

# PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

500 W. Big Beaver  
Troy, MI 48084  
(248) 524-3364  
www.troymi.gov  
planning@troymi.gov

Michael W. Hutson, Chair, and Mark Maxwell, Vice Chair  
Donald Edmunds, Tom Krent, Philip Sanzica, Robert Schultz  
Thomas, Strat, John J. Tagle and Lon M. Ullmann

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**June 14, 2011**

**7:30 P.M.**

**Council Chamber**

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1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – May 24, 2011 Special/Study Meeting
4. PUBLIC COMMENTS – For Items Not on the Agenda

### **POSTPONED ITEM**

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 186 A) – Proposed Sunset Plaza CVS Pharmacy Drive-Through, Northeast Corner of Long Lake and Livernois (125 E. Long Lake), Section 10, Currently Zoned Neighborhood Node M District (Controlled by Consent Judgment)

### **SPECIAL USE REQUESTS**

6. PUBLIC HEARING - SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 388) – Proposed Adult Foster Care Home, North Side of Square Lake, East of Beach (2420 W Square Lake), Section 6, Currently Zoned R-1A (One Family Residential) District
7. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 389) – Proposed Trainers Academy LLC, North Side of Maple, East of Crooks (950 W Maple), Section 28, Currently Zoned MR (Maple Road) District

### **OTHER BUSINESS**

8. SUSTAINABLE DEVELOPMENT PROCESS – Distribute Draft Document
9. PUBLIC COMMENTS – Items on Current Agenda
10. PLANNING COMMISSION COMMENTS

**ADJOURN**

**NOTICE:** People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at [clerk@troymi.gov](mailto:clerk@troymi.gov) or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on May 24, 2011 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds  
Michael W. Hutson  
Tom Krent  
Mark Maxwell (arrived 7:33 p.m.)  
Philip Sanzica  
Robert M. Schultz  
Thomas Strat  
John J. Tagle  
Lon M. Ullmann

Also Present:

R. Brent Savidant, Planning Director  
Allan Motzny, Assistant City Attorney  
Zachary Branigan, Carlisle/Wortman Associates, Inc.  
Kathy Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2011-05-029**

Moved by: Schultz  
Seconded by: Edmunds

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

Yes: All present (8)  
Absent: Maxwell (arrived 7:33 p.m.)

**MOTION CARRIED**

[Mr. Maxwell arrived 7:33 p.m.)

3. APPROVAL OF MINUTES

**Resolution # PC-2011-05-030**

Moved by: Tagle  
Seconded by: Schultz

**RESOLVED**, To approve the minutes of the May 10, 2011 Regular meeting as submitted.

Yes: All present (9)

**MOTION CARRIED**

4. PUBLIC COMMENT

There was no one present who wished to speak.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Strat gave a summary of the May 17, 2011 Board of Zoning Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

There was no DDA meeting in May.

7. PLANNING AND ZONING REPORT

Mr. Savidant gave a report on current planning and zoning matters.

**PRELIMINARY SITE PLAN REVIEW**

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 186 A) – Proposed Sunset Plaza CVS Pharmacy Drive-Through, Northeast Corner of Long Lake and Livernois (125 E. Long Lake), Section 10, Currently Zoned Neighborhood Node M District (Controlled by Consent Judgment)

**Resolution #2011-05-031**

Moved by: Schultz

Seconded by: Tagle

**RESOLVED**, To table the item to allow the petitioner to provide revised drawings of the drive-through facility, landscaped island and handicapped parking spaces removed, and also to provide dwarf trees in the landscaped island rather than shrubs to screen the appearance of vehicles.

Yes: All present (9)

**MOTION CARRIED**

**STUDY ITEM**

9. POTENTIAL REVISION – PRELIMINARY SITE PLAN APPROVAL (File Number SP 921) – Briggs Park Condominium, East side of Rochester, North side of Lamb, Section 14, Currently Zoned RT (One Family Attached Residential), EP (Environmental Protection) and R-1C (One Family Residential) Districts

Members expressed favorable support of the proposed development concept.

**OTHER ITEMS**

10. **PUBLIC COMMENT** – Items on Current Agenda

There was no one present who wished to speak.

11. **PLANNING COMMISSION COMMENT**

There was general Planning Commission discussion.

**ADJOURN**

The Special/Study Meeting of the Planning Commission adjourned at 8:50 p.m.

Respectfully submitted,

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Michael W. Hutson, Chair

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Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2011 PC Minutes\Draft\05-24-11 Special Study Meeting\_Draft.doc

DATE: June 9, 2011

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP 186 A) – Proposed Sunset Plaza CVS Pharmacy Drive-Through, Northeast Corner of Long Lake and Livernois (125 E. Long Lake), Section 10, Currently Zoned Neighborhood Node M District (Controlled by Consent Judgment)

The applicant, NORR, LLC, submitted the above referenced Preliminary Site Plan Review application. The applicant is proposing adding a drive-through window for the existing CVS Pharmacy at the south side of the existing building. The Planning Commission considered this item at the May 24, 2011 Special/Study meeting and postponed the item to a future meeting (see attached minutes).

The property is zoned Neighborhood Node “M”; however, it is controlled by a Consent Judgment which allows the property to be used and occupied for those uses permitted in the B-2 zoning district, under the repealed Zoning Ordinance. The B-2 designation allows for drive-through windows for non-restaurant uses provided that the special conditions set forth in Section 21.25.01 are met. Another provision of the Consent Judgment is that the document does not need to be amended for “minor modifications to the site plan...so long as Troy and plaintiffs consent in writing”. The judgment does not define what constitutes a “minor modification”. Given that the abutting property to the east is residential, the addition of a drive-through window is more than just a “minor modification”. Therefore, CVS needs to go through the Preliminary Site Plan Approval process with Planning Commission (for a recommendation), then the Site Plan and Amended Consent Judgment must be approved by City Council.

The attached report prepared by Carlisle/Wortman Associates, Inc. summarizes the application.

Attachments:

1. Maps
2. Minutes from May 24, 2011 Special/Study meeting (excerpt)
3. Report prepared by CWA

cc: Applicant  
File/ SP 186 A

G:\SITE PLANS\SP 186 A Sunset Plaza Shopping Plaza Sec 10\SP-186A Sunset Plaza 06 14 11.docx

**PRELIMINARY SITE PLAN REVIEW**

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 186 A) – Proposed Sunset Plaza CVS Pharmacy Drive-Through, Northeast Corner of Long Lake and Livernois (125 E. Long Lake), Section 10, Currently Zoned Neighborhood Node M District (Controlled by Consent Judgment)

**Proposed Resolution # PC-2011-06-**

Moved by:  
Seconded by:

**RESOLVED**, That the Planning Commission hereby recommends that Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Sunset Plaza CVS Pharmacy Drive-Through, located on the Northeast Corner of Long Lake and Livernois (125 E. Long Lake), in Section 10, within the Neighborhood Node Form-Based Zoning District, controlled by Consent Judgment be (granted, subject to the following conditions):

\_\_\_\_\_ ) or

1. Relocate barrier-free spaces to the west side of the building, to eliminate potential conflicts with the drive-through.
2. Relocate existing water main and provide a new easement, and abandon existing easement.

(denied, for the following reasons: \_\_\_\_\_) or

(postponed, for the following reasons: \_\_\_\_\_)

Yes:  
No:  
Absent:

**MOTION CARRIED / DENIED**

# SUNSET PLAZA, 125 E LONG LAKE

City of Troy Planning Department



### Legend

-  I-75
-  Road Centerline
  -  Major Road
  -  Industrial Road
  -  Local Road
-  Ponds and Basins
-  Streams and Creeks
-  Parcels
- Aerial Photos - 2010**
  -  Red:Band\_1
  -  Green:Band\_2
  -  Blue:Band\_3

355 0 178 355Feet

Scale 1: 2,131

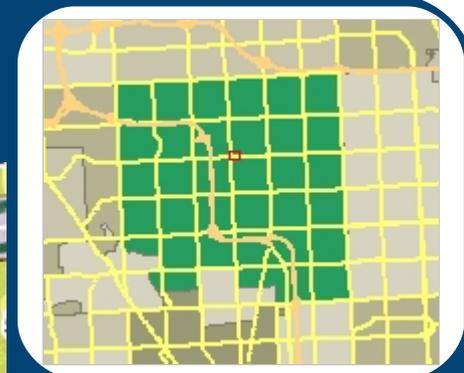


Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

Printed: 5/11/2011

# SUNSET PLAZA, 125 E LONG LAKE

City of Troy Planning Department



### Legend

- I-75
- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Form Based Zoning (Current)
  - (PUD) Planned Unit Development
  - (CF) Community Facilities District
  - (EP) Environmental Protection District
  - (BB) Big Beaver Road
  - (MRR) Maple Road
  - (NN) Neighborhood Nodes (A-U)
  - (CB) Community Business
  - (GB) General Business
  - (IB) Integrated Industrial Business District
  - (O-1) Office Building District
  - (OM) Office Mixed Use
  - (P) Vehicular Parking District
  - (R-1A) One Family Residential District
  - (R-1B) One Family Residential District
  - (R-1C) One Family Residential District
  - (R-1D) One Family Residential District
  - (R-1E) One Family Residential District
  - (RT) One Family Attached Residential District
  - (MR) Multi-Family Residential
  - (MHP) Manufactured Housing
  - (UR) Urban Residential
  - (R-C) Research Center District
  - (PV) Planned Vehicle Sales
- Ponds and Basins
- Streams and Creeks
- Parcels
- Aerial Photos - 2010
  - Red:Band\_1
  - Green:Band\_2
  - Blue:Band\_3

355 0 178 355Feet

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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.

Printed: 5/11/2011

**PRELIMINARY SITE PLAN REVIEW**

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 186 A) – Proposed Sunset Plaza CVS Pharmacy Drive-Through, Northeast Corner of Long Lake and Livernois (125 E. Long Lake), Section 10, Currently Zoned Neighborhood Node M District (Controlled by Consent Judgment)

**Resolution #2011-05-031**

Moved by: Schultz

Seconded by: Tagle

**RESOLVED**, To table the item to allow the petitioner to provide revised drawings of the drive-through facility, landscaped island and handicapped parking spaces removed, and also to provide dwarf trees in the landscaped island rather than shrubs to screen the appearance of vehicles.

Yes: All present (9)

**MOTION CARRIED**



**CARLISLE/WORTMAN ASSOCIATES, INC.**  
*Community Planners /Landscape Architects*

605 S. Main, Suite 1  
Ann Arbor, MI 48104  
734-662-2200  
fax 734-662-1935

6401 Citation Drive, Suite E  
Clarkston, MI 48346  
248-625-8480  
fax 248-625-8455

**MEMORANDUM**

**TO:** Brent Savidant  
**FROM:** Zachary Branigan  
**DATE:** June 10, 2011  
**RE:** Revised CVS Drive-Through, 125 East Long Lake Road

We are in receipt of a revised submittal for an amendment to a consent judgment to allow the addition of a drive-through window facility at an existing CVS store on Long Lake Road. Given the limited nature of the project, we are providing a more focused review in a memorandum format. The Planning Commission held a detailed discussion with the applicant at its May 24 meeting and made a series of recommendations prior to postponing action on the request.

The existing CVS store is part of the Sunset Plaza development, and is located at 125 East Long Lake Road, on the northeast corner of Long Lake Road and Livernois Road. The project was permitted as part of a consent judgment. The current zoning, however, is Neighborhood Node District, Site Type A, Street Type A (Node M). In the Neighborhood Node Form-Based District, drive-through facilities are permitted in Use Group 6 under special use permit when the site is classified as Site Type A, Street Type A. However, given the status of this project as a part of a consent judgment, the Planning Commission is only obligated to make a recommendation to City Council with regard to the project.

We have reviewed the revised plan with regard to the concerns raised in our previous review and the dialogue between the applicant and Planning Commission. We have reviewed circulation, site design, parking, landscaping, screening, and the general provisions of the Ordinance.

**Circulation and Stacking**

The applicant has revised the proposed drive-through configuration by extending it slightly to allow for additional stacking (4 spaces in the north lane, 3 spaces in the south lane). In doing so, the drive-through is now closer the barrier-free spaces, which have not been relocated to the west side of the building as recommended. From our review of the site plan, it appears that there may be insufficient space within the existing west sidewalk to accommodate the required barrier free ramp were it to extend directly from the end of the parking space (as they are designed in the site plan. However, as the spaces exist now, they are served by a ramp that is adjacent the spaces, not extending from the end of the spaces. This approach may be possible were the spaces

relocated to the west side, although we acknowledge that an island or additional hardscape alterations would be necessary to provide such a ramp. At a minimum, the Planning Commission should discuss this issue with the applicant, and we will be prepared to discuss potential solutions.

Given that drivers would be forced to cross the oncoming traffic in the maneuvering lane heading west from the east entrance towards the main parking area, the applicant has provided additional directional striping for the maneuvering lanes to further establish the turning movements into the drive-through. Also, the plan now shows that the proposed striped island has been replaced with a curbed landscape island to formally separate the maneuvering lanes from the drive-through lanes. We accept this approach.

### **Drive-Through Facility Standards**

Section 6.10 establishes a series of requirements for all drive-through facilities. Section 6.10.A states that: "Drive-through facilities shall be designed in a manner which promotes pedestrian and vehicular safety." As noted above, we are concerned that the proposed design does not meet this criterion.

Further, Section 6.10.B states that: "Single-lane drive-throughs may be located at the side of a building. Multiple-lane drive-throughs shall be located in a manner that will be the least visible from a public thoroughfare." As noted above, the proposed facility includes two lanes. These lanes are proposed in a location where they would be most visible to Long Lake Road. In response to discussion with the Planning Commission, the applicant has provided a landscaped hedge in the new proposed island separating the traffic lanes from the drive-through lanes. We accept this approach and recognize that it will assist in softening the appearance of the drive-through from the right-of-way.

Finally, and also as noted above, Section 6.10.C.3, in Table 6.10, requires four stacking spaces per lane, which this proposal as designed does not meet. We are comfortable with fewer spaces, given the confined location. The revised site plan shows four spaces in the north lane and three spaces in the south lane. We are comfortable with this approach.

### **Landscaping and Screening**

The new drive-through facility would point at an existing single-family residential area. This area is already adjacent the shopping center, but would now also be subjected to the cars queuing in the drive-through lanes. There is an existing wall at this location; however, we are concerned that the wall does not provide a desirable or sufficient screening alternative given the increased intensity. Table 13.02-B, Landscape Screening Schedule, in Section 13.02.B, requires screening alternative 3 (established in Table 13.02-A and Figure 13.02-C) and/or a wall between any Use Group 6 use and a residential area. Alternative 3 requires one large evergreen tree for every 10 linear feet and one narrow evergreen for every 5 linear feet.

The applicant has removed four existing parking spaces from the revised site plan and provided a 38 foot by 12 foot, 7 inch curbed landscaped island with four blue spruce trees and three arbor

vitaes. While this doesn't fully meet the requirements of landscape screening alternative 3 with regard to the number of narrow evergreens (8 would be required where 3 are provided), it does meet the schedule with regard to large evergreens (4 are proposed where 4 would be required). Given the presence of the wall and the limited proposed depth of the island, we are comfortable with the proposed arrangement.

### **Other requirements**

An existing water main is located directly beneath the proposed drive-through canopy. The City Engineering Department has stated that the water main must be relocated and provided a new easement, and that the existing easement must be abandoned. While it is our understanding that the applicant will respond to this concern, the revised submittal does not show any alteration in this regard. Any recommendation from the Planning Commission should be conditioned on the applicant submitting a revised plan addressing this issue.

### **Recommendation**

We do not object to the provision of a drive-through window for the existing CVS store. Drive-through pharmacy windows are a new typical element to pharmacy establishments, and have been included on new pharmacy facilities throughout Michigan. We are confident that a drive-through could be a compatible addition to this existing site and could help the existing store continue to thrive in Troy. The site plan has been revised to address many of our concerns. However, two outstanding elements remain:

1. The proposed barrier-free spaces should be relocated, preferably to the west side of the building, to eliminate potential conflicts with the drive-through. While we acknowledge the applicant's potential problem with space at this location, we believe alternative approaches should be discussed with the Planning Commission.
2. The existing water main must be relocated and provided a new easement, and that the existing easement must be abandoned.

We recommend the Planning Commission discuss these issues with the applicant. If the applicant is willing to make changes to address the issues noted herein, we recommend the Planning Commission make an affirmative recommendation, conditioned on the applicant revising the plans to address these issues prior to appearing before City Council.

Please do not hesitate to contact us with any questions, comments, or concerns.

Sincerely,

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**CARLISLE/WORTMAN ASSOCIATES, INC.**  
**Zachary G. Branigan, LEED AP, AICP**  
**Associate**

**STORE NUMBER:** 08026  
125 EAST LONG LAKE ROAD  
TROY, MI 48098

**PROJECT TYPE:** DT  
CS NUMBER: CS54199  
SHEET CODE: 102

**DEVELOPER:**

**ARCHITECT OF RECORD:**  
  
719 Criswold Street  
Suite 1000  
Detroit, MI 48226  
www.norr.com



**CONSULTANT:**

**SEAL:**

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE SEAL AND SIGNATURE OF THE RESPONSIBLE REGISTRANT APPEARS ON THE DRAWING, AND PROPER PERMIT FORMS AND RELATED FEES ARE TRANSMITTED BY THE OWNER, OWNER'S AGENT OR CONTRACTOR TO THE AUTHORITY HAVING JURISDICTION.

