CITY COUNCIL AGENDA ITEM

Date: February 5, 2014

To: Brian Kischnick, City Manager

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

Subject: PUBLIC HEARING – REZONING APPLICATION (File Number Z 739) – Proposed Professional/Medical Building, West of Rochester, South side of Colebrook (3545 Rochester Road), Section 22, From R-1C (One Family Residential) District to CB (Community Business) District

The applicant, MGM Restoration, seeks a rezoning of the subject parcel from R-1C One Family Residential District to CB Community Business District. The vacant lot is approximately 10,500 square feet in area. The applicant indicated their intent to construct a two-story office building on the site. Offices are permitted by right in the CB district; the present R-1C district does not permit offices. Maximum building height in the proposed CB district is 2 stories/30 feet which is consistent with the abutting R-1C district.

The Planning Commission considered this rezoning on February 14, 2012 and recommended denial of the application, based on the potential for negative impacts on the residential neighborhood to the west. The applicant was encouraged to combine the subject property with the abutting property to the east. The applicant has done so, after a lengthy bidding and acquisition process.

The Master Plan classifies this area as Rochester Road. A description of this classification is attached.

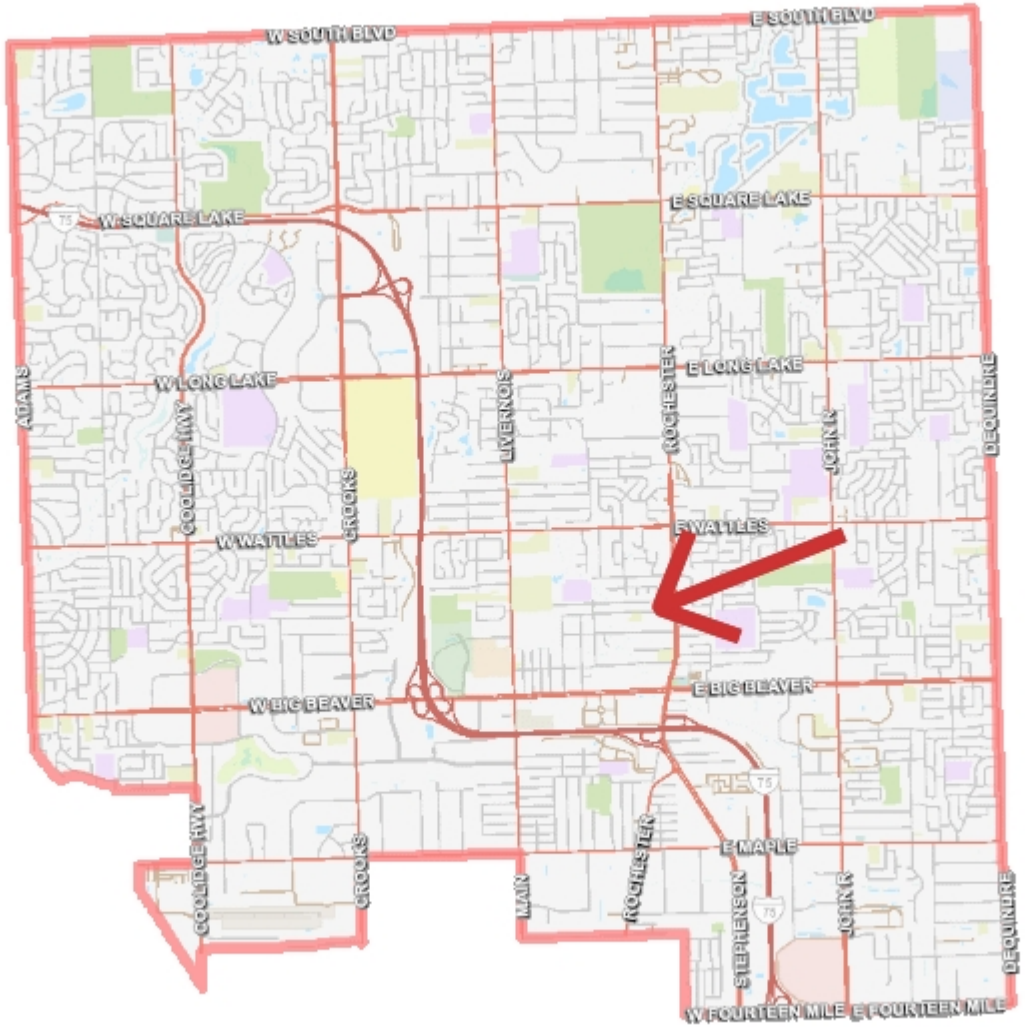
The Planning Commission held a public hearing on this item on January 14, 2014 and recommended approval of the rezoning with an 8-0 vote.

