



CITY COUNCIL AGENDA ITEM

Date: June 27, 2011

To: John Szerlag, City Manager

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

Subject: PUBLIC HEARING - 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 rezoning is consistent with the Master Plan. The attached report prepared by Carlisle/Wortman Associates, Inc. summarizes the application.

The Planning Commission held a public hearing on this item on June 28, 2011, and recommended approval of the rezoning.

Recommendation

The rezoning is consistent with the general character of the area and compatible with adjacent zoning districts and land uses. City Management recommends approval of the rezoning request from RC Research Center to OM Office Mixed Use.

Attachments:

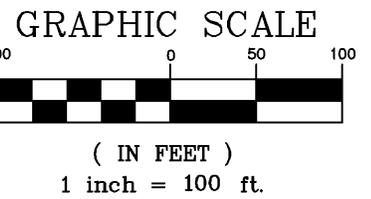
1. Maps
2. Draft Planning Commission Minutes from the June 28, 2011 Special/Study Meeting (excerpt)
3. City of Troy Master Plan (excerpt)
4. Report prepared by Carlisle/Wortman Associates, Inc.

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

PLAT OF SURVEY

JOB No. 11-063

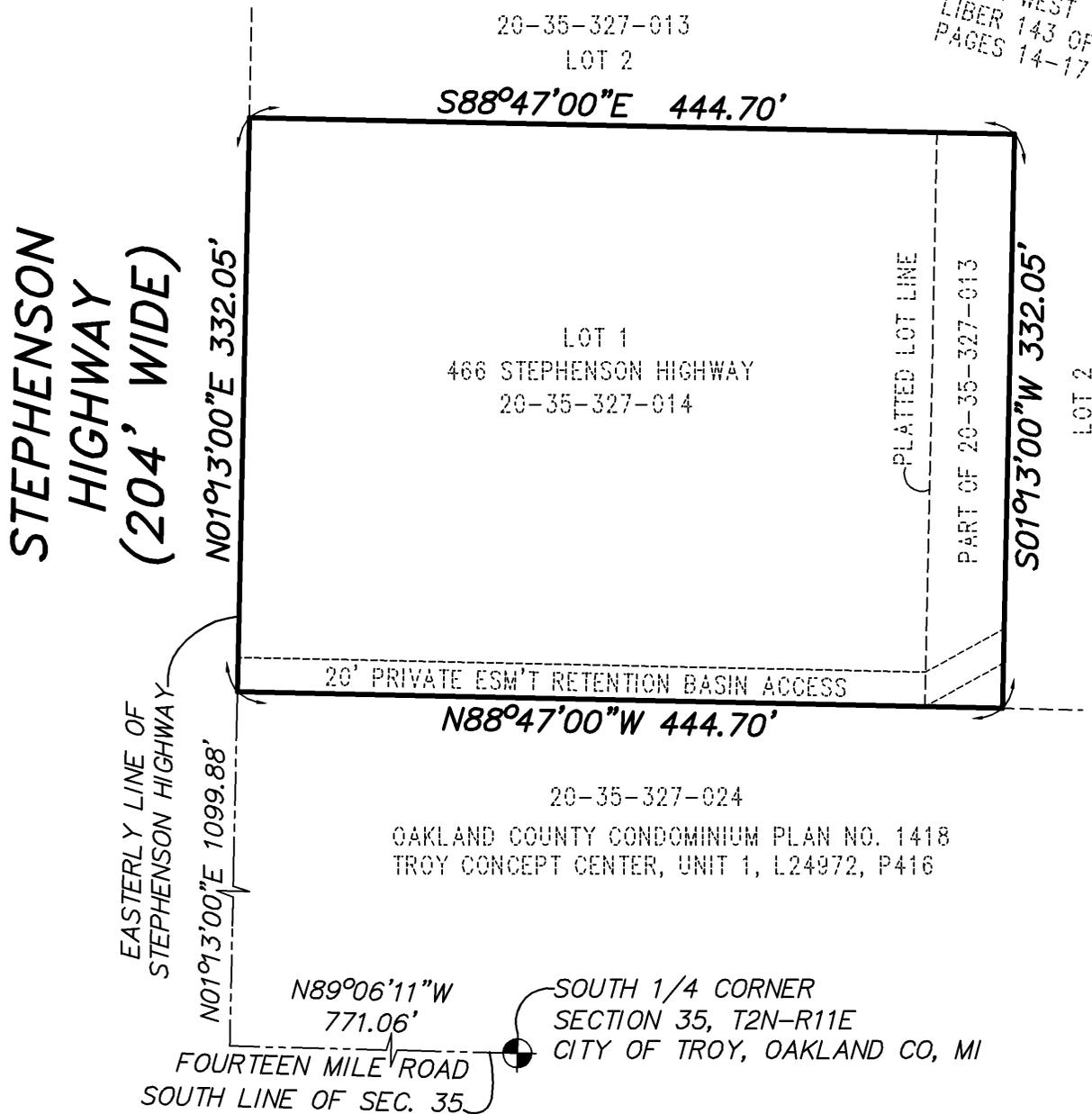
For: TROY HOTELS, LLC c/o AMERILODGE GROUP
 1040 WEST HAMLIN ROAD
 ROCHESTER HILLS, MI 48309