**ISSUES:**  
03-02-2011 PERMIT SET  
06-03-2011 PC SUBMITTAL

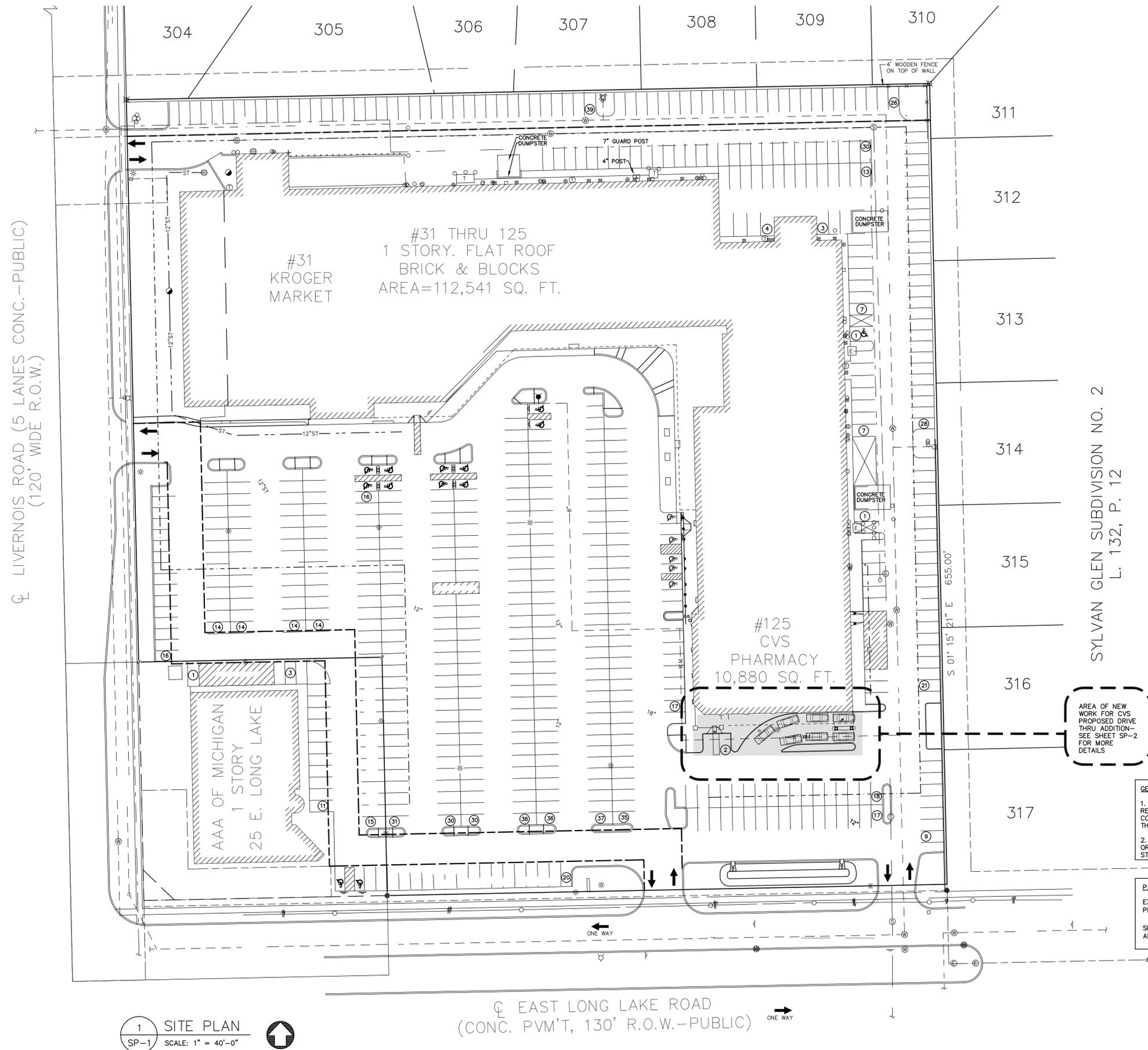
NORR JOB #: JCDDT11.0055.00  
CVS PROJECT MANAGER: B. BESUDEN  
DRAWING BY: I. PETROVIC  
DATE: 03-02-2011  
JOB NUMBER: CS54199  
TITLE:

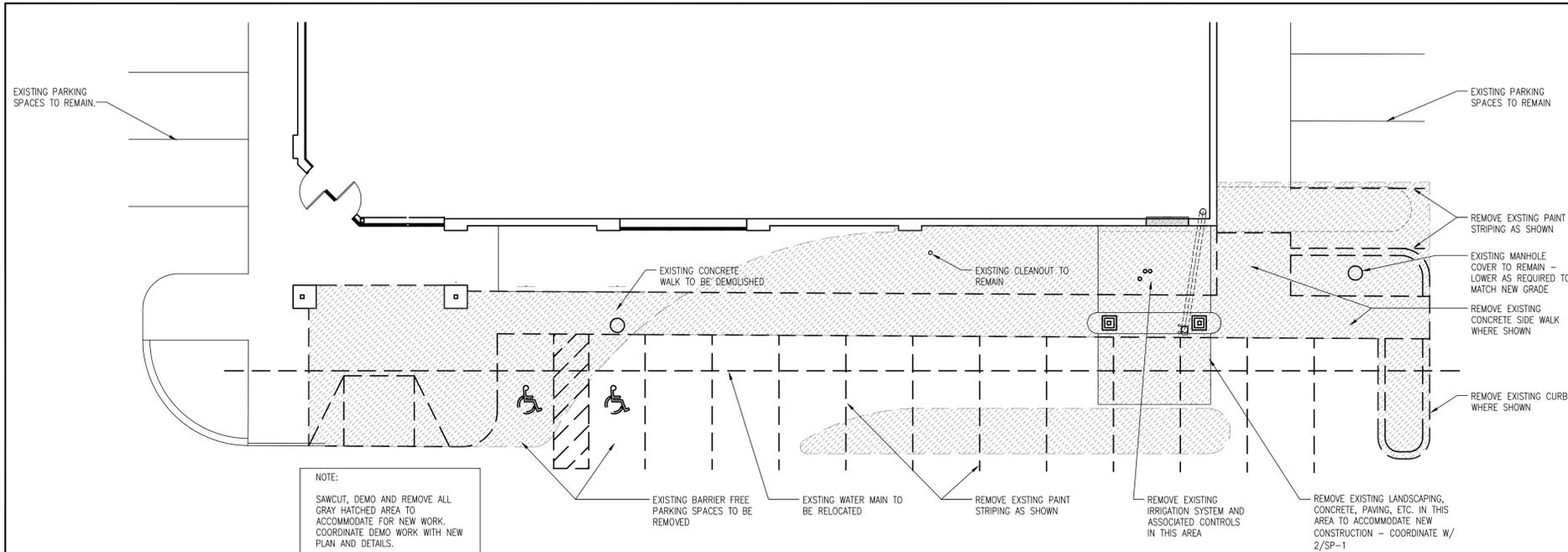
**SITE PLAN**

SHEET NUMBER:

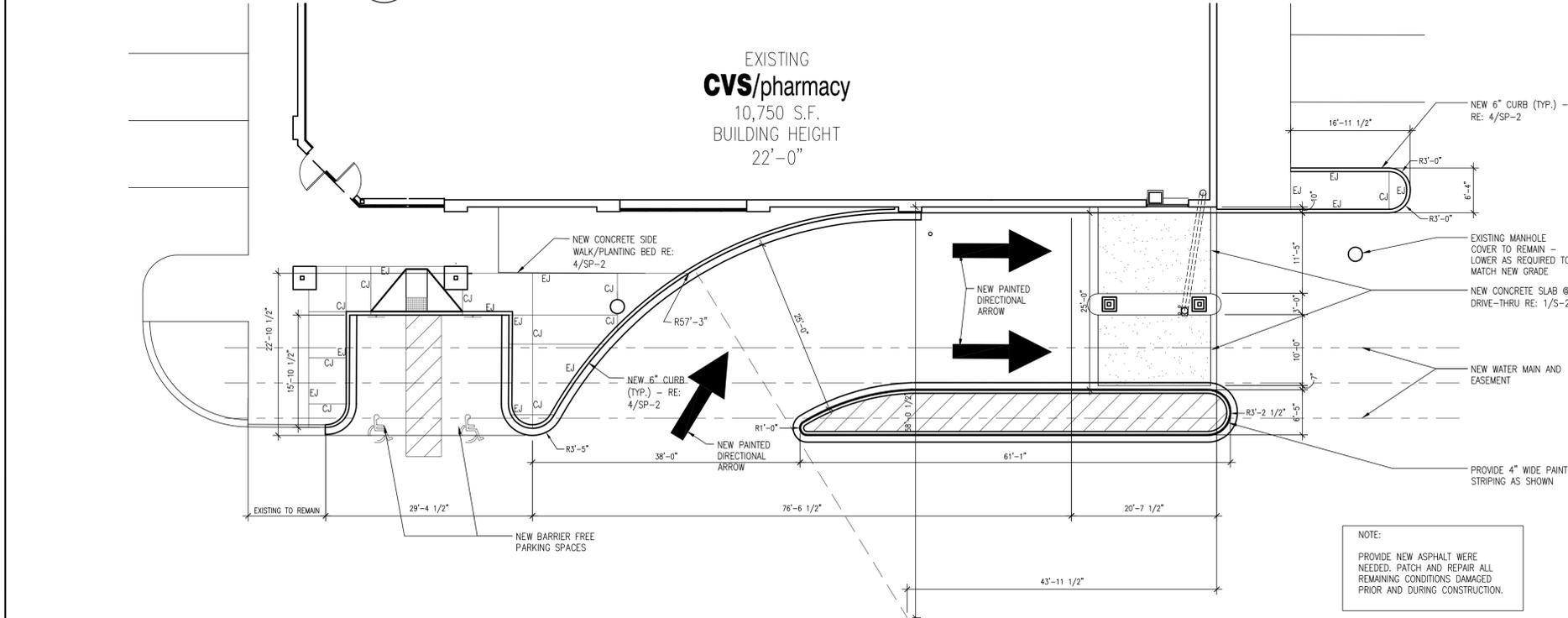
**SP-1**

COMMENTS:

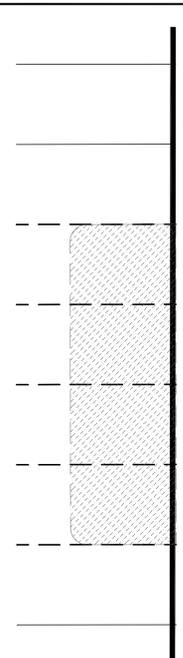




1 ENLARGED DEMO SITE PLAN  
SP-2 SCALE: 1"=20'-0"



2 ENLARGED NEW SITE PLAN  
SP-2 SCALE: 1"=20'-0"



GENERAL NOTES:

- EXISTING INFORMATION IS BASED ON RECORD DRAWINGS AND FIELD OBSERVATIONS.
- MINIMIZE INTERFERENCE WITH ADJACENT STRUCTURES. MAINTAIN AND PROTECT EGRESS, ADJACENT SURFACES, FINISHES AND ACCESS AT ALL TIMES.
- PROVIDE, ERECT AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
- RESTORE PAVEMENTS AND OTHER SURFACES DISTURBED BY CONTRACT OPERATIONS TO THEIR ORIGINAL CONDITION OR BETTER. CONTRACTOR TO PROTECT ALL ADJACENT FINISHES AND SURFACES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL JURISDICTION'S CURRENT STANDARDS AND SPECIFICATIONS.
- STAGING OF THE WORK SHALL BE DONE IN A MANNER TO ALLOW SAFE AND CONVENIENT ACCESS INTO THE STORE FOR THE CUSTOMERS.

DEMOLITION NOTES:

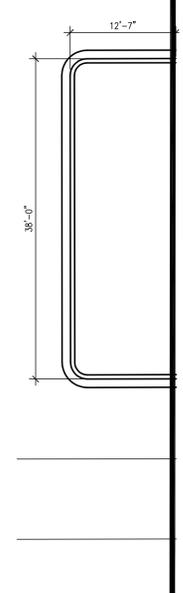
- EXTENT OF DEMOLITION AS INDICATED ON DRAWING.
- ALL DEMOLISHED MATERIALS SHALL BE REMOVED BY THE CONTRACTOR FROM THE SITE AND DISPOSED OF IN A PROPER AND LEGAL MANNER. THE SELECTION OF DUMP SITE AND DISPOSITION OF MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR. CVS SHALL RETAIN ALL SALVAGE RIGHTS.

STRIPING NOTES

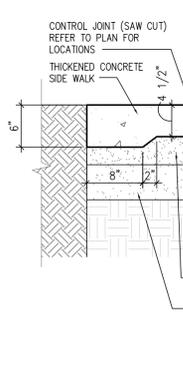
- PAVEMENT-MARKING PAINT: ALKYD-RESIN TYPE, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH FS TT-P-115, TYPE I OR AASHTO M 248, TYPE N.
- COLOR OF STRIPING SHALL MATCH EXISTING SCHEME.
- DO NOT APPLY PAVEMENT-MARKING PAINT UNTIL LAYOUT, COLORS, AND PLACEMENT HAVE BEEN VERIFIED WITH REGISTERED DESIGN PROFESSIONAL. A COLOR SAMPLE AND SKETCH IS TO BE PROVIDED TO DESIGN PROFESSIONAL.
- SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL AND DUST DAILY.
- APPLY PAINT WITH MECHANICAL EQUIPMENT TO PRODUCE PAVEMENT MARKINGS WITH UNIFORM STRAIGHT EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES TO PROVIDE MINIMUM WET FILM THICKNESS OF 15 MILS (0.4 MM)
- 4" WIDE STRIPES IN THE LOADING ZONE SHALL BE 3' ON CENTER.

CIVIL GENERAL NOTES:

- TOPOGRAPHIC INFORMATION: EXISTING INFORMATION IS BASED ON RECORD DRAWINGS AND FIELD OBSERVATIONS.
- EXISTING UTILITIES: INFORMATION HAS BEEN OBTAINED FROM EXISTING AVAILABLE DRAWINGS. VERIFY THE INFORMATION BEFORE CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE OF DISCREPANCIES OR INTERFERENCES.
- CONSTRUCTION DRAINAGE: USE PUMPS, TEMPORARY DITCHES, SLOPES TO MAINTAIN A WELL DRAINED SITE, FREE OF STANDING WATER AND WATER SOFTENED SOILS.
- LAYOUT: LOCATE DRIVE-THROUGH BY MEASUREMENTS FROM CONNECTING AREAS OF EXISTING BUILDINGS. CONFIRM HORIZONTAL AND VERTICAL CONTROL POINTS PRIOR TO CONSTRUCTION.
- SURFACE RESTORATION: RESTORE PAVEMENTS AND OTHER SURFACES DISTURBED BY CONTRACT OPERATIONS TO THEIR ORIGINAL CONDITION OR BETTER.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TROY CURRENT STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF TROY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.



3 CURB DETAIL  
SP-2 SCALE: 1" = 1'-0"



4 CURB DETAIL  
SP-2 SCALE: 1" = 1'-0"



STORE NUMBER: 08026  
125 EAST LONG LAKE ROAD  
TROY, MI 48098

PROJECT TYPE: DT  
CS NUMBER: CS54199  
CS DATE: 03-02-2011  
CS CODE: 102

DEVELOPER:

ARCHITECT OF RECORD:  
  
719 Criswold Street  
Suite 1000  
Detroit, MI 48226  
www.norr.com



CONSULTANT:

SEAL:

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE SEAL AND SIGNATURE OF THE RESPONSIBLE REGISTRANT APPEARS ON THE DRAWING, AND PROPER PERMIT FORMS AND RELATED FEES ARE TRANSMITTED BY THE OWNER, OWNER'S AGENT OR CONTRACTOR TO THE AUTHORITY HAVING JURISDICTION.