City Management recommends approval of the proposed rezoning from R-1C to CB.

Attachments:
1. Maps
2. Agenda item from January 14, 2014 Planning Commission meeting.
3. Draft minutes from January 14, 2014 Planning Commission meeting (excerpt).

G:\REZONING REQUESTS\Z 739 Professional Medical Building Sec 22\2013 Application\CC Memo_Public Hearing 2014 02 10.doc

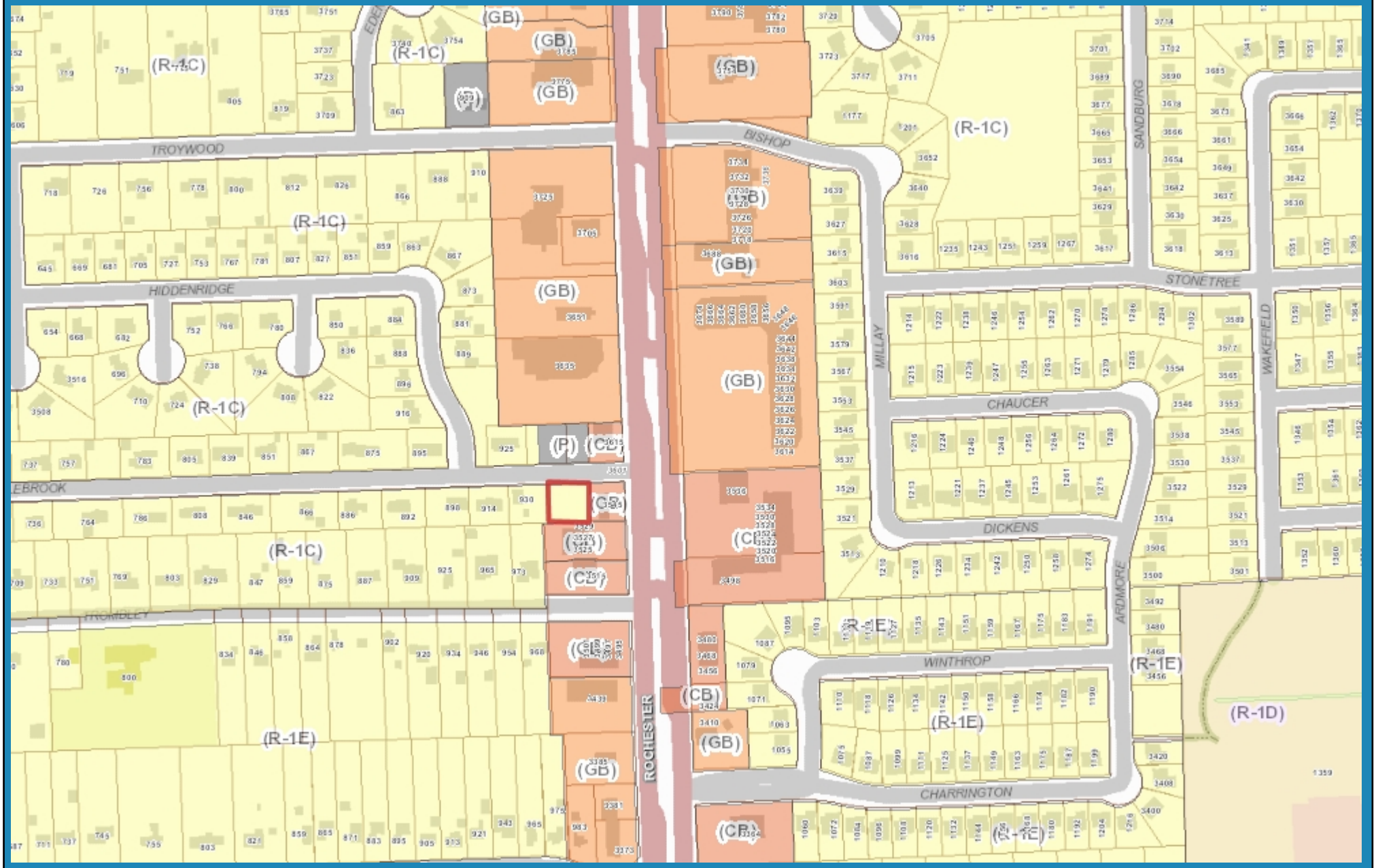
City of Troy GIS Online



17,138 0 8,569 17,138 Feet

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.

