



PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

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

John J. Tagle, Chair, Donald Edmunds, Vice Chair
Michael W. Hutson, Edward Kempen, Tom Krent, Philip Sanzica
Gordon Schepke, Robert Schultz and Thomas Strat

October 9, 2012

7:00 P.M.

Council Chambers

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – September 25, 2012 Special/Study meeting
4. PUBLIC COMMENTS – For Items Not on the Current Agenda

ZONING ORDINANCE TEXT AMENDMENT

5. ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 244) – Miscellaneous Zoning Ordinance Revisions

OTHER BUSINESS

6. PUBLIC COMMENTS – For Items on Current Agenda
7. 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 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.

Chair Tagle called the Special/Study meeting of the Troy City Planning Commission to order at 7:00 p.m. on September 25, 2012 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds
Michael W. Hutson
Edward Kempen
Tom Krent
Philip Sanzica
Gordon Schepke
Robert Schultz
Thomas Strat
John J. Tagle

Also Present:

R. Brent Savidant, Planning Director
Susan Lancaster, Assistant City Attorney
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Eric Huang, Student Representative

2. APPROVAL OF AGENDA

Resolution # PC-2012-09-065

Moved by: Schultz
Seconded by: Edmunds

RESOLVED, To approve the agenda as printed.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2012-09-066

Moved by: Edmunds
Seconded by: Krent

RESOLVED, To approve the minutes of the September 11, 2012 Regular meeting as published.

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Strat presented the ZBA report. There were two items approved by the ZBA at the September meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported the Downtown Development Authority (DDA) met in a closed session on September 19, 2012.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported on the approval of Big Beaver Center Planned Unit Development by City Council on September 24, 2012.

ZONING ORDINANCE TEXT AMENDMENT

8. ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 244) – Miscellaneous Zoning Ordinance Revisions

Mr. Savidant and Mr. Carlisle dually presented the report prepared by Carlisle/Wortman Associates, Inc. The report explained that the City of Troy Zoning Ordinance was adopted in April 2011. It is common that a year or so after the adoption of a new zoning ordinance, staff, planning commissioners, and outside interests identify specific language and other clarifications that need further discussion and potential amendments. Many of the proposed amendments are minor (capitalization, consistency in labeling, etc); however, some considerations for amendments are substantive.

The non-substantive amendments listed in the report were not discussed. The Planning Commission members were asked to review those items on their own. Any suggestions would be shared with the Planning Commission at a later meeting.

The Planning Commission discussed the twelve substantive items proposed in the report. They reached consensus on all items.

Mr. Savidant stated the Planning Department would revise the proposed language as agreed upon by the Planning Commission and return with revised language at a future date.

OTHER BUSINESS

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

There was no one present who wished to speak.

10. **PLANNING COMMISSION COMMENTS**

There was general Planning Commission discussion.

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

Respectfully submitted,

John Tagle, Chair

R. Brent Savidant, Planning Director

G:\Planning Commission Minutes\2012 PC Minutes\Draft\2012 09 25 Special Study Meeting_Draft.doc

DATE: October 4, 2012

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 244) – Miscellaneous Zoning Ordinance Revisions

The City of Troy Zoning Ordinance was adopted in April 2011. Prior to adoption, it was anticipated there would be some revisions that would be necessary once staff, the Planning Commission and applicants had an opportunity to use the document. The revisions will fix inconsistencies, clarify provisions and generally make the document easier to use and understand.

The proposed revisions were presented to the Planning Commission at the September 25, 2012 Special/Study meeting. The Planning Commission suggested some revisions. The attached report prepared by Carlisle/Wortman Associates, Inc. summarizes the proposed revisions.

Following our discussion, if Planning Commission is satisfied with the proposed revisions, we will schedule a Public Hearing for this item to solicit public input.

Attachments:

1. Report prepared by CWA

G:\ZOTAs\ZOTA 244 Miscellaneous Zoning Ordinance Revisions\PC Memo 10 09 2012.doc



CARLISLE

WORTMAN
associates, inc.

605 S. Main Street, Ste. 1
Ann Arbor, MI 48104

(734) 662-2200
(734) 662-1935 Fax

MEMORANDUM

TO: R. Brent Savidant, AICP, Planning Director

FROM: Ben Carlisle, AICP

DATE: October 4, 2012

RE: Zoning Ordinance Amendments

At the September 25, 2012 meeting the Planning Commission considered twelve (12) substantive and fourteen (14) minor amendments changes to the April 2011 adopted Zoning Ordinance. The Planning Commission requested changes to amend language for three (3) of the proposed substantive amendments. This memo is a follow up to that discussion. Listed below is the revised language to those three (3) amendments. Please refer to our September 19, 2012 memo for details regarding the entire list of proposed amendments. After the Planning Commission considers the following amendments, a public hearing will be scheduled.

Substantive Amendments:

- Section 4.13.D.4.a (CB District Page 72) :** *Parking shall not be located in the front yard.*
Section 4.14.D.4.a (GB District Page 76) : *Parking shall not be located in the front yard.*
Section 4.15.D.4.a (O District Page 84) : *Parking shall not be located in the front yard.*
Section 4.18.D.5.a (RC District Page 92) : *Parking shall not be located in the front yard.*

Previous Planning Commission Consideration:

The Planning Commission agreed that up to 50% of a building's frontage should be allowed as parking in the CB, GB, O, and RC districts. Furthermore, the Planning Commission felt that in order to exceed the 50% limitation, applicants can apply for additional parking through the Sustainable Design Option. The Planning Commission felt that the "stick and carrot" approach is appropriate. In addition, based on comments from the Planning Commission, we have amended the language regarding linear building frontage to be clearer.

