CITY COUNCIL REPORT

January 16, 2007

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 – Proposed Spa Renaissance, North side of Big Beaver, between Troy and Louis, Section 22 – R-1E to O-1 (Z-724)

Background:

- A public hearing is scheduled for the February 26, 2007 City Council meeting.
- The Planning Commission recommended approval of the request to rezone the parcel to O-1 at the January 9, 2007 Regular meeting.
- The Future Land Use Plan classifies the Rochester Road frontage in this area as Mid Rise Office. The Mid Rise Office classification has a primary correlation with the O-M zoning district. The application therefore is consistent with the intent of the Future Land Use Plan because the proposed intensity of O-1 is less than the Mid Rise Office classification. The parcel has been planned as Mid Rise Office since 1972.
- The applicant intends to purchase the remnant parcel on the northeast corner of Big Beaver and Louis and combine it with the subject parcel.

Financial Considerations:

- There are no financial considerations for this item.

Legal Considerations:

- City Council has the authority to act on this application.

Policy Considerations:

- Approval of the rezoning request would be consistent with City Council Goal II, Retain and attract investment while encouraging development, and Goal VI, Protect life and property.

- Approval of the rezoning application would be consistent with City Council Goal II, Retain and attract investment while encouraging development, and Goal VI, Protect life and property.

- The application complies with Section 24.40.13, which states that the O-1 District may be applied when the application of such a classification is consistent with the intent of the Master Land Use Planning and policies related thereto, and when development in accordance with O-1 zoning would serve as a transitional element and would thus be more compatible with adjacent properties than would development under commercial or other office classifications.

Options:

- City Council can approve the rezoning application.

- City Council can deny the rezoning application.

- City Management recommends approval of the rezoning application.

Attachments:
1. Maps.
2. Statement from applicant.
3. Letter of opposition.

