



500 West Big Beaver
Troy, MI 48084
troymi.gov

FROM THE OFFICE OF THE CITY MANAGER

March 20, 2023

To: Mayor and City Council Members

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

Subject: City Council Agenda Questions & Answers – 03.20.2023

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

From: Mayor Ethan Baker
Sent: Saturday, 3/18/2023 9:36 AM

Agenda Item: I-04 BUDGET AMENDMENT AND SPR5 - PUMP REPLACEMENT AT TROY FAMILY AQUATIC CENTER

The memo states there is a lengthy lead time to get these pumps that is actually after the Aquatic Center is scheduled to be open for the season. Does this mean there will be a delay in opening? Does it mean that we will still open on time, but then have to temporarily close to make the pump change? Perhaps I am misunderstanding.

Answer provided by Brian Goul, Recreation Director

The pumps have been taken out of the facility. The estimated lead time is eight weeks which will make it a very tight timeline to open on time. They said they could be there in six to seven weeks if we get the PO to them quickly and everything goes as expected. We will ask Kennedy to see if they can try to make the two main pool pumps a priority so the pool could at least open until the amenity pumps are installed. Our hope is to open on time, but that will depend on delivery.

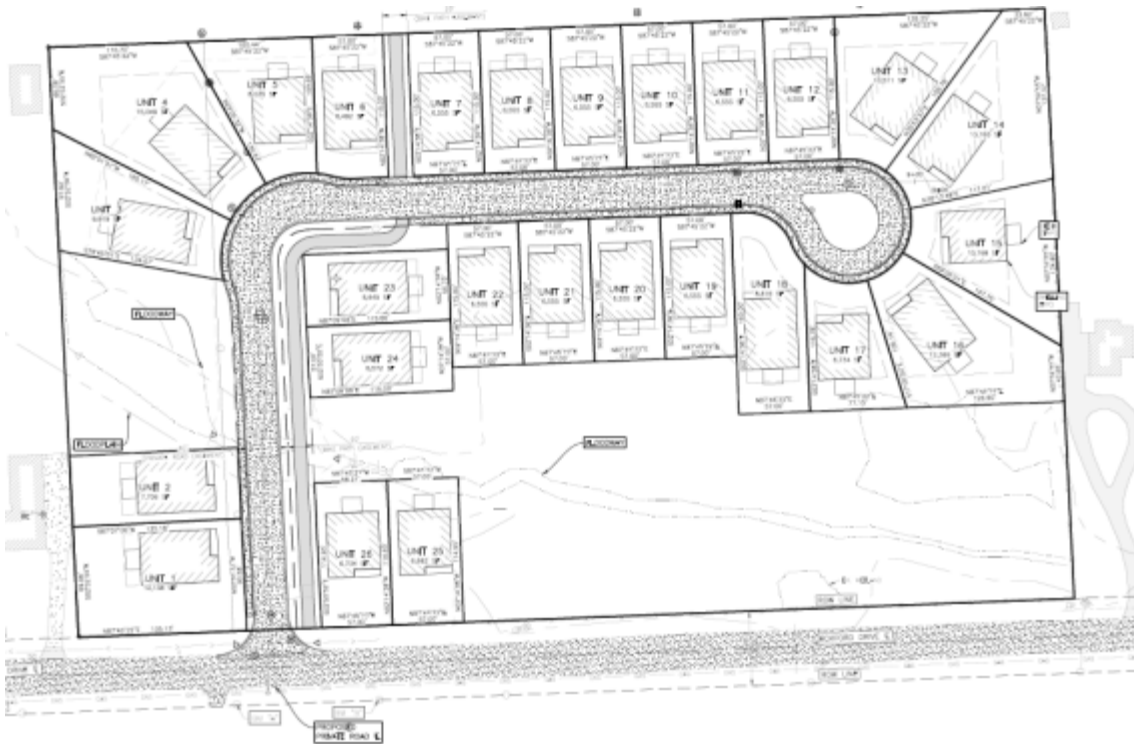
From: Rebecca Chamberlain-Creanga
Sent: Sunday, 3/19/23 11:11 PM

Agenda Item E-01 PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (FILE NUMBER SP2022-0027) - PROPOSED ESTATES AT ECKFORD (ONE FAMILY RESIDENTIAL CLUSTER), SOUTH SIDE OF ECKFORD, WEST OF ROCHESTER, SECTION 15, CURRENTLY ZONED R-1C (ONE FAMILY RESIDENTIAL) DISTRICT

