Date: May 9, 2006

To: John M. Lamerato, Acting City Manager

From: Douglas J. Smith, Director of Real Estate and Development
Mark F. Miller, Planning Director

Subject: Agenda Item – PRELIMINARY PLANNED UNIT DEVELOPMENT APPROVAL - PUD 5 Caswell Town Center – East Side of Rochester Road, South of South Boulevard, R-1D, B-3 and P-1, Section 2

RECOMMENDATION

The Planning Commission held a public hearing on March 28, 2006 and recommended preliminary PUD approval of PUD 5 Caswell Town Center. City Management concurs with the Planning Commission and recommends preliminary PUD approval of PUD 5 Caswell Town Center.

BACKGROUND

The applicant proposes a mixed-use development including three (3) retail buildings totaling 19,100 square feet in area, seventy-four (74) attached condominium units and fourteen (14) detached single-family homes. The project utilizes a number of innovative sustainable design features including bioswales, pervious pavement and natural landscaping.

A report was prepared for this project by the City's Planning Consultant, Richard Carlisle of Carlisle/Wortman Associates, Inc. This report provides a detailed explanation of the project, including how the development meets the criteria for PUD approval. The report recommends approval of PUD 5 Caswell Town Center.

A neighborhood input meeting was held by the petitioner at Petruzello's on July 28, 2005 to solicit input from neighbors. All residents within 300 feet of the subject property were mailed invitations. Approximately 25 residents attended the meeting. The treasurer of the Maple Forest of Troy Homeowners Association provided a letter of support for the project.