Prepared by RBS/MFM

cc: Applicant
File /Z 724

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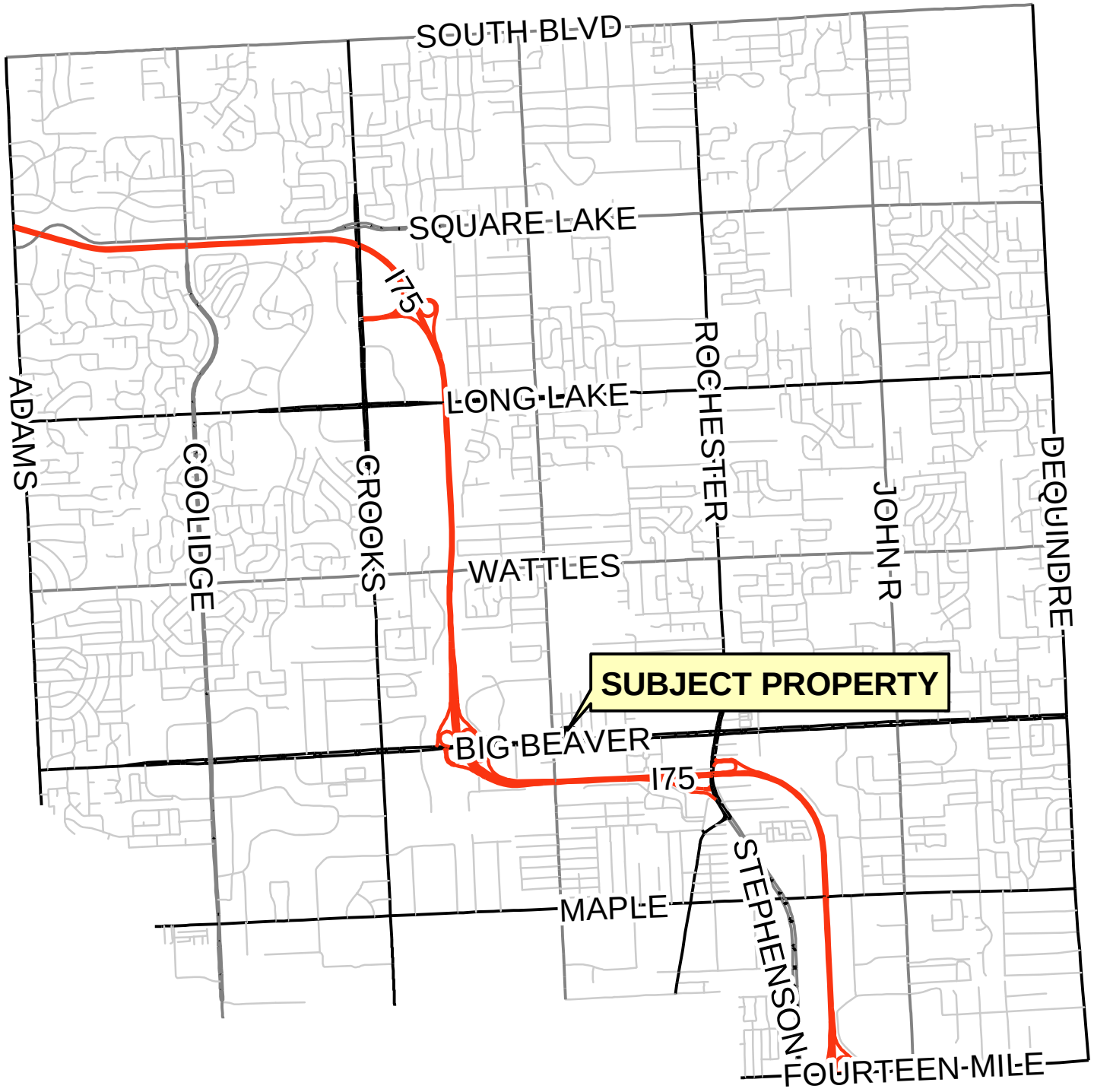
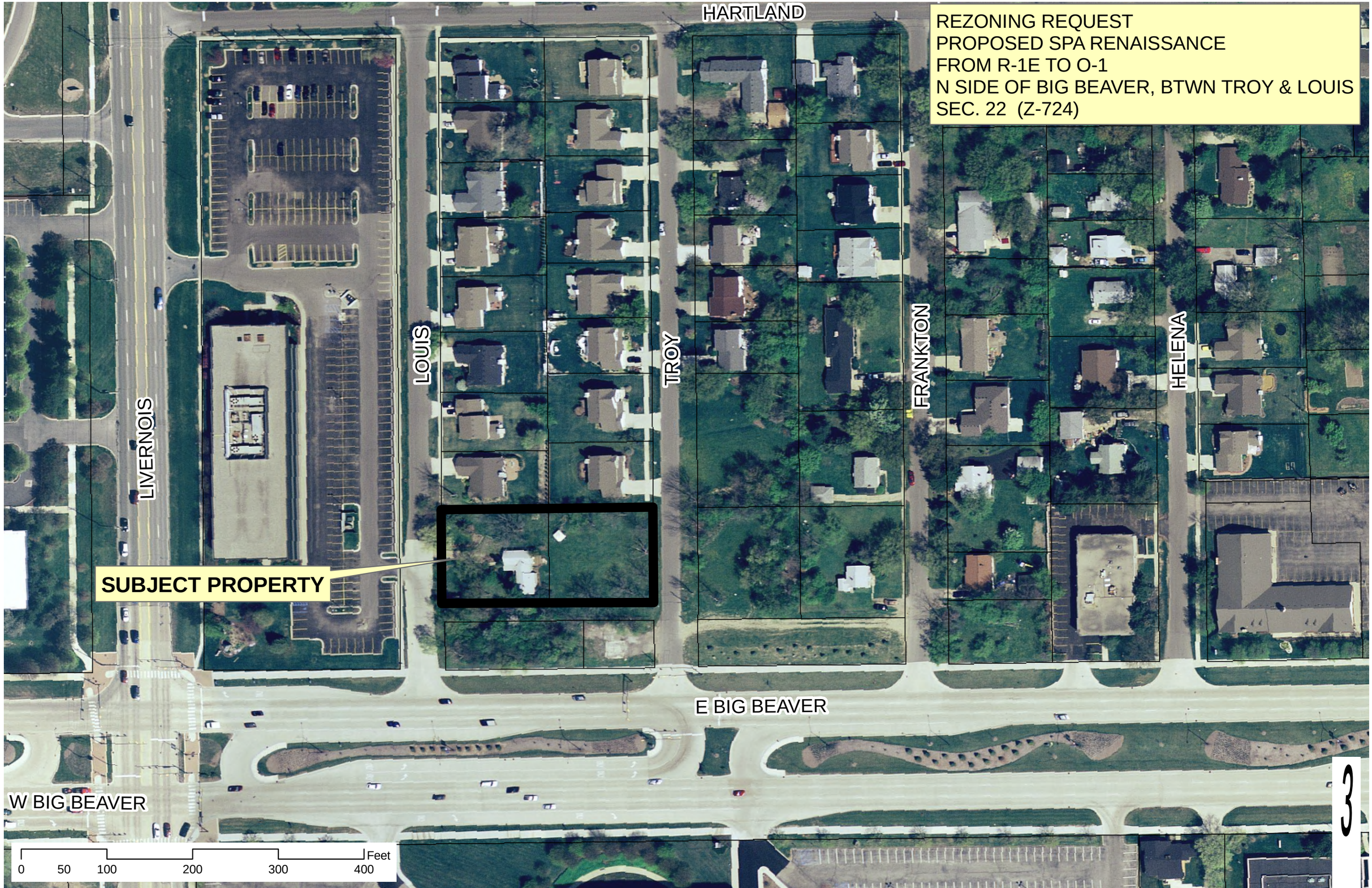
CITY OF TROY