PROPERTY DESCRIPTION PROVIDED

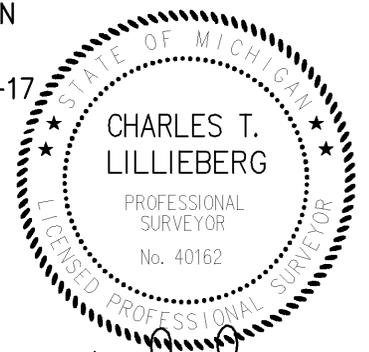
LOT 1 AND A PART OF LOT 2, ROBBINS EXECUTIVE PARK WEST, SECTION 35, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 143 OF PLATS, PAGES 14, 15, 16 AND 17, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 35; N. 89° 06' 11" W., 771.06 FEET ALONG THE SOUTH LINE OF SECTION 35; THENCE N. 01° 13' 00" E., 1,099.88 FEET ALONG THE EASTERLY LINE OF STEPHENSON HIGHWAY (204 FEET WIDE) AND EXTENSION THEREOF, TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY LINE OF STEPHENSON HIGHWAY N. 01° 13' 00" E., 332.05 FEET; THENCE S. 88° 47' 00" E., 444.70 FEET; THENCE S. 01° 13' 00" W., 332.05 FEET; THENCE N. 88° 47' 00" W., 444.70 FEET TO THE POINT OF BEGINNING. CONTAINING 3.39 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHT OF WAYS OF RECORD.

ROBBINS EXECUTIVE
 PARK WEST
 LIBER 143 OF PLATS
 PAGES 14-17



NO TITLE WORK HAS BEEN PROVIDED, OTHER EASEMENTS OR RESTRICTIONS NOT SHOWN
 BEARINGS ARE REFERENCED TO:
 RECORDED PLAT OF ROBBINS EXECUTIVE PARK WEST, LIBER 143 OF PLATS, PAGES 14-17

I hereby certify that this survey was prepared by me or under my direct supervision, that I am a duly Licensed Professional Surveyor under the laws of the State of Michigan, that this survey complies with the requirements of Section No. 3, P.A. No. 132 of 1970, and that the error of closure is no greater than 1 in 5000. The ratio of closure of the unadjusted field observations of this survey was 1/5000.



DAVISON LAND SURVEYING INC.

1063 S. State, Suite 9 Davison, MI 48423
 Phone: 810-653-5969 Fax: 810-658-9388

Charles T. Lillieberg
 CHARLES T. LILLIEBERG P.S. No. 40162

LEGEND: ○=IRON SET, ●=IRON FOUND, ■=MONUMENT FOUND, x-x=FENCE, (R)=RECORDED, (M)=MEASURED

DATE: 6/27/11	SCALE: 1" = 100'	DRAWN BY: RJV	CREW CHIEF: CTL	CHECKED BY: CTL	SHEET: 1 OF 1
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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



REZONING REQUEST

8. **PUBLIC HEARING – REZONING APPLICATION (File Number Z 738) –**
Proposed Holiday Inn Express Hotel & Suites, East side of Stephenson Hwy,
North of 14 Mile (466 Stephenson Highway), Section 35, From RC (Research
Center) District to OM (Office Mixed Use) District

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED**Resolution #2011-06-040**

Moved by: Schultz

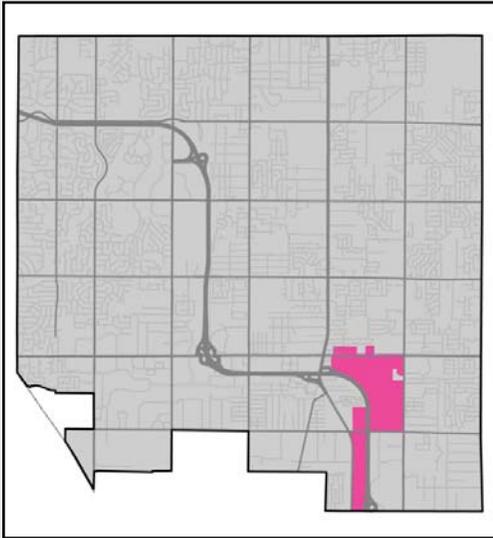
Seconded by: Strat

WHEREAS, That the Planning Commission hereby recommends to the City Council that the RC to OM rezoning request, located on the east side of Stephenson Highway, north of 14 Mile (466 Stephenson Highway), within Section 35, being approximately 3.05 acres in size, be granted.