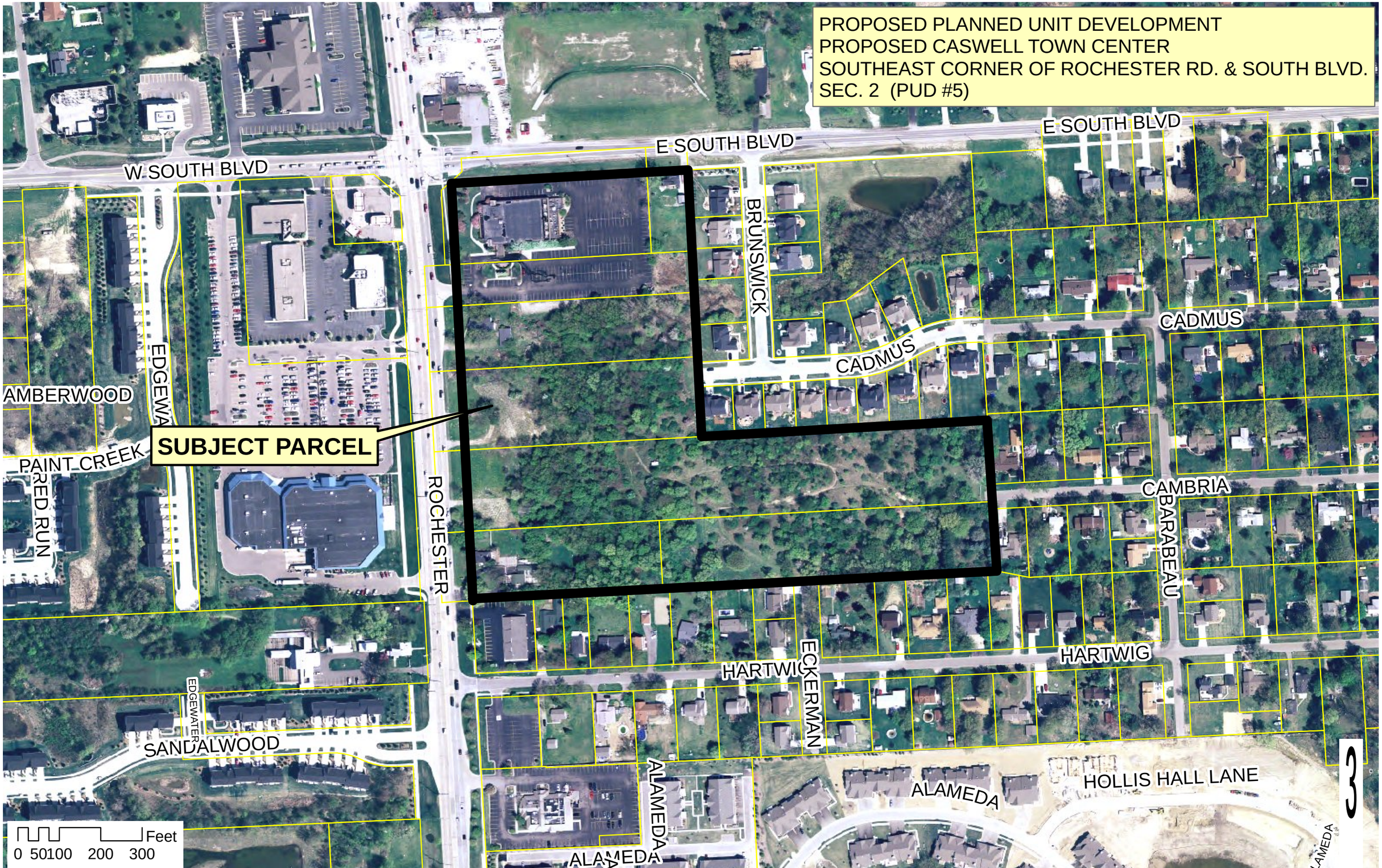
Prepared by RBS, MFM

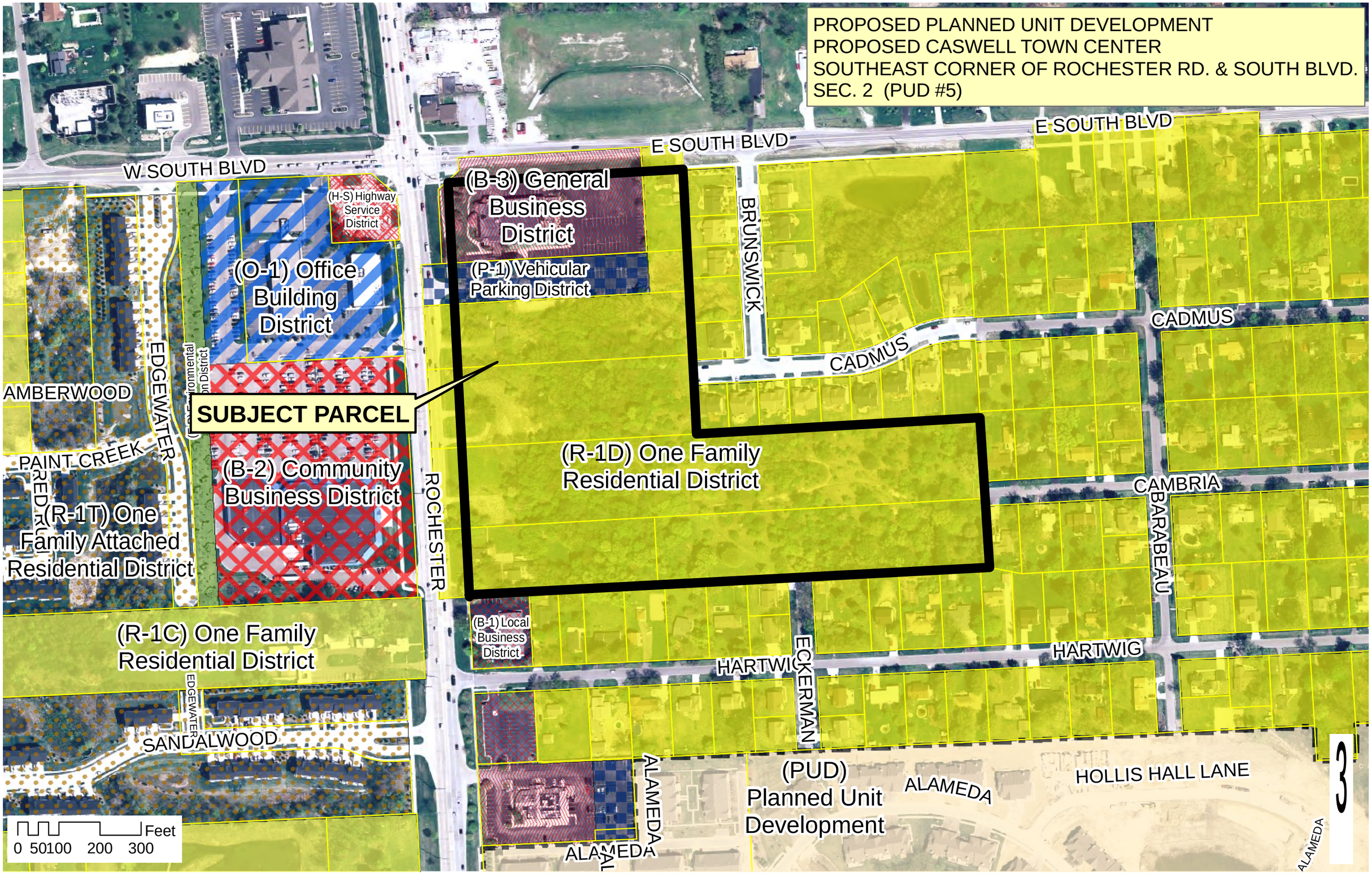
Attachments:
1. Maps.
2. Planned Unit Development/Site Plan Review, prepared by Carlisle/Wortman Associates, Inc., dated April 27, 2006.
3. Letter of Support from Treasurer of Maple Forest of Troy Homeowners Association, dated February 20, 2006.
4. Miscellaneous correspondence from residents.

G:\PUD's\PUD 005 Caswell Town Center\CC Public Hearing Prelim App PUD-05 5 15 06.doc

