

# JOINT MEETING CITY COUNCIL/ PLANNING COMMISSION



February 11, 2014

# MEETING OUTLINE

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- Master Plan Overview
- 2014 Master Plan Update
- Issue Identification Exercise
- Exercise Summary

# Why Plan?

- Roadmap for the best path from a known present into an unknown future
- Master Planning provides a vision and perspective beyond current events
- 5-year review required by State law
- Address issues identified over last 5 years

# Function of Master Plan?

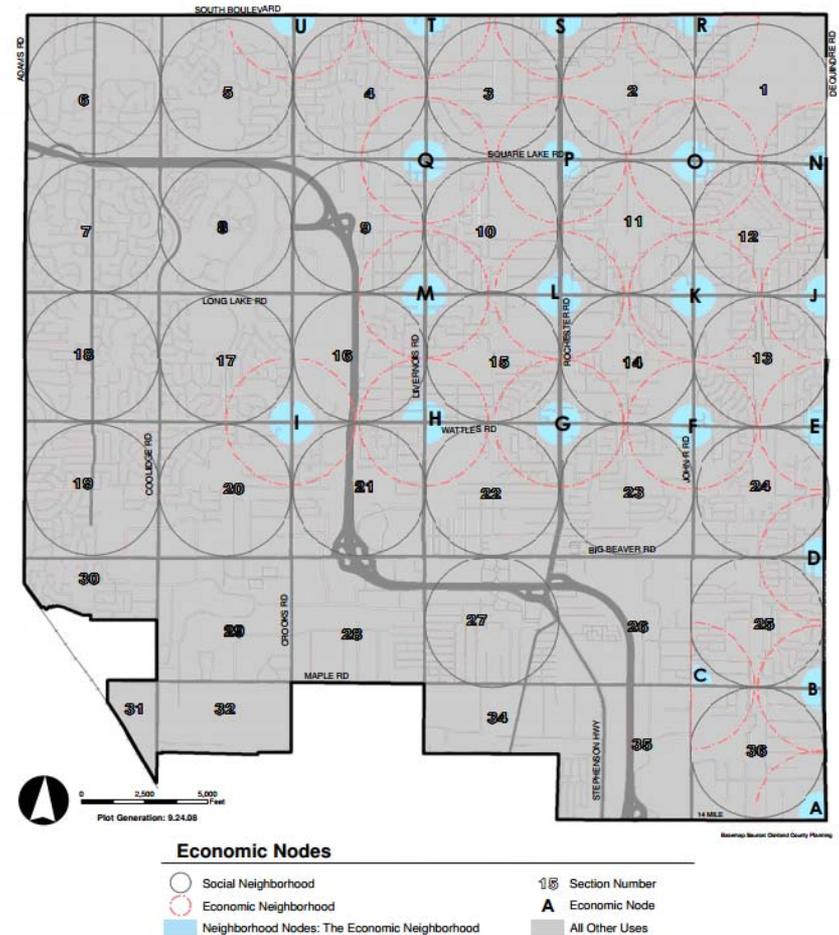
- General statement of the City's goals and policies
- Presents a clear direction for the City's future development patterns
- Coordinates public improvements and private development
- Provides the statutory foundation upon which zoning decisions are based

# History of Planning in Troy

- PRIOR TO 2008:
  - Master Plan was originally adopted in 1965
  - Updated approximately 20 times over 40+ years
  - Goals: Control growth and separation of land uses

# 2008 Master Plan Approach

- Vision 2020 provided direction
- More than just land use: emphasize policy
- Find a balance between economic development, strategic growth and protection of residential neighborhoods