City of Troy GIS Online



892 0 446 892 Feet

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.

DATE: January 9, 2014

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PUBLIC HEARING – REZONING APPLICATION (File Number Z 739) – Proposed Professional/Medical Building, West of Rochester, South side of Colebrook (3545 Rochester Road), Section 22, From R-1C (One Family Residential) District to CB (Community Business) District

The applicant, MGM Restoration, seeks a rezoning of the subject parcel from R-1C One Family Residential District to CB Community Business District. The vacant lot is approximately 10,500 square feet in area. The applicant indicated their intent to construct a two-story office building on the site. Offices are permitted by right in the CB district; the present R-1C district does not permit offices.

The Planning Commission considered this rezoning on February 14, 2012 and recommended denial of the application, based on the potential for negative impacts on the residential neighborhood to the west. The applicant was encouraged to combine the subject property with the abutting property to the east. The applicant has done so, after a lengthy bidding and acquisition process.

The Master Plan classifies this area as Rochester Road. A description of this classification is attached.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the rezoning request. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and agrees with the recommendation.

Please be prepared to discuss this item at the January 14, 2014 Planning Commission Regular meeting.

Attachments:

1. Maps
2. City of Troy Master Plan (excerpt)
3. Report prepared by Carlisle/Wortman Associates, Inc.
4. Concept drawing
5. Minutes from February 14, 2012 Planning Commission Regular meeting.

G:\REZONING REQUESTS\Z 739 Professional Medical Building Sec 22\2013 Application\PC Memo 01 14 14.doc

PROPOSED RESOLUTION

PUBLIC HEARING – REZONING APPLICATION (File Number Z 739) – Proposed Professional/Medical Building, West of Rochester, South side of Colebrook (3545 Rochester Road), Section 22, From R-1C (One Family Residential) District to CB (Community Business) District

Resolution # PC-2014-01-
Moved by:
Seconded by:

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1C to CB rezoning request, located west of Rochester on the south side of Colebrook, within Section 22, being approximately 10,500 square feet in size, be approved for the following reasons:

1) The parcels were combined to create one developable parcel for the purpose of building a medical office. Combining the parcels creates a larger developable parcel that permits a property buffer and transition between the single-family neighborhood to the west and Rochester Road.
2) The request complies with the Master Plan
3) The CB, Commercial Business District would permit greater flexibility in use and development of the property.
4) The site has been vacant for single-family residential use.
5) The rezoning would be compatible with surrounding zoning and land use.
6) The site is adequately served with municipal water and sewer.

Yes:
Absent:

MOTION CARRIED / FAILED

Z 739 Professional/Medical Building

City of Troy Planning Department

Legend:

Street Name Text

169 0 85 169 Feet

Scale 1: 1,015

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: 1/10/2014

Z 739 Professional/Medical Building

City of Troy Planning Department

Legend:

Street Name Text

Form Based Zoning (Current)

- (PUD) Planned Unit Development
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road (Form Based)
- (MR) 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 Distric
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales

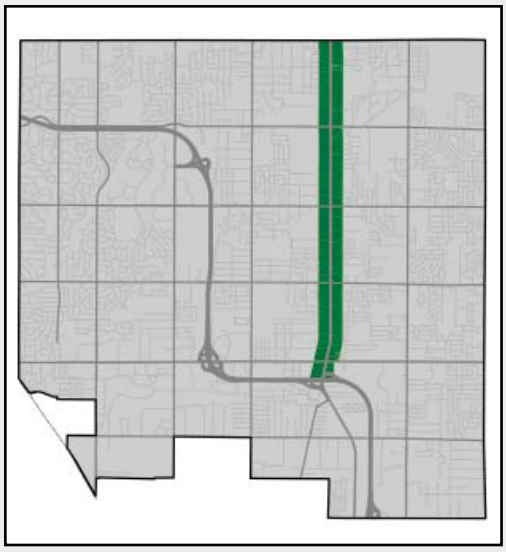
150 0 75 150 Feet

Scale 1: 902

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: 12/9/2013

Rochester Road: Green Corridor



- *Regional model for a green corridor*
- *A strong focus on access management*
- *Heightened emphasis on strong stormwater management techniques*
- *Retail catering to regional traffic*
- *Innovative site design techniques applied through PUD use to allow for redevelopment for shallow lots*

Rochester Road carries high volumes of traffic causing backups at intersections. The abutting development pattern from Big Beaver Road north to Long Lake Road is a continuous row of highway-oriented commercial uses. North of Long Lake Road, the land use pattern evolves, becoming a mix of commercial and office near the intersections and older single-family homes and multiple-family complexes in between.