Yes: All present (9)

MOTION CARRIED

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



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 22, 2011

Rezoning Analysis For City of Troy, Michigan

Applicant: Asad Malik

Project Name: Holiday Inn Express Hotel and Suites Rezoning

Location: 466 Stephenson Highway

Current Zoning: RC, Research Center District

Action Requested: To rezone Tax Parcels #20-35-327-014 and part of 20-35-327-013 to OM, Office Mixed Use District

Required Information: As noted in review.

BACKGROUND

The purpose of this analysis is to assist the City in determining the appropriateness of rezoning a site on the east side of Stephenson Highway, ultimately for the purpose of permitting a hotel to be developed on the site. This application is not for conditional rezoning, however; consequently, the site plan is not a bonding agreement with the City in the event of an approval. The site is located just north of 14 Mile Road. The two parcels are zoned RC, Research Center District, and the applicant seeks a rezoning to OM, Office Mixed Use District.

The RC District is intended “..to provide areas for industrial-research and office uses in planned developments. Such districts are to be located and developed so as to complement the significant light industrial character of the community, while at the same time providing for the necessary related non-manufacturing uses such as corporate office and research facilities. The RC District is intended to encourage the development of uses and services that will support and enhance the office environment in the RC District, primarily for the benefit of tenants and local residents. Further, the Research Center District is intended to provide for those major industrial-research, and office, and training uses which require proximity to major non-residential areas, rather than office uses serving a local market, which could reasonably be located in commercial and service areas elsewhere in the community.”

The RC District permits a wide variety of office and light industrial uses such as conventional offices, medical offices, laboratories, financial institutions, accessory uses and buildings by right. It does not permit lodging facilities or residential uses.

The proposed OM District would permit a wider list of uses that still generally support the same type of overall intent of the RC District, albeit with a less focused purpose. The OM District is intended “...to provide areas for large office uses which serve large numbers of people, as well as the retail, service, restaurant, lodging, and residential options that should be provided to support such large employment centers. A major purpose of this District is to provide areas for buildings of greater height and more intensive land use activity in an otherwise low-density community, while providing amenities on-site or within the same immediate area to foster a walkable, compact, dense urban environment. The OM District is also intended to encourage the development of uses and services that will support and enhance the marketability of the City of Troy as a vibrant and desirable place to work where a high quality of life can be offered for both workers and residents. As such, it is a primary role of the OM District, along with the IB, RC, CB and GB Districts to preserve the economic vitality of the area.”

The OM District permits a wide variety of uses that are permitted in the RC District, but adds retail, restaurant, and lodging uses to support the high-density employment base encouraged by the Ordinance (and Master Plan, as we will demonstrate later in this report).

Items to be Addressed: None.

SITE DESCRIPTION AND SURROUNDING USES

We visited the site on June 21, 2011. The site is currently occupied by a vacant light industrial building and supporting site improvements. The site is not well maintained, and has overgrown landscaping, a downed light pole, and several other features that suggest a site in neglect.

To the north and south are large office developments that house a variety of large tenants. Across Stephenson Highway to the west are a collection of light industrial uses, and to the east is Interstate 75.

Items to be Addressed: None.

NATURAL RESOURCES

The site is previously developed and is essentially devoid of natural features, with the exception of some existing overgrown landscaping materials.

Items to be Addressed: None.

ZONING/LAND USE/MASTER PLAN

The zoning, land use and Master Plan designations for the surrounding parcels are shown in Table 1 below:

**Table 1
Zoning, Land Use and Master Plan Designations**

	North	South	East	West (across Stephenson Highway)
Zoning	RC	OM	I-75	O-1
Land Use	Office	Office	I-75	Office, light industrial
Master Plan	Smart Zone District	Smart Zone District	I-75	21 st Century Industrial

The subject site lies in the Smart Zone future land use category. The intent of the Smart Zone future land use category is described in the Master Plan as follows:

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.

