

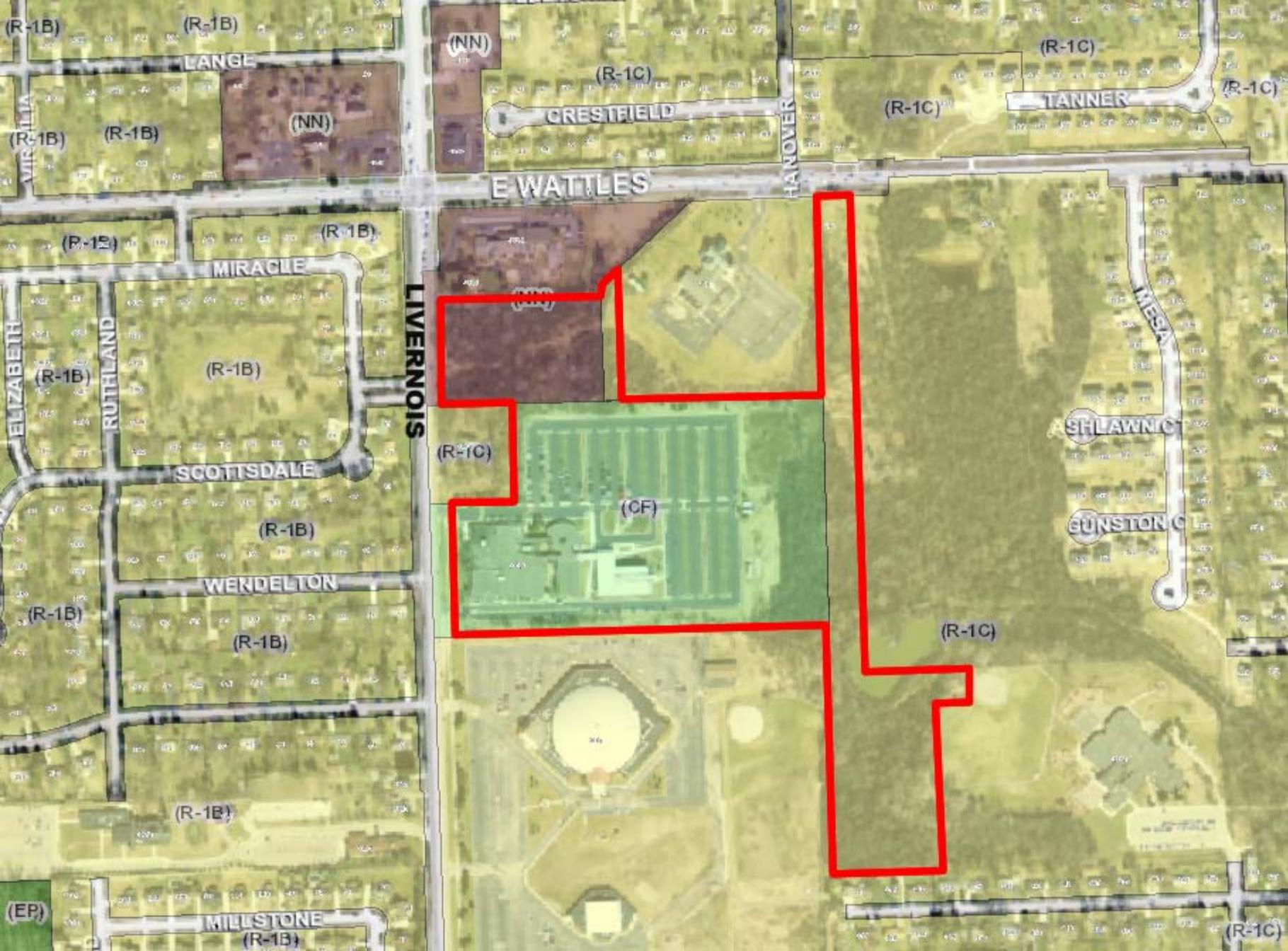
4. HEARING OF CASES

- B. VARIANCE REQUEST, WALSH COLLEGE c/o VALERIO DEWALT TRAIN ASSOCIATES, 3838 LIVERNOIS – In order to construct modifications to the existing building: 1) a 10 foot variance to the 25 foot maximum allowed building height; 2) a 5.15 foot variance to the required 80 foot setback from adjacent residential property; and 3) a 4 foot variance to the maximum permitted 35 foot height limit for proposed rooftop mechanical equipment screening structures.

ZONING ORDINANCE SECTIONS:

4.11 (C) CF Zoning District, 6.22 (B), 7.08 (A) (1)





(R-1B) (R-1B)

LANGE

(NN)

(R-1C)

(R-1C)

(R-1C)

(R-1B)

(R-1B)

(NN)

CRESTFIELD

(R-1C)

TANNER

MIRACILE

(R-1B)

(R-1B)

(NN)

E WATTLES

HANOVER

ELIZABETH

(R-1B)

MIRACILE

LIVRNOIS

(NN)

MESA

(R-1B)

(R-1B)

(R-1C)

(CF)

SHLAWNIC

(R-1B)

SCOTTSDALE

(R-1B)

GUNSTON C

(R-1B)

WENDELTON

(R-1B)

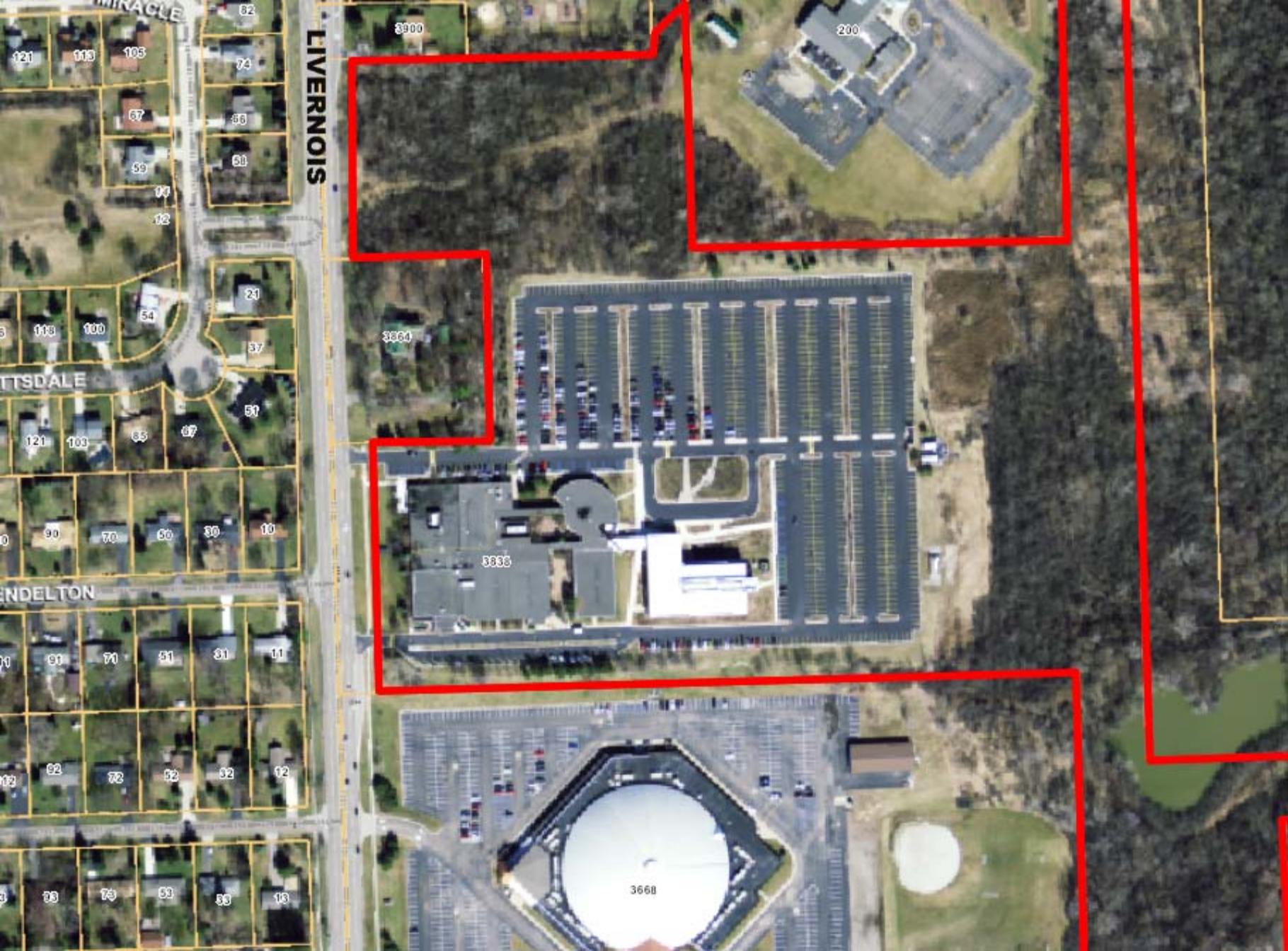
(R-1C)

(EP)

MILLSTONE

(R-1B)

(R-1C)



LIVERNOIS

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DENDELTON

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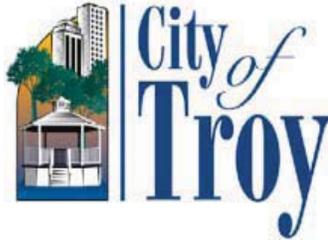
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ZONING BOARD OF APPEALS APPLICATION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248- 524-3364
E-MAIL: evanspm@troymi.gov



FEE \$150.00
<http://troymi.gov/Government/Departments/CodeEnforcement.aspx>

THE ZONING BOARD OF APPEALS MEETS THE **THIRD TUESDAY OF EACH MONTH AT 7:30 P.M. AT CITY HALL.** PLEASE FILE A COMPLETE APPLICATION AND FEE, AT LEAST **27 DAYS BEFORE** THE MEETING DATE.