If Rochester Road is to have a defined role and pleasing character in the City, it must undergo a significant transformation over time. Ultimately, the Rochester Road Corridor will become a regional showcase for effective stormwater management and enhancement of the natural environment, while encouraging a combination of high-quality land uses. Effective landscaping focused on native plantings, and improved land use and access management along Rochester will create a green corridor that provides a high level of service for motorists, and which provides an effective natural buffer between high traffic volumes and people visiting adjacent properties. The creation of this green corridor would occur primarily in the right-of-way along road frontages and in the median of a future boulevard.

While the emphasis on innovative stormwater management is specifically called on for the Rochester Road Corridor, new low-impact techniques are to be encouraged elsewhere throughout the City of Troy. As noted in Chapter 7, innovative stormwater management is a priority for the community. Rochester Road will play an important role in this City-wide initiative by proving a regional showcase for such techniques.

New construction along the corridor may include detention and retention basins that work together from site-to-site with other features to create a continuous, linear landscape feature. By connecting properties, the basins create visual relief from traffic. **Low impact development methods will be used throughout the corridor to filter stormwater runoff.** Rochester Road will also be characterized by effective new signage, high-quality lighting, and effective, complementary site and architectural design.

Uses along Rochester Road will include a variety of mixed uses, established in a "pulsing" pattern where the most intense mixed-use or exclusively non-residential development will occur near the Neighborhood Nodes situated along its main intersections. Lower-impact uses, such as small scale retail or condominiums should be encouraged along the corridor frontage between these nodes.

DESIGN CONCEPT

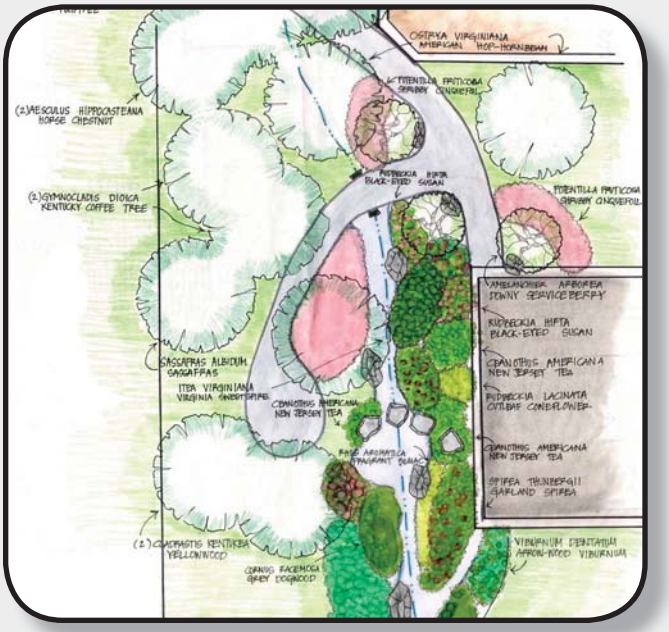
- Commercial strip development should be limited and gradually replaced with mixed use.
- Commercial development should be encouraged to expand in the form of dense multi-story mixed-use concentrations at major intersections. Concentrations are limited to within 1,000 feet of the intersection.
- The areas between nodes should develop as lower-rise office and multiple-family. The height differences encourage a visual "pulse."

SITE DESIGN ATTRIBUTES

- Parking areas should be within rear yards or interior parts of the site. A single row of parking may be appropriate in front and exterior side yards in limited applications.
- Parking will connect to adjacent sites, eventually linking several developments with a rear access lane. The number of drives connecting to Rochester Road should be minimized.
- Defined internal walks will connect the businesses and buildings together.
- Internal walks will be connected to the public sidewalk system.
- Buildings will be separated from street traffic by a greenbelt or sculptural storm water detention basin.
- Height and size of signage will be reduced to contain visual clutter.