While the existing RC District is well suited to the Smart Zone future land use category in that it allows and encourages high-technology research and light industrial uses, it is not alone in supporting the Smart Zone Concept. The proposed OM category, as stated previously, also permits nearly the same uses as are permitted in the more specific RC District, but also allows the kind of supporting uses encouraged by the Master Plan. While OM may not be the most suitable district in more remote areas of the Smart Zone, or those adjacent less intense residential areas, it does have a place along major roads like Stephenson Highway.

The applicant intends to use the property to develop lodging. The Smart Zone also supports this concept in that it specifically mentions “uses that work in direct support of those uses” in reference to Knowledge Economy uses. It goes on to support business-to-business functions in the south area of the Smart Zone, and recognizes the area’s unique visibility from Interstate 75. In short, we feel the proposed OM District is in keeping with the Master Plan, and supports the surrounding office, research, and light industrial uses. We also recognize the compatible presence of existing OM properties immediately north of the site, and the desirable visibility of this site along Stephenson Highway and Interstate 75.

Items to be Addressed: None.

TRAFFIC IMPACT AND SITE ACCESS

The proposed rezoning would not necessarily increase traffic volume from what is permitted within the RC District already. In fact, if used as intended for a Holiday Inn Express, the traffic would be likely spread over a less intense period than a conventional office or research use that would be permitted under current zoning. These uses tend to have more acute peak traffic periods around the morning and late afternoon.

Items to be Addressed: None.

SUMMARY

The proposed OM District has potential to support the goals and policies of the Master Plan. It is a logical category when considering the site’s characteristics, the surrounding categories and uses, and the policies contained within the Master Plan. Therefore, we support the applicant’s request and recommend that the Planning Commission recommend to the City Council that the proposed rezoning be approved.



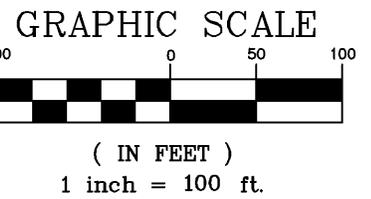
CARLISLE/WORTMAN ASSOCIATES, INC.
Zachary G. Branigan, LEED AP, AICP
Associate

225-02-1109

PLAT OF SURVEY

JOB No. 11-063

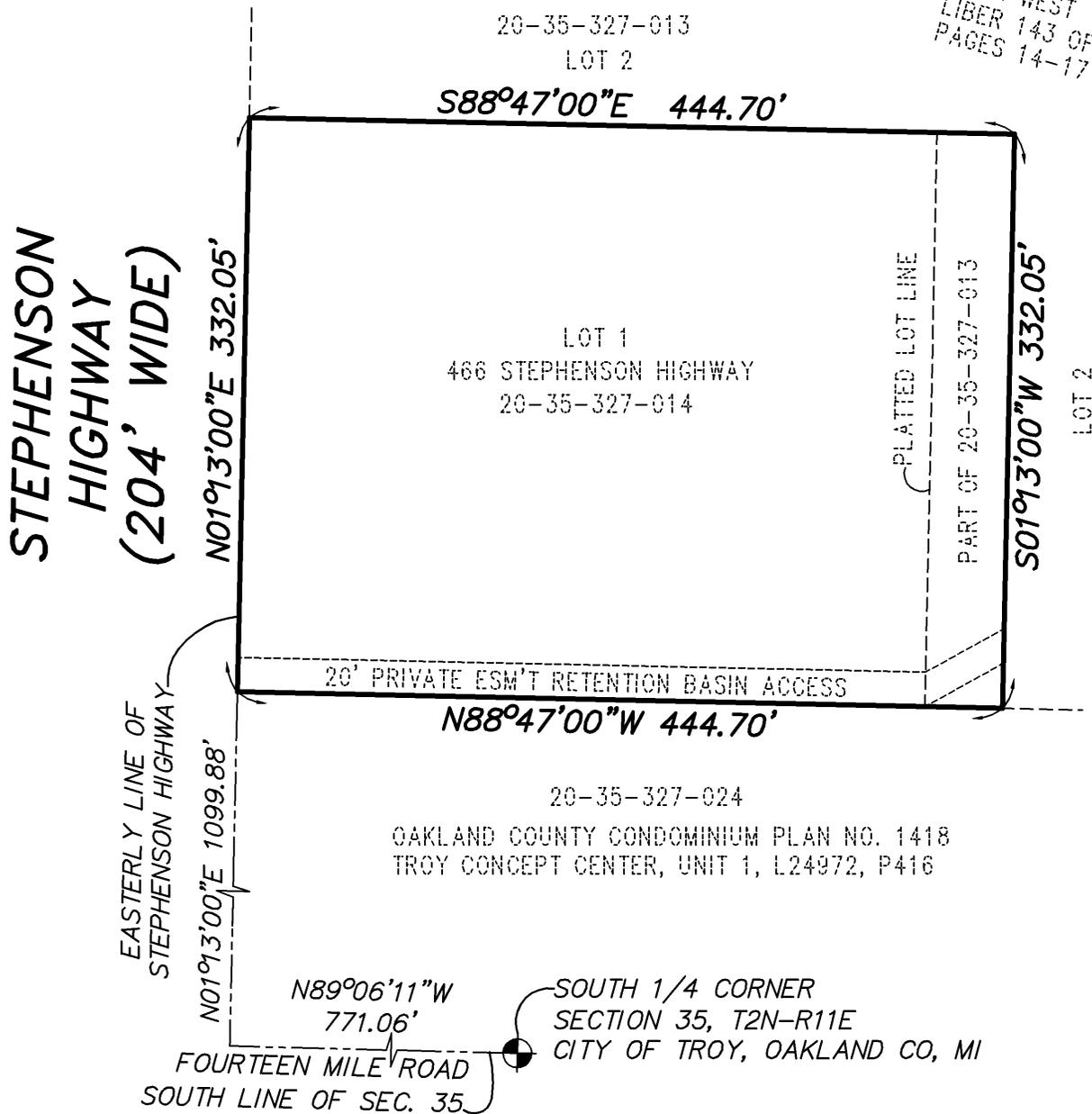
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 1040 WEST HAMLIN ROAD
 ROCHESTER HILLS, MI 48309



