CITY COUNCIL REPORT

November 3, 2006

TO: Phillip L. Nelson, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Economic Development Services
Mark F. Miller, Planning Director

SUBJECT: Announcement of Public Hearing – Rezoning Request (File Number Z 720) – East side of Rochester Road, between Shallowdale Drive and Bradley Avenue, Section 14 – R-1C to R-1T

Background:

- A public hearing is scheduled for the November 27, 2006 City Council meeting.
- The Planning Commission held a public hearing on this item on October 10, 2006, and recommended approval of the rezoning request.
- The applicant proposes to rezone the 3.71-acre parcel which fronts on Rochester Road from R-1C One Family Residential to R-1T One Family Attached Zoning District.

Financial Considerations:

- There are no financial considerations associated with this item.

Legal Considerations:

- City Council has the authority to approve the rezoning request.

Policy Considerations:

- The Future Land Use Plan classifies the parcel as Medium Density Residential. Medium Density Residential correlates with the R-1T One Family Attached Residential zoning district in the Future Land Use Plan. The parcel has been classified as Medium Density Residential since 1999.

- The application complies with the Location Standards for the R-1T District (Article 12.40.01).
- The item is consistent with City Council Goal II (Retain and attract investment while encouraging redevelopment) and Goal VI (Protect life and property).

Options:

- City Council may approve or deny the rezoning request.
- City Management and the Planning Commission recommend approval of the rezoning request.

Attachments:

1. Maps
2. Statement of Necessity, submitted by applicant.
3. Letter in opposition of rezoning.

Prepared by RBS/MFM

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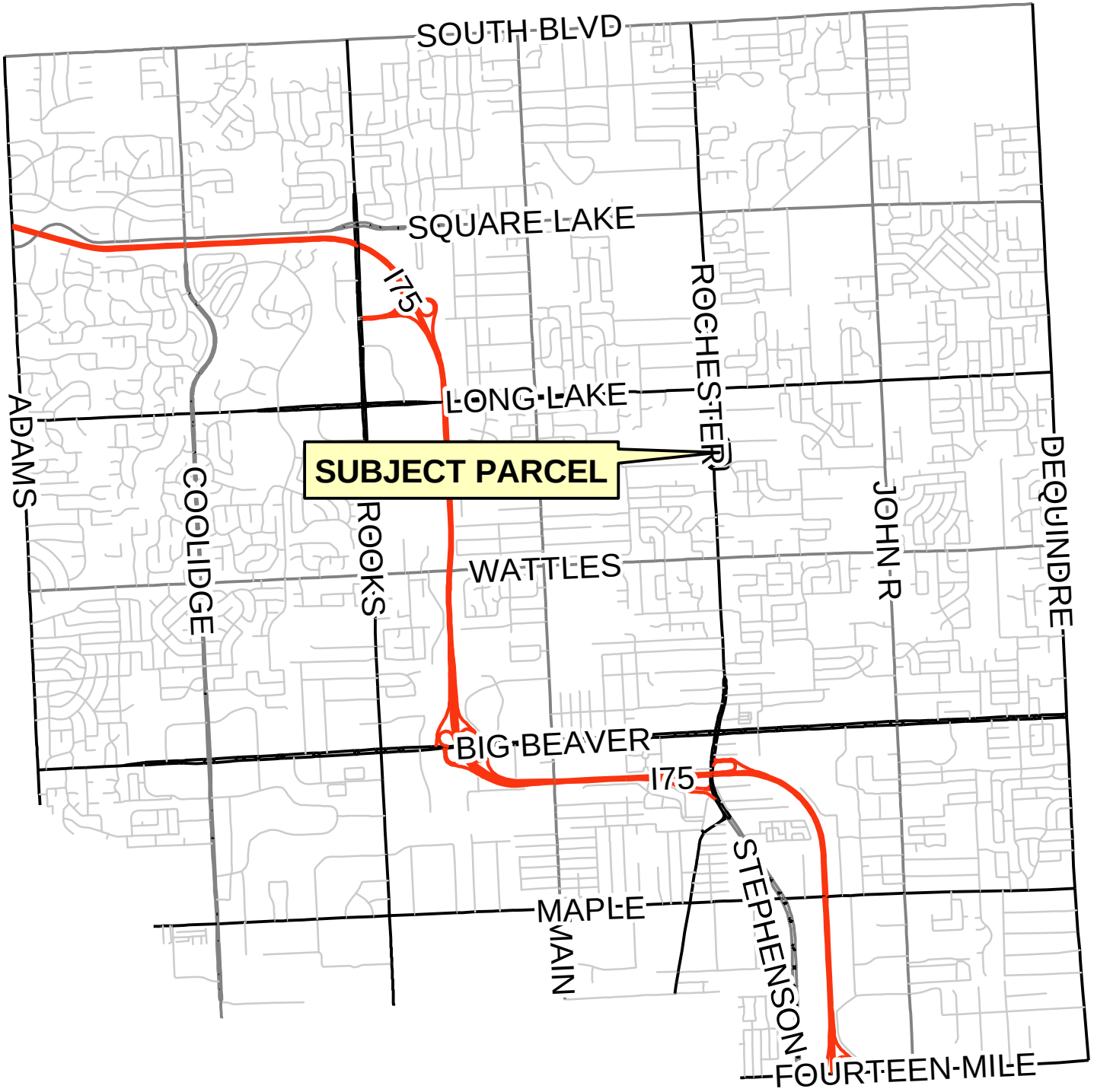
CITY OF TROY