# 2008 Master Plan Approach

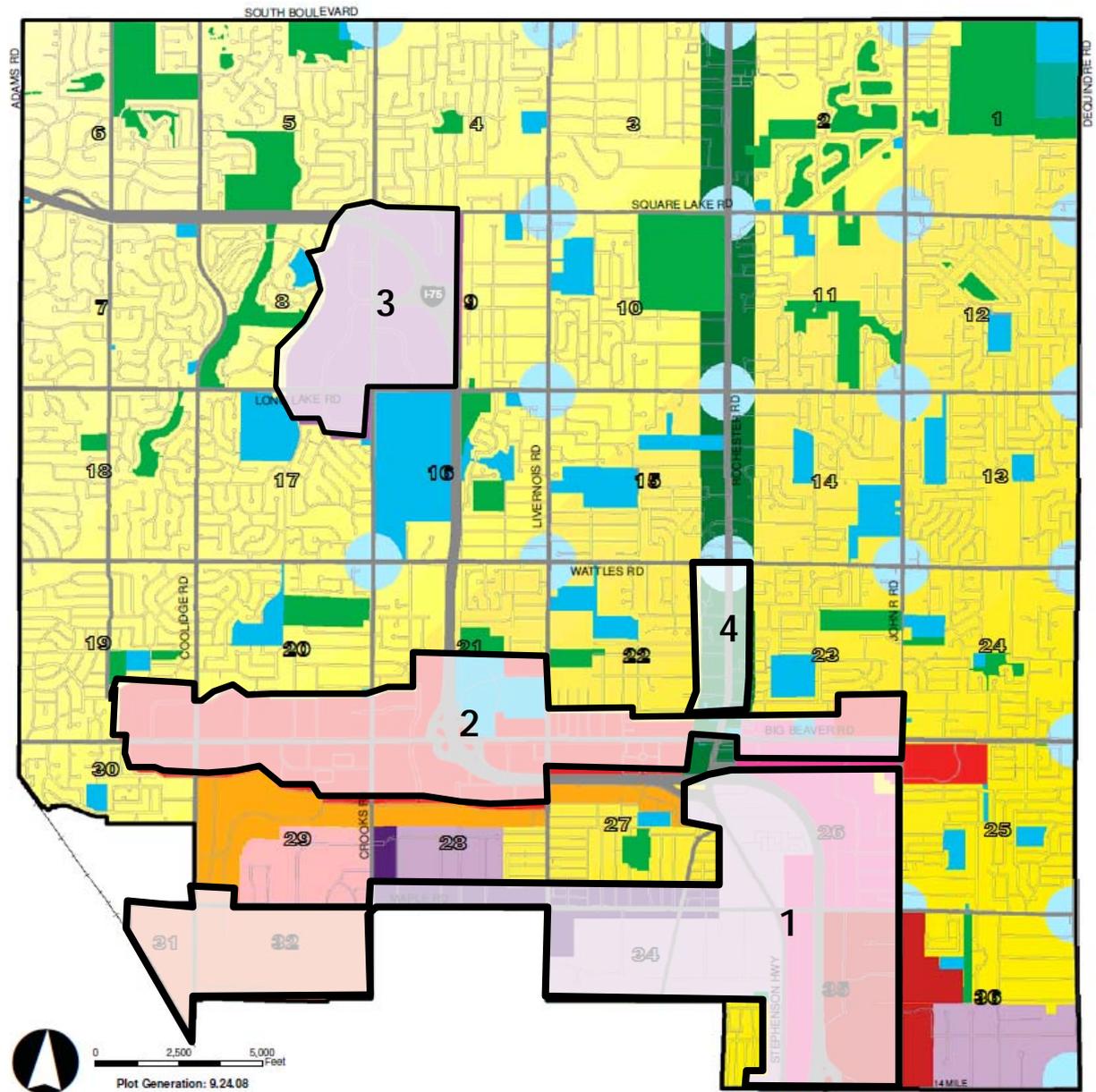
- Investigate form-based codes, performance zoning, incentives, and natural features preservation
- Explore sustainable development and transitional land use
- Public participation

# 2014 Master Plan Update

- Focus on specific Target Areas
- Address changing demographics
- Consider transitions/edge areas

# Target Areas

1. Maple Rd and IB Zoning Area
2. Big Beaver Road
3. North Troy
4. Rochester Road



# Specific Area Plans

- Plans will result from Real Estate Forums/Public Workshop.
  
- May include:
  - ▣ Land Use Recommendations
  - ▣ Transportation Recommendations
  - ▣ Zoning Recommendations
  - ▣ Market Conditions