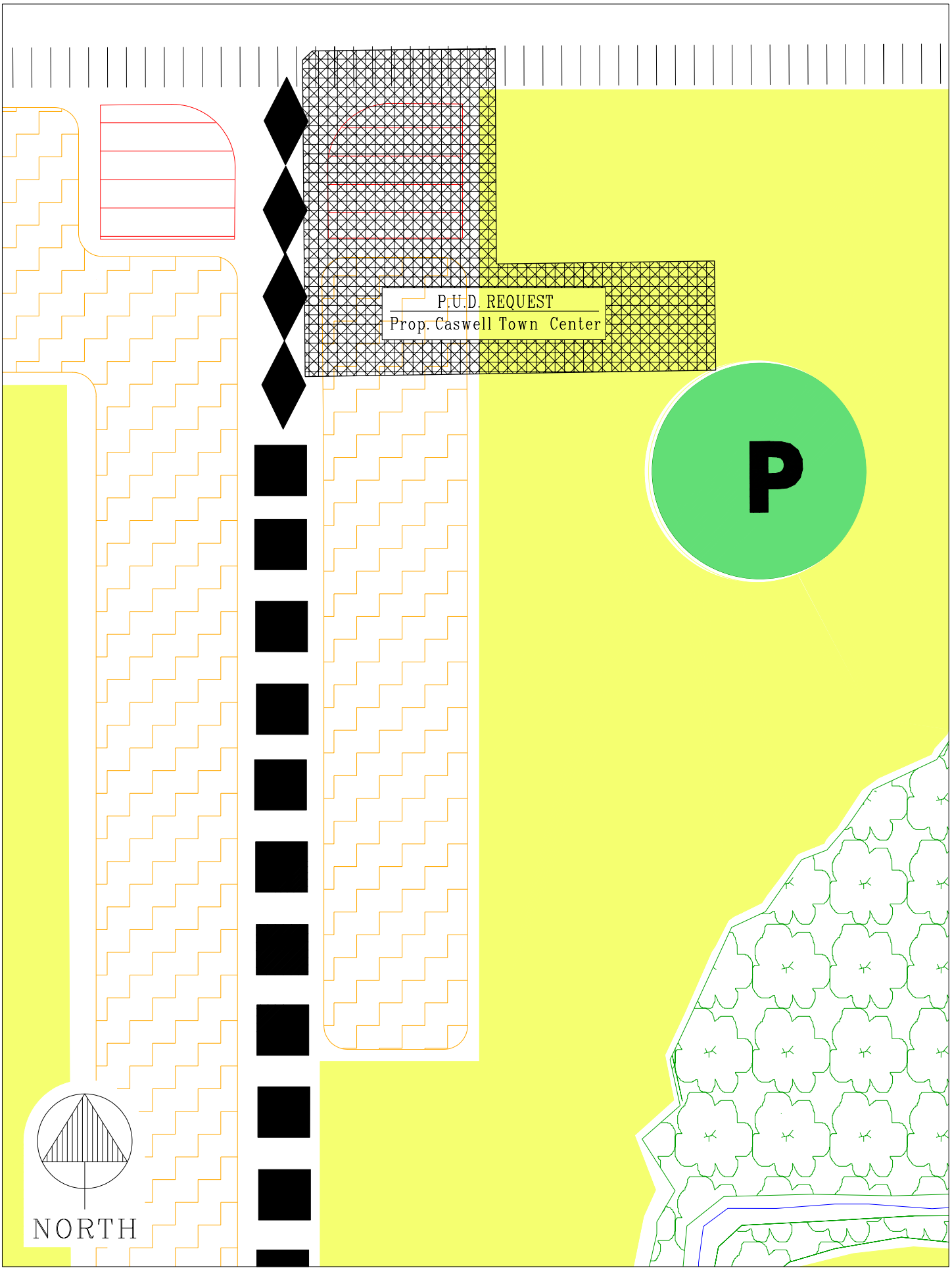
CITY OF TROY

PREPARED BY CITY OF TROY PLANNING DEPT.


PROPOSED PLANNED UNIT DEVELOPMENT
PROPOSED CASWELL TOWN CENTER
SOUTHEAST CORNER OF ROCHESTER RD. & SOUTH BLVD.
SEC. 2 (PUD #5)
E SOUTH BLVD
E SOUTH BLVD
W SOUTH BLVD
BRUNSWICK
CADMUS
CADMUS
CAMBRIA
BARABEAU
HARTWIG
HARTWIG
ECKERMAN
ALAMEDA
ALAMEDA
ALAMEDA
ALAMEDA
HOLLIS HALL LANE
ROCHESTER
EDGEWATER
EDGEWATER
AMBERWOOD
PAINT CREEK
RED RUN
SANDALWOOD
SUBJECT PARCEL
Feet
0 50100 200 300
3


PROPOSED PLANNED UNIT DEVELOPMENT
PROPOSED CASWELL TOWN CENTER
SOUTHEAST CORNER OF ROCHESTER RD. & SOUTH BLVD.
SEC. 2 (PUD #5)
E SOUTH BLVD
E SOUTH BLVD
W SOUTH BLVD
(B-3) General Business District
(H-S) Highway Service District
(O-1) Office Building District
(P-1) Vehicular Parking District
BRUNSWICK
CADMUS
CADMUS
AMBERWOOD
EDGEWATER
SUBJECT PARCEL
PAINT CREEK
(B-2) Community Business District
(R-1D) One Family Residential District
CAMBRIA
CABARABEAU
ROCHESTER
(R-1T) One Family Attached Residential District
(R-1C) One Family Residential District
(B-1) Local Business District
HARTWIG
HARTWIG
ECKERMAN
EDGEWATER
SANDALWOOD
ALAMEDA
ALAMEDA
(PUD) Planned Unit Development
ALAMEDA
HOLLIS HALL LANE
ALAMEDA
Feet
0 50100 200 300
3

FUTRUE LAND USE PLAN



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 Dr., Suite E Clarkston, MI 48346 248-625-8480 *fax* 248-625-8455