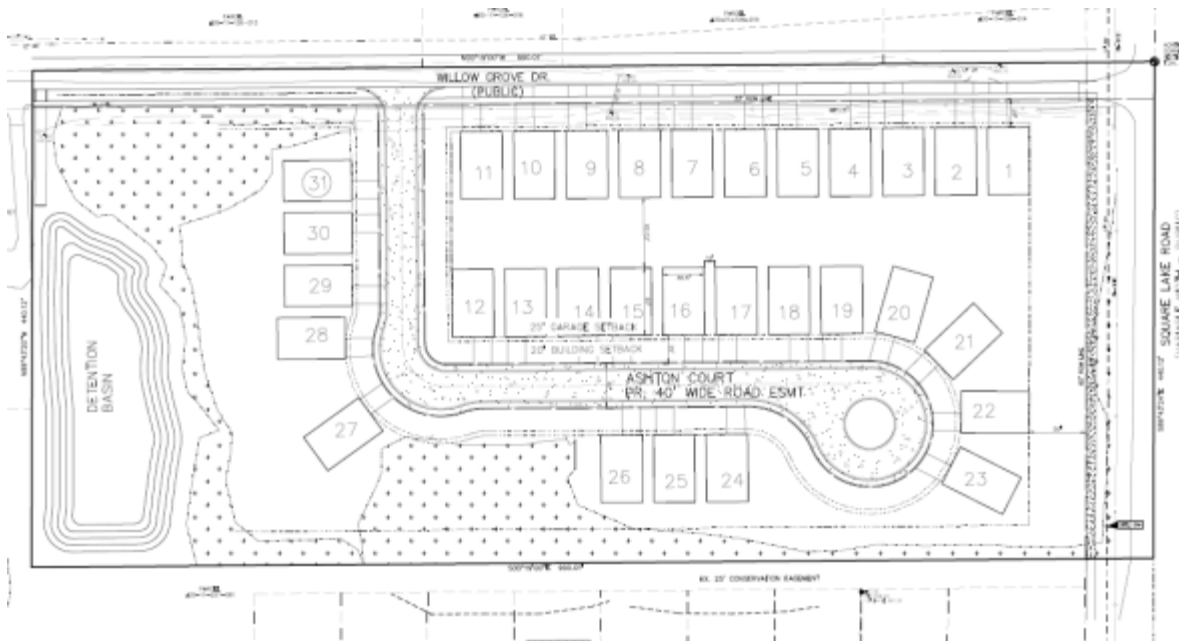
Responses provided by Brent Savidant, Community Development Director (in red)

- Have there been any other cluster developments approved in Troy with driveways off of or fronting on existing roads - such as the 9 homes on Eckford and the one home on Tallman (as opposed to being situated off of new internal drives constructed by the applicant on the site)?

Eckford Woods (across Eckford to the north) has 2 homes with driveways on Eckford.



Willow Grove was approved for 11 units on Willow Grove, out of 31 total units. Note. North (Square Lake Road) is to the right in this drawing.



- What is the front setback for the 9 homes with driveways on Eckford?

The homes on Eckford are proposing to be set back 25 feet from the right of way. The underlying R-1B district requires a 30 foot front yard setback.

- What is the setback for the other homes on Eckford (towards Rochester Road)?

The distance varies.

- It appears notably different than these 9 proposed homes.

There are 3 homes on both sides of Eckford near the Rochester Road intersection that appear to meet the 30 foot front yard setback requirement. Other homes between the proposed development and these proposed homes greatly exceed the 30 foot front yard setback requirement. The range of most homes seems to be approximately 65 feet to 100 feet.

- How much screening will there be in front of/around the 9 homes on Eckford? Do we know how many trees in front of or around the homes? I recognize these are front yards.

The applicant will be required to provide one street tree per lot/unit.

- What will the back of these 9 lots look like vis-a-vis the 8 homes behind them? Besides patios, will the backyards essentially be clear-cut without many trees?

Yes. Keep in mind there is a proposed storm sewer line with catch basins proposed within the rear yards

- Which 5 lots in the parallel plan may not be developable due to wetlands? They were discussed at the Planning Commission meeting, but I want to make sure I noted the right ones. Please share the numbers of the lots on p. 33 from the parallel plan.

Lots/units 7, 9, 23, 24 and 25.

- Is there any traffic study information to understand the impact of vehicles backing out of 9 new driveways on Eckford and one on Tallman (very close to the school), especially as there are two curves near the proposed development (the Eckford Dr. curve to the north and the Eckford curve to Tallman)? There is also an ever-so-slight curve on Tallman just at the south-western corner of the property line of the development -- almost directly across from where you turn into the school and not far from the entrance of proposed home #26 on Tallman and near the entrance of the proposed trail. Has a traffic study assured the safety of this configuration? As I observed, vehicles sometimes drive around the major two curves fast, and I wonder if they have time to slow down for cars backing out of driveways.

There is no traffic study addressing this question

- Was the Troy School District or Leonard Elementary contacted to provide input on the impact of the development on traffic in/out of the school?

No. A traffic memo prepared by OHM indicates peak morning and afternoon traffic generated by the proposed development

- For cluster standard (e), is the applicant offering anything besides the wetlands preservation that was mentioned in response to this question at the Planning Commission meeting?

In addition to 35% of the site being preserved as open space, the applicant is proposing a nonmotorized path through the development.

- The applicant proposes homes in the range of size from 1,990 square feet to 2,900 square feet. Can you remind me the range in size (smallest and largest) in the cluster development across the street on Eckford that was approved?

The range was 1,800 square feet to 2,500 square feet

- With the parallel plan, what is the range of home size permitted for R-1C?

There is no specific maximum home size for R-1C. There is a minimum square footage requirement (1,400 square feet) and a maximum percent of lot area coverage by buildings (30%).

- Can you remind me if we know how many trees would be preserved and/or replaced with the parallel plan (versus cluster option)? Or given that we don't know whether 5 sites in the parallel plan are developable or not, it's probably difficult to say?

It is difficult to say because tree removal was based on the cluster plan.

- Do we know what kind of screening or buffering would exist in the parallel plan - especially with regards to the southern portion of the site?

A Landscape Plan was not required or provided for the Parallel Plan

- And what are the R-1C requirements that would need to be met with regards to screening from the adjacent development to the south, if the site remained R-1C?

The applicant would not be required to screen a proposed one family detached development from another one family detached development.

- Is the regional stormwater detention project — shared and supported by what would be three developments (and built by Roberson Brothers?) — dependent on this cluster or the parallel plan going forward?

The applicant is a participant in the planning for the regional detention basin. My assumption is, if the proposed cluster was not approved, the applicant would submit an application for a by right development on the property. That development would also require stormwater detention.

Leonard Elementary School

Address: 4401 Tallman Dr, Troy, MI 48085

Phone: (248) 823-3300

7 total accidents from 1/1/2013 to 3/20/2023 that occurred on Tallman Dr, Troy, MI.