1. ADDRESS OF THE SUBJECT PROPERTY: 3838 Livernois Road
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 20-22-101-043
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: Section 4.11, Section 6.22, Section 7.08.1
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: Sidewalk variance 2006
5. APPLICANT:
NAME Walsh College
COMPANY c/o Valerio Dewalt Train Associates
ADDRESS 500 N. Dearborn St. 9th Floor
CITY Chicago STATE IL ZIP 60654
PHONE 312-260-7323
E-MAIL cmcgrath@buildordie.com
AFFILIATION TO THE PROPERTY OWNER: Architect

6. PROPERTY OWNER:

NAME Chris Stout
COMPANY Walsh College
ADDRESS 3838 Livernois Road
CITY Troy STATE MI ZIP 48083
TELEPHONE 248-823-1230
E-MAIL cstout@walshcollege.edu

The undersigned hereby declares under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto.

I, Walsh College c/o VDTA (APPLICANT) HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO ENTER THE PROPERTY TO ASCERTAIN PRESENT CONDITIONS.

APPLICANT SIGNATURE Christine McGrath Breuer DATE 02.04.14

PRINT NAME: Christine McGrath Breuer (VDTA)

PROPERTY OWNER SIGNATURE CS Stout DATE 02.04.14

PRINT NAME: Chris Stout

Failure of the applicant or their authorized representative to appear before the Board as scheduled shall be cause for denial or dismissal of the case with no refund of fees. If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.

The applicant will be notified of the time and date of the hearing by first class mail.

**City of Troy, Michigan
Zoning Board of Appeals
Statement of Practical Difficulty**

Walsh College, is located at 3838 Livernois Road, in a Community Facilities (CF) District. Founded in 1922, Walsh College's Troy campus has been educating students from southeast Michigan since 1970. While a small institute when we moved to Troy from Detroit in 1970, we have put down roots in the community and have invested in our campus and in Troy many times since then. The College offers 17 business and related technology degree programs at the bachelors and master's levels. In order for Walsh to continue to attract students and remain competitive with other institutions, we must be able to attract students with a modern, state of the art facility that will meet their educational needs and expectations. Walsh College is a unique asset in the community. We been supportive of our community and our neighbors in ways ranging from hosting League of Women Voters candidate debates and being actively involved with the Troy Chamber of Commerce to acting as an evacuation site for Brookfield Academy and providing free use of our parking lot for the Troy Family Daze and OPA! Fest each year.

The College seeks to enhance the academic experience of current students, to propel the College toward future success and to address code deficiencies at the oldest portions of its campus. Specifically, the College endeavors to improve the privacy and the effectiveness of the Student Services suite, to promote student life and to expand its current offerings of meeting and study spaces. The College also intends to expand existing life safety systems and improve site and building accessibility.

The project proposes to demolish the original 1970 portion of the building located at the northwest corner and replace this building with a new two-story structure, totaling 27,029 square feet. An additional 29,642 square feet of adjacent interior renovation and refresh work is also included, in order to create a unified link between old and new. The proposed program for the first floor includes a centralized Student Services suite, informal meeting and study spaces for students and alumni, a 30-40 person auditorium and a hands-on active learning lab, known as the Success Center. The proposed second floor is to include administrative office and support spaces, a boardroom, a small fitness room and the second story of the learning lab. The college aims to create better quality spaces available for student services, flexible student study areas and the Success Center. The goal is to efficiently use the additional space to provide excellent spaces for students to study and for more efficient student services. This is not more space for more people, rather better space for current students and staff.

The applicant is seeking a variance of 10.0 feet from the maximum allowable building height of 25 feet, a 5.15 foot variance from required 80 foot setback from the northerly residential property line and a 4 foot variance to the maximum permitted 35 foot height limit for proposed rooftop mechanical equipment screening structures.

<p>VARIANCE 1: A 10.0 foot variance from required 25 foot maximum building height permitted in the CF district</p>

Z.B.A. Standard A): *Exceptional characteristics of property for which the variance is sought make compliance with dimensional requirements substantially more difficult than would be the case for the great majority of properties in the same zoning district. Characteristics of property which shall be considered include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation and other similar characteristics.*

Response A): The property is located between Big Beaver and Wattles Roads. It is bounded by Livernois Road on the west, both neighborhood node H and residential district R1-C on its north, and residential district R1-C at its east and at its south. The site is accessed from Livernois Road via an ingress only drive at the south and an egress only drive at the north.

The 37.76 acre parcel is irregularly shaped. Its eastern edge and southeast corner are located in a flood plain, incapable of development. The narrowest part of the parcel is also along the length of the eastern side, impossible to develop. An existing residential property at the property's northwest corner reduces the parcel's frontage on Livernois Road to nearly half of that of the bulk of the remaining parcel. Existing subsequent additions, immediately to the south and to the east of the proposed demolition area are to remain, limiting the buildable area available in this portion of the site. Due the parcel's restricted frontage and the existing to remain structures, the applicant cannot provide the program area required for the project with a one-story structure. As such the applicant seeks to create a two-story structure.

Alternatives were considered. The College explored building a stand-alone structure eastward on the site. While this construction would cause fewer disruptions to the College's operations, it would significantly disrupt the existing sustainable landscape as well as the site water drainage/retention system that was created in 2007 as part of the LEED Gold Barry Center construction. It would further remove administrators from students, defeating a key objective of the project. The College also considered renovating the existing building in place and then augmenting this footage with a new smaller addition to the rear of the site. Again, this solution was deemed unreasonable, as it would place key student amenities remote from the bulk of the existing classrooms, administrators and faculty, located on the west half of the site.

Z.B.A. Standard B): *The characteristics which make compliance with dimensional requirements difficult must be related to the premises for which the variance is sought, not some other location.*

Response B): The characteristics of the site described in Response A are related to the specific premises for which the variance is being sought. The applicant's variance request is driven by abutting existing to remain structures which limit the buildable site area in the northwest quadrant of the parcel.

Z.B.A. Standard C): *The characteristics which make compliance with the dimensional requirements shall not be of a personal nature.*

Response C): The applicant has engaged the professional services of an architect, structural engineer and mechanical engineer. Current engineering and design anticipate an 11 inch thick roof assembly. The roof will be carried by 26 inch deep joists spanning within larger structurally steel-framed bays. The building's proposed mechanical system will require 36 inch deep duct mains, running below the joist members, to condition the space. The size and depth required by structural and mechanical systems reduce the resultant interior ceiling heights to significantly less than code-required minimums. The applicant therefore seeks approval to a maximum building height of 35 feet in order to ensure that a minimum ceiling height of 8 feet can be achieved throughout.

Z.B.A. Standard D): *The characteristics which make compliance with dimensional requirements difficult must not have been created by the current or a previous owner.*

Response D): The ingress and egress configuration from the site is dictated by the site's peak usage pattern and its proximity to the Wattles Road intersection and is unable to be revised. The proposed area of work is directly abutting existing to remain connected structures to the south and to the east. Options for building elsewhere on the site are impractical and fail to meet the project's objectives.

Z.B.A. Standard E): *The proposed variance will not be harmful or alter the essential character of the area in which the property is located, will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property value within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City.*

Response E): Per the Ordinance, Article 4: Section 4.11, the allowable height permitted within a CF district is twenty-five feet, a height intended to support the construction of two-story structures. Adjoining R1-C residential uses, adjacent to the applicant's parcel on three sides, have a higher allowable building height of 30 feet. Neighborhood nodes, partially abutting the site to the north, are encouraged to draw people and be visually distinguished from the surrounding area by their greater intensity, density and design. Design techniques such as the variation of building height are encouraged to help separate the Node from the surrounding area.

The proposed building design includes both a stepped front façade as well as alternating roof heights of 30 and 34 feet. This varied articulation breaks down the mass of the building, creates visual interest and provides a more harmonious scale with nearby residential properties. The new building will be just less than 215 feet away from the existing residence to the north. The parcel immediately to the south is home to Zion Christian Church, with a dome height of approximately 57 feet. St. Lucy's Church, abutting the property at its northeast, reaches 43 feet at its peak and 60 feet at its steeple. See Exhibit A, images 1 and 2, respectively. Residences to the west, across Livernois Road (at 5 lanes and 63 feet wide) will also be more than 200 feet away from the new work. The project will neither limit adequate supply of light nor air to the adjacent properties.

The proposed project eliminates 6 classrooms while adding back only 2 classroom spaces which reduces the number of possible students on campus at peak hours. As such, additional parking is not proposed as part of the project scope. The proposed project includes both sprinkling of the new work and as well as an expansion of sprinkling to the existing to remain adjacent areas, hence improving current life safety provisions.

<p>VARIANCE 2: A 5.15 foot variance from required 80 foot setback from existing northerly residential property line</p>
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Z.B.A. Standard A): *Exceptional characteristics of property for which the variance is sought make compliance with dimensional requirements substantially more difficult than would be the case for the great majority of properties in the same zoning district. Characteristics of property which shall be considered include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation and other similar characteristics.*

Response A): Per the Ordinance, Article 4: Section 4.11, buildings in the CF district are required to have a 50 foot setback. Article 6: Section 6.22, however, further stipulates that post-secondary schools, such as Walsh College, shall maintain an 80 foot setback from any residential property. The existing north facade of the College, comprised of structures built (moving west to east respectively) in 1970, 1978, 1985 and 1990, were set back from the existing northern property line at the time by 74.85 feet. As such, they are existing legal non-conforming structures which encroach upon the required setback by 5.15 feet.

The project proposes to demolish the westernmost existing 1970 building and reconstruct a new two-story structure aligned with the existing to remain structures to the east in order to maintain a continuity of interior spaces. Therefore, the north façade of the new addition would continue the 5.15 foot encroachment of the required 80 foot setback.

Z.B.A. Standard B): *The characteristics which make compliance with dimensional requirements difficult must be related to the premises for which the variance is sought, not some other location.*

Response B): The applicant's variance request is driven by the pre-existing building condition as a legal non-conforming structures.