Date: April 27, 2006

Planned Unit Development/Site Plan Review
For
City of Troy, Michigan

GENERAL INFORMATION

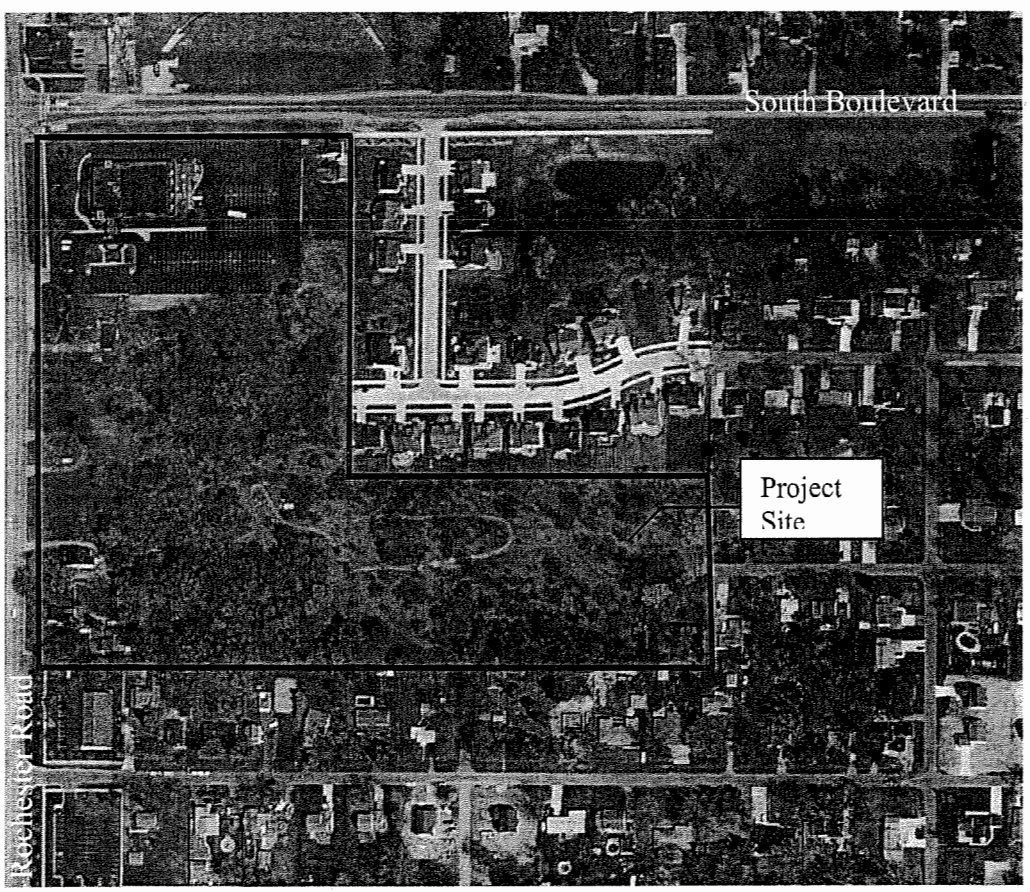
Applicant:	Michigan Home Builders 13400 Canal Road Sterling Heights, MI 48313
Project Name:	Caswell Town Center
Plan Date:	August 3, 2004
Latest Revision:	February 1, 2006
Location:	Southeast corner of Rochester Road and South Boulevard
Zoning:	R-1D, One-Family Residential; B-3, General Business; and P-1, Vehicular Parking.
Action Requested:	City Council approval of Preliminary PUD Site Plan.
Required Information:	Required information for Preliminary Plan Approval has been provided.

PROJECT AND SITE DESCRIPTION

The applicant proposes a mixed use Planned Unit Development. The project has been assembled from seven (7) parcels and constitutes 18.62 acres. Two (2) wood frame homes and a kennel will be demolished to accommodate this proposal. The project consists of the eight (8) two-story multiple family condominium buildings with a total of seventy-four (74) multi-family units, ranging in size from 1,740 to 1,883 square feet.

- fourteen (14) single-family homes,
- three (3) commercial retail buildings totally 19,100 square foot site, which combines seven (7) parcels.
- An existing banquet facility at the corner of Rochester Road and South Boulevard will remain, with improvements made to landscaping and the parking area.

The Planning Commission held a public hearing and at their meeting held on March 28, 2006, recommended approval of the preliminary PUD plan to the City Council.



Key Features and Benefits

In addition to the project elements described above, the following other features are included:

- Consolidation of seven (7) separate parcels into one unified development plan;
- The improvement of parking for the existing banquet facility;
- Single family development which replicates surrounding land use patterns;
- Density patterns which are consistent with the Master Plan;
- Appropriate transitional land use providing buffering and protection of existing single family neighborhoods;
- Breaking the commercial portion into three buildings. This creates additional open space and eliminates any appearance of strip commercial;
- Well conceived and consolidated access to the site. In particular, the consolidation of the existing driveway to Rochester Road immediately south of the subject site with the proposed driveway within the subject site;
- The provision of acceleration/deceleration lanes along Rochester Road and South Boulevard, otherwise impossible with the development of seven separate parcels;
- Extension of additional landscaping to the south beyond the subject site to create a more orderly treatment from South Boulevard to Hartwig Drive;
- The provision of gateway signage showcasing the City of Troy at the Rochester Road and East South Boulevard intersection; and,
- An innovative stormwater management system which contains stormwater on-site, promotes infiltration, and enhances water quality.

NEIGHBORING ZONING AND LAND USE

North: Located in the City of Rochester Hills, the property across South Boulevard is zoned B-2, General Business, and R-4, One-Family Residential. The current uses include an animal hospital, dental office, landscape storage yard at the corner, and vacant property to the east.

South: Properties to the south of the site are zoned B-1, Local Business, and R-1D, One Family Residential. Current uses include the May Will Kennels in a small house, and a small strip office building along Rochester Road. Single-family homes are situated along Hartwig.

East: The land use directly to the east is zoned R-1D, One Family Residential, and is comprised of single family residential uses.

West: The land use to the west across Rochester Road is zoned B-1, Local Business; O-1, Office Building; B-2, Community Business; and E-P, Environmental Protection. The current uses in this area include a gas station at the corner, office building, a large specialty grocery, and a kennel. Condominiums surround these uses to the west.

Items to be Addressed: *None*

MASTER PLAN

The subject property is currently planned for Medium Density Residential use along Rochester Road, and Low Density Residential use throughout the remainder of the property. The southeast corner of Rochester Road and South Boulevard (the site of the existing banquet facility) is planned for Non-center Commercial.
The following illustrates the surrounding Master Land Use Plan designations:

North: Commercial and Office (Rochester Hills)

South: Medium Density Residential along Rochester Road, and Low Density Residential in the interior of the site.

East: Low Density Residential.

West: Across Rochester Road, this area is Master Planned for Non-Center Commercial and Medium Density Residential.

The residential uses in the PUD are consistent with the Master Plan, in that they include both single-family and multi-family uses. While the location of these uses is slightly different than the Master Plan, the intent of providing housing in this part of the City is met. The proposal also contributes to the environmental quality of the site by treating stormwater from this property and from the west side of Rochester Road through the detention basin before releasing it to the existing stormwater system. Open space areas in the form of two small parks, and the stormwater area also work to meet the intent of the Master Plan.