PREPARED BY CITY OF TROY PLANNING DEPT.

REZONING REQUEST
PROPOSED ROCHESTER RD. CLUSTER HOMES
FROM R-1C TO R-1T
EAST SIDE OF ROCHESTER RD, BTWN SHALLOWDALE & BRADLEY
SEC. 14 (Z-720)
SUBJECT PARCEL
BRADLEY
ROCHESTER
ECKFORD
SHALLOWDALE
SHADOW
HAROLD
WILLOW CREEK
REILLY
CLARKE
MAYO
Feet
0 100 200
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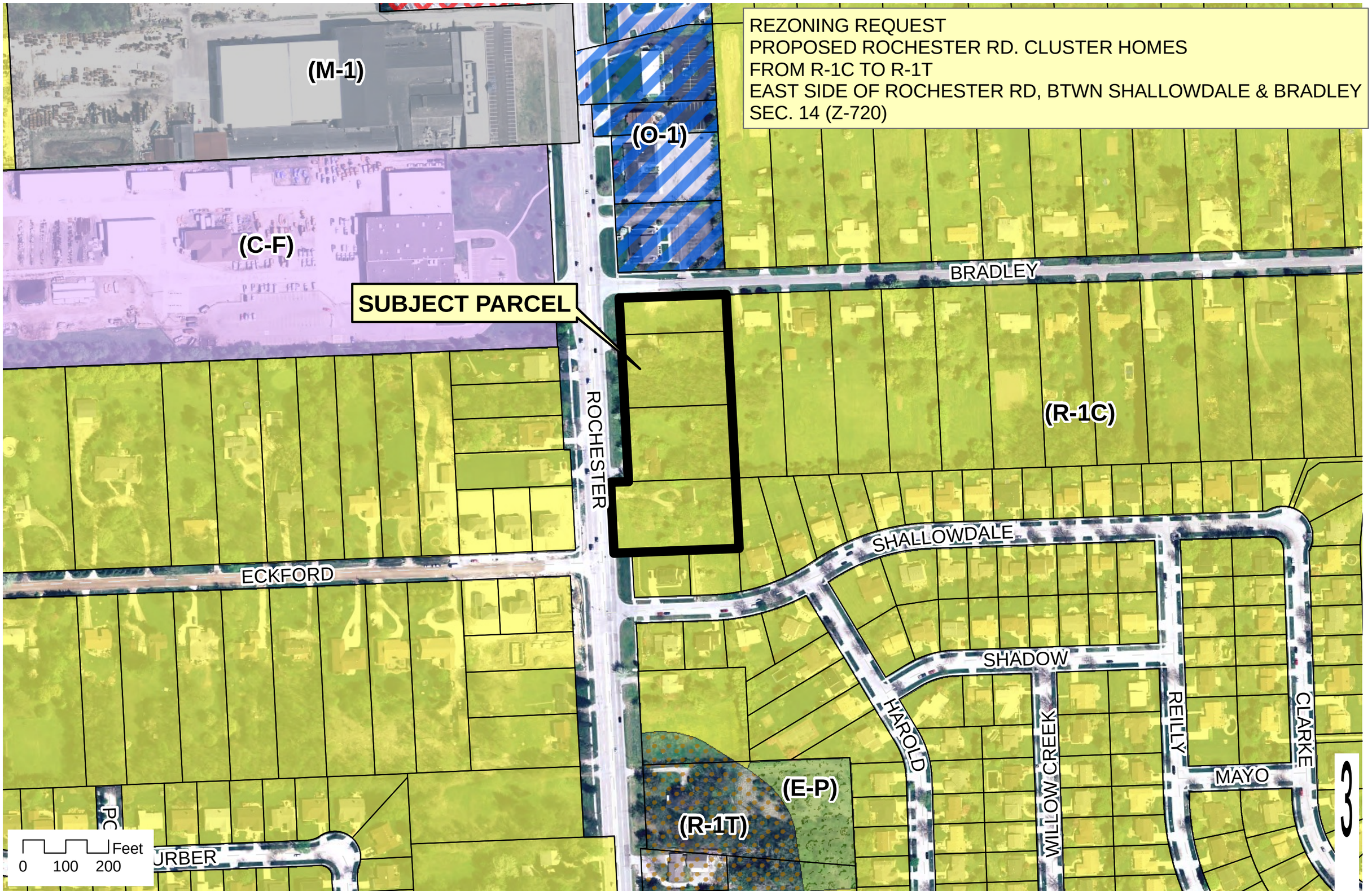
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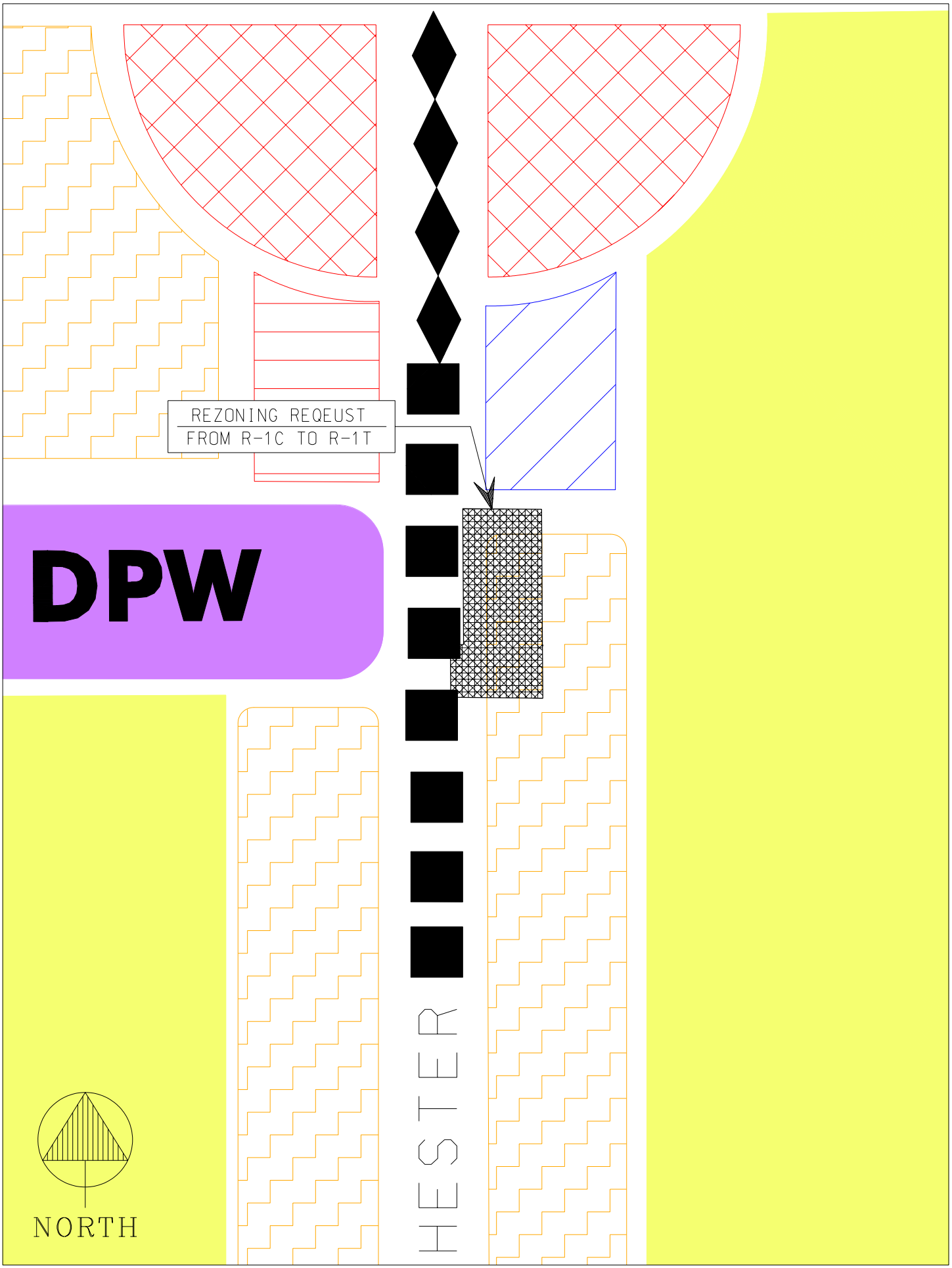
REZONING REQEUST
FROM R-1C TO R-1T
DPW
HESTER
NORTH