PROPERTY DESCRIPTION PROVIDED

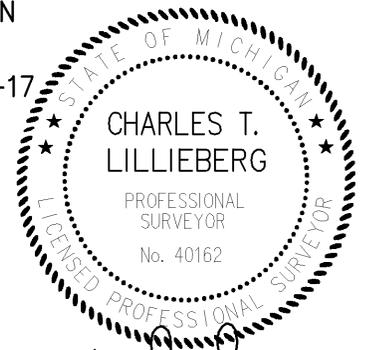
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DATE: 6/27/11	SCALE: 1" = 100'	DRAWN BY: RJV	CREW CHIEF: CTL	CHECKED BY: CTL	SHEET: 1 OF 1
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CITY OF TROY
AN ORDINANCE TO AMEND
CHAPTER 39 OF THE CODE
OF THE CITY OF TROY

The City of Troy ordains:

Section 1. Short Title

This Ordinance shall be known and may be cited as the _____ amendment to the Zoning District Map of the Code of the City of Troy.

Section 2. Amendment

Section 4.02 of Chapter 39 is hereby amended to permit the zoning map of said code to be, and the same is hereby amended to delineate the subject parcel as OM (Office Mixed Use), as described in the attached Plat of Survey.

The subject property is located on the east side of Stephenson Highway, north of Fourteen Mile Road, in section 35, within the RC (Research Center) Zoning District, being approximately 3.39 acres in size.

Section 3. Repeal

All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 4. Savings

All proceedings pending, and all rights and liabilities existing, acquired or incurred, at the time this Ordinance takes effect, are hereby saved. Such proceedings may be consummated under and according to the ordinance in force at the time such proceedings were commenced. This ordinance shall not be construed to alter, affect, or abate any pending prosecution, or prevent prosecution hereafter instituted under any ordinance specifically or impliedly repealed or amended by this ordinance adopting this penal regulation, for offenses committed prior to the effective date of this ordinance; and new prosecutions may be instituted and all prosecutions pending at the effective date of this ordinance may be continued, for offenses committed prior to the effective date of this ordinance, under and in accordance with the provisions of any ordinance in force at the time of the commission of such offense.

Section 5. Severability Clause

Should any work, phrase, sentence, paragraph or section of this Ordinance be held invalid or unconstitutional, the remaining provision of this ordinance shall remain in full force and effect.

Section 6. Effective Date

This Ordinance shall become effective ten (10) days from the date hereof or upon publication, whichever shall later occur.

This Ordinance is enacted by the Council of the City of Troy, Oakland County, Michigan, at a regular meeting of the City Council held at City Hall, 500 W. Big Beaver, Troy, Michigan, on Monday, the 11th day of July, 2011.

Louise E. Schilling, Mayor

M. Aileen Bittner
Acting City Clerk

PUBLISHED: _____

G:\REZONING REQUESTS\Z 738 Holiday Inn Express Hotel and Suites Sec 35\Z 738 Published Map Amendment.doc