Z.B.A. Standard C): *The characteristics which make compliance with the dimensional requirements shall not be of a personal nature.*

Response C): Ingress and egress from the site are dictated by the site's proximity to the Wattles Road intersection and are unable to be revised. The proposed area of work directly abuts existing to remain structures to the south and to the east. Options for building elsewhere on the site are impractical and fail to meet the project's objectives.

Z.B.A. Standard D): *The characteristics which make compliance with dimensional requirements difficult must not have been created by the current or a previous owner.*

Response D): Existing legal non-conforming structures to remain, immediately east, have been in place since 1978, 1985 and 1990, respectively. Existing abutting structures, immediately south, have been in place since 1974.

Z.B.A. Standard E): *The proposed variance will not be harmful or alter the essential character of the area in which the property is located, will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property value within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City.*

Response E): Due to the pre-existing condition of the legal non-conforming location of the existing buildings, the new building will not significantly change that existing non-conformance. The applicant's northern property line is heavily vegetated. See Exhibit B images 1 and 2. The proposed landscape plan includes the addition of an eastern white pine along the northern egress drive and combination of white cedars and yellow twig dogwoods at areas of new glazing along the main north façade for further softening and shielding. Lighting within the office areas at the north elevation will be time clock controlled to correspond to the staff hours of those occupying the space. Site lighting along the north drive will be also designed to provide the minimal illumination required for pedestrian safety and vehicular navigation. Special care will be taken to ensure code required fixtures are shielded from the adjoining property. The proposed project will neither limit adequate supply of light nor air to the adjacent properties. The new building will be approximately 215 feet from the existing residence to the north and will not significantly alter its character. Additional parking is not proposed as part of this project; increased congestion is not anticipated. The new structure will be fully accessible and sprinkled, hence improving both current life safety and accessibility provisions.

VARIANCE 3: A 4 foot variance to the maximum permitted 35 foot height limit for proposed rooftop mechanical equipment screening structures

Z.B.A. Standard A): *Exceptional characteristics of property for which the variance is sought make compliance with dimensional requirements substantially more difficult than would be the case for the great majority of properties in the same zoning district. Characteristics of property which shall be considered include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation and other similar characteristics.*

Response A): As noted previously, the proposed building design includes alternating roof heights of 30 and 34 feet. The building is heated and cooled by new roof top air handling equipment. The equipment is located on a portion of the lower 30 foot roof, such that the adjacent higher roof elements naturally screen the unit on its south and north edges. A screen wall, to extend to the top of unit, is also included in the design. The total height of the roof top unit with associated curb mounting is 9 feet. While compliant with the maximum projected height of 10 feet established for roof-mounted equipment and screens, Ordinance Section 7.08 further stipulates that this height is to be measured from the maximum height permitted within the district. Because the maximum allowable height in a CF district is 25 feet, the resultant maximum allowable height for roof-mounted screen walls is 35 feet. The request for this Variance is a direct byproduct of the applicant's Variance 1 request. The College considered the possibility of several small units in lieu of one large unit, however the system performance was compromised and the equipment height only reduced by 1 foot, thereby still requiring a variance.

Z.B.A. Standard B): *The characteristics which make compliance with dimensional requirements difficult must be related to the premises for which the variance is sought, not some other location.*

Response B): The characteristics of the site which make compliance difficult are a repercussion of the 25 foot height limit for CF district buildings.

Z.B.A. Standard C): *The characteristics which make compliance with the dimensional requirements shall not be of a personal nature.*

Response C): As described previously, the applicant has engaged the professional services of an architect, structural engineer and mechanical engineer. The College aims to construct a LEED certified project, as such stipulated performance requirements must be met by all building systems and envelopes. The roof top unit proposed strives to optimize both energy efficiency as well as thermal comfort for the occupants. Section 13.04 of the Ordinance stipulates that rooftop equipment, "shall be screened with architectural materials matching or harmonious with the building," It also states that "screens provided to obscure mechanical equipment shall be an opaque barrier at least as high as the equipment being screened." The proposed design meets precisely that criteria. The roof top unit when mounted on its associated curb extends 9 feet above the 30 foot roof line; an architectural screen wall as required by Section 13.04 is provided to that same 9 feet. In meeting this requirement, a 4 foot variance is required to comply with Ordinance Section 7.08, which limits screen height in a CF district to 35 feet.

Z.B.A. Standard D): *The characteristics which make compliance with dimensional requirements difficult must not have been created by the current or a previous owner.*

Response D): The roof top mechanical unit is an essential component of the proposed building's HVAC design. Per the Ordinance, Section 13.04, such equipment must be screened. The applicant's variance request stems directly from the need to meet this requirement.

Z.B.A. Standard E): *The proposed variance will not be harmful or alter the essential character of the area in which the property is located, will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property value within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City.*

Response E): As described under Variance Request 1, Response E, the proposed building design includes both a stepped front façade as well as alternating roof heights of 30 and 34 feet. The applicant has worked to create natural screening of the necessary roof top equipment via the architectural design. Additional screening as required by the Ordinance will be provided to the fullest extent. The roof top unit has been pulled both south and east on the new roof to maximize its separation from nearby residentially zoned parcels.

Existing structures immediately adjacent to this parcel have heights significantly higher than the small portion of screening being requested by the applicant. Residentially zoned parcels to the west and north are permitted to have a height of 30 feet, measured to the average height between eave and ridge. The proposed project will neither be harmful nor alter the essential character of the area in which the property is located.

EXHIBIT A

WALSH COLLEGE LIVERNOIS ROAD AND INTERIORS 3838 LIVERNOIS RD. TROY, MI 48083



2. ST. LUCY'S CHURCH



1. ZION CHRISTIAN CHURCH

EXHIBIT B

WALSH COLLEGE LIVERNOIS ROAD AND INTERIORS 3838 LIVERNOIS RD. TROY, MI 48083



2. NORTHWEST PROPERTY LINE VEGETATION



1. NORTH PROPERTY LINE VEGETATION

FIRE DEPARTMENT NOTES

THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS WILL BE PAINTED ACCORDING TO THE FOLLOWING:

- WHITE ON 4.00 INCH MAINS
- RED ON 6.00 INCH MAINS
- ORANGE ON 8.00 INCH MAINS
- GREEN ON 12.00 INCH MAINS
- BLUE ON 16.00 INCH OR LARGER MAINS

NO PARKING SHALL BE PERMITTED AND/OR NO OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN FIFTEEN (15) FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION, PUBLIC OR PRIVATE.

THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND WITHIN FIFTY (50) FEET OF A MINIMUM EIGHTEEN (18) FOOT WIDE PAVED DRIVEWAY OR STREET.

GAS METER, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICE, AND TRANSFORMERS MUST NOT BE LOCATED ON THE SAME SIDE OF THE BUILDING OR STRUCTURE AS THE FIRE DEPARTMENT CONNECTION UNLESS A CLEAR DISTANCE OF ONE HUNDRED FIFTY (150) FEET CAN BE MAINTAINED BETWEEN UTILITIES AND THE FIRE DEPARTMENT CONNECTION.

DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS.

A WHITE HIGH VISIBILITY STRIPE SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.

FIRE LANES ARE TO BE A MINIMUM OF 18 FEET IN WIDTH AND A MINIMUM OF 14 FEET IN HEIGHT.

FIRE LANE SIGNS ARE TO BE INSTALLED AND MAINTAINED IN COMPLIANCE WITH THE CRITERIA AS SET FORTH IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SOME OF THE CRITERIA ARE AS FOLLOWS:

1. SIGNS SHALL BE RED LETTERING ON WHITE BACKGROUND AND SHALL BEA "NO STOPPING, STANDING, PARKING-FIRE LANE-TOW AWAY ZONE"
2. SIGNS SHALL BE SPACED NO FURTHER THAN 100 FEET APART.
3. SIGNS SHALL BE INSTALLED AT A RIGHT ANGLE OR 90° TO CURB.
4. SIGNS SHALL BE SEEN (7) FEET FROM THE BOTTOM OF SIGN TO GRADE.
5. SIGNS SHALL BE DOUBLE FACED WHERE THE POSSIBILITY EXISTS FOR LEFT WHEEL TO CURB PARKING.
6. SIGNS SHALL BE 12 INCHES IN WIDTH AND 18 INCHES IN HEIGHT.

A COPY OF THE SITE PLAN SHOWING FIRE LANE LOCATIONS AS PRESCRIBED BY THE TROY FIRE DEPARTMENT SHALL BE SUBMITTED TO THE FIRE PREVENTION DIVISION ON 8 1/2" x 11" PAPER FOR TRAFFIC SAFETY COMMITTEE REVIEW AND RECOMMENDATION TO CITY COUNCIL FOR ULTIMATE APPROVAL.