The proposed uses in this PUD will increase the amount of commercial lands within the City. However, the amount proposed is not very large, and it will provide local services to nearby residences. The commercial component also provides a transition between residential and the busy Rochester Road corridor. Note that the Medium Density Residential designation along the Rochester Road frontage is inconsistent with existing commercial zoning on the west side of the Road. The pedestrian connections proposed will also encourage homeowners beyond the development to visit these retailers. Furthermore, the commercial buildings are not planned as a "strip," thereby improving both appearance and functionality of the commercial space.

Items to be Addressed: *None*

NATURAL RESOURCES

Topography: The topography is flat to very gently sloping toward the drainageway located in the middle of the site. The Topographic Survey describes the drainageway as a Floodplain per FEMA.

Woodlands: A Tree Survey was provided that indicates where the trees are located on the site, with an associated reference number. The applicant does not show any existing trees on the proposed Landscape Plan, though note 12 of the "general landscape notes" on sheet L-2 states that "at the time of site preparation, landscape architect to review all existing vegetation and tag materials to be saved and relocated." We suggest the applicant identify those trees to be preserved.

Wetlands: Based on the City's Natural Features Map, there are no existing wetlands on this site.

Flood Plain: According to the Topographic Survey provided by the applicant, a floodplain traverses the middle of the site, from east to west. (Note that FEMA is currently updating the floodplain maps for southeast Michigan.) The City shows this feature as a "drain" on its Natural Features map (1/8/02). We have recommended that the applicant provide documentation that the appropriate measures have been taken with FEMA to permit the improvements as proposed. The applicant has stated in their February 1, 2006 letter that a Letter of Map Amendment (LOMA) request has been submitted to FEMA.

Please see the "Essential Facilities and Services" section of this review for more comments regarding stormwater quality.

Items to be Addressed: *None.*

TRAFFIC IMPACT

A review has been provided by the City's Traffic Engineer and the plans regarding the traffic issues are acceptable.

Items to be Addressed: *None.*

ESSENTIAL FACILITIES AND SERVICES

Water and Sewer

The site will connect to existing water and sewer mains located within the right-of-way of Rochester Road.

Stormwater Management

A highly innovative stormwater management plan which promotes infiltration is planned. Stormwater will be directed to catch basins and then to swales at the property lines of the development into a detention basin that will outflow to the storm sewer on Eckerman. Stormwater from the west side of Rochester Road that currently flows through a culvert into a nearby wetland will be captured by the stormwater system as well. The plans state that a permanent water level of up to three feet will be present in the retention basin. The shape of the basin is naturalized, which will produce an attractive site amenity.

Given that this pond is receiving stormwater from off site, sediments and other pollutants was an issue. Some of the storm water will be pre-treated through bioswales throughout the site before it reaches the pond. The pond will have a forebay and has been designed to provide capacity for sediment to filter in the pond prior to being released into the stormwater system. Therefore, the proposal system will provided for improved water quality.

The basin is proposed to be planted with native emergent and wetland plant species, providing some filtration of stormwater pollutants. This planting scheme may need to be amended based on how the pond functions and the amount of infiltration that happens into the sandy soil. Additional study may be necessary to make a final determination of proposed plant material. The applicant has acknowledged in his letter that he is willing to revise proposed plant materials based on ongoing conversations with the City of Troy as the project evolves. A conservation easement will be placed over the land with the detention basin.

A perforated storm line is proposed to be located in the bioswale at the rear of the property to promote infiltration and improve water quality. This line will be perforated. A bioswale seed mix is proposed to help treat the stormwater that reaches these facilities. The applicant has added interpretive signage explaining the bio-swale purpose and landscaping.

Other areas within the development are also used for stormwater infiltration. The 8-foot wide pathway connecting the phases of the project are now proposed as pervious paving; however, on sheet CE2B, these walkways are still shown as impervious paving. Through our conversations with the applicant, it is our understanding that this is an error on Sheet CE2B, and that the corrected site plan will show the path as pervious paving.

Items to be Addressed: *None.*

PUD ELIGIBILITY

The Zoning Ordinance sets forth criteria in *Section 35.30.00 Eligibility*, for consideration of a project as a PUD. The following are our comments:

Section 35.30.00, A. and B.: In our opinion, the proposed development meets the location requirements set forth in Section 35.30.00, A. and B. We believe that the site is appropriate for either category B.2 or B.3 because the unique layout and location of the site can be better served by the flexibility of the PUD ordinance. In addition, the site does have economic obsolescence considerations, based on the site's frontage on the highly traveled Rochester Road. The multiple-family residential would provide a transition and compatible use with Rochester Road.

35.30.00.C. The applicant must demonstrate that a sufficient number of objectives are met which would not be accomplished without the use of the PUD. As the comments indicate, we would consider that the intent of the PUD is met by this plan in the following manner:

1: The applicant has demonstrated that the "development quality objectives" in Section 35.30.00.B.2 are met. The proposal provides for several quality objectives, such as building design and materials, environmental protection through stormwater quality, and extensive pedestrian facilities that connect the development and existing residential areas to retail uses on Rochester Road.

2: The proposal provides a mixture of land uses that would otherwise not be permitted. It is our opinion that the pedestrian facilities provide for safe passageways for residents using the amenities of the site and adjacent retail area.

3: The use will include screening to buffer the site from adjacent properties beyond Ordinance requirements. The plan is also coordinating like uses (single-family) with like uses. The multi-family residential and commercial uses will also buffer the existing residential from Rochester Road activity.

4: The project will be developing a group of properties that could be considered obsolete; that is, properties that were previously used for rural-style residential uses.

5: As noted, the use will be compatible with the single-family residences and Rochester Road frontage.

6: Also as noted, while the use may be arranged differently from the Master Plan, it is consistent with the residential intent of the plan, while providing commercial uses as a buffer from Rochester Road.

We would also indicate that the PUD does not meet the following objective:

1. Based on the information provided by the applicant to date, the proposal will not alleviate current traffic congestion on adjacent roadways.