BUILDING DESIGN ATTRIBUTES

- The height at nodes will be multi-story not exceeding four stories.
- The height between nodes should not exceed two stories.
- Ground level stories should be, at a minimum, twelve feet in height; with large expanses of transparent glass at intersection nodes.
- Fenestration for the ground level of buildings in nodes will be accentuated through the use of awnings, overhangs or trim detailing.



Design for a Rain Garden in Troy; City of Troy

Lovell Pond in Troy; an example of an innovative, urban stormwater basin; Photo by Jennifer Lawson

CARLISLE | WORTMAN associates, inc.
605 S. Main Street, Ste. 1
Ann Arbor, MI 48104
(734) 662-2200
(734) 662-1935 Fax

Date: February 9, 2012
January 7, 2014

Rezoning Analysis
For
City of Troy, Michigan

Applicant: Steve Muci

Project Name: 970 Colebrook Professional/Medical Building Rezoning

Location: 3545 Rochester Road (formerly 970 Colebrook)

Current Zoning: R-1C, Single Family Residential District

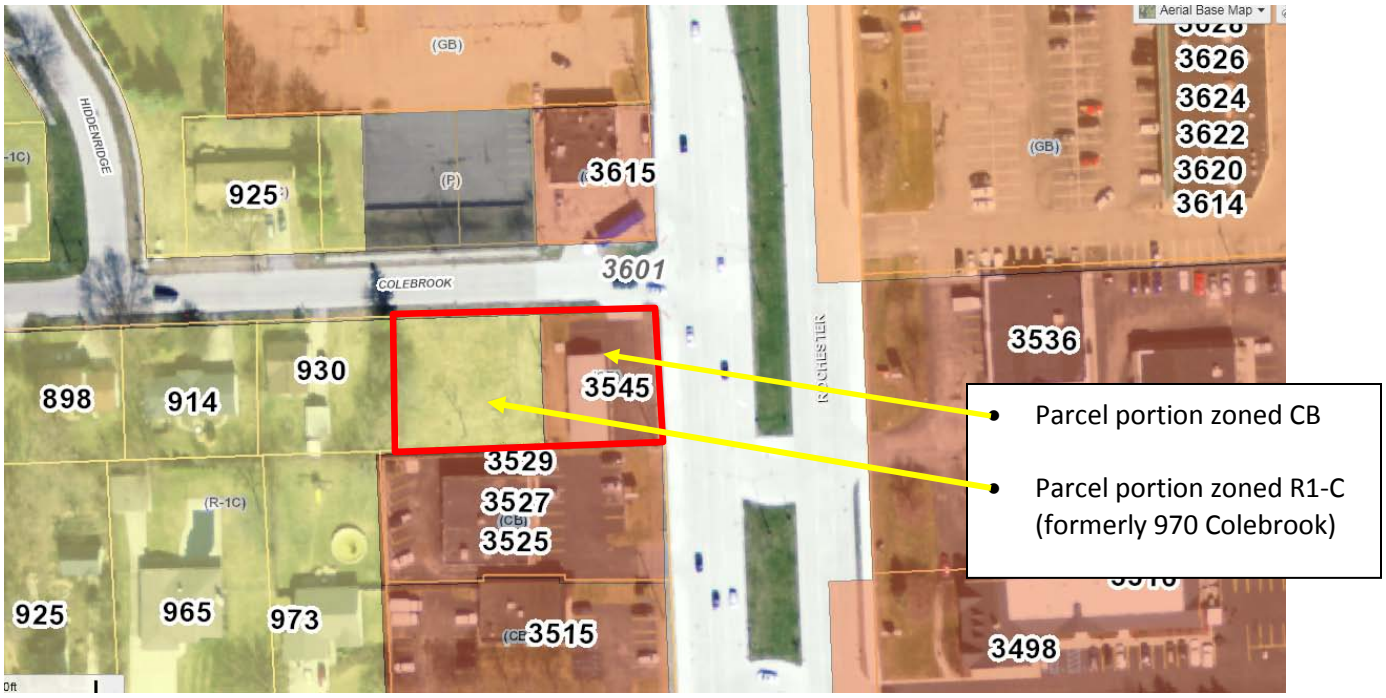
Action Requested: Rezoning to CB, Commercial Business

Required Information: As noted in review.

BACKGROUND

The applicant is seeking the rezoning of a portion of 3545 Rochester Road to develop a medical office building. 3545 Rochester has split zoning. The eastern section of the parcel that fronts on Rochester Road is zoned CB, Commercial Business. The western portion, which was formally 970 Colebrook, has R1-C zoning. In 2012, the applicant had requested a rezoning of 970 Colebrook. The Planning Commission recommended denial of the rezoning request and recommended that the applicant combine with the lot on Rochester to create one developable parcel.

