



## CITY COUNCIL AGENDA ITEM

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Date: March 12, 2012

To: Mayor and City Council

From: John Szerlag, City Manager  
Mark F. Miller, Director of Economic & Community Development  
Glenn Lapin, Economic Development Specialist  
R. Brent Savidant, Planning Director

Subject: BIG BEAVER CORRIDOR

Mayor Daniels met with Mark Miller and John Szerlag. The Mayor asked about the Big Beaver Corridor Study. In response we are providing a summary of redevelopment and reinvestment policies for the Big Beaver Corridor. These efforts include completion of the Big Beaver Corridor Study, City of Troy Master Plan, Big Beaver Design Guidelines and City of Troy Zoning Ordinance.

In 2005, the Troy Downtown Development Authority (DDA) in conjunction with the Troy City Council recognized a need to strengthen the image of the Big Beaver Corridor as a world-class thoroughfare and the premier economic corridor in Metropolitan Detroit. The Big Beaver Corridor Study was completed in 2006.

The Planning Department partnered with the Planning Commission to develop the City of Troy Master Plan. The Master Plan is the official policy guide for the future growth and development for the City of Troy. The Big Beaver Road classification integrated the key concepts and many of the recommendations of the Big Beaver Corridor Study into the Master Plan. The Master Plan was adopted in 2008.

The DDA and Planning Commission adopted the Big Beaver Design Guidelines to assist in implementing the Big Beaver Corridor Plan and provide a basis for a regulatory framework for a form-based code for the Big Beaver Corridor. The Big Beaver Design Guidelines were adopted by the DDA and Planning Commission in 2011.

The Planning Department worked with the Planning Commission to complete a comprehensive rewrite of the City of Troy Zoning Ordinance. The Zoning Ordinance implements the land use policies of the Master Plan and regulates the growth and development of the City of Troy. The Big Beaver Design Guidelines provided a basis for a regulatory framework for the Big Beaver Road form-based provisions that are included in the ordinance. The Zoning Ordinance was adopted by the City Council in 2011.

Copies of the Big Beaver Corridor Study and Big Beaver Design Guidelines will be provided at the meeting.

### Document Links:

1. Big Beaver Corridor Study, <http://www.troymi.gov/BigBeaverCorridorStudy/>
2. City of Troy Master Plan, <http://www.troymi.gov/Planning/MasterPlanProcess/CityofTroyMasterPlan2008.pdf>
3. Big Beaver Design Guidelines, <http://www.troymi.gov/Planning/BigBeaverDesignGuidelines.pdf>
4. City of Troy Zoning Ordinance, [http://www.troymi.gov/Planning/Adopted\\_Troy\\_ZoningOrdinance04282011.pdf](http://www.troymi.gov/Planning/Adopted_Troy_ZoningOrdinance04282011.pdf)