Items to be Addressed: *None.*

PLANNED UNIT DEVELOPMENT STANDARDS

The Ordinance sets forth general standards in Section 35.40.00 General Development Standards. The following are our comments:

A. Consistency with Intent of Master Plan:

The intent of the Master Plan for this area is to provide land for multi-family and single-family residential development. The Master Plan does not explicitly allow for commercial development along the Rochester Road frontage, but does call for this land use at the intersection of Rochester Road and South Boulevard. Retail businesses in this specific location do complement the existing land uses across the street, and also provide amenities to the residential neighborhood (proposed and existing) to the east of these businesses. It is our opinion that the proposed project is consistent with the direction of the Master Land Use Plan. Therefore, we do not believe an amendment is necessary. However, as we have indicated before, the Master Plan needs to be generally updated.

B. Consistency and Compatibility with Adjacent Properties:

The proposed mixed land uses are compatible with the following uses:

- To the north:
  Retail uses are proposed for next to general business (existing banquet facility); multi-family residential is proposed to be across the street from future office development (Rochester Hills).

- To the south:
  Commercial is proposed next to existing office along Rochester Road; multi-family residential and single-family residential next to existing single-family residential.

- To the west:
  Commercial is proposed to be across the street from existing commercial and office uses.

- To the east:
  Multi-family and single-family residential is proposed to be next to existing single-family residential.

C. Open Space and Landscape Area:

The applicant is required to provide substantially more open space and landscape area than the ten (10%) percent requirement of Section 39.70.04. Open space and landscape features are intended to be primary features of developments seeking PUD approval and are expected to provide substantially more open space area than that required for typical developments.

The proposed site plan indicates that there will be 4.36 acres, or 23.4% open space and landscaped areas throughout the development. Landscaped areas used for storm drainage purposes may be countable for a portion of required landscape area, but may not exceed more

than 5% of the overall site area. Given the site area of 18.62 acres, no more than 0.931 acres may be counted toward the open space requirement. With this in mind, we calculate that 4.201 acres of eligible space is provided; which constitutes 22.56% of the overall subject site. Regardless, the amount is nearly twice the minimum requirement.

D. Stormwater Detention/Retention:

The applicant has proposed an innovative stormwater management system that promotes infiltration and improved water quality. Key features include a wet detention basin design, with natural contours and native wetland and emergent plant species use of porous pavement, bioswales, and catch basins with bottomless sumps.

E. Parking:

Parking is adequate to serve the project and improves parking for the existing banquet center.

F. Implementation Single/Cohesive Development vs. Multi-Stage Development:

The development of the site will be completed as a single coordinated and cohesive development project.

Items to be Addressed: *None.*

AREA, WIDTH, HEIGHT, SETBACKS

The underlying zoning for the entire site is R-1D, Single-Family Residential. However, the applicant has provided the required setbacks for single-family, multi-family, and commercial zoning districts based on the proposed uses. We would agree with this approach, and applicable Ordinance requirements have been met.

The multi-family district requirements are met, except that the proposed buildings are shown at thirty-four (34) feet tall. Section 35.20.00 states that physical standards such as height may be determined based upon a specific PUD and its unique circumstances. The Planning Commission determined that the combination of setbacks, landscaping, and design mitigate the issue of height.

Items to be Addressed: *None.*

PARKING, LOADING

For the multi-family residential units, two (2) parking spaces per unit are required. The site plan provides one-hundred forty-eight (148) spaces within the garages. This meets the required number of spaces. An additional eighteen (18) spaces will be provided on the street for visitor parking.

The applicant has provided additional parking spaces throughout the non-residential portion of the proposed development in response to a need for additional parking for the existing banquet center. The applicant has indicated that the entire non-residential portion of the project will be part of an overall reciprocal access agreement, allowing for cross access to all parking areas. The new additional spaces are primarily located between the existing banquet facility and the proposed Commercial Building 1, and between the existing banquet facility and the Rochester Road right-of-way.

There are no loading areas designated on the plans, although there is sufficient area provided behind the buildings for loading.

Items to be Addressed: *None.*

SITE ACCESS AND CIRCULATION

Overall site access is well planned. It is especially critical to recognize the benefit of this plan when one considers the significant problems that would occur if all seven parcels were developed separately. The development has four access points. Three accesses are off of Rochester Road, (zone of which consolidates an existing access point for the offices to the south. This consolidation is a significant benefit and one boulevard entryway off of South Boulevard.

Circulation of the site provides for a well planned vehicular connection between the multi-family development and the commercial development.

Items to be Addressed: *None.*

SAFETY PATHS/SIDEWALKS

Well conceived sidewalk/pedestrian walkway concept is proposed. Pedestrian circulation patterns throughout the development will allow residents from the project, and from outside the project, to access Rochester Road and the new commercial businesses.

Items to be Addressed: *None.*

LANDSCAPING

The landscape plan shows a substantial amount of landscaping, including the proposed amenities of the central park and gazebo, masonry walls, screening at the property lines, the naturalized detention basin, and street trees throughout the site. Review of the plan by the Troy Department of Parks and Recreation has been completed and plans comply with the Landscape Design and Tree Preservation Standards.

Composition: The mix of landscaping is appropriate. The applicant is proposing a wide range of species throughout the site.

Existing Vegetation: As mentioned above, the applicant states that they will preserve existing trees. However, the landscape plan does not show which trees will be preserved, and where they are located. This will be addressed when more detailed plans are prepared.