In 2013, the applicant combined the two parcels to create one developable parcel for the purpose of building a medical office. A medical office cannot be built on the combined parcel because the western portion of the parcel is zoned R-1C, Single Family Residential District. The applicant seeks a rezoning of the western portion of the parcel to CB, Community Business District. If the rezoning is approved, the applicant will submit for a site plan review for the medical office building.



ZONING and LAND USE

To the west is a single family home, to the south and east are commercial projects, and to the north is the walled parking lot of a former office building that was approved for a Gaucho Steakhouse development. The zoning, land use and Master Plan designations for the surrounding parcels are shown in the table below:

	Zoning	Land Use	Master Plan
North	P, Parking and GB, General Business	Parking / Commercial	Rochester Road
South	CB, Commercial Business	Commercial	Rochester Road
East	CB, Commercial Business	Commercial	Rochester Road
West	R-1C, One-Family Residential	Single-family homes	Single Family Residential

Since the western parcel has been combined with the portion of the parcel on the Rochester Road, a rezoning would be consistent with surrounding properties.

Items to be Addressed: *None.*

PREVIOUS PLANNING COMMISSION REVIEW

The Planning Commission first considered this rezoning in 2012. Due to potential impacts upon the interior neighborhood including creating an additional curb-cut on Colebrook the application was

recommended for denial. In the deliberation, the Planning Commission noted that they would support the rezoning if the applicant were able to obtain the corner parcel and combine to create one parcel.

In our 2012 staff report we noted that redevelopment of this site for non-residential purposes is appropriate only if the following conditions are met: (1) The proposed use and design does not have a significant negative impact on the abutting residential property and neighborhood; and (2) The site is appropriately screened from the abutting residential property. By combing the two parcels into one developable parcel, the applicant is able to mitigate the two aforementioned concerns.

Items to be Addressed: *None.*

MASTER PLAN

The subject site lies in the Rochester Road future land use category, on the edge of the Single-Family Residential category. The intent of the Rochester Road future land use category is described in the Master Plan as follows:

> *Rochester Road carries high volumes of traffic causing backups at intersections. The abutting development pattern from Big Beaver Road north to Long Lake Road is a continuous row of highway-oriented commercial uses. North of Long Lake Road, the land use pattern evolves, becoming a mix of commercial and office near the intersections and older single-family homes and multiple-family complexes in between.*
>
> *Uses along Rochester Road will include a variety of mixed uses, established in a "pulsing" pattern where the most intense mixed-use or exclusively non-residential development will occur near the Neighborhood Nodes situated along its main intersections. Lower-impact uses, such as small scale retail or condominiums should be encouraged along the corridor frontage between these nodes.*

The Rochester Road category is designed to have "soft edges," that is, it does not closely follow parcel lines and is intended to be applied to a wide variety of sites having access to Rochester Road. Now that the western portion of the parcel has been combined with the corner parcel on Rochester Road, the combined parcel will provide an appropriate transition between Rochester Road and the adjacent single-family residential neighborhood. The proposed rezoning to CB, Commercial Business is consistent with the overall goals of the Master Plan and the specific recommendations for this area.

Items to be Addressed: *None.*

CONCEPTUAL SITE PLAN

The applicant has submitted a conceptual site plan. The submitted site plan is not binding but portrays the conceptual layout that the applicant proposes to develop the site. The applicant has addressed many of the concerns of our previous review and the Planning Commission including:

- Providing only one curb cut on Colebrook
- Placing the building adjacent to Rochester Road
- Placing parking in the rear of the site
- Landscape buffer along western (residential) property line
- Future cross-access to property to the south

Though conceptual site plan and not binding there are requirements in the Zoning Ordinance that will be addressed through the Site Plan review process such as screening and buffering that ensure protection of the adjacent single-family properties.

Items to be Addressed: *None.*

NATURAL RESOURCES

The site is not previously developed, but is essentially devoid of significant natural features. There are some existing overgrown landscaping materials.