A question that came up while preparing the revisions is: Does the parking area need to be located directly in front of the building (i.e. along the building's linear frontage)? In other words, if there is at least 50% open space in the front yard, does it matter where it is located? Being less prescriptive would give the petitioner the ability to be more creative with site design, and design the parking and open space areas more in line with specific needs. However, requiring that any parking in front of a building

be adjacent to such building would likely reduce the overall amount of parking in front of the building and ensure that parking does not dominate the front façade.

With this in mind, we have provided two options: Option 1 limits parking to within buildings' linear frontage only, Option 2 permits parking anywhere within the front yard. Both options limit the portion of area than can be dedicated to parking.

Proposed Amendment Language Option 1: Parking Permitted in Front of Building Only

Section 4. Off-Street Parking Location.

- ~~a. Parking shall not be located in the front yard.~~
- a. No more than fifty (50) percent of a ~~total site's linear feet along the front building line shall be occupied by parking lot.~~ building's linear frontage that is parallel to a public right-of-way shall be occupied by parking. The remaining fifty (50) percent of a building's linear frontage cannot be striped asphalt but shall be a curbed sidewalk, landscaped area, plaza, outdoor dining area, or any combination thereof.
- b. Through the Sustainable Development Option as set forth in Section 12.01 of the Ordinance, relief may be granted to allow greater than fifty (50) percent of a building's linear frontage that is parallel to a public right-of-way as parking.

Proposed Amendment Language Option 2: Parking Permitted Anywhere In Front Yard:

Section 4. Off-Street Parking Location.

- ~~b. Parking shall not be located in the front yard.~~
- c. No more than fifty (50) percent of a ~~total site's linear feet along the front building line shall be occupied by parking lot.~~ building's front yard may be occupied by parking and entry drive. The remaining fifty (50) percent of a building's front yard shall be comprised of curbed sidewalk, landscaped area, plaza, outdoor dining area, or any combination thereof.
- d. Through the Sustainable Development Option as set forth in Section 12.01 of the Ordinance, relief may be granted to allow greater than fifty (50) percent of a building's front yard as parking.

2. Section 4.21 Schedule of Use Regulations Table (Page 101): Reclassify selective automotive limited automotive and transportation uses in the IB district from Special to Permitted.

The Planning Commission agreed that certain uses in the Automotive/Transportation category that have minimal secondary impacts be allowed by-right. However, as noted as a goal of the Master Plan, the Planning Commission wanted to ensure protection of adjacent single-family residential. As such, vehicle sales will remain a special use and additional provisions were added so that Automobile Uses within 300 feet of single family residential use or district be required to be reviewed as a special use.

Proposed Amendment Language:

Section 4.21 Schedule of Use Regulations Table (Page 101):

Automobile Use	IB
Vehicle, recreational vehicle sales	S
Vehicle repair stations	S, P
Vehicle fueling/multi-use stations	S
Vehicle washes	S
Vehicle auctions	S
Antique and classic vehicle sales	S, P
Ambulance facilities	S, P
Vehicle rental	S, P

Section 6.26.F. Vehicle Repair (Page 179):

- F. Any proposed vehicle repair use within three hundred (300) feet (measured from the nearest lot line to the nearest lot line on a straight-line basis) to any residential zoning district or any parcel used for residential purposes shall be reviewed as a special use as set forth in Article 9.

Section 6.31. Antique Vehicle Sale, Ambulance Facility, and Vehicle Rental:

- A. Any proposed antique vehicle sale, ambulance facility, and vehicle rental use within three hundred (300) feet (measured from the nearest lot line to the nearest lot line on a straight-line basis) to any residential zoning district or any parcel used for residential purposes shall be reviewed as a special use as set forth in Article 9.

3. Section 4.21 Schedule of Use Regulations (p.100) and Section 6.16 Lodging (Page 174): Add Extended Stay Facilities as a use to the schedule of use regulations and add Extended Stay Facilities to the special use provisions of Lodging Facilities.

The Planning Commission felt that extended stay facilities should be treated more like a hotel/lodging use than a multiple family use. As such, we have amended the following language to mirror the use regulations of extended stay similar to hotel uses. In addition, we recommend amending Section 6.16 Lodging Facilities special use provisions to add Extended Stay Facilities so that these uses follow the same provisions as lodging facilities.

Proposed Amendment Language:

Section 4.21:

	R1-A through R1-E	RT	MR	UR	MHP	CF	EP	CB	GB	IB	O	OM	RC	PV	P
Multiple Family Dwelling Unit (2-	NP	NP	P	P	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	NP

8 stories)															
Multiple Family Dwelling Unit (9 stories +)	NP	NP	NP	P	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	NP
Lodging	NP	S	P	P	NP	S	NP	NP	NP						
<u>Extended Stay Facility</u>	<u>NP</u>	<u>S</u>	<u>P</u>	<u>P</u>	<u>NP</u>	<u>S</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>						

Section 6.16. Lodging Facilities (Page 174):

SECTION 6.16 LODGING FACILITIES / EXTENDED STAY FACILITIES

Lodging that includes a restaurant, bar/lounge, auditorium, exhibition, or public meeting space shall provide parking to accommodate all uses on the site, in accordance with the standards set forth in Section 13.06.

Please contact me if you have any questions.



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, LEED AP, AICP