



CITY COUNCIL AGENDA ITEM

Date: June 14, 2011

To: John Szerlag, City Manager

From: Mark F. Miller, Director of Economic and Community Development
R. Brent Savidant, Planning Director

Subject: Announcement of Public Hearing – July 11, 2011 – Rezoning Application (File Number Z 738) – East side of Stephenson, north of Fourteen Mile (466 Stephenson Highway), Section 35 – From RC Research Center to OM Office Mixed Use

Background

The applicant FAS Hotels LLC seeks to rezone the subject property from RC Research Center to OM Office Mixed Use. The application indicates a Holiday Inn Express Hotel & Suites is intended for the site. The RC district does not permit lodging establishments. The OM district permits lodging establishments subject to special use approval. The applicant will be required to submit a special use application following rezoning of the property. The Master Plan classifies this property as being within the Smart Zone future land use category, which contemplates knowledge economy uses and supporting uses.

The Planning Commission expressed support for rezoning the property to OM at the May 10, 2011 meeting. This was an informal study item and no formal action was taken.

The Planning Commission public hearing is scheduled for June 28, 2011. The City Council announcement of public hearing occurs prior to the Planning Commission public hearing at the request of the applicant and in an effort to facilitate the purchase of the property with respect to deadline requirements of the purchase agreement. Furthermore, it is consistent with the Planning Department's attempt to expedite review and approval times for development application in an effort to create an environment of investment in the City.

Planning Commission minutes, the Planning Consultant's report and recommendation will be provided to City Council prior to the public hearing.

The City Council public hearing is scheduled for the July 11, 2011 Regular meeting.

Attachments:

1. Maps
2. City of Troy Master Plan (excerpt)

cc: Richard Carlisle, Carlisle/Wortman Associates, Inc.



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 (Form Based)
 -  (MRF) Maple Road (Form Based)
 -  (NN) Neighborhood Nodes (A-U)
 -  (CB) Community Business
 -  (GB) General Business
 -  (IB) Integrated Industrial Business District
 -  (O) 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
 -  (RC) 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

187 0 94 187Feet

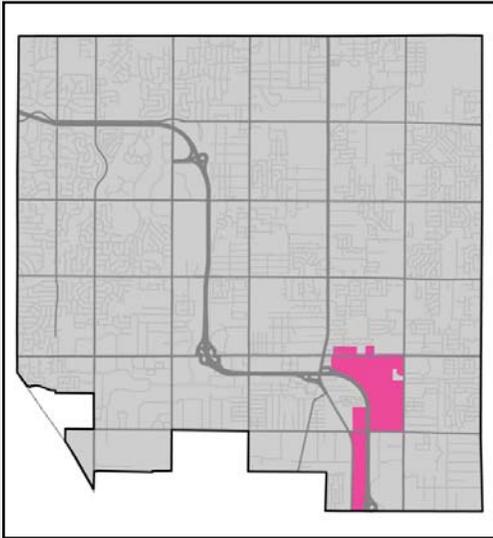
Scale 1: 1,123



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

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The Smart Zone: Big Beaver and Beyond



- *A special focus on high-technology uses that complement one another*
- *Potential high-density housing in proximity of 21st Century knowledge economy employers*
- *Regionally prominent location for technologically advanced companies*

The Smart Zone was strongly emphasized in the Big Beaver Corridor Study and is the only proposed district within the Study to be called out specifically as a future land use category in the Master Plan. **The Study envisions the Smart Zone as a unique area dominated by high-technology uses which are at the cutting edge of innovation.** The Study calls this location a “paragon of innovation” and prescribes a combination of “signature” light industrial, research and development, and office uses.

The Master Plan uses this category in an area expanded beyond the boundaries shown in the Big Beaver Corridor Study. **The area south of the main Smart Zone area, situated around Interstate 75 provides an opportunity to foster additional Smart Zone uses and development.**

Furthermore, much of this area is occupied by vacant or underutilized office and industrial facilities that could be readily redeveloped into Knowledge Economy uses, or into uses that work in direct support of those uses. This area is highly visible from Interstate 75. Business-to-business functions, such as materials suppliers or office support uses also represent an ideal fit in this southern section of the Smart Zone.



Ford Rouge LEED Rated Assembly Plant and Visitor Center



Automation Alley Technology Park in Troy; Photo by Brent Savidant

DESIGN CONCEPT

- New construction and redeveloping properties should be set in an integrated campus environment.
- Paths, generous landscaping, water features and similar features found in first-class business parks should be infused throughout the site.
- Mass-transit stops should be located along routes to accommodate the workforce.

SITE DESIGN ATTRIBUTES

- Primary parking areas will be within rear or interior side yards and separated into modest-sized components by storm water management and landscaping.
- All parking should be screened from view by landscaping or walls.

- Walks should connect businesses, adjacent developments and the public sidewalks.
- Storm water detention should be captured in pedestrian friendly landscaped designs.
- Mass transit stops should be provided on the exterior and within the interior of the district.

ARCHITECTURAL ATTRIBUTES

- Height should be encouraged in cases where the development makes unique contributions to the area.
- Non-industrial portions of businesses should face the street system.
- Durable metal, glass, masonry and other materials should be used to promote the scientific image of emerging technology.
- Entries should be well-defined.



High-tech industry within the Smart Zone; Photos by Brent Savidant