Items to be Addressed: *None.*

STANDARDS OF REVIEW

Section 16.03 C. states that a rezoning may only be approved upon a finding and determination that all of the following are satisfied:

1. *The proposed rezoning is consistent with the Master Plan. If the current zoning is in material conflict with the Master Plan, such conflict is due to one of the following:*
    a. *A change in City policy since the Master Plan was adopted.*
    b. *A change in conditions since the Master Plan was adopted.*
    c. *An error in the Master Plan.*

2. *The proposed rezoning will not cause nor increase any non-conformity.*

3. *Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.*

4. *The rezoning will not impact public health, safety, or welfare.*

5. *The rezoning will ensure compatibility with adjacent uses of land.*

The rezoning of the subject site to CB, Commercial Business is in compliance with the City of Troy Master Plan. Further, it is consistent with the development pattern of this area of the City, and will not be a detriment to the public health, safety or welfare, and will not burden public services and facilities.

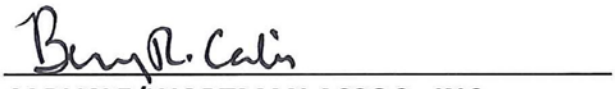
Items to be Addressed: *None.*

SUMMARY

We would recommend approval of the subject rezoning for the following reasons:

1) *The parcels were combined to create one developable parcel for the purpose of building a medical office. Combining the parcels creates a larger developable parcel that permits a property buffer and transition between the single-family neighborhood to the west and Rochester Road.*
2) *The request complies with the Master Plan*

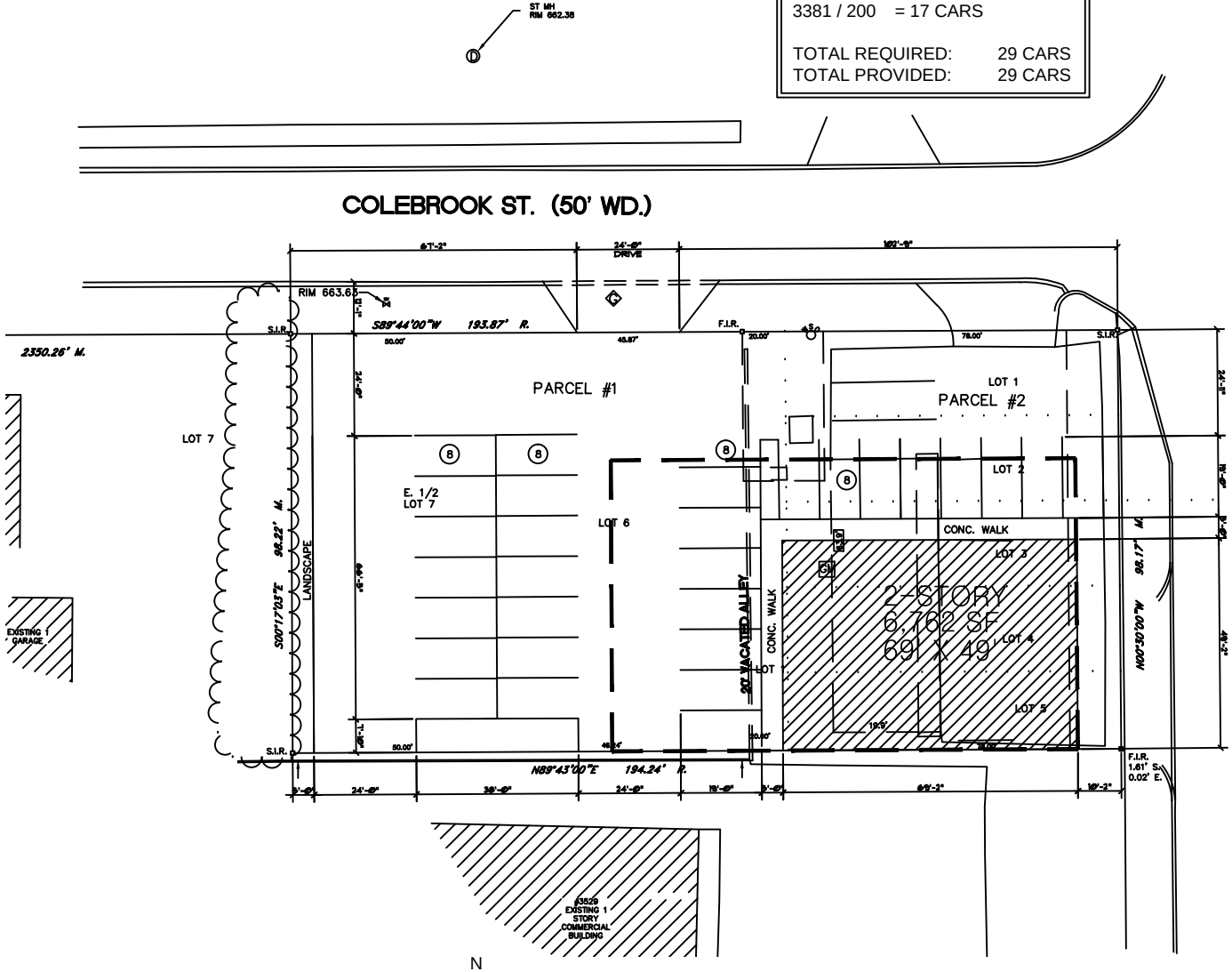
3) *The CB, Commercial Business District would permit greater flexibility in use and development of the property.*
4) *The site has been vacant for single-family residential use.*
5) *The rezoning would be compatible with surrounding zoning and land use.*
6) *The site is adequately served with municipal water and sewer.*