ISSUES:  
03-02-2011 PERMIT SET  
06-03-2011 PC SUBMITTAL

NORR JOB #: JCDDT11.0055.00  
CVS PROJECT MANAGER: B. BESUDEN  
DRAWING BY: I. PETROVIC  
DATE: 03-02-2011  
JOB NUMBER: CS54199  
TITLE:

ENLARGED NEW AND DEMO SITE PLAN

SHEET NUMBER: SP-2  
COMMENTS:

**DEVELOPER:**

**ARCHITECT OF RECORD:**

719 Criswold Street  
Suite 1000  
Detroit, MI 48226  
www.norr.com



**CONSULTANT:**

**SEAL:**

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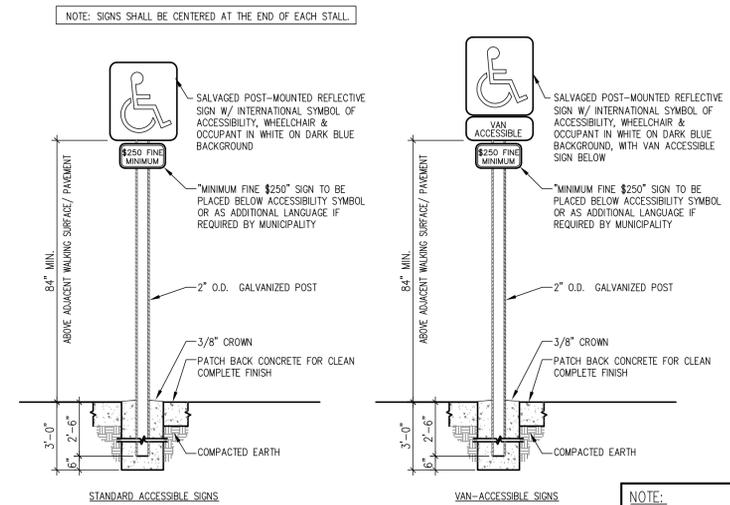
**ISSUES:**  
03-02-2011 PERMIT SET  
06-03-2011 PC SUBMITTAL

NORR JOB #: JCDT11.0055.00  
CVS PROJECT MANAGER: B. BESUDEN  
DRAWING BY: SAC  
DATE: 03-02-2011  
JOB NUMBER: CS54199  
TITLE:

**SITE SECTIONS, DETAILS AND NOTES**

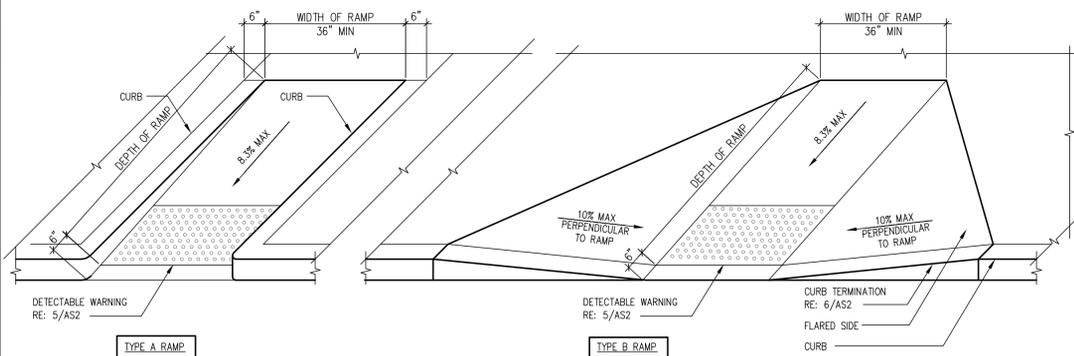
**SP-3**

COMMENTS:

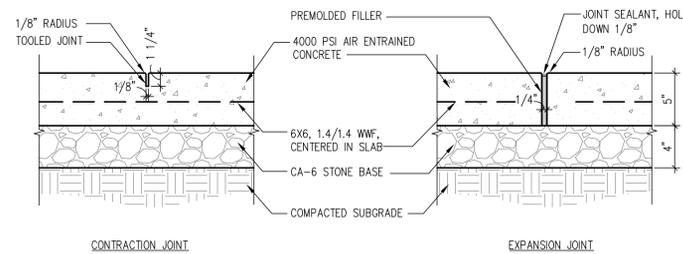


**10 ACCESSIBLE PARKING SIGNS**  
AS2 SCALE: 1/2" = 1'-0"

**NOTE:**  
CONTRACTOR TO VERIFY ALL EXISTING SIGNAGE TO COMPLY WITH TAS 4.6.1. CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS TO EXISTING SIGNAGE AS REQUIRED BY LOCAL AUTHORITIES.

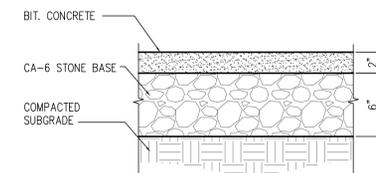


**9 CURB RAMP DETAILS**  
AS2 SCALE: 1/2" = 1'-0"

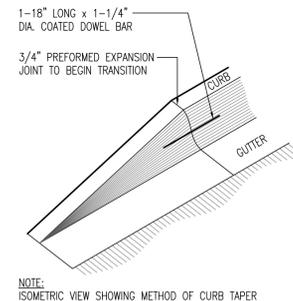


**8 CONCRETE PAVEMENT DETAILS**  
AS2 SCALE: 1 1/2" = 1'-0"

**NOTE:**  
UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE 5'-0" O.C. AND EXPANSION JOINTS TO BE 40'-0" O.C. MAX., OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.

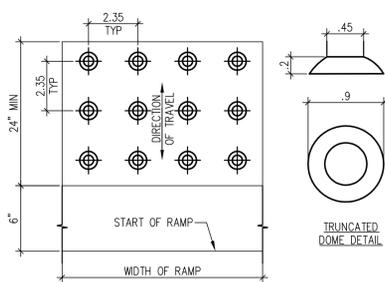


**7 ASPHALT SURFACE DETAIL**  
AS2 SCALE: 1 1/2" = 1'-0"



**6 CURB TERMINATION DETAIL**  
AS2 NOT TO SCALE

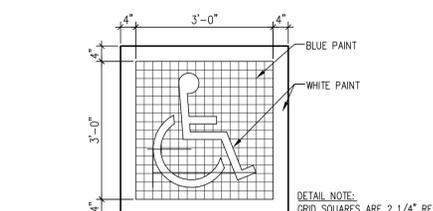
**NOTE:**  
ISOMETRIC VIEW SHOWING METHOD OF CURB TAPER



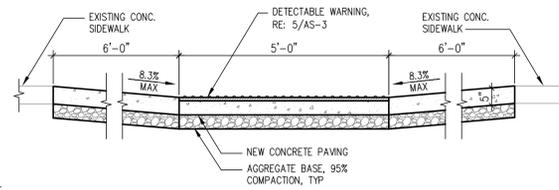
**5 DETECTABLE WARNING DETAIL**  
AS2 NOT TO SCALE

**NOTES:**

- COLOR OF TACTILE DETECTABLE WARNINGS SHALL BE YELLOW.
- CONTRACTOR SHALL INSTALL TILE PER MANUFACTURER'S SPECIFICATIONS
- PREFERRED PRODUCT SHALL BE REPLACEABLE (WET-SET) COMPOSITE TACTILE BY ADA SOLUTIONS, INC. FOR PRICING QUOTATIONS, PLACING ORDERS, AND FURTHER INFORMATION, CALL JON MEHLMAN, EAST REGIONAL ACCOUNT DIRECTOR FOR ADA SOLUTIONS, INC. AT (800) 372-0519 OR (978) 262-9900. DETAILED INFORMATION IS AVAILABLE AT [www.odatile.com](http://www.odatile.com).
- ALTERNATE PRODUCT (TEXAS AND FLORIDA MARKETS ONLY) SHALL BE SURFACE-MOUNT COMPOSITE TACTILE BY PROFESSIONAL PAVEMENT PRODUCTS, INC. FOR PRICING QUOTATIONS, PLACING ORDERS, AND FURTHER INFORMATION, CALL SHAUN MACDONELL, REGIONAL RELATIONS MANAGER AT (888) 717-7771. DETAILED INFORMATION IS AVAILABLE AT [www.pppcatalog.com](http://www.pppcatalog.com).



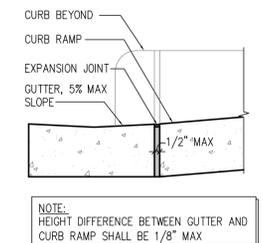
**4 ACCESSIBILITY SYMBOL**  
AS2 N.T.S.



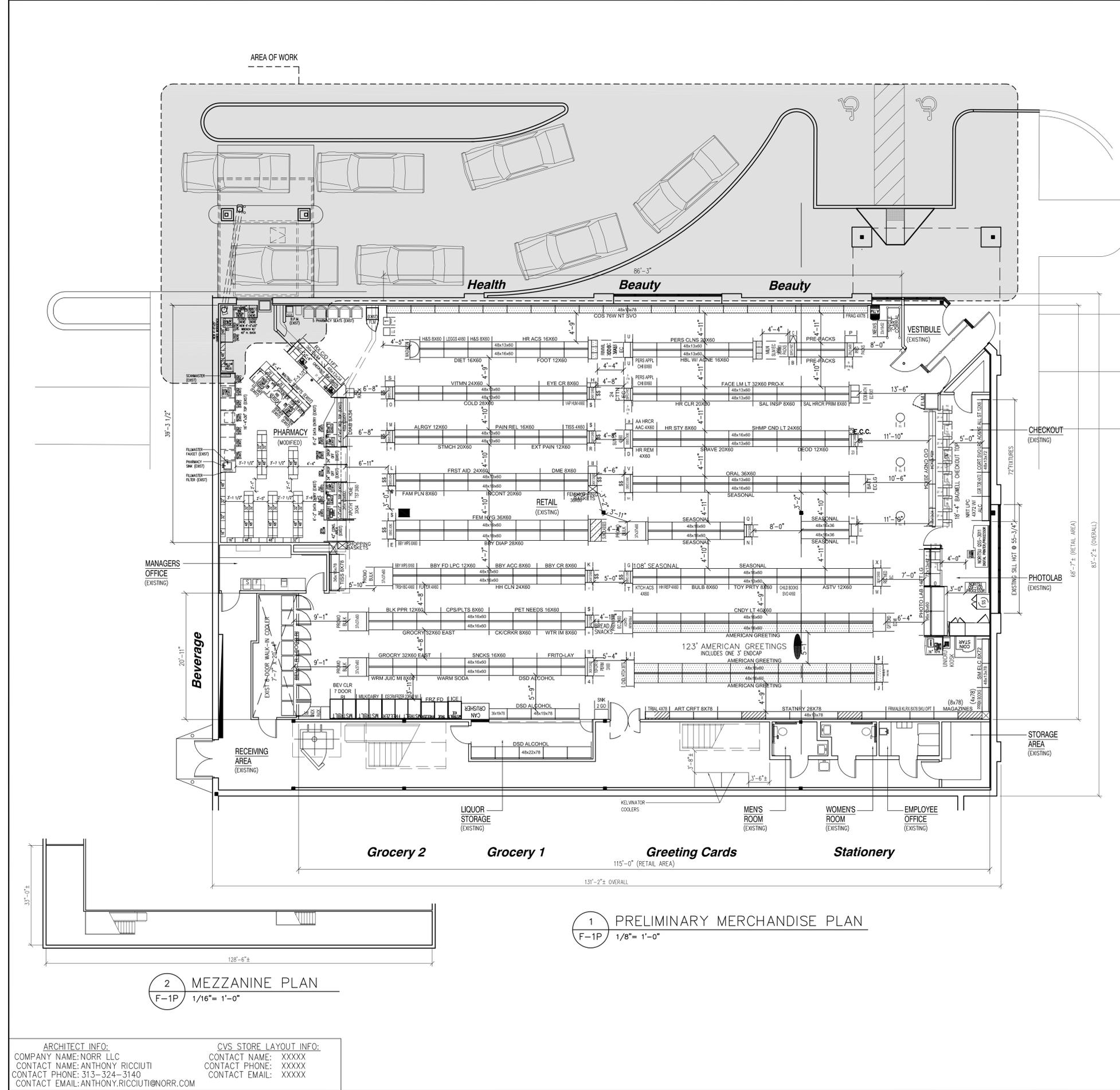
**3 PAVING DETAIL**  
AS2 SCALE: 1/2" = 1'-0"

**2 NOT USED**  
AS2 SCALE: 1 1/2" = 1'-0"

**1 GUTTER DETAIL**  
AS2 SCALE: 1 1/2" = 1'-0"



**NOTE:**  
HEIGHT DIFFERENCE BETWEEN GUTTER AND CURB RAMP SHALL BE 1/8" MAX



UNIWEB SCHEDULE				COMMENTS
UNIWEB STORAGE SHELVING	EXISTING / NO CHANGE	EXISTING / ADD NEW	ALL NEW THROUGHOUT	
UNIWEB BACKPLASHES/ACCESSORIES	EXISTING	ADD NEW		
BACKPLASH PANEL SIZES	QTY.	QTY.		
48" X 48" HIGH UNIWEB BACKPLASH PANEL				PHARMACY PLATFORM: HEIGHT: 0'-0"
32" X 48" HIGH UNIWEB BACKPLASH PANEL				FIXTURES IN FRONT OF WORKBENCH: HEIGHT: 5'-0", COLOR: WHITE
48" X 12" HIGH UNIWEB BACKPLASH PANEL				UNIWEB SHELVING: COLOR: BEIGE
36" X 12" HIGH UNIWEB BACKPLASH PANELS				MILLWORK LAMINATE COLORS: RED / WHITE / GREY
32" X 12" HIGH UNIWEB BACKPLASH PANELS				PAINT PHARMACY REAR WALL: BENJAMIN MOORE - SPLASH YES <input type="checkbox"/> NO <input type="checkbox"/>
24" X 12" HIGH UNIWEB BACKPLASH PANELS				PAINT PHARMACY SIDE WALLS: BENJAMIN MOORE - ATRIUM WHITE
*1" Legs				NOTE: ALL EXISTING PHARMACY REGISTERS ARE IBM TOUCHSCREEN
SINK COUNTER ACCESSORIES				UNIWEB LEGEND
32" OVERHEAD CABINET W/DOORS				48" EXISTING
48" OVERHEAD CABINET W/DOORS				48" NEW
32" COMPOUNDING CABINET				REMOVE
GRADUATED BOTTLE HOLDER				RELO
HD SHELVES				
SMOCK HANGING KIT			1	
WORKBENCH ACCESSORIES				
WORKSTATION ACCESSORY PACKAGE (Monitor Shelf, Telephone Shelf, Note and Pencil Holder)	5	2		
UNIWEB UNDERCOUNTER FILE CABINET	3			

STORE NUMBER: 8026  
 LOCATION: 125 EAST LONG LAKE ROAD  
 TROY, MI 48098  
 SPECIAL PROJECT TYPE: DT  
 LAYOUT COORDINATOR:

- MERCHANDISING CHANGES:
- REMOVE: FIXTURE CHANGES: NEW:
- PLANOGRAMS TO BE SENT TO STORE:
- GROUP FILE CHANGES:

SCOPE OF WORK  
 DT ADDITION: CONSTRUCTION SCOPE OF WORK

- PHARMACY:
- REMOVE EXISTING 4' WAITING SCRIPTS AS SHOWN IN PLANS - SAVE FOR POSSIBLE RELOCATION.
  - REMOVE EXISTING 48" & 32" UNIWEB SHELVING AS SHOWN IN PLANS - SAVE FOR RELOCATION.
  - REMOVE EXISTING TGM-14R REFRIGERATOR AND SAVE FOR RELOCATION.
  - REMOVE EXISTING O.S. STORAGE SHELVING FROM RX STORAGE CLOSET AND RETURN TO OWNER'S REPRESENTATIVE.
  - REMOVE PORTION OF PHARMACY CEILING AS REQUIRED TO ACCOMMODATE REMOVAL OF EXISTING RX STORAGE CLOSET WALL.
  - REMOVE EXISTING RX STORAGE CLOSET WALL AS SHOWN IN PLANS.
  - REMOVE EXISTING CYP. BD. CEILING IN RX STORAGE CLOSET AS SHOWN IN PLANS.
  - REMOVE PORTION OF EXTERIOR WALL AS REQUIRED TO INSTALL NEW 6'-0" DRIVE-THRU WINDOW.
  - INSTALL NEW 6'-0" DRIVE-THRU WINDOW WITH PNEUMATIC TUBE AS SHOWN IN PLANS.
  - EXTEND EXISTING SUSPENDED CEILING INTO NEW DRIVE-THRU SPACE AS SHOWN IN PLANS.
  - INSTALL NEW 8'-0" UNIWEB DRIVE-THRU WORKBENCH W/ (2) NEW DT POS & (2) NEW DT COMPUTERS.
  - RELOCATE EXISTING UNIWEB SHELVING, SPACERS, END CAPS & TRIM AS SHOWN.

NOTE:  
 ALL EXISTING PHARMACY REGISTERS ARE TOUCHSCREEN.

- DRIVE-THRU:
- REMOVE EXISTING SIDEWALK AND LANDSCAPING AREAS AS REQUIRED TO ACCOMMODATE NEW DRIVE-THRU AS SHOWN IN PLANS.
  - REMOVE & RELOCATE EXISTING MANHOLE COVERS AS REQUIRED TO ACCOMMODATE NEW DRIVE-THRU CONSTRUCTION.
  - REMOVE EXISTING SPRINKLER HEADS AND ASSOCIATED IRRIGATION CONTROLS AS REQUIRED TO ACCOMMODATE DRIVE-THRU CONSTRUCTION.
  - INSTALL NEW CONCRETE PAD AT DRIVE-THRU AREA AS SHOWN IN PLANS.
  - INSTALL (2) NEW STEEL COLUMNS W/ CONCRETE FOOTINGS TO SUPPORT NEW DRIVE-THRU CANOPY AS SHOWN IN PLANS.
  - INSTALL NEW CONCRETE CURB AND PAD AROUND COLUMNS AS SHOWN IN PLANS.
  - INSTALL NEW STRUCTURAL STEEL DRIVE-THRU CANOPY WITH EIFS FINISH TO MATCH EXISTING AS SHOWN IN PLANS.
  - INSTALL (2) NEW BRICK COLUMN COVERS @ CANOPY COLUMNS AS SHOWN IN PLANS - BRICK TO MATCH EXISTING.
  - INSTALL NEW LIGHTING AS SHOWN IN PLANS.
  - INSTALL NEW CVS SIGNAGE AS SHOWN IN PLANS.
  - INSTALL NEW PNEUMATIC TUBE SYSTEM AS SHOWN IN PLANS.
  - INSTALL NEW CONCRETE CURBS AS SHOWN IN PLANS.
  - RE-STRIPE PARKING SPACES AS REQUIRED AFTER DRIVE-THRU LANE CONSTRUCTION.



STORE NUMBER: 8026  
 125 EAST LONG LAKE ROAD  
 TROY, MI 48098

PROJECT TYPE: DT  
 CS NUMBER: CS54199  
 CS CODE: 102

DEVELOPER:

ARCHITECT OF RECORD:  
 719 Criswold Street  
 Suite 1000  
 Detroit, MI 48226  
 www.norr.com



CONSULTANT:

SEAL:

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE SEAL AND SIGNATURE OF THE RESPONSIBLE REGISTRANT APPEARS ON THE DRAWING, AND PROPER PERMIT FORMS AND RELATED FEES ARE TRANSMITTED BY THE OWNER, OWNER'S AGENT OR CONTRACTOR TO THE AUTHORITY HAVING JURISDICTION.

ISSUES:  
 03-02-2011 PERMIT SET  
 06-03-2011 PC SUBMITTAL

NORR JOB #: JCDDT11.0055.00  
 CVS PROJECT MANAGER: B. BESUDEN  
 DRAWING BY: I. PETROVIC  
 DATE: 03-02-2011  
 JOB NUMBER: CS54199  
 TITLE:

PRELIMINARY MERCHANDISE PLAN

SHEET NUMBER:

F-1P

COMMENTS:

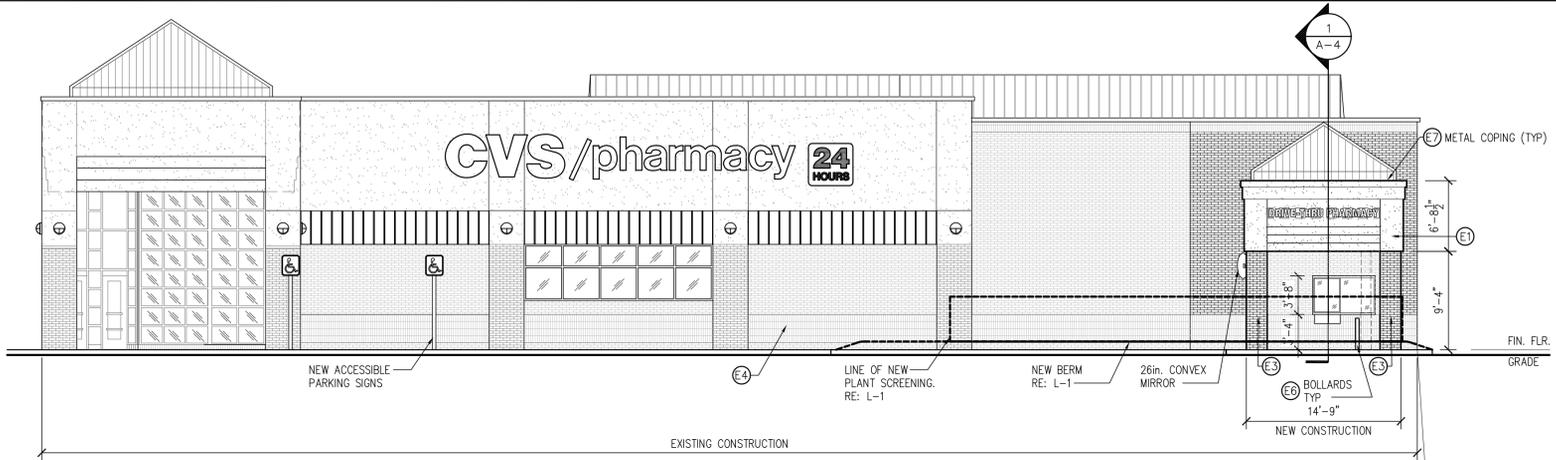
ARCHITECT INFO: COMPANY NAME: NORR LLC  
 CONTACT NAME: ANTHONY RICCIUTI  
 CONTACT PHONE: 313-324-3140  
 CONTACT EMAIL: ANTHONY.RICCIUTI@NORR.COM

CVS STORE LAYOUT INFO: CONTACT NAME: XXXXX  
 CONTACT PHONE: XXXXX  
 CONTACT EMAIL: XXXXX

EXTERIOR FINISH SCHEDULE					
TAG	MATERIAL / DESCRIPTION	MFR	STYLE/ CAT. NO.	COLOR	NOTES
E1	EIFS	STO LOTUSAN SYSTEM	191 STOUT LOTUSAN 1.5	MATCH EXISTING	INSTALLED PER MANUF. SPECIFICATIONS
E2	NOT USED				
E3	BRICK VENEER			MATCH EXISTING	MORTAR COLOR - MATCH EXISTING
E4	BRICK VENEER (EXISTING)				
E5	CMU BLOCK (EXISTING)		SMOOTH-FACE, SCORED		
E6	PAINT	BENJAMIN MOORE		MATCH OSHA YELLOW	TYP FOR ALL PIPE BOLLARDS
E7	REFINISHED METAL COPING			MATCH EXISTING	
GLAZING					
G1	BULLET RESISTIVE GLASS			CLEAR	

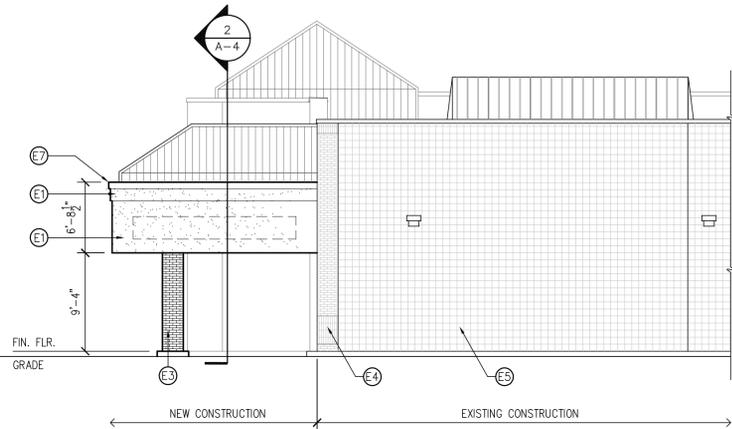
NOTE:  
EXTERIOR SIGNAGE UNDER SEPARATE PERMIT

LEGEND  
⊗ - RE: EXTERIOR FINISH SCHEDULE

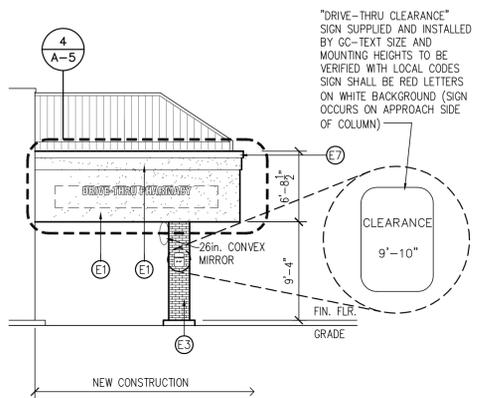


1 SOUTH ELEVATION  
A-5 SCALE: 1/8" = 1'-0"

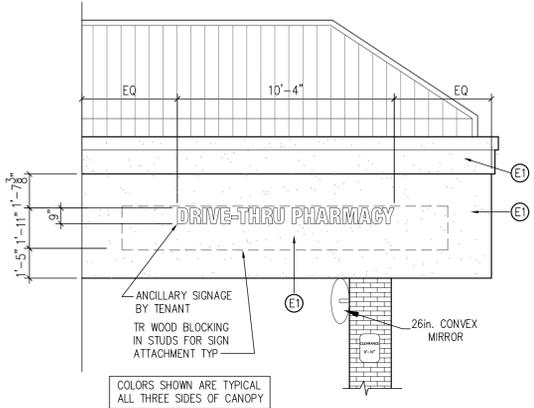
ALL BRICK AND METAL PANELS TO MATCH EXISTING BUILDING COLORS.



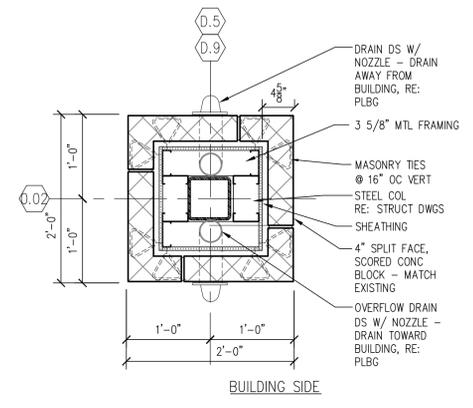
2 PARTIAL WEST ELEVATION  
A-5 SCALE: 1/8" = 1'-0"



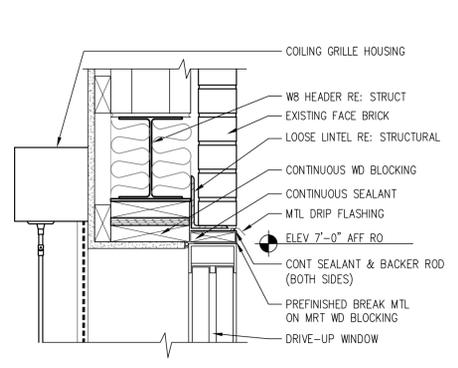
3 PARTIAL EAST ELEVATION  
A-5 SCALE: 1/8" = 1'-0"



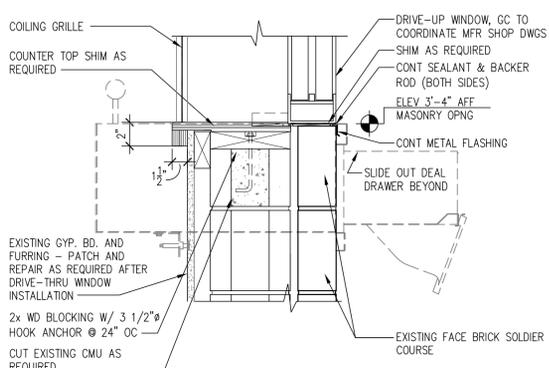
4 ENLARGED SIGN ELEVATION  
A-5 SCALE: 1/4" = 1'-0"



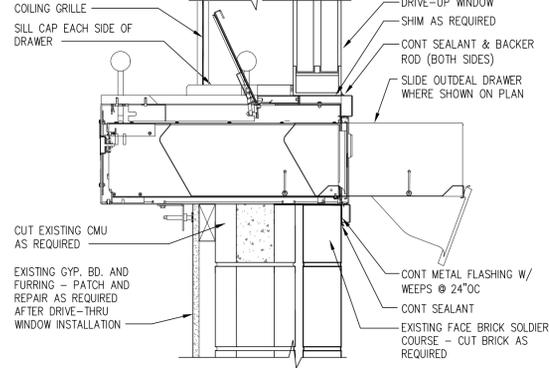
5 COLUMN SHAFT @ DRIVE-THRU  
A-5 SCALE: 1" = 1'-0"



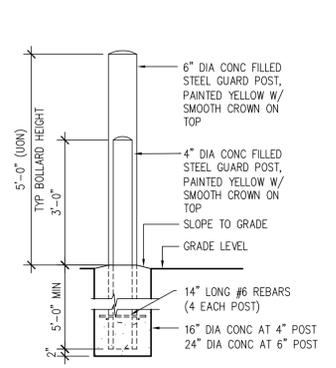
6 HEAD DETAIL  
A-5 SCALE: 1 1/2" = 1'-0"



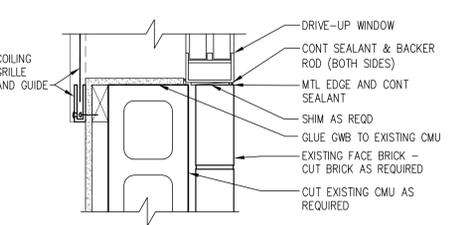
8 SILL DETAIL  
A-5 SCALE: 1 1/2" = 1'-0"



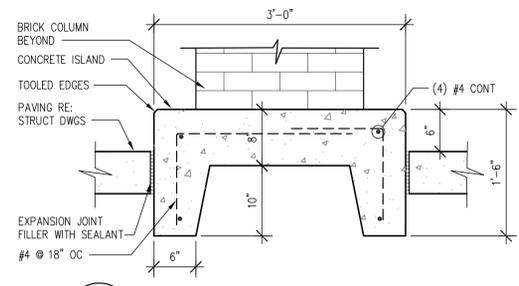
9 SILL DETAIL  
A-5 SCALE: 1 1/2" = 1'-0"



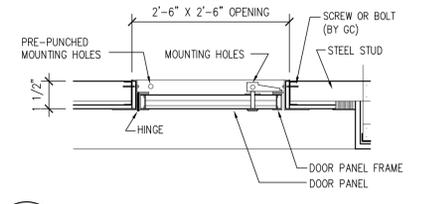
12 BOLLARD DETAIL  
A-5 SCALE: 1/2" = 1'-0"



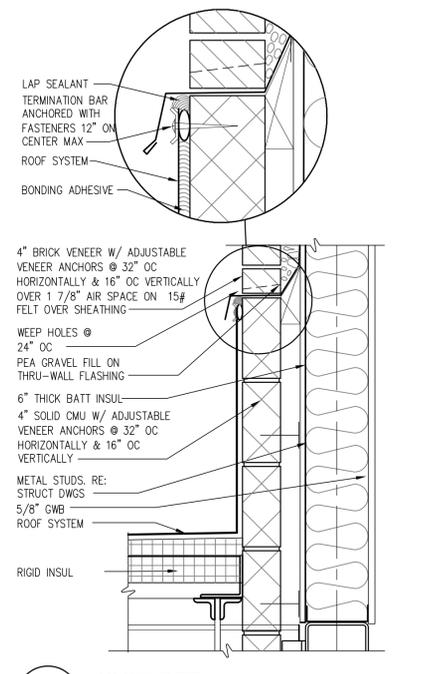
7 JAMB DETAIL  
A-5 SCALE: 1 1/2" = 1'-0"



10 CONC. ISLAND DETAIL  
A-5 SCALE: 1" = 1'-0"



11 SECTION THRU ACCESS PANEL  
A-5 SCALE: 3/4" = 1'-0"



13 ROOF DETAIL  
A-5 SCALE: 1 1/2" = 1'-0"



STORE NUMBER: 08026  
125 EAST LONG LAKE ROAD  
TROY, MI 48098

PROJECT TYPE: DT  
CS NUMBER: CS54199  
CS DATE: 02/02/10

DEVELOPER:

ARCHITECT OF RECORD:  
  
719 Criswold Street  
Suite 1000  
Detroit, MI 48226  
www.norr.com



CONSULTANT:

SEAL:

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE SEAL AND SIGNATURE OF THE RESPONSIBLE REGISTRANT APPEARS ON THE DRAWING, AND PROPER PERMIT FORMS AND RELATED FEES ARE TRANSMITTED BY THE OWNER, OWNER'S AGENT OR CONTRACTOR TO THE AUTHORITY HAVING JURISDICTION.

ISSUES:  
03-02-2011 PERMIT SET  
06-03-2011 PC SUBMITTAL

NORR JOB #: JCDT11.0055.00

CVS PROJECT MANAGER: B. BESUDEN

DRAWING BY: C. MENARD

DATE: 03-02-2011

JOB NUMBER: CS54199

TITLE:

ELEVATIONS AND DETAILS

SHEET NUMBER:

A-5

COMMENTS:

## PLANT SCHEDULE

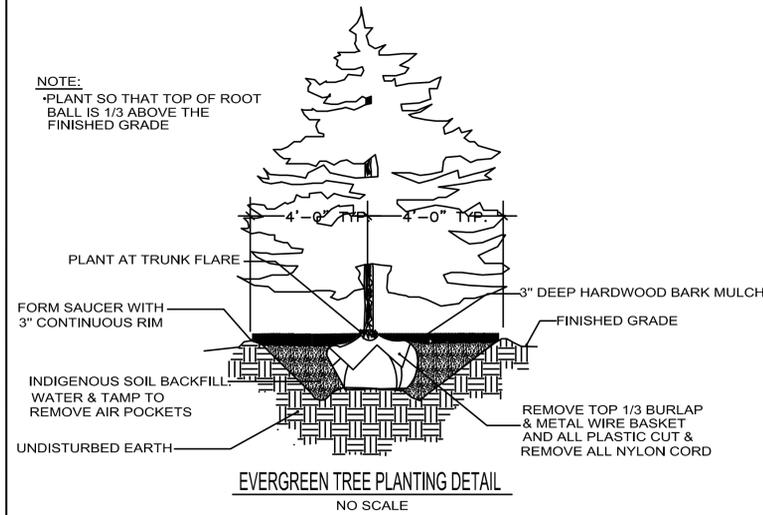
KEY.	QTY.	SPECIES	HEIGHT	CALIPER	CANOPY	SPEC.
<i>Coniferous Tree</i>						
PP	4	Picea pungens 'Fat Albert' Fat Albert Blue Spruce	8' HT.			B&B
TO	18	Thuja occidentalis 'Samargd' Emerald Arborvitae	4' HT.			B&B

## PLANTING NOTES:

- SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
- ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF TROY STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. PLANT MATERIAL IS TO BE LOCATED SUCH THAT IT WILL NOT INTERFERE WITH ANY UNDERGROUND OR OVERHEAD UTILITIES.
- PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES AND SHRUBS AND MUST BE MAINTAINED AS APPROVED FOR THE DURATION OF THE PROJECT. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREAS.
- PLANT TREES AND SHRUBS NO CLOSER THAN THE FOLLOWING MINIMUM DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
  - SHADE/ CANOPY TREES 5 FEET
  - ORNAMENTAL/ FLOWERING TREES 10 FEET
  - EVERGREEN TREES 10 FEET
  - EVERGREEN/ FLOWERING SHRUBS 4 FEET
- DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE BALLS AND TREE PITS 2' LARGER THAN ROOT BALLS. BACKFILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM THE EXCAVATED PLANTING HOLE, AND A FERTILIZER MIX. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE PLANTED AT THE NURSERY. IF WET, CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM THE TOP 1/3 OF TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS.
- NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS. 4" THICK BARK MULCH FOR TREES IN 4-FOOT DIAMETER CIRCLE WITH 3" PULLED AWAY FROM TRUNK. 3" THICK BARK FOR SHRUBS AND 2" THICK BARK FOR PERENNIALS.
- SHRUB BED EDGING SHALL BE RYERSON STEEL 4"x3/8" OR EQUAL.
- BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO THE TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
- ALL LANDSCAPE AREAS, ESPECIALLY PARKING LOT ISLANDS AND LANDSCAPE BEDS NEXT TO BUILDINGS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS TO A DEPTH OF 12-18" AND BACKFILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OF LIGHT YELLOW CLAY). ADD 4-6" OF TOPSOIL OVER FILL MATERIAL AND CROWN A MINIMUM OF 6" ABOVE TOP OF CURBS AND/OR WALKS AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
- ALL DISTURBED UNPAVED AREAS ARE TO BE SODED OR SEEDED OVER A MINIMUM OF 4-INCH DEPTH OF TOPSOIL. REFER TO PLAN FOR LOCATIONS.
- LANDSCAPE BERMS ARE TO BE CONSTRUCTED OF LOAM SOILS AND ARE TO BE FREE OF CONSTRUCTION MATERIALS AND DEBRIS. USE OF HEAVY CLAYS FOR BERM CONSTRUCTION MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANT MATERIAL TO BE MICHIGAN No.1 GRADE OR BETTER.
- PLANT MATERIAL IS TO BE GUARANTEED FOR A PERIOD OF TWO YEARS WHICH BEGINS UPON THE APPROVAL OF THE LANDSCAPING BY THE LANDSCAPE ARCHITECT. FAILING MATERIAL WILL BE REPLACED WITHIN ONE YEAR OR THE NEXT APPROPRIATE PLANTING SEASON.
- ALL SUBSTITUTIONS OR DERIVATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY THE CITY OF TROY PRIOR TO INSTALLATION.
- ALL TREES STAKES, GUY WIRES AND TREE WRAP SHALL BE REMOVED AFTER ONE WINTER SEASON.

**NOTE:**

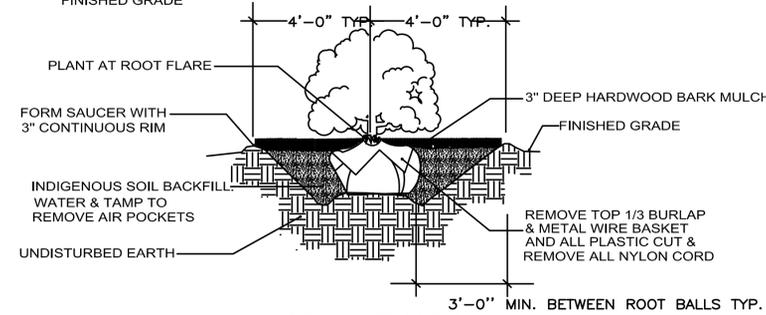
PLANT SO THAT TOP OF ROOT BALL IS 1/3 ABOVE THE FINISHED GRADE



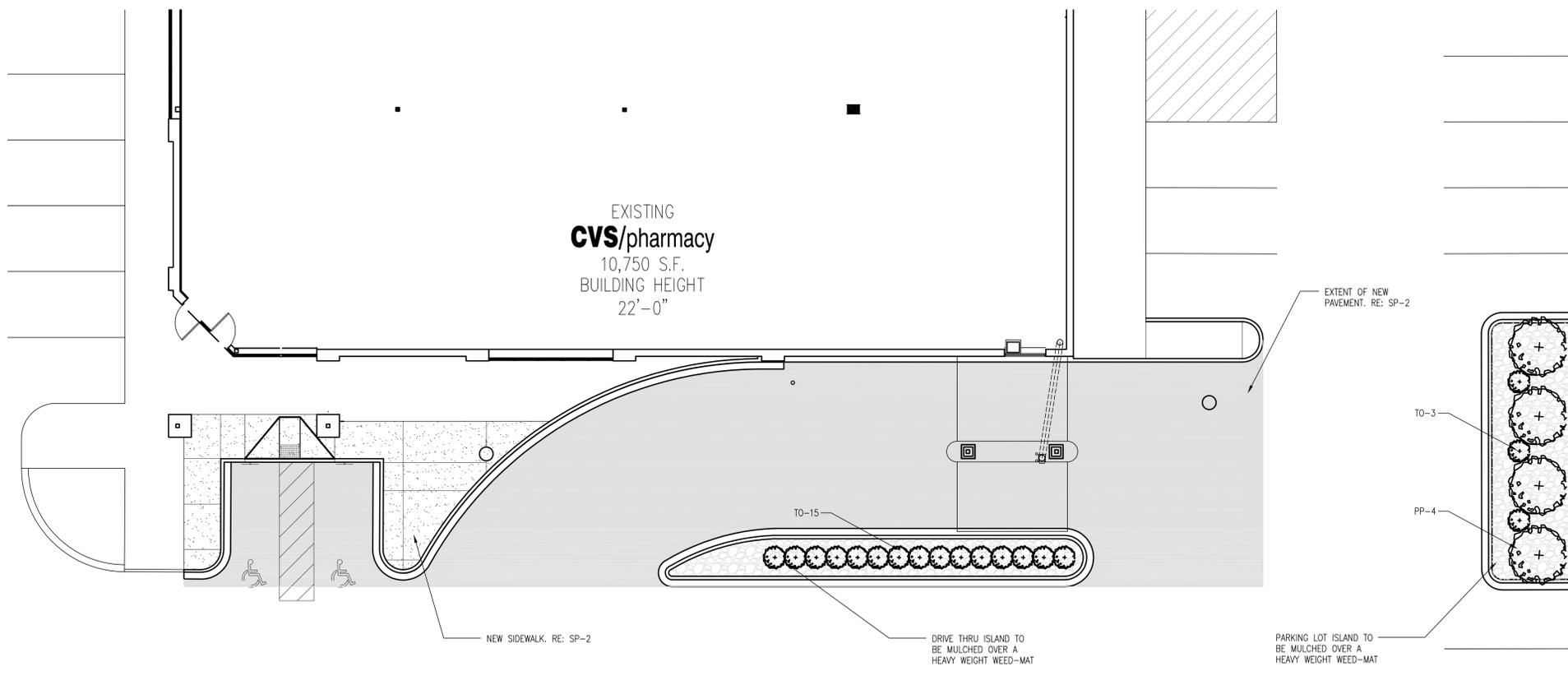
EVERGREEN TREE PLANTING DETAIL  
NO SCALE

**NOTE:**

PLANT SO THAT TOP OF ROOT BALL IS 1/3 ABOVE THE FINISHED GRADE



SHRUB PLANTING DETAIL  
NO SCALE



DATE: June 10, 2011

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 388) – Proposed Adult Foster Care Home, North side of Square Lake, East of Beach (2420 W. Square Lake), Section 6, Currently Zoned R-1A (One Family Residential) District

The applicant, Besnik and Angelina Gojka, proposes an Adult Foster Care Small Group Home (between 7 and 12 adults) at 2420 W. Square Lake. The home is presently used for an Adult Foster Care Family Home (up to 6 adults).

The attached report prepared by Carlisle/Wortman Associates, Inc. summarizes the project.

Please be prepared to discuss the application at the June 14, 2011 Planning Commission Regular meeting.

Attachments:

1. Maps.
2. Report prepared by CWA.

cc: Applicant  
File/ SU 388

G:\SPECIAL USE\SU 388 Angel from Albania Adult Foster Care Sec 06\SU-388 AFC Group Home 06 14 2011.docx

**SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW**

**PUBLIC HEARING - SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW**  
**(File Number SU 388)** – Proposed Adult Foster Care Home, North Side of Square Lake, East of Beach (2420 W Square Lake), Section 6, Currently Zoned R-1A (One Family Residential) District

**Proposed Resolution # PC-2011-06-**

Moved by:

Seconded by:

**RESOLVED**, That Special Use Approval and Preliminary Site Plan Approval for the proposed Adult Foster Care Small Group Home, located on the north side of Square Lake and east of Beach Road, at 2420 W. Square Lake, Section 6, within the R-1A zoning district, be granted, subject to the following:

\_\_\_\_\_ ) or

1. The maximum number of adult foster care residents shall be 9.
2. Sheet 1 shall be corrected as per the recommendation of the report prepared by CWA.
3. An opaque screen fence or landscaping shall be provided to obscure the trash storage area on the east façade.

(denied, for the following reasons: \_\_\_\_\_) or

(postponed, for the following reasons: \_\_\_\_\_)

Yes:

No:

Absent:

**MOTION CARRIED / DENIED**



### Legend

-  I-75
- Road Centerline**
  -  Major Road
  -  Industrial Road
  -  Local Road
-  Ponds and Basins
-  Streams and Creeks
-  Parcels
- Aerial Photos - 2010**
  -  Red:Band\_1
  -  Green:Band\_2
  -  Blue:Band\_3

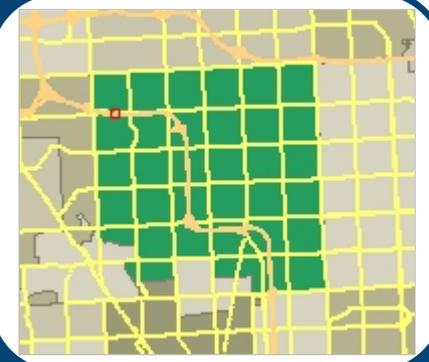
234 0 117 234 Feet

Scale 1: 1,404



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.

Printed: 4/26/2011



### Legend

-  I-75
- Road Centerline**
  -  Major Road
  -  Industrial Road
  -  Local Road
- Zoning**
  -  (PUD) Planned Unit Development
  -  (B-1) Local Business District
  -  (B-2) Community Business District
  -  (B-3) General Business District
  -  (R-C) Research Center District
  -  (C-F) Community Facilities District
  -  (C-J) Consent Judgment
  -  (E-P) Environmental Protection District
  -  (R-EC) Residential Elder Care
  -  (P-1) Vehicular Parking District
  -  (H-S) Highway Service District
  -  (M-1) Light Industrial District
  -  (O-1) Office Building District
  -  (O-M) Office Mid-Rise District
  -  (OSC) Office Service Commercial District
  -  (CR-1) One Family Residential Cluster District
  -  (R-1A) One Family Residential District
  -  (R-1B) One Family Residential District
  -  (R-1C) One Family Residential District
  -  (R-1D) One Family Residential District
  -  (R-1E) One Family Residential District
  -  (R-1T) One Family Attached Residential Distr
  -  (R-2) Two Family Residential District
  -  (R-M) Multiple Family Residential Medium De
  -  (RM-1) Multiple Family Residential District Lc
  -  (RM-2) Multiple Family Residential District (M
  -  (RM-3) Multiple Family Residential District (Hi
-  Ponds and Basins
-  Streams and Creeks
-  Parcels

Aerial Photos - 2010

-  Red:Band\_1
-  Green:Band\_2

Printed: 4/26/2011

234 0 117 234Feet

Scale 1: 1,404





**CARLISLE/WORTMAN ASSOCIATES, INC.**

*Community Planners /Landscape Architects*

605 S. Main, Suite 1  
Ann Arbor, MI 48104  
734-662-2200  
fax 734-662-1935

6401 Citation Drive, Suite E  
Clarkston, MI 48346  
248-625-8480  
fax 248-625-8455

**MEMORANDUM**

**TO:** Brent Savidant  
**FROM:** Zachary Branigan  
**DATE:** June 9, 2011  
**RE:** Angel From Albania Foster Care Small Group Home

We are in receipt of a submittal for a special use request for an adult foster care small group home in an existing residential structure that is currently used as an adult foster care family home. The site is located on Square Lake Road, at the northwest corner of the intersection of Square Lake Road and Glyndebourne Road. The facility currently functions with five approved resident bedrooms. The applicant obtained a building permit from the City to construct an additional two bedrooms, which have now been completed, although once the applicant sought a certificate of occupancy it was discovered that the additional bedrooms were to increase capacity of the facility beyond six persons, which triggers a change of classification. The site, currently identified as a "family home," which permits up to six residents, would become a "small group home," which permits from seven up to twelve residents. The record copy of the application has been appropriately signed and sealed.

As a result of this unintended miscommunication, the facility is left with a completed additional two rooms but without the necessary permit to use them. In this case, the site is zoned R-1A, Single Family Residential. While a family home is permitted by right in the R-1A District, a small group home is permitted only by special use approval.

On its exterior, the site has not changed, and will not change as a result of this application. The facility is a legally operating family home and would simply add residents. We have reviewed the project with regard to the special use requirements and specific use provisions for small group homes in the Ordinance. Given the limited nature of this request, we have provided comments in a memorandum format and have reported directly on the issues pertaining to the use of the site for a similar facility with an additional two resident bedrooms.

For any use requiring special use approval, the Planning Commission shall approve the application, approve the application with conditions, deny the application or postpone action.

Use Standards

Section 6.02.B lists specific use provisions for Adult Foster Care Small Group Homes. They are as follows:

1. *A site plan, prepared in accordance with Article 8 shall be required to be submitted. A site plan has been submitted. Given the nature of this special use as an existing facility in an existing residential structure, some elements normally required for new construction have been waived by the Zoning Administrator. We are satisfied that the submitted materials are sufficient to review the application.*
2. *The subject parcel shall meet the minimum lot area requirements for the zoning district in which it is located, provided there is a minimum site area of four thousand (4,000) square feet per adult, excluding employees and/or caregivers. The facility has only seven rooms, but the site plan indicates (erroneously) that the site area requirement is 2,000 square feet per resident, and that there is sufficient site area to permit 20 residents. It is unclear if this is a State of Michigan requirement, or an erroneous interpretation of City of Troy area requirements. Regardless, we calculate permitted density based on the City of Troy's requirements. Given that the site is less than 40,000 square feet, the applicant's calculation is incorrect (the site is 0.918 acres in area, or 39,988 square feet). Further, the requirement is for 4,000 square feet per resident, double the applicant's assumption. The 39,988 square feet of site area allows this facility to accommodate up to nine adults ( $39,988/4,000 = 9.997$ ). Although the applicant's site plan appears to assume that 12 residents would be allowed, this is not accurate. We suggest that a final approval be conditioned on the facility not having more than 9 residents.*
3. *The property is maintained in a manner that is consistent with the character of the neighborhood. We feel that the facility is largely compliant with this condition, with one small exception. The additional rubbish containers and recycling materials generated by a facility with a greater number of residents and workers exceeds that traditionally realized by most single family homes. On our site visit, we observed a large number of boxes and containers, as well as three large garbage containers places along the east façade, facing the street and neighboring homes. We feel that this condition can be mitigated through the provision of a small section of opaque fencing or landscape screening to obscure the trash storage area.*
4. *One (1) off-street parking space per employee and/or caregiver shall be provided. The site plan indicates that up to two caregivers will be present on site. The existing driveway provides satisfactory parking for two cars. The driveway could, in fact, accommodate additional cars.*
5. *Appropriate licenses with the State of Michigan shall be maintained. It is our understanding from the application that the applicant has State of Michigan licensure for the existing facility and that licensure for the larger number of residents is contingent on approval of the City of Troy's special land use permit. Consequently, this condition is satisfied.*

General Standards of Approval

According to Section 9.03.A, the Planning Commission shall consider the following general standards and any standards established for a specific use when reviewing a special use request.

1. *Compatibility with Adjacent Uses.* *The Special Use shall be designed and constructed in a manner harmonious with the character of adjacent property and the surrounding area. In determining whether a Special Use will be harmonious and not create a significant detrimental impact, as compared to the impacts of permitted uses. **The use is proposed within an existing foster care facility and the only change would be slightly higher capacity. To our knowledge, the City has not received any complaints or experienced difficulties with the existing facility. The site is indistinguishable from a large single family home and is a suitable permitted use in the district. Consequently, we believe it will remain harmonious with the character of the area and will not have a detrimental impact.***
2. *Compatibility with the Master Plan.* *The proposed Special Use shall be compatible and in accordance with the goals and objectives of the City of Troy Master Plan and any associated sub-area and corridor plans. **The proposed use does not conflict with the Master Plan. The Master Plan calls for the area to remain single family and this use, while permitted only by special use approval, is a typical use in a single family district.***
3. *Traffic Impact.* *The proposed Special Use shall be located and designed in a manner which will minimize the impact of traffic, taking into consideration: pedestrian access and safety; vehicle trip generation (i.e. volumes); types of traffic, access location, and design, circulation and parking design; street and bridge capacity and, traffic operations at nearby intersections and access points. 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 vehicular traffic congestion. **The proposed use may create several additional vehicle trips per day for visiting relatives or friends of the residents, but will not create a noticeable traffic volume increase beyond what is reasonably expected in a single family environment.***
4. *Impact on Public Services.* *The proposed Special Use shall be adequately served by essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools. Such services shall be provided and accommodated without an unreasonable public burden. **The proposed use has no additional impact on public services from any typical use permitted in the R-1A District by right or as a special use.***
5. *Compliance with Zoning Ordinance Standards.* *The proposed Special Use shall be designed, constructed, operated and maintained to meet the stated intent of the zoning districts and shall comply with all applicable ordinance standards. **The existing facility meets with Ordinance standards and will continue to comply with Ordinance standards should the request be approved.***

6. *Impact on the Overall Environment. The proposed Special Use shall not unreasonably impact the quality of natural features and the environment in comparison to the impacts associated with typical permitted uses. **The proposed project will not have a detrimental effect on the environment to a degree any higher than any other permitted use.***
7. *Special Use Approval Specific Requirements. The general standards and requirements of this Section are basic to all uses authorized by Special Use Approval. The specific and detailed requirements relating to particular uses and area requirements must be also satisfied for those uses. **Should the Planning Commission condition an approval on a limitation to no more than 9 residents, and the trash area be obscured by a fence or landscaping, the specific use standards for the use are satisfied, as noted above.***

According to Section 9.03.B, the Planning Commission must also consider the following:

1. *The nature and character of the activities, processes, materials, equipment, or conditions of operation; either specifically or typically associated with the use.*
2. *Vehicular circulation and parking areas.*
3. *Outdoor activity, storage and work areas.*
4. *Hours of operation.*
5. *Production of traffic, noise vibration, smoke, fumes odors, dust, glare and light.*

We believe the land use as proposed is of such location and character as to be compatible with the orderly development or use of adjacent land and/or Districts. The vehicular circulation and proposed activities are not detrimental to the area. The site currently houses an existing facility that has operated in a satisfactory manner and has been complementary to the neighborhood.