Greenbelt: The Rochester Road and South Boulevard greenbelt and landscaping has been provided, and has been reduced in width to the exact required depth of ten (10) feet. Elements within the greenbelt include a mix of shade trees, flowering trees, shrubs, entryway walls, and the safety path. The ordinance requires one tree per every thirty (30) linear feet of roadway frontage. Therefore, Rochester Road will require 35 trees (1004/30), and South Boulevard will require nineteen (19) trees (557/30). A substantial amount of landscaping has been added along both frontages to extend the treatment to the extreme northwest corner of the site, in front of the new proposed parking between the banquet facility and the rights-of-way for both Rochester Road and South Boulevard.

In addition, ample plantings and a new gateway sign have been added at the intersection. The proposed greenbelt landscaping exceeds Ordinance requirements.

Residential Screening: A vegetated buffer and walls between the commercial portions of the property and the residential portions will provide a substantial screen between these uses. This is also true at the rear and sides of the site where the multi-family abut the existing single-family residential areas.

Site Landscaping: Developments requesting PUD approval shall provide substantially more open space area than required for typical developments within the underlying zoning district. As noted in the PUD section, the site plan indicates that about 4.36 acres or 23.4% percent of the site has been provided for site landscaping.

Details: Details have been provided and are appropriate. Review by the Troy Department Parks and Recreation department has been done.

Refuse Container: Trash receptacles are now shown on the landscape plan, and are satisfactorily screened.

Other: Use of native herbaceous plantings within the detention basin and along the bio-swales will require appropriate seed bed preparation, weed control as the plants are established, and maintenance to ensure that the plantings

thrive and stay attractive. No indication has been provided of how the applicant proposes to accomplish these tasks.

Approval for all work within the Rochester Road and South Boulevard rights-of-way will be required.

Items to be Addressed: *None.*

LIGHTING

A lighting plan has been provided as part of this submission and found to meet adequate photometric standards.

Items to be Addressed: *None.*

SIGNS

Entryway signs will be part of the masonry wall at the South Boulevard entrance into the multi-family residential portion of the project, and at the northern entrance point off of Rochester Road. Furthermore, the applicant has added a gateway sign for the City of Troy at the intersection of Rochester Road and South Boulevard.

A ground sign is proposed along the Rochester Road right-of-way. The Commission found the sign area to be adequate, but recommended the height be reduced by two (2) feet.

Items to be Addressed: *None.*

FLOOR PLANS AND ELEVATIONS

Elevations have been provided for the commercial and multi-family buildings were provided with the previous submittal. The colored renderings in the submission indicate very attractive buildings with traditional design details. Materials will be a combination of brick and siding for the single-family units, and brick, faux stone, and a pre-fabricated crown for the commercial buildings. While the styles are not the same, they compliment one another and are attractive.

The height of the residential buildings is thirty-four (34) feet tall, and exceeds the twenty-five (25) foot height permitted. As indicated above, we believe this request is reasonable.

Items to be Addressed: *None.*

RECOMMENDATIONS

The plan provides many positive aspects that couldn't be achieved without applying the PUD option. The PUD concept locates appropriate uses across the site as it changes from the Rochester Road corridor to single-family residential homes. The commercial buildings provide space for local businesses and complement the other commercial uses across Rochester Road. The multi-family use provides a comfortable transition between the commercial and single-

family homes, as well as coordinates with the City's Mater Plan. The single-family residential lots integrate well with the exiting single-family homes, and achieve the Master Plan's vision for this section of the City.

We support the overall plan and many of the revisions the applicant has made to respond to comments provided throughout the process. We recommend approval by Council.

CARLISLE/WORTMAN ASSOCIATES, INC.

Richard K. Carlisle, PCP

225-02-2402

RKC: lh

cc: Brad Byarski, Michigan Home Builders, FAX (586) 726-6708
Hennessey Engineers, FAX (734) 692-3203
Calvin Hall Associates, FAX (248)557-5416

Brent Savidant

From: Mark F Miller
Sent: Monday, February 20, 2006 2:54 PM
To: Brent Savidant; Kathy Czarnecki; Paula P Bratto; Ronald Figlan
Subject: FW: CASWELL TOWN CENTER PROJECT/ PUD 5

-----Original Message-----
From: dbrown879@comcast.net [mailto:dbrown879@comcast.net]
Sent: Monday, February 20, 2006 2:48 PM
To: bbyarski@mihomebuilders.com
Cc: Mark F Miller
Subject: CASWELL TOWN CENTER PROJECT/ PUD 5

Dear Mr. Byarski,
Thank you for your letter of October 3, 2005 with attached Preliminary Site Plan (sheet CE2) and Landscape plan (sheet LS1). Maple Forest homeowners appreciate your consideration/accomodation of their expressed concern over adequate greenbelt separations throughout the plan to ensure acceptable line of sight visual privacy. Given the nature of mixed use/density in a PUD project the existing homeowners want assurance that the very best plan possible is approved and constructed according to plan. The subject plan received from your company appears to largely satisfy that concern. I reproduced additional copies and distributed them to all the homeowners of Maple Forest of Troy Homeowners Association at the end of October 2005, asking for their review and comments back to me. Based upon their feedback, the Maple Forest homeowners are satisfied with and approve the intent of the subject plan as presented.

Again, thank you for your professional thoroughness in handling detailed follow up of these matters, and I look forward to continuing our constructive communication as the project progresses toward completion. It is my understanding that March 14, 2006 is penciled in as the Troy Planning Commission review date for public comment. I plan on attending. Please feel free to call me anytime.

Regards,

Don Brown
Treasurer, Maple Forest of Troy Homeowners Association
1221 Cadmus Drive
Troy MI 48085
248-879-1415
dbrown879@comcast.net
2/20/2006

Brent Savidant

From: Mark F Miller
Sent: Friday, July 29, 2005 1:36 PM
To: Brent Savidant; Kathy Czarnecki; Paula P Bratto; Ronald Figlan
Subject: FW: Caswell Town Center proposalby Michigan Home Builders

-----Original Message-----
From: dbrown879@comcast.net [mailto:dbrown879@comcast.net]
Sent: Friday, July 29, 2005 1:17 PM
To: Mark F Miller
Cc: bbyarski@mihomebuilders.com
Subject: Caswell Town Center proposalby Michigan Home Builders

Dear Mr. Miller:
For information only, the attached notes are being shared with yourself, Michigan Home Builders, and Maple Forest Homeowners Association. In re a proposed PUD development at the southeast corner of Rochester Road and South Boulevard.