PREPARED BY CITY OF TROY PLANNING DEPT.


REZONING REQUEST
PROPOSED SPA RENAISSANCE
FROM R-1E TO O-1
N SIDE OF BIG BEAVER, BTWN TROY & LOUIS
SEC. 22 (Z-724)
HARTLAND
LIVERNOIS
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HELENA
SUBJECT PROPERTY
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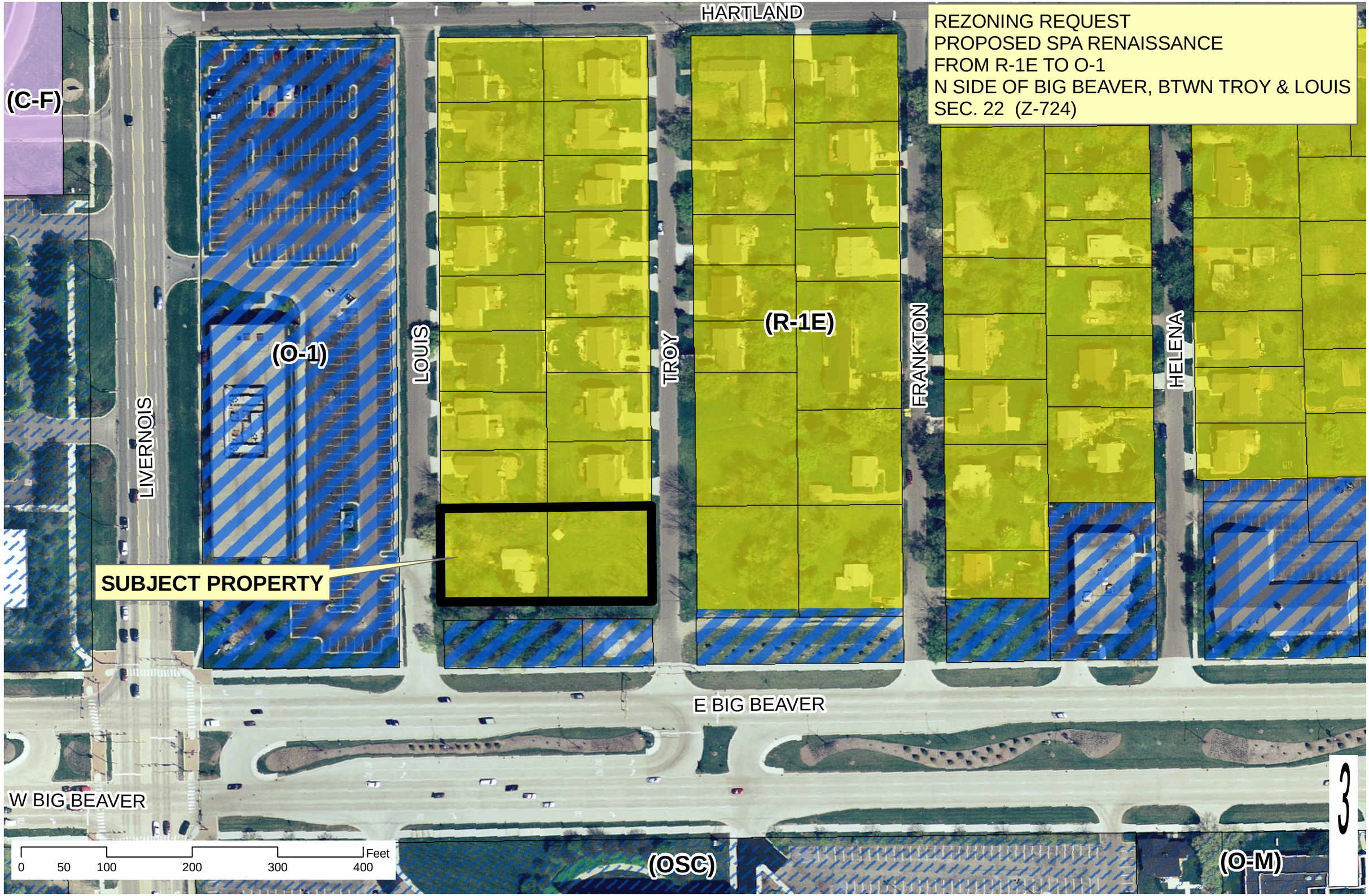
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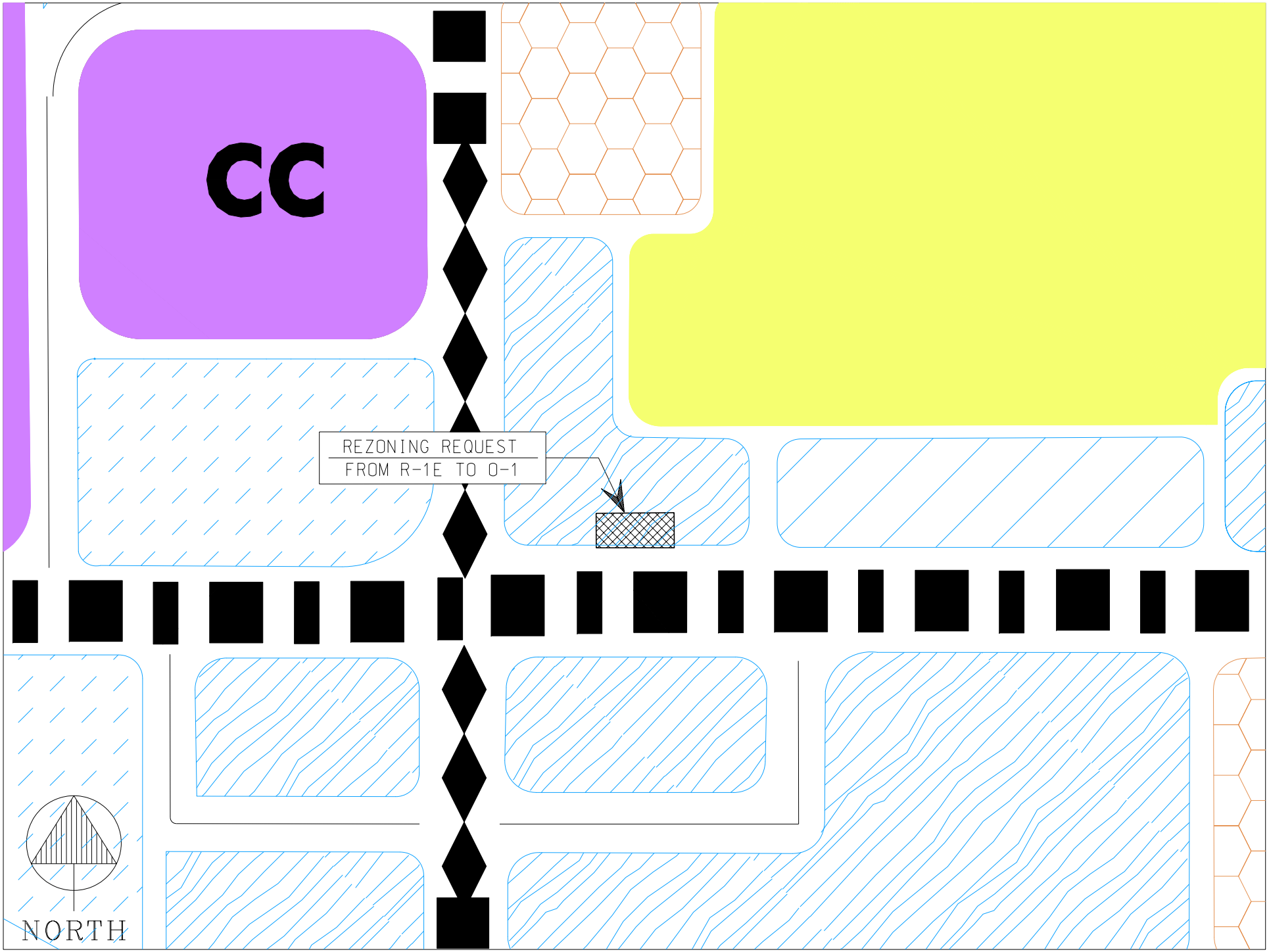
CC
REZONING REQUEST
FROM R-1E TO O-1
NORTH

