in full force and effect.

## Section 6. Effective Date

This amendment to the Zoning Ordinance shall take effect seven (7) days after publication, which shall be published within 15 days of adoption, as required the Michigan Zoning Enabling Act (Act 110 of 2006).

This Ordinance is enacted by the Council of the City of Troy, Oakland County, Michigan, at a regular meeting of the City Council held at City Hall, 500 W. Big Beaver, Troy, Michigan, on Monday, the 13<sup>th</sup> day of March, 2023.

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Ethan Baker, Mayor

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M. Aileen Dickson, MMC, MiPMC II  
City Clerk

PUBLISHED: