



500 West Big Beaver
Troy, MI 48084
troymi.gov

FROM THE OFFICE OF THE CITY MANAGER

August 12, 2024

To: Mayor and City Council Members

From: Robert J. Bruner, Acting City Manager
Meg Schubert, Assistant City Manager
Dylan Clark, Management Analyst

Subject: City Council Agenda Questions & Answers – 08.12.24

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: Councilwoman Chamberlain-Creanga
Sent: August 12, 2024 at 9:17 AM
Subject: Council agenda questions

Hello, please see my Council agenda questions for the public hearing:

- What is the public amenity or amenities in this development?
- If the public amenities are the court, putting green and butterfly garden, to what extent can these be used by the public? Is there a public easement? How will the public know about these amenities, which seem hidden in the center of the development?
- Which other PUDs approved in Troy are just housing? (In other words, there is only a mix of housing types, but not necessarily mixed use in the sense of housing and retail/commercial, etc.) The only PUD approved that I can think of that is just a mix of housing types is the Robertson Brothers development on Long Lake and Rochester — although it had a clear public amenity with connection to our public Troy Trails and a public sledding hill near the trails. Any other PUD developments that are just housing?
- For clarity, what would happen next if we approve this PUD?
- What would happen next if we don't approve this PUD? (I'm thinking of previously approved plans and trying to understand what happens to them.)

Answers: Brent Savidant – Community Development Director

- What is the public amenity or amenities in this development? **Amenities proposed on site include two common areas with butterfly gardens, sports court, putting green, pocket park and sidewalk system.**
- If the public amenities are the court, putting green and butterfly garden, to what extent can these be used by the public? **The amenities are intended to be used by residents of the development. This is similar to common areas in other PUD's, such as the park in Rochester Commons PUD (north side of Big Beaver, east of Rochester) and the park in Caswell PUD (east side of Rochester, south side of South Boulevard).**
Is there a public easement? **No.**
How will the public know about these amenities, which seem hidden in the center of the development?
- Which other PUDs approved in Troy are just housing? (In other words, there is only a mix of housing types, but not necessarily mixed use in the sense of housing and retail/commercial, etc.) The only PUD approved that I can think of that is just a mix of housing types is the Robertson Brothers development on Long Lake and Rochester — although it had a clear public amenity with connection to our public Troy Trails and a public sledding hill near the trails. **Providing public amenities is not a requirement of a Planned Unit Development.**

Any other PUD developments that are just housing? **Rochester Commons (north of Big Beaver, east of Rochester) was approved in 2003 and features 80 townhome units on 4.86 acres, a density of about 16.4 units per acre.**

Troy Crossing PUD/AKA The Phoenix (north side of Big Beaver, east of John R) features 5 apartment buildings totaling 133 apartment units. There is a 2,000 square foot retail space approved for the ground floor of the building facing Big Beaver, otherwise the PUD would have been comprised entirely of residential uses. When it was originally approved in 2007 as "Big Beaver Place PUD", the project featured 23 housing units, 16,000 square feet of retail and a 3,500 square foot coffee shop with drive through. Market conditions led to the evolution from a mostly commercial PUD into an apartment complex featuring only a small retail space. With today's market conditions we can expect that PUD's will include a significant residential component.

- For clarity, what would happen next if we approve this PUD? **If the PUD were to be approved the next step would be the developer submitting a Final Site Plan to Engineering for the approved PUD.**
- What would happen next if we don't approve this PUD? (I'm thinking of previously approved plans and trying to understand what happens to them.) **There is an approved site plan on the NN-zoned portion of the site that was granted Preliminary Site Plan Approval in 2018 and granted numerous extensions administratively. The applicant has submitted plans for the townhome development to Engineering, but reviews are on hold as the applicant seeks PUD approval. The applicant showed a plan to the Planning Commission that includes 14 townhomes and 10 detached residential homes on the subject property. Given this information, we can expect that if the 33-unit PUD were to be denied, the applicant will construct 14 3-story townhomes and 10 large single family detached homes on the property (24 total units).**

From: Councilman Gunn

Sent: August 12, 2024 at 10:08 AM

Subject: PUD requirements

Could you provide the PUD requirements for the meeting tonight so I can review them?

Answer: Brent Savidant – Community Development Director

PUD Standards of Approval are in Section 11.03 of the Zoning Ordinance (see attached).

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Article 11
Planned Unit Development

Authority and
Administration

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.

Development
Regulations

SECTION 11.02 USES PERMITTED

The uses permitted within a [Planned Unit Development](#) shall be consistent with 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. Other land uses may be authorized when such uses are determined to be consistent with the intent of this Article. Physical standards relating to matters such as [building height](#), bulk, density, parking and setbacks will be determined based upon the specific Planned Unit Development PUD plan presented, and its design quality and compatibility with adjacent uses, rather than being based upon the specific standards contained in the underlying zoning districts or in those districts within which the proposed uses otherwise occur. A Planned Unit Development PUD, approved in accordance with the provisions of this Article, replaces the underlying zoning districts as the basis upon which the subject property is developed and its uses are controlled.

Processes and
Procedures

SECTION 11.03 STANDARDS FOR APPROVAL

A [Planned Unit Development](#) project may be applied for in any [zoning district](#). In order to be considered for the Planned Unit Development option, it should be demonstrated that the following standards will be met, as reasonably applicable to the site:

Supplemental Design
Regulations

- A. The proposed development shall be applied for by a person or entity who has the legal right to execute a binding agreement covering all parcels in the PUD.
- B. The applicant shall demonstrate that through the use of the PUD option, the development will accomplish a sufficient number of the following objectives, as are reasonably applicable to the site, providing:

Nonconformity,
Appeals, Amendments

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.

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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 unfeasible 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:

BACK

FORWARD

Authority and Administration

Development Regulations

Processes and Procedures

Supplemental Design Regulations

Nonconformity, Appeals, Amendments

- a. The bulk, placement, and materials of construction of the proposed structures and other site improvements.
- b. The location and screening of vehicular circulation and parking areas in relation to surrounding properties and the other elements of the development.
- c. The location and screening of outdoor storage, loading areas, outdoor activity or work areas, and mechanical equipment.
- d. The hours of operation of the proposed uses.
- e. 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.

SECTION 11.04 CONSISTENCY WITH MASTER PLAN

In the event that an applicant proposes a [Planned Unit Development](#) wherein the predominant use or uses would not be consistent with the intent of the [Master Plan](#), applicable corridor or sub-area plans, recent development trends in the area, or this Article, the City may consider initiating an amendment to the Master Plan or applicable corridor or sub-area plans. If an applicant proposes any such uses, the applicant shall provide supporting documentation in advance of or simultaneous with the request for [Concept Development Plan](#) Approval.

SECTION 11.05 SUMMARY OF THE APPROVAL PROCESS

A. Step One: Conceptual Development Plan Approval. The procedure for review and

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