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

PARKING REQUIREMENTS
OFFICE:
3381 / 300 = 12 CARS
MEICAL OFFICE:
3381 / 200 = 17 CARS

TOTAL REQUIRED: 29 CARS
TOTAL PROVIDED: 29 CARS



N

PRELIMINARY SITE PLAN

SCALE: 1" = 40'-0"

REZONING REQUEST

5. PUBLIC HEARING – REZONING APPLICATION (File Number Z 739) – Proposed Professional/Medical Building, South side of Colebrook, West of Rochester Road between Big Beaver and Wattles (970 Colebrook), Section 22, From R-1C (One Family Residential) District to CB (Community Business) District

Zak Branigan summarized the rezoning report.

There was general discussion of this item.

Artur Kokaj, 17106 Addington Drive, Commerce Township, MI, representing the applicant, discussed the project with the Planning Commission.

The conditional rezoning process was discussed with the applicant.

PUBLIC HEARING OPENED

Dennis Bushon, 3515 Rochester Road, encouraged the applicant to combine the subject parcel with the abutting parcel to the east, located on the corner of Colebrook and Rochester Road.

PUBLIC HEARING CLOSED

Mr. Schultz stated the rezoning had the potential to be detrimental to the residential neighborhood to the east.

Chair Maxwell agreed with Mr. Schultz and added that he had concern with the potential negative impacts on the elementary school located in the neighborhood. He stated he would support a rezoning if the subject parcel were to be combined with the property fronting on Rochester Road.

Resolution # PC-2012-02-008
Moved by: Schultz
Seconded by: Krent

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1C to CB rezoning request, located west of Rochester on the south side of Colebrook, within Section 22, being approximately 10,500 square feet in size, be denied.

Yes: All present (7)
Absent: Sanzica, Ullmann

MOTION CARRIED

REZONING REQUEST

6. PUBLIC HEARING - REZONING APPLICATION (File Number Z 739) – Proposed Professional/Medical Building, West of Rochester, South side of Colebrook (3545 Rochester Road), Section 22, From R-1C (One Family Residential) District to CB (Community Business) District

Mr. Savidant reviewed the proposed Rezoning Request application, stating the applicant acquired the parcel to combine it with the abutting parcel to the east, a recommendation of the Planning Commission when it recommended denial of the initial rezoning request on February 14, 2012. Mr. Savidant said it is recommended to approve the Rezoning Request application for reasons as specified in the Planning Consultant report, dated January 7, 2014. He noted the conceptual site plan provided by the applicant is not binding and will be considered at a future date should the Rezoning Request go forward.

There was discussion on:
- Potential to split parcels in the future.
- Proposed curb cuts.

Artur Kokaj of 17106 Addington Drive, Commerce Township, was present to represent the applicant.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2014-01-004
Moved by: Schultz
Seconded by: Krent

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1C to CB rezoning request, located west of Rochester on the south side of Colebrook, within Section 22, being approximately 10,500 square feet in size, be approved for the following reasons:

1) The parcels were combined to create one developable parcel for the purpose of building a medical office. Combining the parcels creates a larger developable parcel that permits a property buffer and transition between the single-family neighborhood to the west and Rochester Road.
2) The request complies with the Master Plan
3) The CB, Commercial Business District, would permit greater flexibility in use and development of the property.
4) The site has been vacant for single-family residential use.
5) The rezoning would be compatible with surrounding zoning and land use.
6) The site is adequately served with municipal water and sewer.

Yes: All present (8)
Absent: Strat

MOTION CARRIED