### **Recommendation**

We support the applicant's request. The site is a successful, viable foster care facility and was permitted by the City to add two additional rooms. The facility will receive State of Michigan approval once a certificate of occupancy is issued by the City of Troy. The facility has not been problematic in the past and the proposal represents only a modest increase in capacity. We recommend the Planning Commission approve the request conditioned on the following:

1. That density calculations on Sheet 1 which erroneously refer to a 2,000 square foot per resident requirement are corrected to read 4,000 square feet, that the maximum number of residents permitted be corrected to read no more than nine residents (per the area calculation), and that the comment stating that the allowable number of adults cared for per Ordinance is 12 be removed from Sheet 1.
2. That an opaque screen fence or landscaping be provided to obscure the trash storage area on the east façade.

*Angel From Albania Foster Care*  
*June 9, 2011*

Please do not hesitate to contact us with any questions, comments, or concerns.

Sincerely,

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

**CARLISLE/WORTMAN ASSOCIATES, INC.**  
**Zachary G. Branigan, LEED AP, AICP**  
**Associate**

225-02-1114

April 19, 2011

Planning Department  
City of Troy  
500 West Big Beaver Road  
Troy, Michigan 48084

Re: Special Use Request for #2420 Square Lake Road  
"Angel from Albania" Adult Foster Care Home  
Section 6, City of Troy

Dear City of Troy Planning Department:

Attached to this letter are the following items:

- One (1) Special Use Request Application
- One (1) Special Use Approval Initial Submittal Checklist
- One (1) Certified Boundary Survey
- One (1) Site Plan
- One (1) Floor Plan
- Two (2) pages of photos of the exterior of the home
- One (1) CD containing PDF copies of the aforementioned items
- One (1) check in the amount of \$3,300.00 (Special Use Approval Fee of \$1,800.00 and Escrow Fee of \$1,500.00).

These materials are being submitted for your review pursuant to placement on a Planning Commission agenda for a Special Use Request to allow an existing residence to be used as a "small group home".

The subject property is located at #2420 Square Lake Road, between Adams Road and Coolidge Hwy at the corner of Square Lake Road and Glyndebourne Road in Section 6. The lot is part of "Charnwood Hills No. 3", a single family residential subdivision platted in 1955 and zoned R-1A. The property is surrounded by the R-1A district, along with the I-75 corridor to the south across Square Lake Road. The property consists of an existing ranch home with asphalt driveway to side street Glyndebourne Road.

The home is currently being operated as an adult foster care "family home", which is an allowable primary use in the R-1A district.

However, the "family home" designation only allows a maximum number of six (6) adults to be cared for and the facility is currently at that number of individuals. As the owners desire to increase their capacity to beyond 6 adults, they are requesting a Special Use Approval from the City to change the designation of the use to an adult foster care "small group home", which will allow up to twelve (12) adults to be cared for.

---

April 19, 2011  
Planning Department, City of Troy  
Re: Special Use Request for #2420 Square Lake Road

The interior of the home has already been modified to allow adequate space for additional persons; the attached garage has been converted to bedrooms. Permits for this work were obtained from the City Building Department and the owner hired a qualified contractor to perform the work. All work has been finalized with the exception of the issuance of a final Certificate of Occupancy, which is being held contingent upon Special Use approval.

Furthermore, while the facility currently operates under appropriate State licensing, an application was filed with the State to modify the license to include additional persons. However, issuance of the new license is contingent upon the City granting a final Certificate of Occupancy.

We feel that the proposed Special Use Request is not contrary to the spirit and intent of the Zoning Ordinance. Adult Foster Care homes are an allowable primary use in single family zoning districts. The owners simply need additional capacity to satisfy a growing need and demand for their services.

The use is entirely compatible with the surrounding neighborhood. All activity occurs within the home, so there is no disturbance. The exterior of the home and yard areas remain in a typical residential character. No signage exists on site, and there are not any indications of commercial activity whatsoever (i.e. advertising, parked commercial vehicles, etc). Traffic generated from the facility is minimal and basically the same as that of a single family residence. Aside from the occasional visitor, the only vehicles occupying the premises on a regular basis are those of the two (2) caregivers.

Finally, the property meets all Ordinance requirements for the intended use. No special approvals or variances are necessary for this facility aside from this Special Use Request. And it should also be noted that if the use ever reverts back to that of a single family home, the structure can be modified accordingly with ease.

Your consideration of our request is greatly appreciated. Please do not hesitate to contact me if you have any questions or concerns.

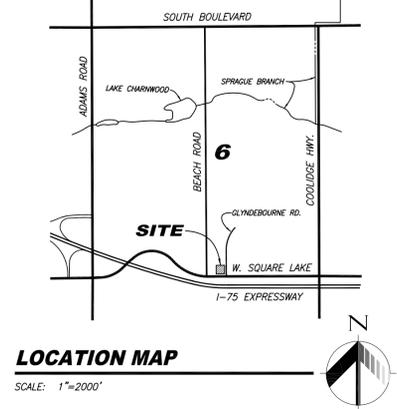
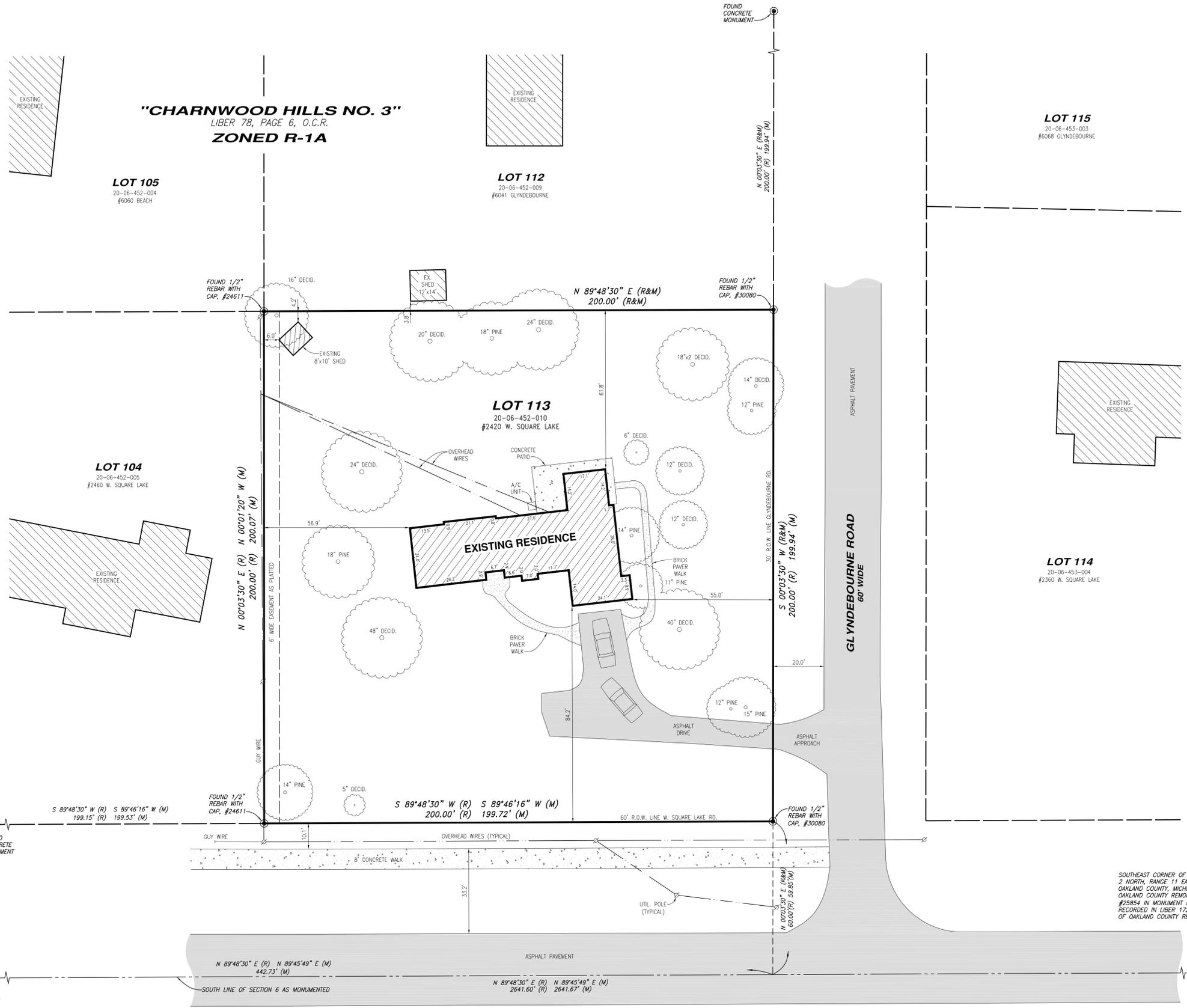
Sincerely,



Nathan P. Robinson, P.E.  
President  
nrobinson@horizoneng.net

cc.: Besnik & Angelina Gojka

attachments



**PROPERTY DESCRIPTION**  
 SIDWELL #20-06-425-010  
 LOT 113, "CHARNWOOD HILLS NO. 3", A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 5, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 78 OF PLATS, PAGE 6 OF OAKLAND COUNTY RECORDS.

**SITE CRITERIA**

- PARCEL SUMMARY:**  
 ADDRESS: 2420 W. SQUARE LAKE ROAD  
 PARCEL ID NO.: 20-06-452-010  
 EXISTING ZONING: R-1A, SINGLE FAMILY RESIDENTIAL  
 ADJACENT ZONINGS: R-1A TO WEST, NORTH, & EAST  
 R-1A & R-1B TO SOUTH ACROSS I-75  
 LOT SIZE EXISTING: 39,973 S.F. (0.918 ACRE)  
 LOT SIZE REQUIRED: 21,780 S.F.  
 LOT WIDTH EXISTING: 120'  
 LOT WIDTH REQUIRED: 199.72'
- BUILDING & USE SUMMARY:**  
 USE EXISTING: ADULT FOSTER CARE - FAMILY HOME  
 USE PROPOSED: ADULT FOSTER CARE - SMALL GROUP HOME  
 BUILDING AREA REQUIRED: 1,600 S.F.  
 BUILDING AREA EXISTING: 2,482 S.F.  
 BUILDING HEIGHT ALLOWED: 2.5 STORIES; 30'  
 BUILDING HEIGHT EXISTING: 1 STORY; 9.75'  
 LOT COVERAGE ALLOWED: 30%  
 LOT COVERAGE EXISTING: 6.5%
- ALLOWABLE NUMBER OF ADULTS CARED FOR (PER LOT SIZE CALCULATION):**  
 1 PERSON PER 2,000 S.F. LOT AREA  
 = 39,973 S.F. / 2,000 = 20 ADULTS
- ALLOWABLE NUMBER OF ADULTS CARED FOR (PER ORDINANCE):** 12  
**PROPOSED NUMBER OF ADULTS CARED FOR:** 12
- SETBACK SUMMARY:**  

BUILDING:	REQUIRED:	EXISTING:
FRONT (TO W. SQUARE LAKE):	40'	84.2'
FRONT (TO GLYNDEBOURNE):	40'	55.0'
REAR:	45'	61.8'
SIDE:	15'	56.9'
- PARKING SUMMARY:**  
 SPACES REQUIRED: 1 SPACE PER CAREGIVER  
 SPACES PROVIDED: (2 CAREGIVERS) x (1 SPACE) = 2

**NOTES**

- SURVEY IS AS PREPARED AND PROVIDED BY AZTEC LAND SURVEYORS INC., JOB NO. 11-039, DATED MARCH 17, 2011.
- ALL INFORMATION SHOWN ON THIS PLAN IS EXISTING. ALL WORK WITHIN THE STRUCTURE IS COMPLETE. NO ADDITIONAL WORK IN THE INTERIOR, NOR SITE WORK IS PROPOSED AS A PART OF THIS PLAN.

**LEGEND**

	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	EXISTING BRICK PAVERS

SOUTHEAST CORNER OF SECTION 6, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN. FOUND OAKLAND COUNTY REMONUMENTATION CAP. #25854 IN MONUMENT BOX AS RECORDED IN LIBER 12277, PAGE 623 OF OAKLAND COUNTY RECORDS.

**BEACH ROAD**  
86' WIDE

**W. SQUARE LAKE ROAD**  
WIDTH VARIES

**INTERSTATE 75 CORRIDOR**



CLIENT: ANGELINA CONKA  
2420 W. SQUARE LAKE ROAD  
TROY, MI 48068  
(248) 878-5245

REVISIONS:

JOB NO: 11-027  
DATE: 4-18-11  
DRAWN BY: N.P.R.

PROJECT: "Angel from Albania"  
Adult Foster Care Home

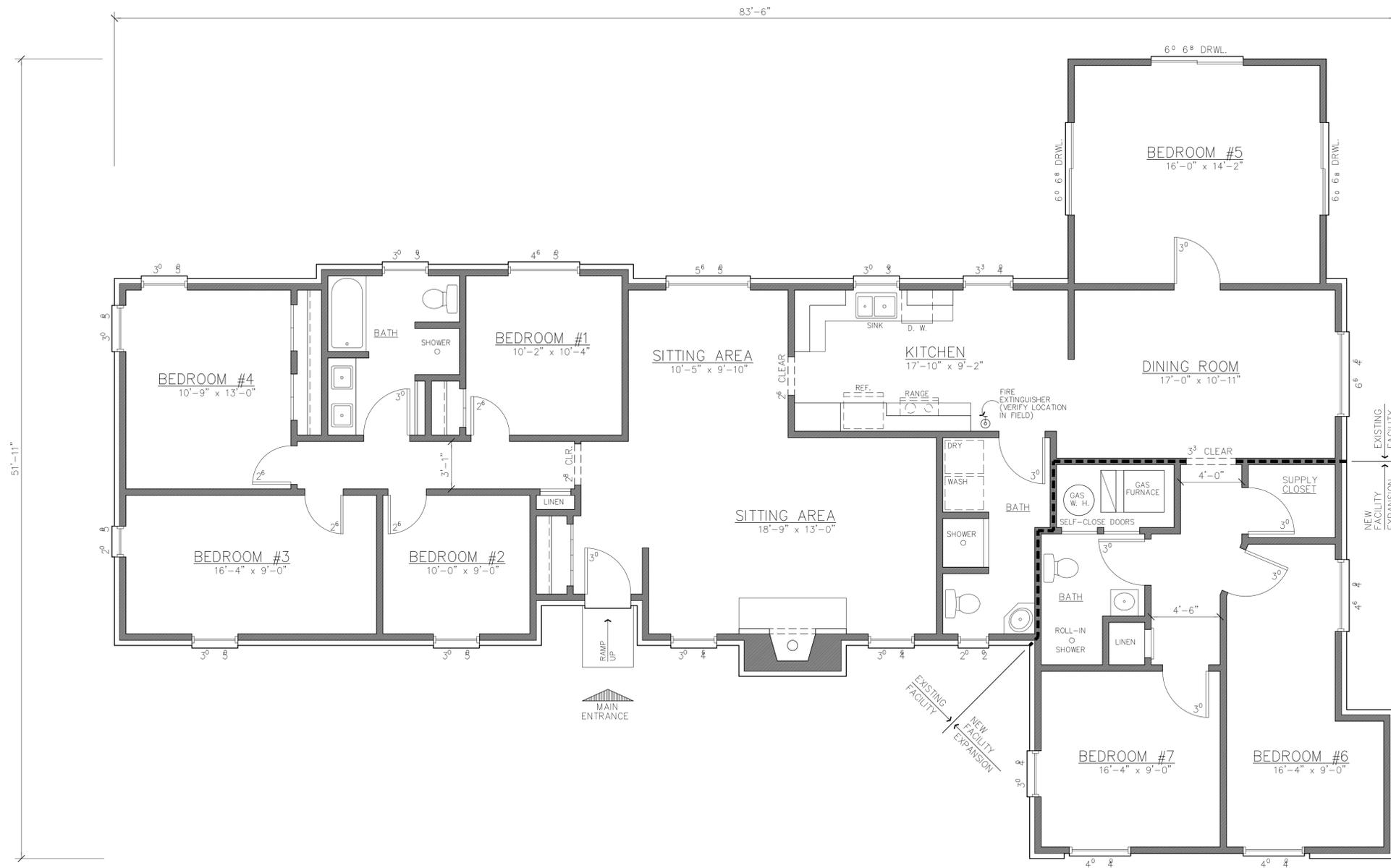
SITE PLAN for SPECIAL USE REQUEST

HORIZON ENGINEERING LLC  
 CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING  
 P.O. Box 182158, Shelby Township, Michigan 48318  
 Phone 586.453.8097 Fax 586.580.0053

PLANNING & LAND DEVELOPMENT CONSULTING

PLANNING & LAND DEVELOPMENT CONSULTING

SHEET: 1 OF 1  
MUNICIPAL REVIEW NUMBERS:



**FLOOR PLAN**  
SCALE: 1" = 1'-0"

TOTAL SQUARE FOOTAGE: 2,482 S.F.