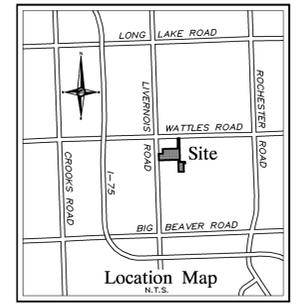
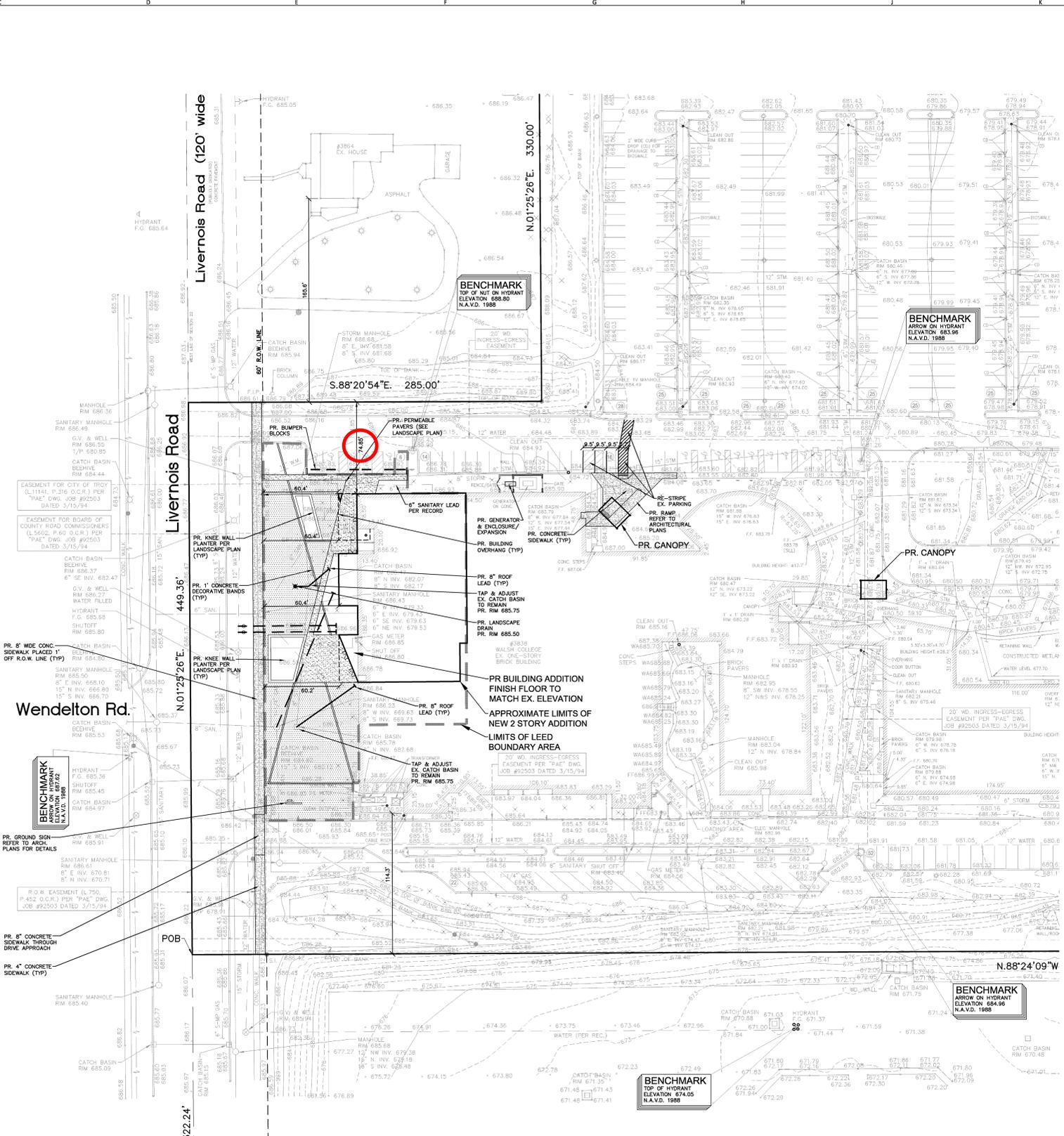


THE SYMBOL 'P' IS BLACK, CIRCUMSCRIBED IN A RED CIRCLE WITH A RED SLASH ON A WHITE BACKGROUND AND BLACK BORDER.

THE SUPPLEMENTAL EDUCATIONAL PLaque NO PARKING WITH A RED LEGEND AND BORDER ON A WHITE BACKGROUND, MAY BE USED ABOVE THE SYMBOL.

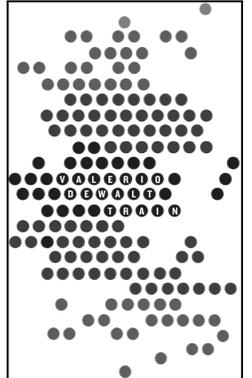
CARE SHOULD BE EXERCISED TO SEE THAT THE SINGLE ARROWS POINT IN THE PROPER DIRECTION TO INDICATE THE REGULATED ZONE.

FIRE LANE SIGN DETAIL



PROJECT NAME
Walsh College
Livernois Road and Interiors

PROJECT ADDRESS
3838 Livernois Rd
Troy, MI 48083



ARCHITECT
VALERIO DEWALT TRAIN ASSOC.
500 N. DEARBORN, 9TH FLOOR
CHICAGO, ILLINOIS 60654
312.260.7300
www.buildfordie.com

PROJECT TEAM **ARCHITECT STAMP**

JOSEPH VALERIO
CHRISTINE MCGRATH
JENNIFER COOPER
MICHAEL KIRSCHNER

VDTA PROJECT NUMBER
12123.00

CONSULTANT
NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257

PROJECT TEAM **ENGINEER STAMP**

TIM GERMAIN
BRAD BRICKEL
RYAN JOHNSON
MIKE CARNAGHI
KEVIN NAVAROLI

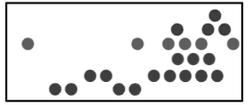
CONSULTANT PROJECT NUMBER
3809-01

Issue		
No.	Issued for	Date
1	25% Schematic Design	11.22.2013
2	Preliminary Site Plan Review	01.10.2014
3	ZBA Submittal	01.22.2014

SCALE: 1" = 40'

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SHEET TITLE
General Site Plan



SHEET NUMBER
C1-01

VARIANCE NOTE
A SETBACK VARIANCE IS REQUIRED FOR A POST-SECONDARY FACILITY ADJACENT TO A RESIDENTIALLY ZONED PROPERTY. THE REQUIREMENT IS TO HAVE A BUILDING 30 FEET FROM THE PROPERTY LINE. THE EXISTING BUILDING IS 74.85 FEET FROM THE PROPERTY LINE. THE PROPOSED BUILDING ADDITION CORNER IS 74.85 FEET FROM THE PROPERTY LINE.
A VARIANCE OF 5.15 FEET IS REQUIRED.
THE BUILDING HEIGHT REQUIREMENT IS 25 FEET. THE PROPOSED HEIGHT OF THE BUILDING IS 35 FEET.
A VARIANCE OF 10 FEET IS REQUIRED FOR BUILDING HEIGHT.

SITE DATA
SUB AREA: 1,644,952 SFT. OR 37.76 ACRES
ZONING: EXISTING: CF COMMUNITY FACILITIES
SETBACK REQ. REQUIRED: EXISTING: PROPOSED:
FRONT: 20' (F) 20' (F) 20' (F)
SIDE: 80' (N), 114' (S), 74.85' (N), 114' (S), 74.85' (N), 114' (S)
REAR: 702' (E), 702' (E)

LIGHTING NOTE
ANY NEW SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AWAY FROM ADJACENT PROPERTIES IN ACCORDANCE WITH COMMUNITY STANDARDS. PROPOSED SITE LIGHTING SHALL MATCH EXISTING SITE LIGHTING IN INTENSITY, STYLE & HEIGHT.

NOTE
A SOIL EROSION PERMIT IS REQUIRED FROM THE CITY OF TROY ENGINEERING DEPARTMENT FOR THIS PROJECT.

LEED BOUNDARY DATA

LEED AREA	GROSS	NET
EXISTING SITE AREA	37,847.93 SFT.	100.0%
BUILDING FOOTPRINT	15,225.40 SFT.	40.2%
PAVE/WALK	1,272.08 SFT.	3.4%
OPEN SPACE	21,350.45 SFT.	56.4%
PROPOSED SITE AREA	37,847.93 SFT.	100.0%
BUILDING FOOTPRINT	14,453.96 SFT.	38.2%
PARKING & DRIVES	2,453.32 SFT.	6.5%
OPEN SPACE	20,970.65 SFT.	55.4%

PAVING LEGEND

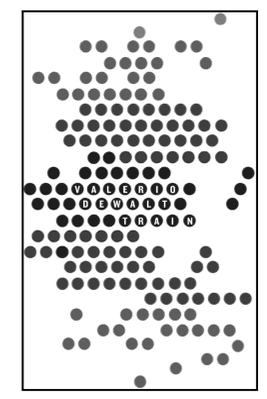
[Pattern]	PROPOSED CONCRETE SIDEWALK
[Pattern]	PROPOSED PERMEABLE PAVERS
[Pattern]	PROPOSED LANDSCAPED AREA

LEGEND

[Symbol]	MANHOLE	EXISTING SANITARY SEWER
[Symbol]	HYDRANT	SAN. CLEAN OUT
[Symbol]	MANHOLE	EXISTING WATER MAIN
[Symbol]	MANHOLE	EXISTING STORM SEWER
[Symbol]	UTILITY POLE	EX. R. Y. CATCH BASIN
[Symbol]	UTILITY POLE	EXISTING BURIED CABLES
[Symbol]	UTILITY POLE	OVERHEAD LINES
[Symbol]	UTILITY POLE	SIGN
[Symbol]	UTILITY POLE	LIGHT POLE
[Symbol]	UTILITY POLE	PROPOSED LIGHT POLE
[Symbol]	C.O.	EXISTING GAS MAIN
[Symbol]	HYDRANT	PR. SANITARY SEWER
[Symbol]	INLET	PR. WATER MAIN
[Symbol]	INLET	PR. STORM SEWER
[Symbol]	INLET	PR. R. Y. CATCH BASIN
[Symbol]	INLET	SAND BACKFILL (95% DENSITY)

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
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TEL. (248) 332-7931
FAX. (248) 332-8257
NFE JOB #3809-01



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CHRISTINE MCGRATH
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MICHAEL KIRSCHNER

VDTA PROJECT NUMBER
12123.00

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PROJECT TEAM ENGINEER STAMP

TIM GERMAIN
BRAD BRICKEL
RYAN JOHNSON
MIKE JOHNSON
KEVIN NAVAROLI

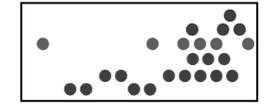
CONSULTANT PROJECT NUMBER
3809-01

No.	Issue	Date
1	25% Schematic Design	11.22.2013
2	Preliminary Site Plan Review	01.10.2014
3	ZBA Submittal	01.22.2014