Respectfully,
Don Brown
Treasurer, Maple Forest of Troy Homeowners Association
1221 Cadmus Drive Troy MI 48085 248-879-1415

TroT

CASWELL TOWN CENTER MEETING NOTES **7/28/2005**

1. Meeting held at Petruzello's Banquet Hall 7/28/2005 by MHB (Michigan home builders) and various adjacent Troy homeowners (about 30 persons in total, with 14 of 21 homes from Maple Forest Sub represented).
2. Meeting consisted of presentation of drawings, slides, overview talk, and questions and answers period, (no handouts).
3. Residents expressed concerns over several topics including: ***greenbelt separations,*** vehicular ***traffic flows***/congestions, ***visual appearance*** (line of sight) of development from Rochester Rd, i.e. draw attention to the visual attraction of the housing units over the commercial units, need to have City of Troy guarantee the completion of ***a specifically detailed landscaping plan,*** abundant trees and shrubs provides more separation privacy (Maple Forest builder left without completing trees and shrubs), an inviting curb appeal type appearance, and a ***park like look*** from all viewing angles, ***street /sidewalk transitions*** from new wider concrete streets with sidewalks into older narrower asphalt streets with no sidewalks (City of Troy problem), ***lack of a tree belt*** along the backyard to backyard property line for lots on Cadmus Drive backing up to backyards of lots on Cambria Drive (Cadmus lot owners problem since Cambria lot owners would be restricted from plantings by condo covenants & deed restrictions), although City of Troy does not require such separations under present rules, the PUD concept embraces adding equitable extras in original design that merit offsetting relief in zoning & regs, indications that ***base pricing levels for detached site condos*** on Cambria could be $350,000 while Maple Forest houses are $450,000 up (i.e. base pricing would drag down pricing on Maple Forest homes, a prior existing development).
4. Michigan Home Builders representatives said that they heard the residents various concerns, were sensitive to them, and would take them into consideration prior to finalizing their plan that they would submit to the City of Troy. MHB verbally indicated that they would make extra efforts to preserve existing trees along the backyard property line between Cadmus and Cambria.
5. The meeting was hosted and presented well by MHB, and the question and answer and discussion period was engaged in energetically and with almost full participation from the attending residents.
6. The meeting was professionally conducted and amicably concluded after approximately one hour.

Don Brown Treasurer, Maple Forest of Troy Homeowners Association
1221 Cadmus Drive 248-879-1415

RE: Caswell Town Center Planned Unit Development Request

Planning Commission of Troy:

The "beat goes on"! First, the Woodside Development strips every tree and brush from every inch of their development property! Now, Michigan Home Builders wants to finish off the last of the orchard area - home still to many creatures! What are creatures doing living in Automation Alley, you say? They are blocking "progress" and unless every square inch of Troy is either built on or paved, progress will be retarded, profits won't be made, and tax money will be missed! This development is "for the kids", it'll improve our living standards, this isn't the "north country" (you know?) or could it just be another developer taking the easiest route to large profits, i.e. mass building in a stripped area?

My favorite color is green, followed by brown. I like the smell in the Spring when everything buds. I like wind breaks and oxygen. But I really like the wood-based critters! I guess that I live in the wrong city!! I oppose this development!

REC'D
MAR - 7 2006

Lee Garwood
1109 Hartwig Dr.
Troy

Paula P Bratto

From: Kris Brust [concepts@htdconnect.com]
Sent: Saturday, April 29, 2006 11:59 AM
To: Paula P Bratto
Subject: Caswell Town Center

Thank you for the information package on the public hearing for the proposed Caswell Town Center. It is unclear as to the location of the 14 single family homes and any connection with our dead end street (Cambria).

We certainly would vigorously oppose any change from low density residential and a connection to our street/sub. We would be much more tolerant of an isolated development that does connect to our street. Any higher density development with retail could impose a great safety risk for our children, should our narrow dead end streets without sidewalks be connected and, thus, a thoroughfare.

If there is any more descriptive information we can obtain on this development, it would be greatly appreciated.

We would not oppose any low density development as zoned when we purchased our home in 1988.

Sincerely,

Kris J and Cynthia M Brust
1275 Cambria
248 608-2627

Paula P Bratto

From: Benedict [benedict@comcast.net]
Sent: Tuesday, May 09, 2006 5:59 PM
To: Paula P Bratto
Subject: Caswell Town Center Planned Unit Development

Importance: High

We are in strong opposition to more "multiple uses" of what should remain single family residential areas. The area you are considering rezoning will cause irreparable damage to the existing Eyster Home Suburban Subdivision. This subdivision cannot handle more traffic be forced onto our already small and inadequate roads. These homes are on quiet smaller streets and cannot handle the burden of the vehicles that would result from 14 more homes, 74 condos and another 19,000 square feet of retail space. And if you consider the traffic that will find a new way to "cut thru" the children and residents will be at an increased risk.

Because of the additional traffic congestion of the variance of another Church in Troy and another another Condo/Townhomes we are already overburdened. There has not been any NEW SIGNAL LIGHTS on this stretch of Rochester Rd nor widening to allow for the increase from the last two variances. We now wait for up to 10 minutes to turn south from Hartwig, barring any "accidents, traffic backups,weather conditions,etc."

We do not see any need for adding to the congestion problem near Rochester Rd/M-59 at this time.

We again stronger suggest you deny this Development at this time.

Sincerely,

Anthony & Lena Benedict
1490 Hartwig Dr
Troy, MI