Front (South) Elevation



Right Side (East) Elevation



Left Side (West) Elevation



Rear (North) Elevation

DATE: June 10, 2011

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PUBLIC HEARING – SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (File Number SU 389) – Proposed Trainer's Academy LLC, North side of Maple, East of Crooks (950 W. Maple), Section 28, Currently Zoned MR (Maple Road) District

The applicant, Trainer's Academy LLC, proposes a commercial kennel/dog day care facility in a presently vacant tenant space at 950 W. Maple. A relatively small screened relief area is proposed on the east side of the building.

The attached report prepared by Carlisle/Wortman Associates, Inc. summarizes the project.

Please be prepared to discuss the application at the June 14, 2011 Planning Commission Regular meeting.

Attachments:

1. Maps.
2. Report prepared by CWA.

cc: Applicant  
File/ SU 389

G:\SPECIAL USE\SU 389 Trainers Academy Sec 28\SU-389 Trainer's Academy 06 14 2011.docx

**SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW**

PUBLIC HEARING - SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW  
(File Number SU 389) – Proposed Trainers Academy LLC, North Side of Maple, East of Crooks (950 W Maple), Section 28, Currently Zoned MR (Maple Road) District

**Proposed Resolution # PC-2011-06-**

Moved by:

Seconded by:

**RESOLVED**, That Special Use Approval and Preliminary Site Plan Approval for the proposed Trainer's Academy LLC, located on the north side of Maple, east of Crooks, at 950 W. Maple, Section 28, within the MR zoning district, be granted, subject to the following:

\_\_\_\_\_ ) or

(denied, for the following reasons: \_\_\_\_\_) or

(postponed, for the following reasons: \_\_\_\_\_)

Yes:

No:

Absent:

**MOTION CARRIED / DENIED**



### Legend

-  I-75
- Road Centerline**
  -  Major Road
  -  Industrial Road
  -  Local Road
-  Ponds and Basins
-  Streams and Creeks
-  Parcels
- Aerial Photos - 2010**
  -  Red:Band\_1
  -  Green:Band\_2
  -  Blue:Band\_3

281 0 140 281 Feet

Scale 1: 1,685





### Legend

- I-75
- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Form Based Zoning (Current)
  - (PUD) Planned Unit Development
  - (CF) Community Facilities District
  - (EP) Environmental Protection District
  - (BB) Big Beaver Road
  - (MRR) Maple Road
  - (NN) Neighborhood Nodes (A-U)
  - (CB) Community Business
  - (GB) General Business
  - (IB) Integrated Industrial Business District
  - (O-1) Office Building District
  - (OM) Office Mixed Use
  - (P) Vehicular Parking District
  - (R-1A) One Family Residential District
  - (R-1B) One Family Residential District
  - (R-1C) One Family Residential District
  - (R-1D) One Family Residential District
  - (R-1E) One Family Residential District
  - (RT) One Family Attached Residential District
  - (MR) Multi-Family Residential
  - (MHP) Manufactured Housing
  - (UR) Urban Residential
  - (R-C) Research Center District
  - (PV) Planned Vehicle Sales
- Ponds and Basins
- Streams and Creeks
- Parcels
- Aerial Photos - 2010
  - Red:Band\_1
  - Green:Band\_2
  - Blue:Band\_3

281 0 140 281 Feet

Scale 1: 1,685





**CARLISLE/WORTMAN ASSOCIATES, INC.**

*Community Planners /Landscape Architects*

605 S. Main, Suite 1  
Ann Arbor, MI 48104  
734-662-2200  
fax 734-662-1935

6401 Citation Drive, Suite E  
Clarkston, MI 48346  
248-625-8480  
fax 248-625-8455

Date: June 9, 2011

## **Special Use Review For City of Troy, Michigan**

**Applicant:** Trainer's Academy, LLC

**Project Name:** Trainer's Academy

**Plan Date:** May 10, 2011

**Location:** 950 West Maple Road

**Zoning:** MR – Maple Road District

**Action Requested:** Preliminary Site Plan Approval, Special Use Approval

**Required Information:** Deficiencies noted

### **PROJECT AND SITE DESCRIPTION**

We are in receipt of a preliminary site plan and special use submittal for the reuse of a portion of an existing building for a pet day care facility/commercial kennel. The project proposes a series of improvements including new parking lot striping, new building interior renovations, and a new small outdoor dog relief area.

This project is essentially a tenant space renovation and reoccupation, which would not always come before the Planning Commission. In this instance, the proposed use is permitted as a special use in the MR Districts, given that the parcel in the Site Type A, Street Type A category.

Location of Subject Property:

The property is located on the north side of Maple Road, between Bartlett Drive and Northwood Drive.

Size of Subject Property:

The parcel is 3.07 acres in size.

Proposed Uses of Subject Parcel:

The applicant proposes to use a space in the existing building for a dog day care facility.

Current Use of Subject Property:

The subject property is currently a partially vacant former industrial building.

Current Zoning:

The property is currently zoned MR, Maple Road District.

Zoning Classification of Adjacent Parcels

North: IB, Integrated Industrial Business District

West: MR, Maple Road District

South: City of Clawson

East: MR, Maple Road District

**BUILDING LOCATION AND SITE ARRANGEMENT**

The existing building is traditionally positioned on the site, with an area along the west side of the building set aside for a parking area and maneuvering lane and parking at the north and south ends of the building. The applicant intends to reoccupy a vacant space in this building, and proposes almost no exterior renovations other than the proposed outdoor relief area and a small area of reconfigured striping.

**Items to be Addressed:** *None.*

**AREA, WIDTH, HEIGHT, SETBACKS**

The site is home to an existing building. Existing structures are exempted from the provisions of Article 5 according to Section 5.02.d, which states that the following is exempt: "Continuation of a legal non-conforming use, building, and/or structure, in accordance with Article 14." Section 5.02.e further states that the expansion of a legal non-conforming use, building, and/or structure in a manner that does not increase its level of nonconformity, in accordance with Article 14, is also exempt. Consequently, regardless of interpretation of whether or not the addition of the relief area constitutes an expansion, it does not increase any existing nonconformity and therefore the project is exempt from being brought into compliance with the provisions of Article 5.

The applicant has listed Building Form B on the site plan as the closest form to the existing building and has interpreted the dimensional requirements as such. However, as noted above, existing buildings are not required to conform to the building form provisions and therefore no single form must be referenced. The applicant's approach, however, is acceptable if not required. Dimensions, which are not being altered by the project, are as follows:

Setbacks		
<b>Front</b>	10 feet built-to line or 60-foot maximum*	<b>121.94 feet</b>
<b>Side East</b>	0 feet*	10.16 feet
<b>Side West</b>	0 feet*	Not provided**
<b>Rear</b>	30 feet*	43.95 feet
<b>Building Height</b>	Varies from 1 story minimum to unlimited height*	Not provided**
<b>Lot Coverage</b>	30 percent*	29.2 percent

*\*Dimensional requirements vary for new projects in the MR District based on building form chosen for a project. Required dimensions noted here are the most common and are typical for all building types in the MR District, with several small variations that are not significant or material in this case.*

*\*\*While these dimensions were not provided on the site plan, they are not necessary given that the building is existing, is not proposed for any dimensional alterations. No side yard setback is required, and no new height limitation is imposed for existing structures according to Section 5.02.d, which states: "Continuation of a legal non-conforming use, building, and/or structure, in accordance with Article 14."*

**Items to be Addressed:** None.

## SITE ACCESS AND CIRCULATION

### Proposed Circulation:

The site is primarily accessed from the south boundary along Maple Road via two existing driveways. The applicant intends to maintain the same access, with no alterations or changes. The existing configuration is suitable and is permitted to remain.

### Sidewalks:

The site provides a sidewalk along the Maple Road right-of-way. There is no existing pedestrian connection across the parking area to the sidewalk from the building. Given that the applicant must address the reduction in landscaped area, and given the site's parking surplus, we suggest that opposing landscaped islands be added to the front lot, replacing two parking spaces, with a sidewalk placed through each island and connecting across the parking area for safe access for pedestrians.

**Items to be Addressed:** Provide a pedestrian connection to the building.

## PARKING

### Proposed Parking:

The site plan indicates a total of 203 parking spaces which includes 6 barrier free parking spaces.

Parking Calculations:

The parking calculations provided by the applicant are as follows.

<u>Required per Table 13.06-A</u>	<u>Provided</u>
Tenant 1: Martial Arts School One space for every 250 sf of net floor area = 80% x 7,230 sf = 5,784 net sf $5,784/200 = 28.92 = 29$ spaces	<b>203 spaces</b>
Tenant 2: CRG Property Management One space for every 300 sf of gross floor area = $9,500/300 = 31.67 = 32$ spaces	
Tenant 3: Trainer's Academy One space for every 250 sf of gross floor area = $7,000/250 = 28$ spaces	
Tenant 4: Future TBD One space for every 250 sf of gross floor area = $15,346/250 = 61.38 = 61$ spaces	
Total = $29 + 32 + 28 + 61 = 151$ spaces	

The site has parking well in excess of the minimum required for the proposed new tenant.

*Items to be Addressed: None.*

**NATURAL RESOURCES**

The site is previously developed and contains no natural features. The proposed plan would not impact any protected natural features.

*Items to be Addressed: None.*

**LANDSCAPING**

A separate landscape plan has not been submitted as part of this application; however, the existing limited landscaping is shown on sheets P-1, P-2, and P-3.

There are existing trees in front of the building, although there are no trees within the required greenbelt. The site does maintain the required 10-foot greenbelt space. Given that the area is provided along the right-of-way as required, the site can be brought into compliance with the full greenbelt regulations with the addition of greenbelt trees. Greenbelt trees must be provided at a rate of one tree for every 30 linear feet of frontage. In this case, the site is 200 feet wide. Access drives from public rights-of-way through required greenbelts shall be permitted, but such drives shall not be subtracted from the lineal dimension used to determine the minimum number of trees. Consequently, 7 greenbelt trees are required in accordance with Section 13.02.D.2.

There are no landscape area calculations provided with the submittal. The minimum required landscaped area is 20%. Given the lack of landscaped area over the remainder of the site, we are confident that this site is not compliant with the landscaping requirement. However, were the building and site to remain totally unchanged, this existing nonconforming condition would be allowed to remain. That being said, the proposal includes the addition of a 329.3 square foot roofed area for the relief of dogs. This area is currently one of the only landscaping areas on site. Consequently, the removal of this landscaped area constitutes a further reduction in the total number of square feet of landscaping. This represents an increase in the level of nonconformity with the Ordinance, and cannot be permitted without a variance.

The City has allowed projects to replace the landscaped area being removed in similar cases however, so that the net effect of the new impervious surface is nullified. In this instance, if 329.3 or more square feet of paved area were removed and replaced with landscaping islands, the net effect on the nonconforming condition would remain the same and would therefore be permitted.

Section 13.02.C.2.a requires that there shall be a minimum of one tree for every eight parking spaces. While no landscaped islands exist on site, we suggest the site be brought closer to compliance by providing a tree in the existing parking lot landscaping island and in any additional proposed new landscaped islands that may be proposed to satisfy the general landscaped area requirements noted above.

Section 13.02.C.3.b also requires that parking lots that front on a public roadway shall be screened by a landscaped berm at least three (3) feet in height along the perimeter of the road right-of-way. Alternative landscape plantings or a solid wall that does not exceed three (3) feet in height may be approved where it is found that space limitations or visibility for vehicular circulation prevent construction of a landscape berm. No such landscaping, berm, or wall is present on site. We do not object to the provision of landscaping materials (an opaque 3-foot hedge, for instance) in lieu of a berm.

*Items to be Addressed: 1.) Provide 7 greenbelt trees. 2.) Obtain a variance or add landscaping area in excess of 329.3 square feet to mitigate for the additional impervious surface being added for the dog relief area. 3.) Add parking lot landscape island trees for existing island and any future proposed islands. 4.) Provide a berm, wall, or landscaping to comply with front-yard parking lot screening requirements.*

## **LIGHTING**

The applicant has not provided a photometric plan or any lighting details for this project. Full lighting details will be provided for final site plan approval.

*Items to be Addressed: None.*

## **SPECIAL USE REVIEW**

The Planning Commission shall review the application for special use approval, and shall either approve the application, approve the application with conditions, deny the application or postpone action.

### Use Standards

Section 6.13 lists specific use provisions for commercial kennels. They are as follows:

1. *Animal wastes, biohazard materials or byproducts shall be disposed of as required by the Oakland County Health Department, the Michigan Department of Public Health, or other duly appointed authority. All other wastes shall be contained in leak-proof and odor proof containers. No animal wastes, biohazard materials or byproducts shall be buried or incinerated on-site, or allowed to enter to groundwater. **Satisfied.***
2. *Buildings where animals are kept, dog runs, and exercise areas shall not be located nearer than one hundred (100) feet to any adjacent occupied dwelling. **Satisfied.***
3. *Dog runs and exercise areas shall not be located in any front yard and shall be screened with an opaque fence or wall at least six (6) feet in height. **Satisfied.***
4. *All principal use activities, other than outdoor dog runs or exercise areas, shall be conducted within a totally enclosed building. **Satisfied.***
5. *All operations and the housing of animals are contained in one (1) or more completely enclosed buildings. **Satisfied.***

The use-specific standards of special use approval for a commercial kennel have been met.

### Standards of Approval

According to Section 9.03.A, the Planning Commission shall consider the following general standards and any standards established for a specific use when reviewing a special use request.

1. *Compatibility with Adjacent Uses. The Special Use shall be designed and constructed in a manner harmonious with the character of adjacent property and the surrounding area. In determining whether a Special Use will be harmonious and not create a significant detrimental impact, as compared to the impacts of permitted uses. **The use is proposed within an existing partially vacant industrial building. No significant alterations are proposed. The proposed use has been permitted in similar circumstances in Troy without recognized compatibility conflicts. The proposed design of the indoor space and the measures being taken by the applicant, as well as the site's distance from any residential areas, should offset any potential negative elements.***
2. *Compatibility with the Master Plan. The proposed Special Use shall be compatible and in accordance with the goals and objectives of the City of Troy Master Plan and any associated*

*sub-area and corridor plans. The proposed use does not conflict with the Master Plan. The Master Plan calls for the Maple Road District to be a diverse, accommodating area for economic development. The site is zoned MR District, which was created in response to the Master Plan. The proposed use is permitted as a special use in the MR District.*

3. *Traffic Impact. The proposed Special Use shall be located and designed in a manner which will minimize the impact of traffic, taking into consideration: pedestrian access and safety; vehicle trip generation (i.e. volumes); types of traffic, access location, and design, circulation and parking design; street and bridge capacity and, traffic operations at nearby intersections and access points. 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 vehicular traffic congestion. **The proposed use has no additional impact on traffic from any typical use permitted in the MR District by right or as a special use. This project is a reoccupancy of a vacant tenant space that could accommodate a wide variety of uses typical to the Maple Road corridor.***
4. *Impact on Public Services. The proposed Special Use shall be adequately served by essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools. Such services shall be provided and accommodated without an unreasonable public burden. **The proposed use has no additional impact on public services from any typical use permitted in the MR District by right or as a special use. This project is a reoccupancy of a vacant tenant space that could accommodate a wide variety of uses typical to the Maple Road corridor.***
5. *Compliance with Zoning Ordinance Standards. The proposed Special Use shall be designed, constructed, operated and maintained to meet the stated intent of the zoning districts and shall comply with all applicable ordinance standards. **The site does have a number of previously existing nonconformities with regard to site dimensions, required open space, etc. These nonconformities are not being increased, with the exception of the required landscaping area, which is being reduced by 329 square feet. The site is currently not compliant with the minimum 20% landscaping requirement, as noted above. The project cannot be approved without a variance or alteration to the plan to eliminate the increase in the level of nonconformity, as noted in the landscaping section of this review, above.***
6. *Impact on the Overall Environment. The proposed Special Use shall not unreasonably impact the quality of natural features and the environment in comparison to the impacts associated with typical permitted uses. **The proposed project will not have a detrimental effect on the environment to a degree any higher than any other permitted use.***
7. *Special Use Approval Specific Requirements. The general standards and requirements of this Section are basic to all uses authorized by Special Use Approval. The specific and detailed*

*requirements relating to particular uses and area requirements must be also satisfied for those uses. **The specific use standards for the use are satisfied, as noted above.***

According to Section 9.03.B, the Planning Commission must also consider the following:

1. *The nature and character of the activities, processes, materials, equipment, or conditions of operation; either specifically or typically associated with the use.*
2. *Vehicular circulation and parking areas.*
3. *Outdoor activity, storage and work areas.*
4. *Hours of operation.*
5. *Production of traffic, noise vibration, smoke, fumes odors, dust, glare and light.*

We believe the land use as proposed is of such location and character as to be compatible with the orderly development or use of adjacent land and/or Districts. The only outstanding concern that we believe merits consideration is the site's nonconformity with regard to several landscaping elements of the Ordinance.

**Items to be addressed:** *Mitigate for the increased level of nonconformity with regard to site landscaping area or obtain a variance for the increase, and provide additional landscaping materials as noted above in the landscape portion of this review.*

## **SUBMITTAL REQUIREMENTS**

Section 3.43.01 establishes the requirements for preliminary site plan approval. The site plans submitted for record to the Planning Department were sealed on the cover sheet by Steve Sorenson, PE from Professional Engineering Associates, and all sheets were attached. The final copy shall be sealed on all sheets. In this instance, given that this project is a reoccupation of an existing building, we are confident that the seal of the preparing civil engineer is sufficient and meets with Ordinance requirements. All other minimum standards necessary for review have been met or have been waived by the Zoning Administrator, given the nature of this project as a tenant space reoccupancy.