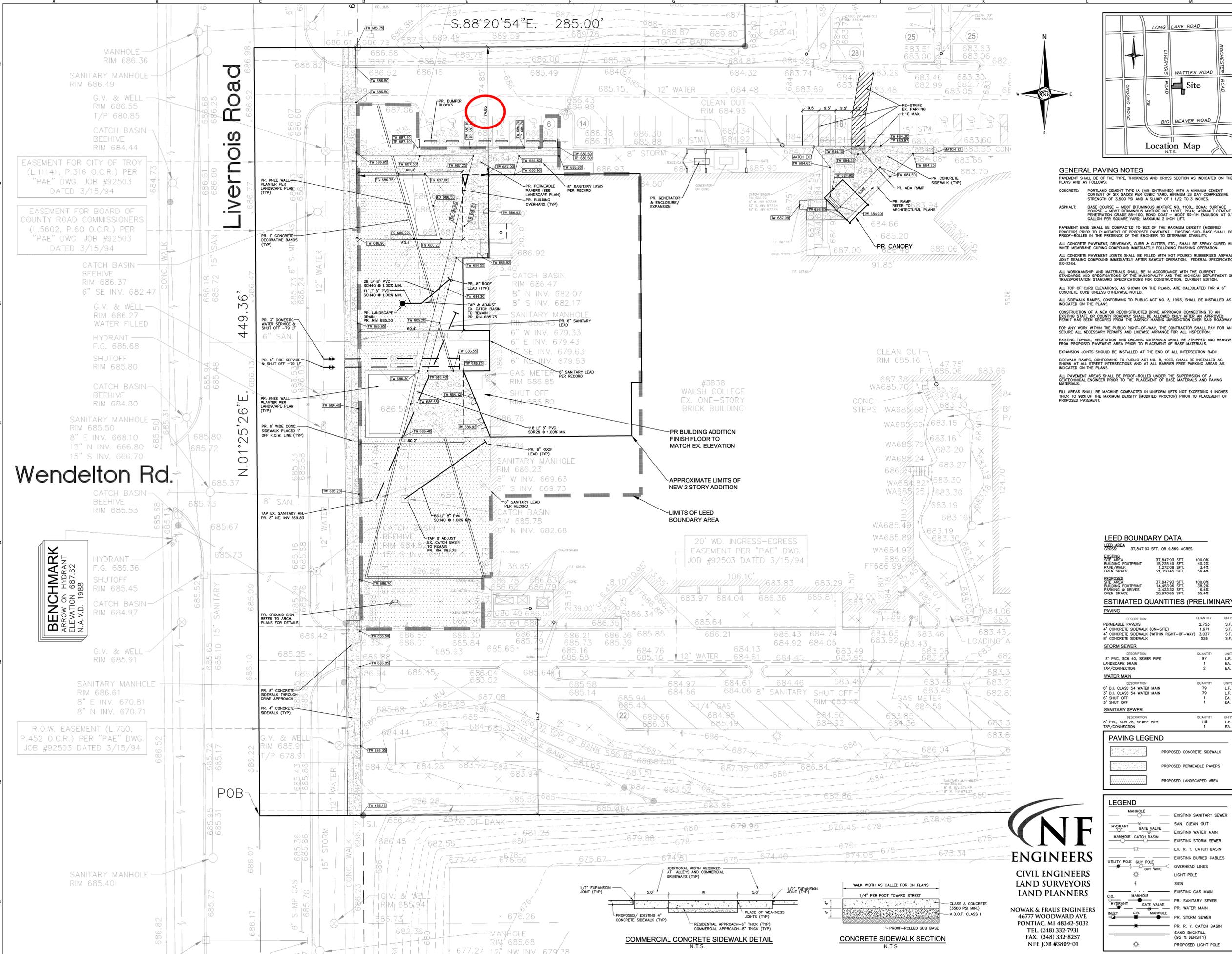
SCALE: 1" = 20'

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SHEET TITLE
Engineering Site Plan



SHEET NUMBER
C1-02



BENCHMARK
ARROW ON HYDRANT
ELEVATION 687.62
N.A.V.D. 1988

R.O.W. EASEMENT (L.750, P.452 O.C.R.) PER "PAE" DWG. JOB #92503 DATED 3/15/94

Wendelton Rd.

Livernois Road

SANITARY MANHOLE RIM 685.40

G.V. & WELL RIM 685.91

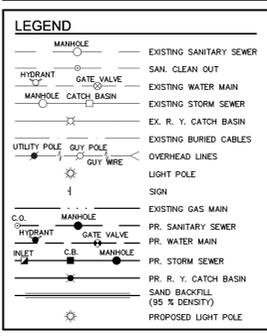
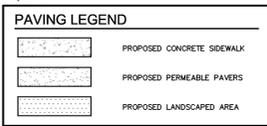
CATCH BASIN BEEHIVE RIM 685.53

SHUTOFF RIM 685.80

EASEMENT FOR BOARD OF COUNTY ROAD COMMISSIONERS (L.5602, P.60 O.C.R.) PER "PAE" DWG. JOB #92503 DATED 3/15/94

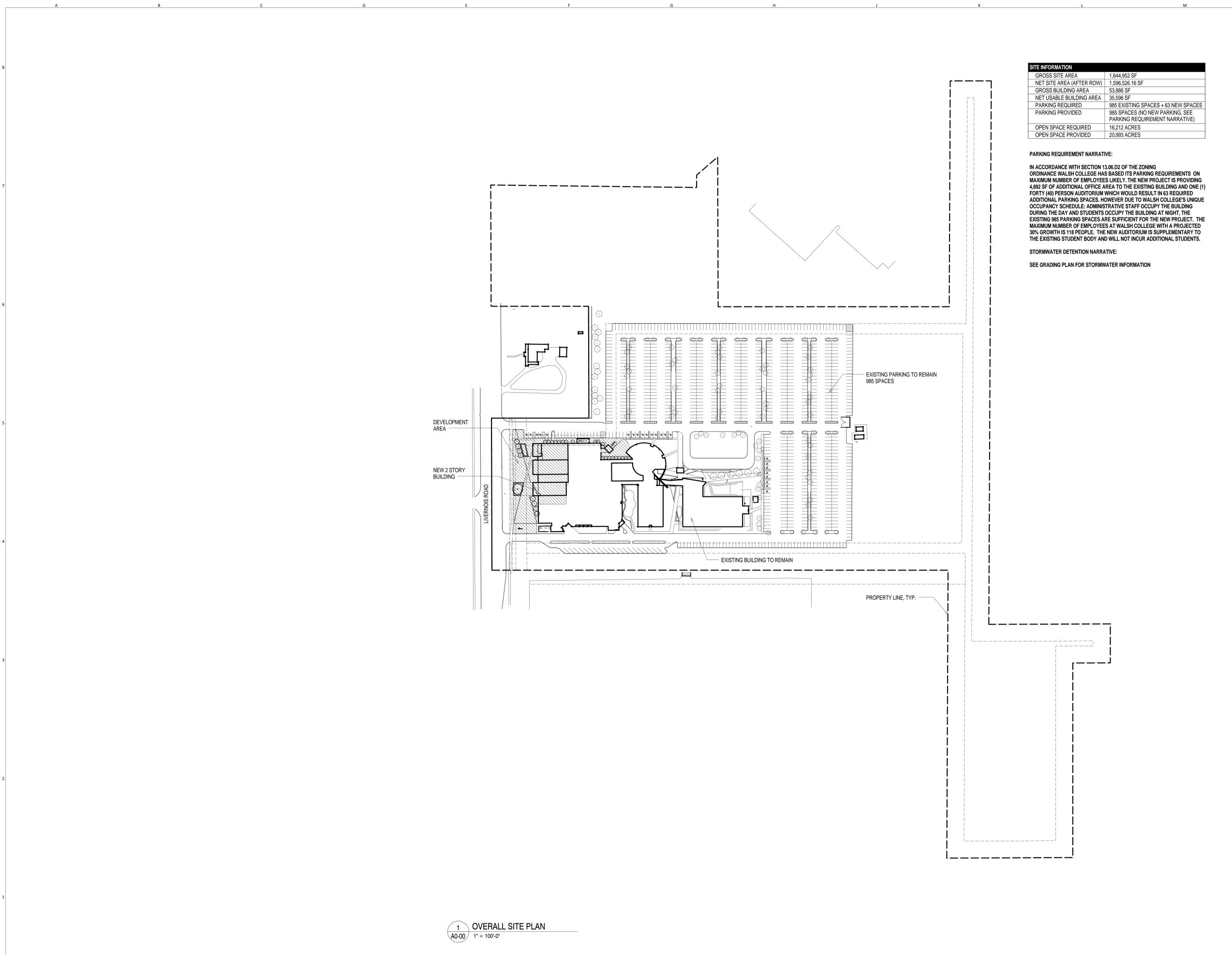
SANITARY MANHOLE RIM 686.49

MANHOLE RIM 686.36



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CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
NFE JOB #3809-01



SITE INFORMATION	
GROSS SITE AREA	1,644,922 SF
NET SITE AREA (AFTER ROW)	1,596,526.16 SF
GROSS BUILDING AREA	53,886 SF
NET USABLE BUILDING AREA	35,596 SF
PARKING REQUIRED	985 EXISTING SPACES + 63 NEW SPACES
PARKING PROVIDED	985 SPACES (NO NEW PARKING, SEE PARKING REQUIREMENT NARRATIVE)
OPEN SPACE REQUIRED	16,212 ACRES
OPEN SPACE PROVIDED	20,983 ACRES

PARKING REQUIREMENT NARRATIVE:

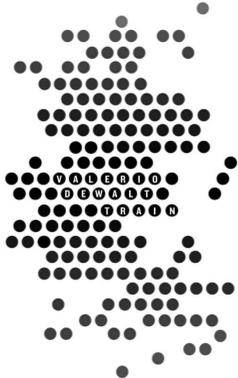
IN ACCORDANCE WITH SECTION 13.06.D2 OF THE ZONING ORDINANCE WALSH COLLEGE HAS BASED ITS PARKING REQUIREMENTS ON MAXIMUM NUMBER OF EMPLOYEES LIKELY. THE NEW PROJECT IS PROVIDING 4,892 SF OF ADDITIONAL OFFICE AREA TO THE EXISTING BUILDING AND ONE (1) FORTY (40) PERSON AUDITORIUM WHICH WOULD RESULT IN 63 REQUIRED ADDITIONAL PARKING SPACES. HOWEVER DUE TO WALSH COLLEGE'S UNIQUE OCCUPANCY SCHEDULE: ADMINISTRATIVE STAFF OCCUPY THE BUILDING DURING THE DAY AND STUDENTS OCCUPY THE BUILDING AT NIGHT. THE EXISTING 985 PARKING SPACES ARE SUFFICIENT FOR THE NEW PROJECT. THE MAXIMUM NUMBER OF EMPLOYEES AT WALSH COLLEGE WITH A PROJECTED 30% GROWTH IS 118 PEOPLE. THE NEW AUDITORIUM IS SUPPLEMENTARY TO THE EXISTING STUDENT BODY AND WILL NOT INCUR ADDITIONAL STUDENTS.