# Changing Demographics

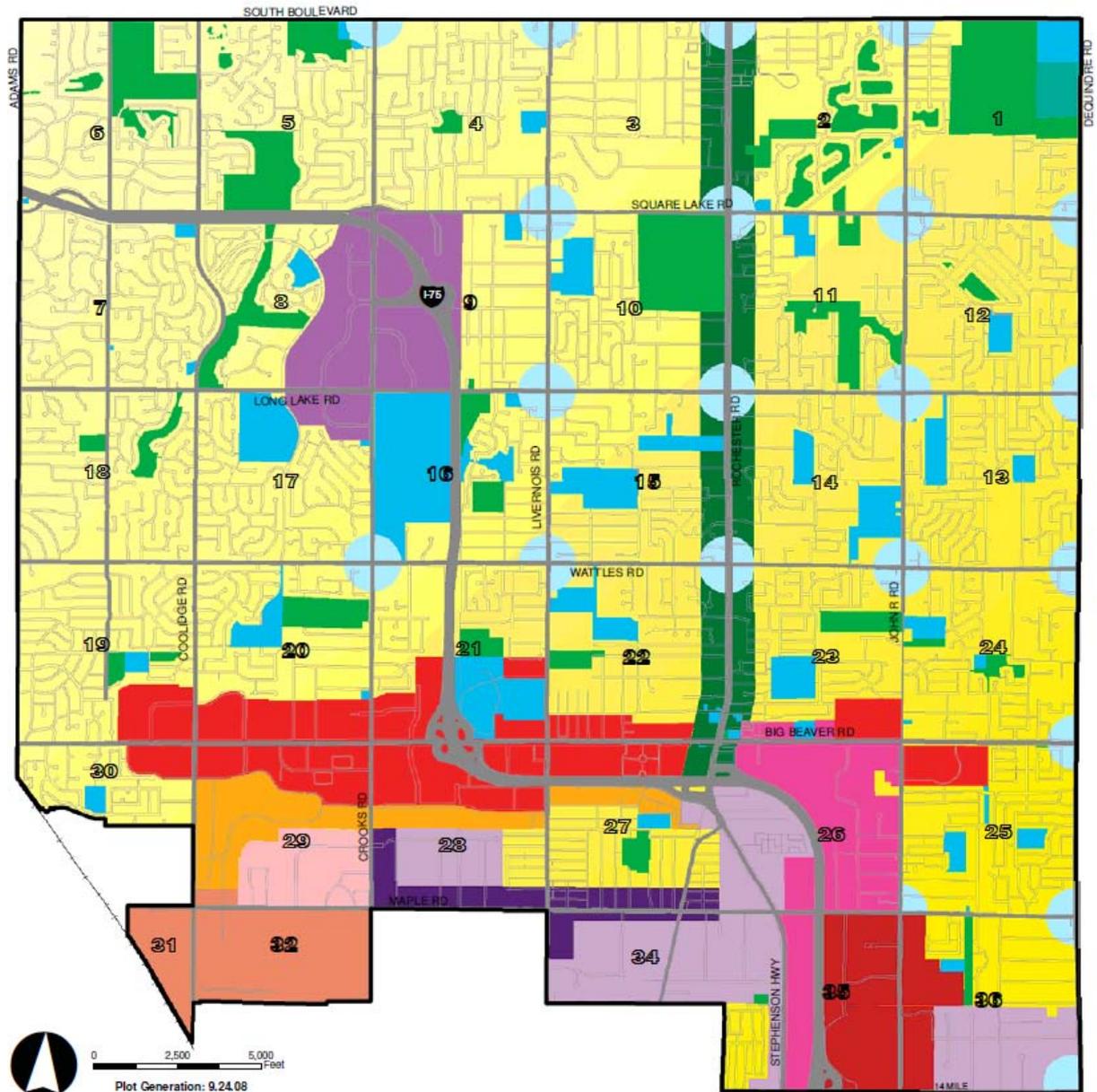
- By 2030 there will be an equal amount of seniors over 65 years of age as youth under 18.
  
- Changes in demographics have a significant implication on city operations. Create strategies that:
  - I. Address the needs and desires of an aging population; and
  - II. Maintain Troy as a viable, sustainable city.
  
- The ability of the City to provide the necessary services is contingent upon managing a sustainable tax base

# Transition / Edge Areas / Issues

- Recent conflict in edge areas between single-family residential and non-residential development.
- Issues of height and setbacks
- More significant buffers/transitions may need to be provided.

# Potential Conflict Areas

- Rochester Road
- Neighborhood nodes
- Northside of Big Beaver
- Stephenson/Maple



Revised Source: Oakland County Planning

# Approach

- Start Zoning Ordinance amendment process:
  - Rochester Road and GB Zoning
  - Assisted Living Public Hearing February 10<sup>th</sup>
  
- Provide further study for other areas:
  - Neighborhood Nodes
  - Big Beaver Road
  - Stephenson/Maple Road

# Schedule

	2014					
Task	Jan	Feb	Mar	Apr	May	June
Target Area Analysis						
Forum/Workshops						
Joint Planning Commission / City Council Meeting						
Plan Review / Initiate Adoption Process						

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# Issue Identification Exercise

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# Exercise Summary

**Next Meeting**  
**April 22, 2014**