STATEMENT OF NECESSITY

The subject property is currently zoned R-1C - one family residential. There are three homes on the property which, like many other homes fronting on Rochester Road, are dilapidated and are considered tear-down homes. It is no longer safe or economical to build single-family homes along Rochester Road that meet the R-1C zoning requirements. The volume of traffic on Rochester Road has increased significantly over the years, and it is not practical to put 6 or more curb cuts along this 600 feet of frontage, to accommodate single family homes. If this application was granted, it would take all of the current curb cuts off of Rochester Road, since the proposed development would have its entrance off of Bradley.

Most properties along Rochester Road to the north and south of the subject property are either office use or higher density residential, such as R-1T. The properties immediately to the north of Bradley are zoned office, and are developed as such. Applicant believes that other parcels to the south of the subject property (Maya's Meadows and Fountain Park), have been re-zoned from R-1C to R-1T, consistent with the Applicant's request. Further, **the City of Troy's Master Plan favors an R-1T designation for the subject property.**

This request for re-zoning is limited to the property that fronts on Rochester Road, and would not encroach into the neighborhoods behind it. Applicant has learned from planning experts that the requested re-zoning will allow construction of cluster-type homes which is popular among the aging population. There is an increasing demand for this type of housing as the baby-boomers start reaching retirement age. A new development such as this would increase the value of the homes in the adjacent neighborhoods compared to the current conditions.

Applicant proposes to carve out from the main parcel a piece of property that fronts on Shallowdale, which meets minimum lot size requirements for the current R-1C zoning. Applicant plans to keep the Shallowdale parcel zoned R-1C so that a single family home can be built there, which would be consistent with the other homes in that neighborhood.

10-10-06 PC Mtg #9

Paula P Bratto

From: Jim King [jakingtroy@ameritech.net]
Sent: Tuesday, October 10, 2006 1:06 PM
To: Paula P Bratto
Subject: Planning Commission Public Hearing for Oct. 10, 2006

Dear Members of the Commission:

In lieu of my attending tonight's meeting, I am sending this e-mail to express my opinion re: the proposed rezoning of the property located on East side of Rochester Rd., between Shallowdale Dr. and Bradley Ave., Secion 14.

I live in the Shallowbrook subdivision, which is now bordered on the north by the new Briggs Park, which I understand will offer approximately 54 units for family living. (At the meeting regarding that parcel I strongly opposed granting the proposed development, but to no apparent avail, except that more units were proposed than granted.)Fifty-four units brings in about 2 cars/unit, adding 108 more autos, with their rumblings and traffic congestion, and general lowering of the general quality of life for the surrounding, in place, community.

Should the rezoning proposal for the current plot at Bradley Ave.be approved, and the Council acting upon a favorable recommendation by you, I fear the worst for us. We in the Shallowbrook subdivision will be sandwiched in by **2** condominium developments, with a road system unable to handle the increased load, and with open windows in our houses to let in the fresh air becoming a thing of the past.

As things are going with the cementing over of Troy's "undeveloped" land, I would not encourage anyone to move here. It's become a place of stress.

Thank you for notifying concerned parties via the post card.

Sincerely yours,
Mrs. Jean E. King
P.S. My husband, James A. King, agrees with the above concerns.