STORMWATER DETENTION NARRATIVE:

SEE GRADING PLAN FOR STORMWATER INFORMATION

PROJECT NAME
Walsh College
Livernois Road and Interiors

PROJECT ADDRESS
3838 Livernois Rd
Troy, MI
48083



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JOSEPH VALERIO
 CHRISTINE MCGRATH BREUER
 JENNIFER COOPER
 MICHAEL KIRSCHNER



J. Valerio

VDTA PROJECT NUMBER
 12123.00

CONSULTANT

CONSULTANT PROJECT NUMBER

Issue		
No.	Issued for	Date
1	PRELIMINARY SITE PLAN REVIEW	01.10.2014
2	ZONING BOARD OF APPEALS	01.22.2014

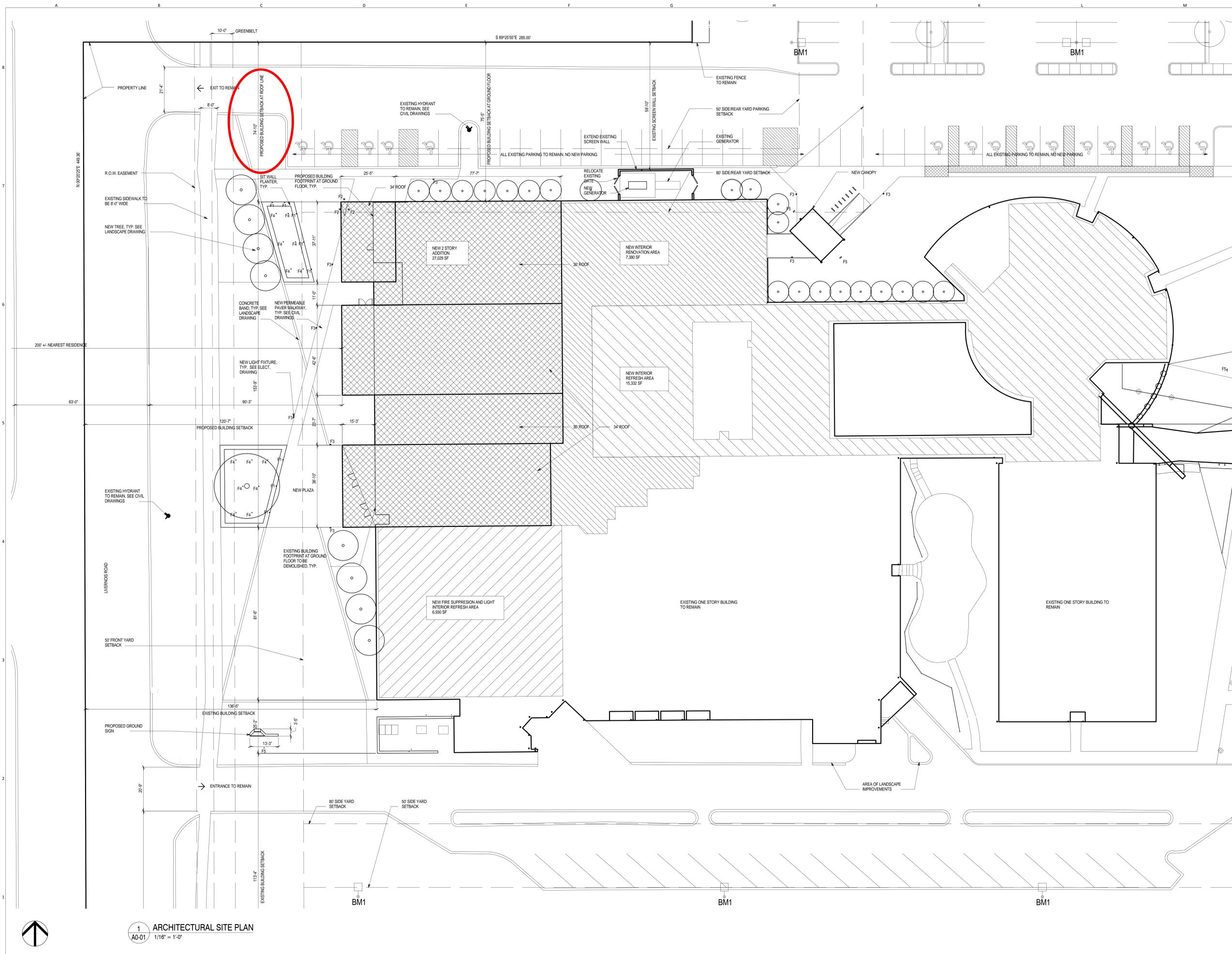
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SHEET TITLE
OVERALL SITE PLAN



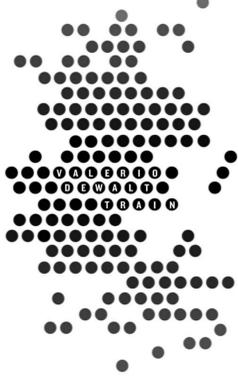
SHEET NUMBER
A0-00

1 OVERALL SITE PLAN
 A0-00 1" = 100'-0"



PROJECT NAME
Walsh College
Livernois Road and Interiors

PROJECT ADDRESS
3838 Livernois Rd
Troy, MI
48083



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 CHRISTINE McGRATH BREUER
 JENNIFER COOPER
 MICHAEL KIRSCHNER

VDTA PROJECT NUMBER
 12123.00

CONSULTANT

CONSULTANT PROJECT NUMBER

Issue		
No.	Issued for	Date
1	25% SCHEMATIC DESIGN	11.25.2013
2	PRELIMINARY SITE PLAN REVIEW	01.10.2014
3	ZONING BOARD OF APPEALS	01.22.2014

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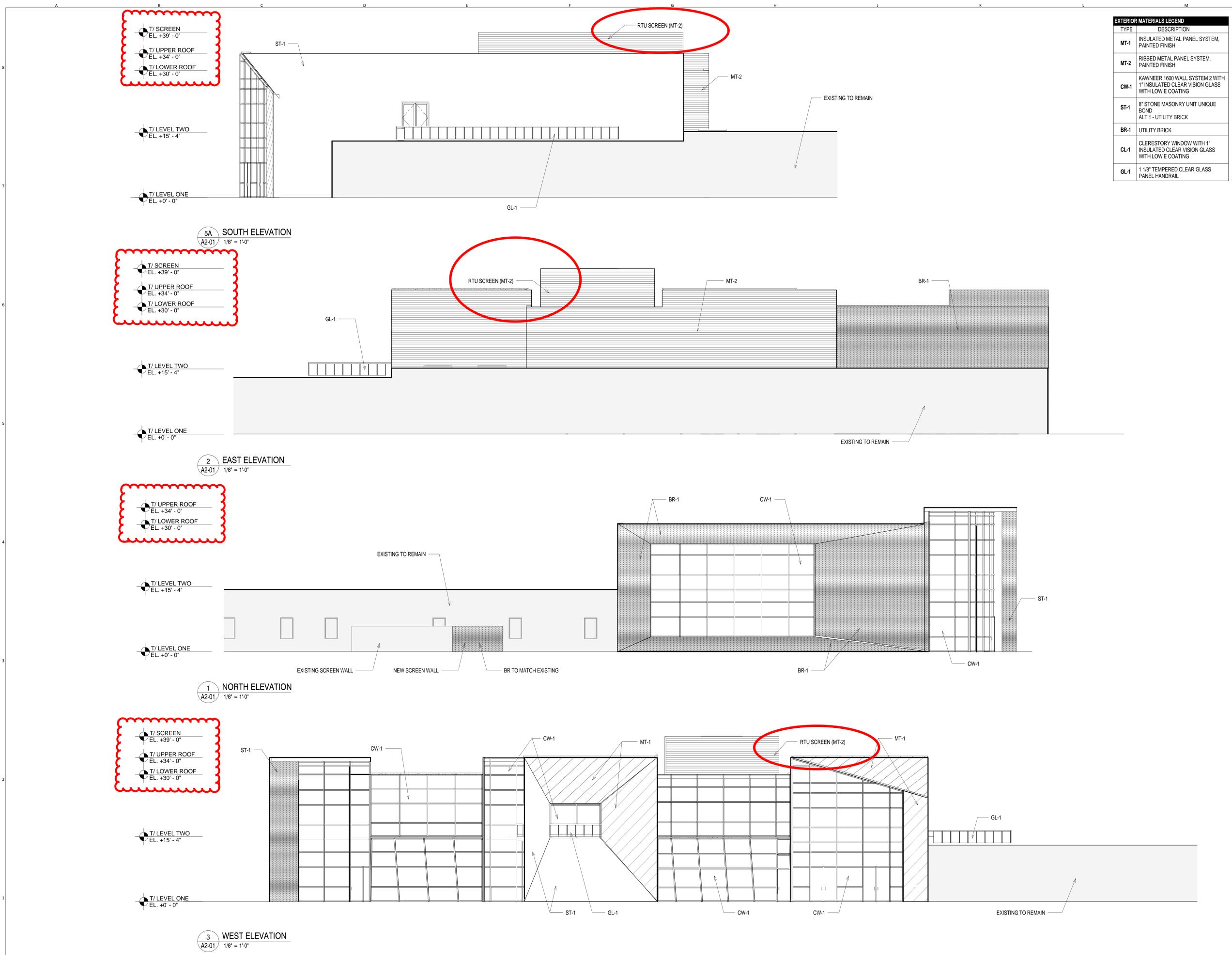
SHEET TITLE
ARCHITECTURAL SITE PLAN