**Items to be Addressed:** *None.*

## **RECOMMENDATIONS**

This project cannot move forward as designed without several revisions to the proposed site plan. Therefore, we recommend that the Planning Commission postpone action on the applicant's request until such time as they can address the items noted herein. Should the applicant provide a solution acceptable to the Planning Commission, we do not object to Planning Commission

approval of the request, conditioned on the applicant submitting a revised set of plans reflecting the proposed solution.

A handwritten signature in black ink, appearing to read "Zachary Branigan", with a horizontal line extending to the right from the end of the signature.

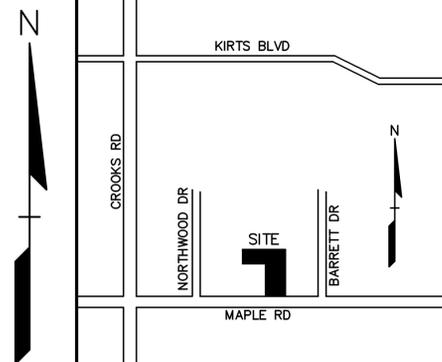
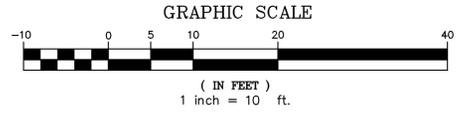
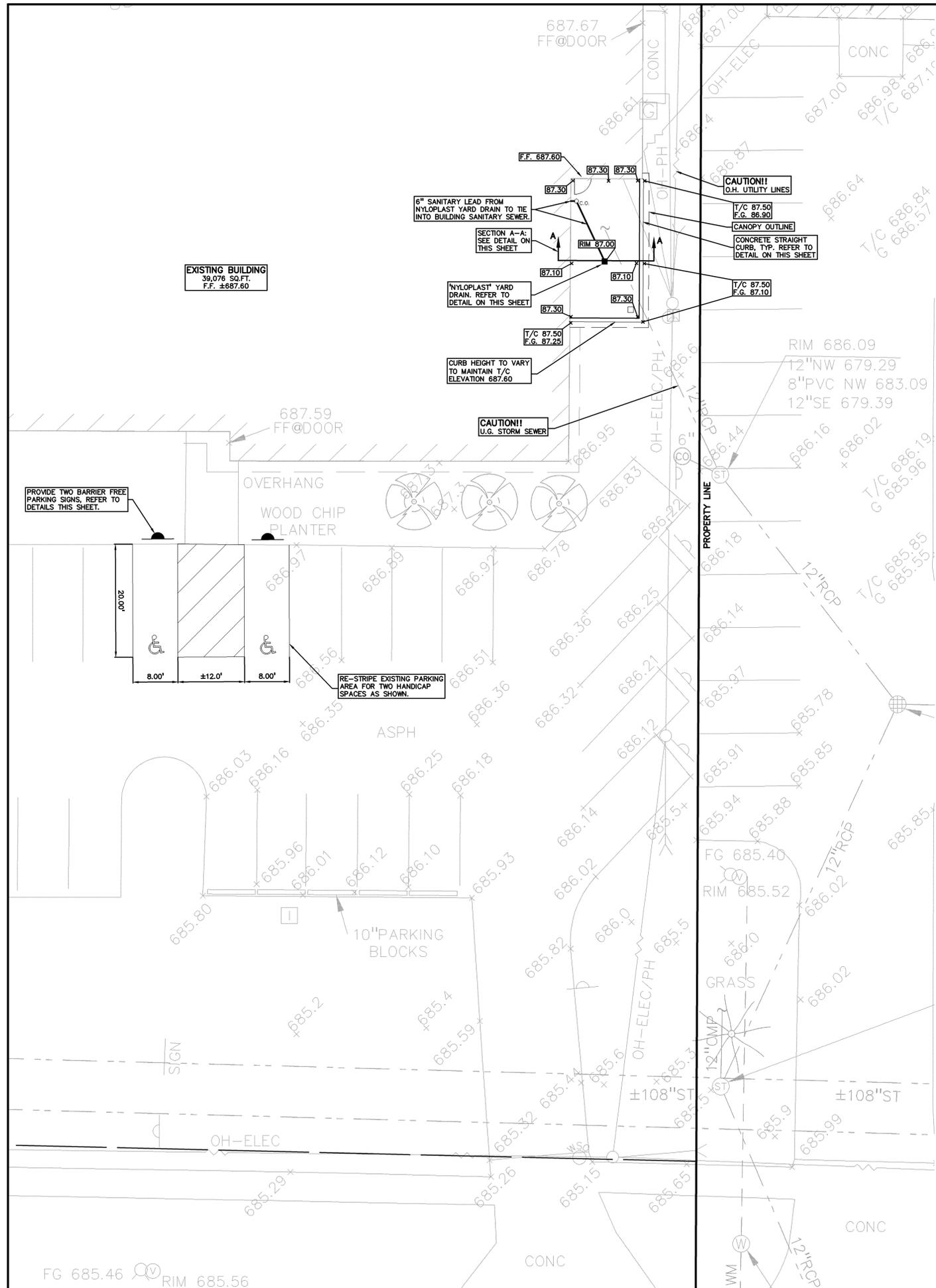
**CARLISLE/WORTMAN ASSOCIATES, INC.**  
**Zachary G. Branigan, LEED AP, AICP**  
**Associate**

225-02-1112

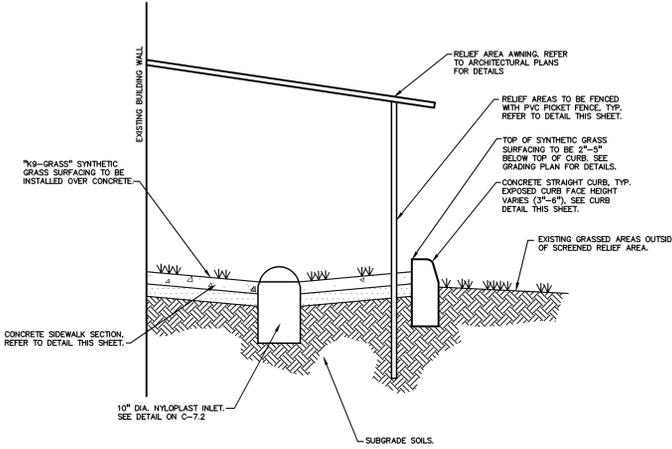






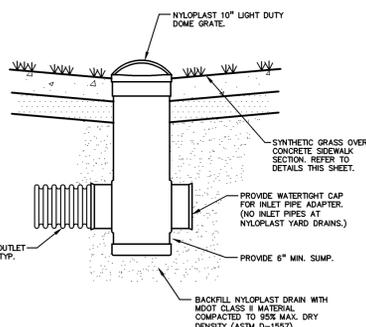


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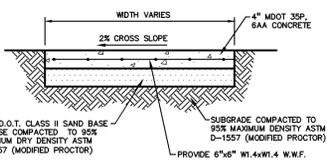


SECTION A-A: DOG RELIEF AREA  
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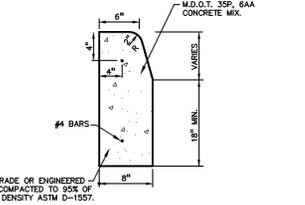
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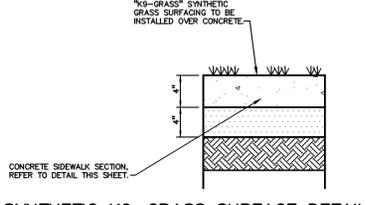
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NOT TO SCALE



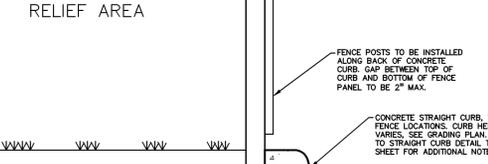
CONCRETE SIDEWALK  
NOT TO SCALE



CONCRETE STRAIGHT CURB  
NOT TO SCALE



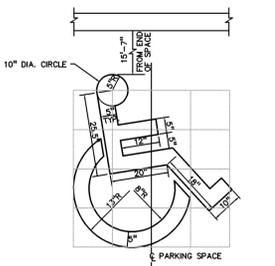
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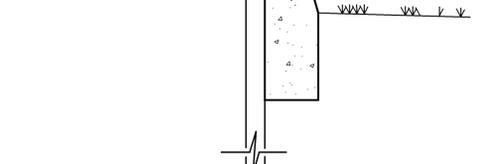
RELIEF AREA



12" x 18" GREEN BORDER AND LEGEND WHITE SYMBOL, BLUE BACKGROUND, REFLECTORIZED 6"-8" MOUNTING HEIGHT (R7-8)  
**BARRIER FREE PARKING SIGN DETAIL**  
NOT TO SCALE



NOTE: SYMBOL SHALL BE PAINTED WITH BLUE TRAFFIC PAINT, WITHIN OUTLINE SHOWN.  
**STANDARD \"BARRIER FREE\" SYMBOL FOR PARKING SPACE**  
NOT TO SCALE



SCREEN FENCE DETAIL  
NOT TO SCALE

**LEGEND**

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊙ MONUMENT FOUND	⊙ MONUMENT FOUND	⊙ RECORDED
⊙ NAIL FOUND	⊙ NAIL & CAP SET	⊙ MEASURED
⊙ NAIL & CAP SET		⊙ CALCULATED

**EXISTING**

- OH-ELEC-W-O-ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UG-CATV UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG-ELEC-ELEC. U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS WAK. VALVE & GAS LINE WARRER
- WATERMARK, GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- CATCH BASIN
- INLET (NO INCOMING LINES)
- YARD DRAIN (2" DIA. & SMALLER)
- POST INDICATOR VALVE
- WATER VALVE BOX/HORIZONTAL VALVE BOX, SERVICE SHUTOFF
- MALBOX, TRANSFORMER, BRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE

**PROPOSED**

- SPOT ELEVATION
- AS BUILT ELEVATION
- CURTAIN LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONCRETE
- ASPHALT
- WETLAND

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website: www.peainc.com

**TRAINERS ACADEMY, LLC**  
1016 TROY COURT  
TROY, MI 48063

**PRELIMINARY GRADING & UTILITY PLAN**  
**TRAINERS ACADEMY TROY**  
560 WEST MAPLE ROAD  
CITY OF TROY, OKLAND COUNTY, MICHIGAN

DES.	PB	DN	PB	SUR.	KTR	P.M.	SAS
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ORIGINAL ISSUE DATE: MAY 10, 2011  
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**P-3**

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ISSUED FOR:  
 APPROVAL OF CITY OF  
 TROY BUILDING DEPT.

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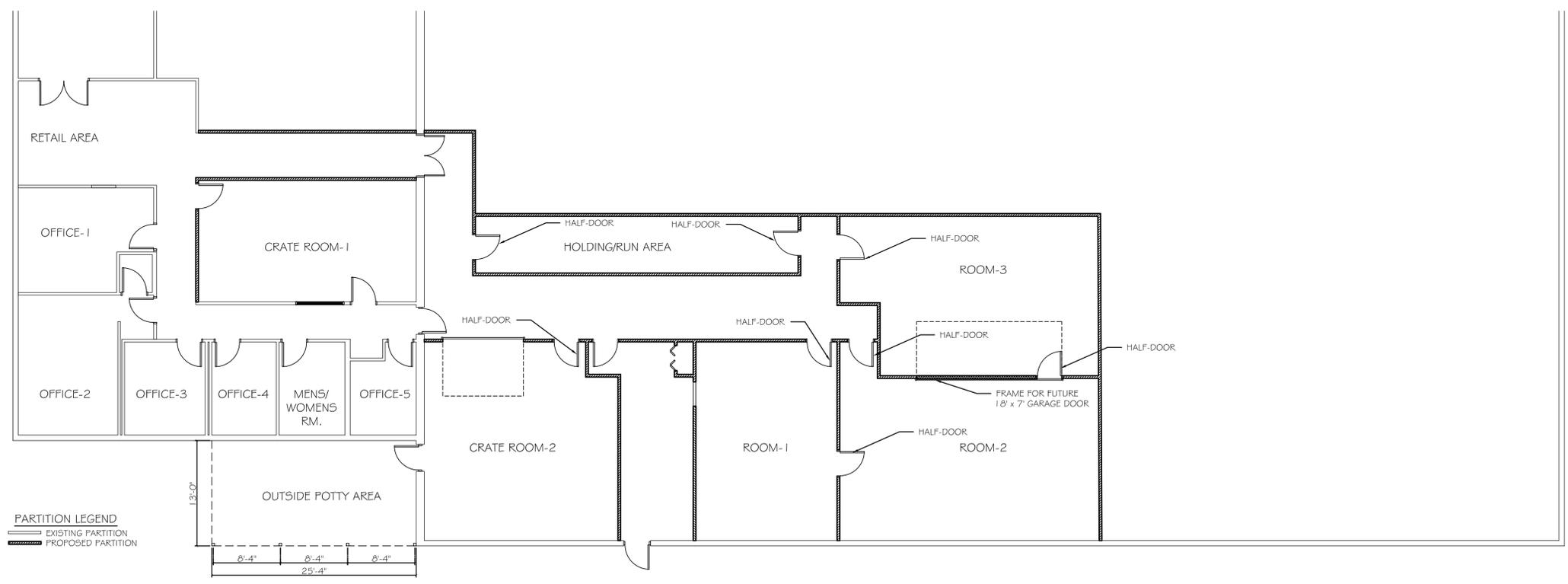


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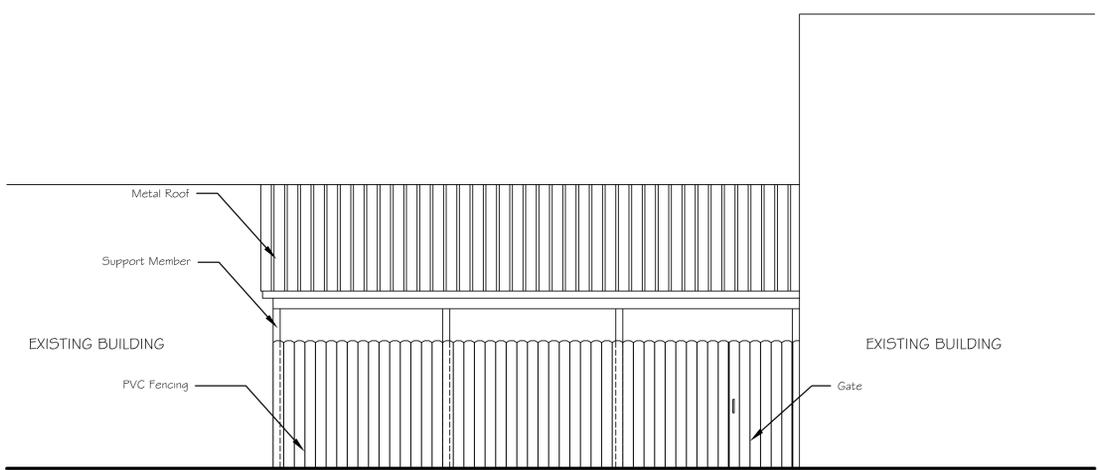
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CONSULTANTS:  
 BUD EDWARDS  
 DUSTIN THREM

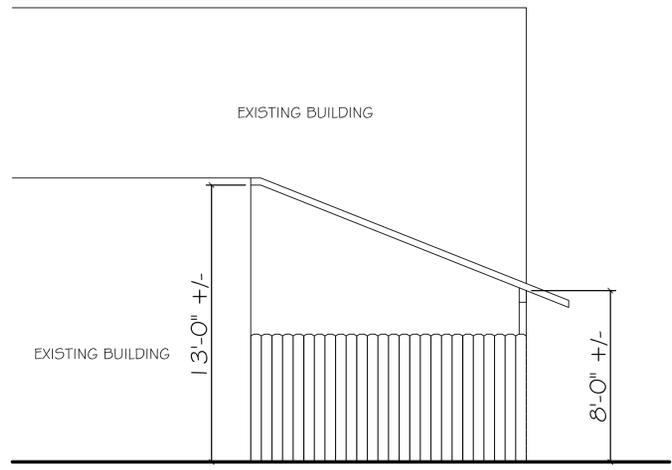
PROJECT ID:  
 950 W. MAPLE  
 TROY, MI 48084



**Proposed Floor Plan**  
 Scale: 1/8" = 1'-0"



**Proposed "Potty" Elevation**  
 Scale: 1/4" = 1'-0"



**Proposed "Potty" Side Elevation**  
 Scale: 1/4" = 1'-0"

651 LIVERNOIS  
 FERNDALE, MI  
 48220

BUD EDWARDS  
 1(248)-321-6103

DUSTIN THREM  
 1(248)-320-7758

PROJECT NO: 00001	SHEET NO: A-1
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DATE: June 9, 2011  
TO: Planning Commission  
FROM: R. Brent Savidant, Planning Director  
SUBJECT: SUSTAINABLE DEVELOPMENT PROCESS – Distribute Draft Document

The recently adopted Zoning Ordinance contains Sustainable Development provisions that promote environmentally sustainable and energy efficient design and development practices (see Section 12.01).

There are provisions identified throughout the Zoning Ordinance where the use of sustainable design measures may be used to satisfy, modify, or replace a specific requirement. Once prequalified as a Sustainable Design Project (SDP), the use of a sustainable design measure to satisfy a specific Ordinance requirement is authorized. Approval of a site plan with a modification permitted under this Section shall be considered the formal approval of the SDP status of the project.

The process requires the creation of an SDP checklist, separate from the Zoning Ordinance. Zak Branigan will discuss this process at the June 14, 2011 meeting, and distribute the draft SDP checklist document for your review.

cc: File/Sustainable Development Option

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