RPS TROY, LLC

Re-Zoning Applicant's Statement

The Applicant's planned use of the property is to construct an owner occupied medical office building. The subject property includes a section of Big Beaver Road frontage which is zoned O-1. The lots (and vacated alley) which are the subject of this re-zoning application are adjacent to the Big Beaver Road property. The road frontage parcel currently zoned O-1 is not big enough to allow for the construction of an office, therefore re-zoning the entire piece of land to O-1 will enable Applicant to make the best use of the land and maximize the benefit of Big Beaver Road frontage.

Re-zoning to O-1 would not be detrimental to the other persons located in the vicinity. The properties to the south, east and west of the subject land are currently zoned either O-1 or OSC. The property to the north would remain residential. Applicant's proposed use of the land would also serve to improve the appearance of the area by providing new construction and landscaping.

Lastly, the requested re-zoning to O-1 is consistent with the City's Future Land Use plan as indicated on the attached map.

Respectfully submitted,

RPS TROY, LLC

By: _____

WILLIAM A. STEFANI

Member

Four Oaks
MANAGEMENT, LLC
2600 Auburn Road, Suite 220
Auburn Hills, Michigan 48326
Office (248) 853-1000
Telecopier (248) 853-5000

#9
Z 724

January 5, 2007

Via email – planning@ci.troy.mi.us

Planning Commission
City of Troy
500 W. Big Beaver
Troy, Michigan 48084

RE: Planning File No.: Z-724 Spa Renaissance
Parcel Nos: 88-20-22-356-008 & -011

Honorable Chairman Thomas Strat and Members of the Troy Planning Commission,

In reference to the aforementioned petition, as the owner of the adjoining parcel of land on Big Beaver (Sidwell Number 20-22-356-014), we must respectfully register our concern to the proposed rezoning request for petitioner's proposed development.

We have the following concerns relative to the current petition.

1 - The Petitioner purchased residential land on Louis Street. During a meeting with the Petitioner, the Petitioner was less than forthright about what property he, in fact, actually owned or controlled and relative to his representation that the City would rezone his property. In our opinion, the Petitioner believes he can acquire the benefits of our property without reasonable compensation with a series of rezoning and variance requests.

2 - The use of the rezoned property in the configuration proposed by the petitioner does not address, nor is it consistent with, the City of Troy's long term vision of the Big Beaver Corridor Study. To force the proposed building on an L shaped property certainly would be taking the image of the Big Beaver Corridor backwards; not forward to a World Class boulevard that the City, its residents, and business owners envision. We would hope that any new development on Big Beaver would be consistent with the long term vision that has been proposed and publicized.

3 - The rezoning for the petitioner's proposed development would negatively impact the value of our property. Our attorney would vigorously defend our interests from any attempt by the petitioner or the City of Troy to devalue our property.

We would respectfully ask that this letter be read into the record at the Planning Commission meeting and that you consider these items when you reach a decision that is just and equitable.

Sincerely,

JL Casadei