SHEET NUMBER
A0-01

1 ARCHITECTURAL SITE PLAN
 A0-01 1/16" = 1'-0"

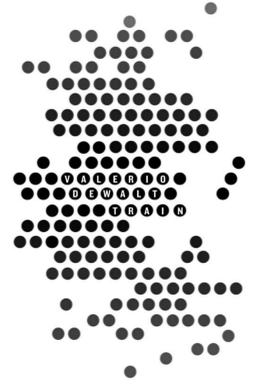




EXTERIOR MATERIALS LEGEND	
TYPE	DESCRIPTION
MT-1	INSULATED METAL PANEL SYSTEM, PAINTED FINISH
MT-2	RIBBED METAL PANEL SYSTEM, PAINTED FINISH
CW-1	KAWNEER 1600 WALL SYSTEM 2 WITH 1" INSULATED CLEAR VISION GLASS WITH LOW E COATING
ST-1	8" STONE MASONRY UNIT UNIQUE BOND ALT.1 - UTILITY BRICK
BR-1	UTILITY BRICK
CL-1	CLERESTORY WINDOW WITH 1" INSULATED CLEAR VISION GLASS WITH LOW E COATING
GL-1	1 1/8" TEMPERED CLEAR GLASS PANEL HANDRAIL

PROJECT NAME
Walsh College
Livernois Road and Interiors

PROJECT ADDRESS
3838 Livernois Rd
Troy, MI
48083



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VDTA PROJECT NUMBER
 12123.00

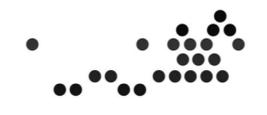
CONSULTANT

CONSULTANT PROJECT NUMBER

Issue		
No.	Issued for	Date
1	25% SCHEMATIC DESIGN	11.25.2013
2	PRELIMINARY SITE PLAN REVIEW	01.10.2014
3	ZONING BOARD OF APPEALS	01.22.2014

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SHEET TITLE
ELEVATIONS



SHEET NUMBER
A2-01



CARLISLE

WORTMAN
associates, inc.

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

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

Date: January 29, 2014

Preliminary Site Plan Review For City of Troy, Michigan

Applicant:	Walsh College c/o Valerio Dewalt Train Associates, Inc. 500 N. Dearborn, 9 th Floor Chicago, IL 60654
Project Name:	Walsh College Expansion and Renovation
Plan Date:	January 10, 2014
Location:	East side of Livernois Road, between E. Wattles & E. Big Beaver Roads
Zoning:	CF, Community Facilities
Action Requested:	Preliminary Site Plan Approval
Required Information:	Noted Below

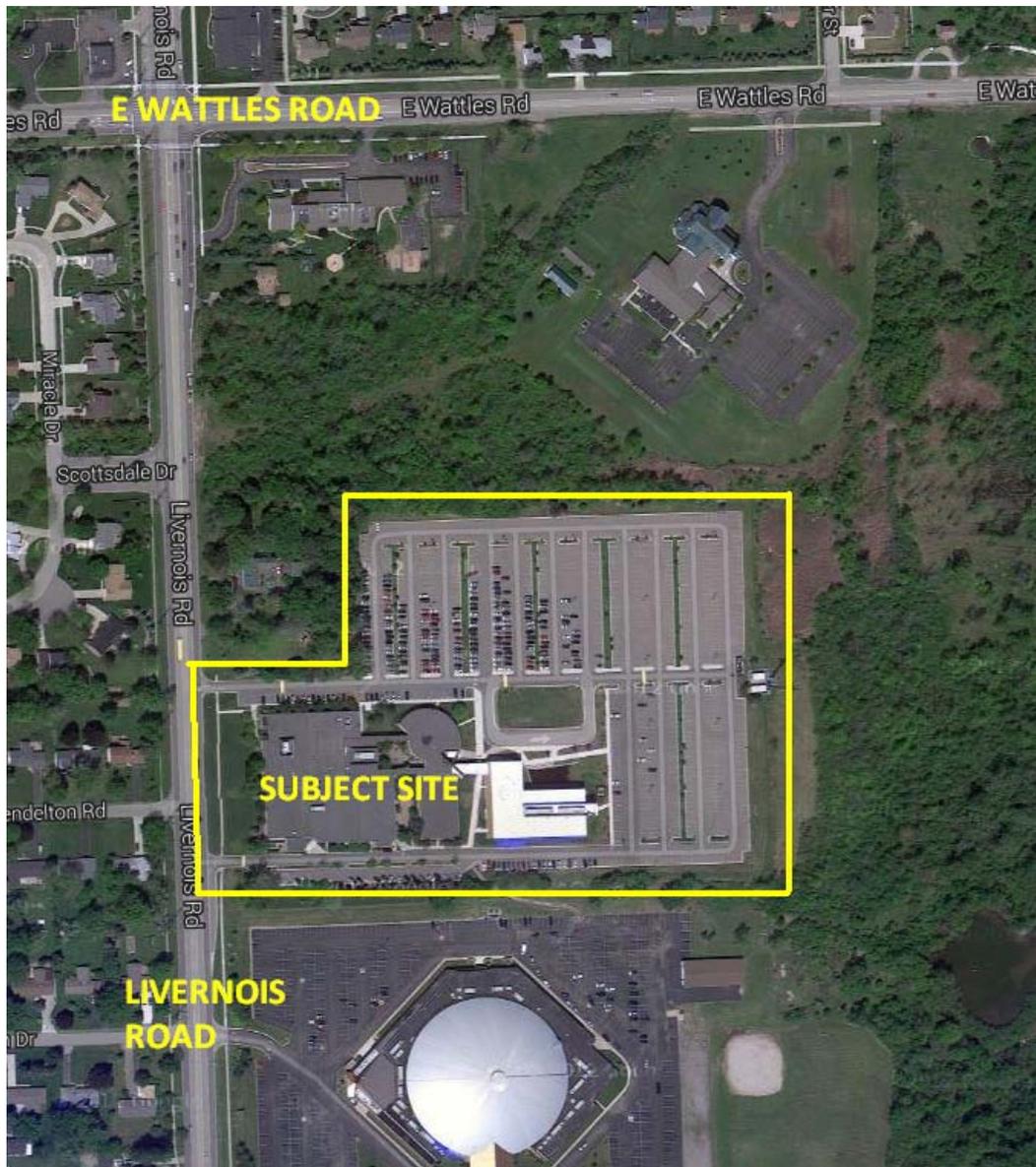
SITE DESCRIPTION AND PROJECT STATUS

Walsh College is requesting approval of a preliminary site plan for the partial demolition, expansion, and renovation of the existing campus facility located at 3838 Livernois Road in the City of Troy. The proposed renovation and expansion is located along the west elevation fronting on Livernois. While, the total footprint expansion is approximately 1,200 sq/ft, the renovation and conversation of the one (1) story area to a fully functional two (2) story space will provide additional student area, administrative office area and a new forty (40) person auditorium.

The current use of the property is institutional education, which is a permitted use under the CF, Community Facilities District. The proposed use of the site will remain institutional education.

Location of Subject Property:

The property is located on the east side of Livernois Road, between E. Wattles and E. Big Beaver Roads.



Size of Subject Property:

One (1) parcel: 1,644,952 square feet (37.76 acres), Tax ID No: 20-22-101-043

Proposed Use of Subject Parcel:

The applicant is proposing expansion and renovation of the college campus facility, which is a public institutional education use.

Current Use of Subject Property:

Public institutional education

Current Zoning:

The property is currently zoned CF, Community Facilities.

Surrounding Zoning:

A table summarizing the zoning of the surrounding areas is as follows.

Direction	Zoning	Use
North	R-1C, One-Family Residential, NN: A, Neighborhood Nodes: Type A, Node H	Residential, Vacant/ Wooded, Church
South	R-1C, One-Family Residential	Church
East	R-1C, One-Family Residential	Vacant/Wooded
West	R-1C, One-Family Residential	Residential

AREA, WIDTH, HEIGHT, SETBACKS

Sections 4.11.C-D and 6.22 of the Zoning Ordinance establish the dimensional requirements for both the CF District, and the specific use standards for Post-Secondary Schools. The requirements and proposed dimensions are as follows:

	<u>Required¹:</u>	<u>Provided:</u>	<u>Compliance</u>
Front (Livernois Road)	50 foot minimum setback	55 feet	Complies
Side (north)	80 foot minimum setback ¹	74.85 feet	Not Compliant
Side (south)	80 foot minimum setback ¹	114.3 feet	Complies
Rear (east)	80 foot minimum setback ¹	702.9 feet	Complies
Building Height	Maximum 2 stories, 25 feet	35 feet	Not Compliant
Maximum Building Coverage	30%	Less than 30%	Complies

1. Section 6.22.B, states, that no post-secondary school building shall be closer than eighty (80) feet to any property line that is residentially zoned or used.

The applicant is not increasing the encroachment on the northern property line, however because they are adding a second story to the existing one story structure they need to obtain a variance to encroach 5.15 feet into the northern property line.

Height in the Community Facility Zoning District is limited to 25-feet. The applicant will need to obtain a variance to exceed the maximum height of 25 feet by 10 feet for a total building height of 35 feet. It is worth noting that the allowable height in the adjacent R1-C District is 30-feet.

Items to be addressed: 1). Obtain a setback variance from the Zoning Board of Appeals; and 2). Obtain a height variance from the Zoning Board of Appeals.

BUILDING ARRANGEMENT

The proposed addition to the existing building is oriented toward the western portion of the site and accessed via two (2) separate one-way drives from Livernois Road. Much of the front portion of the existing building is to be demolished and a new two (2) story addition. The new square footage added is 12,456, of which only 4,892 sq/ft is net usable floor area. The remaining sq/ft is for the new auditorium and corridors, stairways, toilet rooms, mechanical rooms and closets.

The applicant does not propose any new/additional parking. The proposed addition to the site increases the overall usable building area, which necessitates sixty-three (63) additional parking spaces to be provided.

New landscaped areas and paved pedestrian pathways are proposed for the front and side (north) yards, adjacent to the new addition and portions of the existing building.

Items to be addressed: None

PARKING

The applicant is adding 4,892 sq/ft of net additional office area and a forty (40) seat auditorium. Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided
Existing Walsh College Parking	985 spaces	985 spaces
Post-Secondary Schools: 1 space for each teacher, employee, or administrator, and 1 for each 10 students, in addition to the requirements for auditorium or stadium	Based on 100 sq/ft per employee the 4,892 square feet of additional office area= 49 spaces	0 spaces
Auditorium: 1 space for each three (3) seats	40 seats/3 = 14 spaces	
Total	985 + 63 spaces	985 spaces

The applicant does not propose any new/additional parking. The proposed addition to the site increases the overall usable building area, which necessitates sixty-three (63) additional parking spaces to be provided. Walsh College has projected staff growth for the next 50 years to add 35 staff members, less than the 49 spaces required. The parking requirement narrative submitted on the site plan, states, "Due to Walsh College's unique occupancy schedule, administrative staff occupies the building during the day and students occupy the building at night. The existing 985 parking spaces are sufficient for the new project. The maximum number of employees at Walsh College with a projected 30% growth is 118 people. The new auditorium is supplementary to the existing student body and will not incur additional students."

As set forth in Section 13.06.F.2 the Planning Commission can grant a parking deviation. The Section states; *the city may grant deviations from off-street parking requirements. These deviations may require more or less parking based upon a finding that such deviations are more likely to provide a sufficient number of parking spaces to accommodate the specific characteristics of the use in question. In the event that a deviation is granted by the City, the following shall apply:*

- a) *An applicant may request a parking deviation as part of a development application or as a separate and distinct action with no other concurrent request.*
- b) *The applicant shall provide a parking study with adequate detail and information to assist the City in determining the appropriateness of the request.*
- c) *A parking deviation may be included in an action on a concurrent request or made separately by resolution.*
- d) *The City may attach conditions to the approval of a deviation from the off-street parking requirements that bind such approval to the specific use in question.*
- e) *The City may require the applicant to set aside area for reserve parking (landbanking) that can be constructed as needed, although this is not a prerequisite for the approval or a deviation. Where an area is set aside for reserve parking, it shall be easily developed, not devoted to a use other than open space, and shall be designed to accommodate attendant facilities such as maneuvering lanes and drainage.*

Furthermore, Section 13.06.F.3, states, *it is the intent of this Ordinance to minimize excessive areas of pavement which reduces aesthetic standards and contributes to high rates of storm water runoff. Exceeding the minimum parking space requirements by more than twenty percent (20%) shall only be allowed with approval by the City.*

Items to be addressed: *The Planning Commission should consider granting the parking deviation.*

SITE ACCESS AND CIRCULATION

Vehicular access and Circulation

The site is accessed via two (2) one-way drives from Livernois Road. The site plan does not propose any changes to existing site access.

Pedestrian access and Walkways:

Section 13.10, Pedestrian Access, governs non-motorized and pedestrian traffic systems. The site plan proposes the replacement of an existing sidewalk, along Livernois Road, with an eight (8) foot wide concrete sidewalk. The new concrete sidewalk will intersect, and be installed within, the existing asphalt access drives. The contrast in pavement treatments will help to emphasize and place priority on the pedestrian access. Internal site walkways and plazas composed of permeable pavers are proposed adjacent to the new addition on the front of the building. A new plaza, composed of concrete, is proposed for the building access point located along the northern building elevation. Re-stripping of the pedestrian crossing in the parking lot near the new concrete plaza, along the northern building elevation, is also proposed. The minimum width of all proposed walkways is at least five (5) feet.

Items to be addressed: None

LANDSCAPING

The landscape plan proposes new landscaping in the front yard of the site adjacent to the proposed building addition, new plazas, and walkways. New landscaping is also proposed along the northern elevation of the building. Landscaping is proposed in the form of trees, shrubs, ground cover, grasses, raised-bed planters, and green roof plantings. Changes to the landscaping are only proposed along interior portions of the site, therefore Section 13.02D, Greenbelts and Section 13.02.E, Site Landscaping, will apply. The applicant has provided a landscape plan in accordance with these sections of the Zoning Ordinance:

	<u>Required:</u>	<u>Provided:</u>	<u>Compliance:</u>
<u>Greenbelts (13.02.D):</u> The Ordinance requires that the greenbelt shall be landscaped with a minimum of one (1) deciduous tree for every thirty (30) lineal feet, or fraction thereof, of frontage abutting a public road right-of-way.	Approximately 310 lineal feet of improved space along Livernois Road = ten (10) trees	Ten (10) Trees	Complies
<u>Site Landscaping (13.02.E):</u> A minimum of twenty percent (20%) of the site area shall be comprised of landscape material.	Total proposed site square feet= 28,000 square feet	Total proposed landscape area= 21,884 square feet/ approximately 78%	Complies

Items to be addressed: None.

EQUIPMENT SCREENING & TRASH RECEPTACLES

The site plan proposes the addition of a new generator to the existing generator location along the northern elevation of the building, for a total of two (2) generators servicing the site. Changes to equipment screening are subject to the requirements of Section 13.04, Equipment Screening, in the Zoning Ordinance. Per the site plan, the existing screening wall for the generator location will be extended westward and the existing gate relocated to accommodate the additional generator. The extension of the screening wall will be at least as high as the equipment being screened and composed of the same type of brick to match existing construction materials. The applicant will need to supply an elevation of the screen wall on their plans. Rooftop screening is proposed for roof-mounted equipment. The screening consists of a ribbed metal panel system with a painted finish and shall be as tall as, or taller than, the equipment that is being screened.

No additional trash receptacles are proposed for the site.

Items to be addressed: Provide an elevation of the screen wall on the plans.

PHOTOMETRICS

A lighting/photometric plan has been submitted as part of the site plan and is subject to the requirements set forth in Section 13.05, Lighting, in the Zoning Ordinance. The photometric plan (Sheet ES1-00) proposes five (5) different types of lighting fixtures for the site, including recessed wall luminaires, in-grade flood lighting, bollard lighting, and two types of flood lighting to be mounted at grade level. A lighting note, detailed on the General Site Plan (Sheet C1-01), state that, "Any new site lighting shall be shielded and directed fully downward away from adjacent properties in accordance with community standards. Any new site lighting shall match existing site lighting in intensity, style & height." However, the maximum foot-candle rating of the proposed lighting on the photometric plan, 24.5 foot-candles, exceeds the maximum allowance in the Zoning Ordinance, 20.0 foot-candles, per Section 13.05.D.1.

It should be verified that any possible glare from interior lighting on the first and second floors of the northern elevation of the new addition is properly screened from the adjacent residential property to the north.

Items to be addressed: 1). Reduce the lighting levels to no more than 20 footcandles; and 2). Address potential glare from interior lights to the adjacent residential property to the north.

FLOOR PLANS & ELEVATIONS

Elevations, floor plans, and renderings have been submitted by the applicant as part of the site plan. The building addition's exterior consists of the following materials:

- Insulated metal panel system with painted finish
- Ribbed metal panel system with painted finish
- Kawneer wall system with 1 inch insulated clear vision glass
- 8 inch stone masonry
- Utility brick
- Clerestory window with 1 inch insulated clear vision glass
- 1-1/8 inch tempered clear glass panel handrail

The building has an institutional appearance that is similar to other post-secondary college campus buildings in the region and offers a more visually compelling presence than the current building. The north, south, and west elevations are characterized by cubic-like building elements and slanting roof lines.

Items to be addressed: None.

RECOMMENDATION

Overall we find the proposed site plan is in consistent with the goals of the Zoning Ordinance and is a major improvement to the existing facility on the Walsh College Campus. The Planning Commission cannot take action until the applicant receives the necessary variances from the Zoning Board of Appeals. If the applicant receives the necessary variances, we recommend that the Planning Commission consider the parking deviation, and the applicant resubmit the site plan addressing the following issues:

1. *Provide an elevation of the screen wall on the plans;*
2. *Reduce the lighting levels to no more than 20 footcandles; and*
3. *Address potential glare from interior lights to the adjacent residential property to the north.*

Sincerely,



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

#225-02-1405



City Planning Commission
Zoning Board of Appeals
City of Troy
500 W. Big Beaver
Troy, MI 48084

RE: Walsh College Renovation

Commission and Board Members:

Zion Christian Church is located immediately south of the Walsh College campus on Livernois. We are looking forward to the result of the renovations Walsh has planned. The new façade that has been designed will dramatically improve the visual appeal of the facilities from the street. We support granting the requested height variance because it presents no discernible problem, while facilitating a design that we believe everyone will appreciate.

We also support granting the setback and rooftop screening variances requested by Walsh. We don't feel they present any observable problems for us or other neighbors, while facilitating the dramatic design they have developed.

We have enjoyed a long, cooperative relationship with Walsh College, and we are eagerly anticipating the new look the campus will have upon the completion of their renovation project. We encourage the Planning Commission and the Zoning Board to approve the renovation plans presented by the College.

Respectfully,

Richard L. Ramsdell
Business Administration Executive
Zion Christian Church

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