

AGENDA

Special Meeting of the

CITY COUNCIL OF THE CITY OF TROY

APRIL 30, 2007

CONVENING AT 7:30 P.M.

PERMITTED BY COUNCIL RESOLUTION #2007-03-095

**Submitted By
The City Manager**

NOTICE: Persons with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk at (248) 524-3316 or via e-mail at clerk@ci.troy.mi.us at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

TO: The Honorable Mayor and City Council
Troy, Michigan

FROM: Phillip L. Nelson, City Manager

SUBJECT: Background Information and Reports

Ladies and Gentlemen:

This booklet provides a summary of the many reports, communications and recommendations that accompany your Agenda. Also included are suggested or requested resolutions and/or ordinances for your consideration and possible amendment and adoption.

Supporting materials transmitted with this Agenda have been prepared by department directors and staff members. I am indebted to them for their efforts to provide insight and professional advice for your consideration.

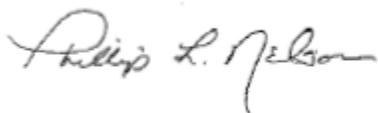
Identified below are goals for the City, which have been advanced by the governing body; and Agenda items submitted for your consideration are on course with these goals.

Goals

- I. Enhance the livability and safety of the community
- II. Minimize the cost and increase the efficiency and effectiveness of City government
- III. Retain and attract investment while encouraging redevelopment
- IV. Effectively and professionally communicate internally and externally
- V. Maintain relevance of public infrastructure to meet changing public needs
- VI. Emphasize regionalism and incorporate creativity into the annual strategic planning process

As always, we are happy to provide such added information as your deliberations may require.

Respectfully submitted,



Phillip L. Nelson, City Manager



**CITY COUNCIL
SPECIAL MEETING
AGENDA**
April 30, 2007 – 7:30 PM
Council Boardroom
City Hall - 500 West Big Beaver
Troy, Michigan 48084
(248) 524-3317

CALL TO ORDER: 1

ROLL CALL: 1

1. PUBLIC HEARING – Proposed Village at Big Beaver Planned Unit Development (PUD 7), Southwest Corner of Big Beaver and John R, Section 26 – M-1 Light Industrial District 1
2. Proposed Fiscal Year 2007/2008 Annual Budget and Business Plan 2

PUBLIC COMMENT: Limited to Items Not on the Agenda 3

ADJOURNMENT 3

SCHEDULED CITY COUNCIL MEETINGS: 3

Monday, May 14, 2007	Regular City Council	3
Monday, May 21, 2007	Regular City Council	3
Monday, June 4, 2007	Regular City Council	3
Monday, June 18, 2007	Regular City Council	3
Monday, July 9, 2007	Regular City Council	3
Monday, July 23, 2007	Regular City Council	3
Monday, August 6, 2007	Regular City Council	3
Monday, August 20, 2007	Regular City Council	3

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CALL TO ORDER:**ROLL CALL:**

Mayor Louise E. Schilling
Robin Beltramini
Mayor Pro Tem Cristina Broomfield
Wade Fleming
Martin F. Howrylak
David A. Lambert
Jeanne M. Stine

1. PUBLIC HEARING – Proposed Village at Big Beaver Planned Unit Development (PUD 7), Southwest Corner of Big Beaver and John R, Section 26 – M-1 Light Industrial DistrictSuggested Resolution

Resolution #2007-04-

Moved by

Seconded by

WHEREAS, The City Council reviewed a Preliminary Plan for a Planned Unit Development, pursuant to article 35.60.01, as requested by SAAAM-Troy, LLC for The Village at Big Beaver Planned Unit Development (PUD – 7), located on the south side of Big Beaver and west side of John R Road, located in section 26, within the M-1 zoning district, being approximately 15.048 acres in size;

WHEREAS, The City's Planning Consultant Richard Carlisle of Carlisle/Wortman Associates, Inc. prepared a memorandum dated March 29, 2007 that recommends conditional approval of The Village at Big Beaver Planned Unit Development;

WHEREAS, The proposed PUD meets the Eligibility Requirements set forth in Article 35.30.00 and the General Development Standards set forth in Section 35.40.00;

WHEREAS, The Preliminary Planned Unit Development application consists of the project manual and a set of full size plans; and

WHEREAS, The proposed Planned Unit Development, parts of parcels 88-20-26-200-026, -023, -069, -072, -073, is described in the following legal description and illustrated on the attached Certificate of Survey drawing:

T2N, R11E, NE 1/4 of Section 26

Commencing at the Northeast corner of said Section 26, thence S 00°04'00" W along the East line of said Section 26, a distance of 102.00 ft.; thence N 89°59'10" W (recorded as S 89°50'00" E), 60.00 ft. along the extension of the south line of Big Beaver Road (204 ft. wide) to the Point of Beginning; thence S 00°04'00" along the west line of John R. Rd., 1032.00 ft.; thence parallel to said North line of Section 26, N 89°59'10" W, 260.00 ft.; thence parallel to said East line of Section 26, S 00°04'00" W, 144.00 ft.; thence parallel

to said North line of Section 26, N 89°59'10" W, 160 ft.; thence parallel to said East line of Section 26, N 00°04'00" E, 338.00 ft.; thence parallel to said North line of Section 26, N 89°59'10" W, 235.00 ft.; thence N 00°16'31" W, 838.01 ft. (recorded as N 00°16'24" W, 839.09 ft.) to the aforementioned south line of Big Beaver Rd.; thence S 89°59'10" E (recorded as N 89°50'00" E) along said south line, 660.00 ft. to the Point of Beginning; containing 15.048 acres more or less;

BE IT RESOLVED, That Troy City Council hereby **APPROVES** The Village at Big Beaver Preliminary Planned Unit Development, subject to the following conditions:

1. Signage for the entire retail portion, including the CVS Drugstore, Bank, Retail A, Retail B, Retail C and Retail D shall comply with the Sign Ordinance requirements for B districts. Signage for the senior housing facility shall comply with Sign Ordinance requirements for the R-M district.
2. Elevations for the proposed Bank and Retail Building A shall be consistent in design, character, and materials with the other buildings within the PUD. Furthermore, the elevations shall be brought back to the Planning Commission for review prior to granting of building permits.
3. Rooftop mechanical equipment shall be fully screened with materials that are architecturally consistent with the building elevations.
4. The applicant shall investigate additional sustainable stormwater improvements with the Planning Consultant and City Management.
5. The west elevations of Retail Building D shall have similar articulation with the east elevations.

Or

RESOLVED, That Troy City Council hereby **DENIES** the proposed Village at Big Beaver Planned Unit Development (PUD 7), Southwest Corner of Big Beaver and John R, Section 26 - M-1 Light Industrial District for the following reasons:

Or

RESOLVED, That Troy City Council hereby **POSTPONES** the proposed Village at Big Beaver Planned Unit Development (PUD 7), Southwest Corner of Big Beaver and John R, Section 26 - M-1 Light Industrial District until the Regular City Council Meeting scheduled for _____ for the following reasons:

Yes:
No:

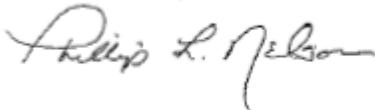
2. Proposed Fiscal Year 2007/2008 Annual Budget and Business Plan

PUBLIC COMMENT: Limited to Items Not on the Agenda

Public comment limited to items not on the Agenda in accordance with the Rules of Procedure of the City Council, Article 16 - Members of the Public and Visitors.

ADJOURNMENT

Respectfully submitted,



Phillip L. Nelson, City Manager

SCHEDULED CITY COUNCIL MEETINGS:

- Monday, May 14, 2007 Regular City Council
- Monday, May 21, 2007 Regular City Council
- Monday, June 4, 2007 Regular City Council
- Monday, June 18, 2007 Regular City Council
- Monday, July 9, 2007 Regular City Council
- Monday, July 23, 2007 Regular City Council
- Monday, August 6, 2007 Regular City Council
- Monday, August 20, 2007 Regular City Council



CITY COUNCIL ACTION REPORT

DATE: April 23, 2007

TO: Phillip L. Nelson, City Manager

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

SUBJECT: Public Hearing – The Village at Big Beaver Planned Unit Development (PUD 7) – Proposed Village at Big Beaver Planned Unit Development, Southwest corner of Big Beaver and John R, Section 26 – M-1 (Light Industrial) District

Background:

- The Planning Commission recommended approval of PUD 7 (with conditions) at the April 3, 2007 Special/Study meeting.
- The project includes a combination of retail stores and other commercial uses near the intersection of Big Beaver Road and John R Road, and a senior living facility to the south along John R Road. The proposed retail/commercial uses equal 62,545 square feet. The senior living facility use proposes a four (4) story building with 120 units for independent living, and a three (3) story building with 80 units for assisted living.
- The applicant revised the site plan to include a truck turnaround area on the west side of the Sunrise building. Sheet P-6.0 Preliminary Details was also included in the PUD application.
- Richard Carlisle of Carlisle/Wortman Associates, Inc., the City's Planning Consultant, prepared a report summarizing the project and recommending Preliminary PUD Approval.
- The proposed PUD meets the Eligibility requirements of Section 35.30.00 of the City of Troy Zoning Ordinance.
- The proposed PUD meets the Standards for Approval of Section 35.70.03 of the City of Troy Zoning Ordinance.

Financial Considerations:

- There are no financial considerations for this item.

Legal Considerations:

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

Policy Considerations:

- The item is consistent with City Council Goal I (Enhance the livability and safety of the community), Goal III (Retain and attract investment while encouraging redevelopment), and Goal V (Maintain relevance of public infrastructure to meet changing public needs).

Options:

- City Council can approve the application for Preliminary PUD Approval.
- City Council can approve the application for Preliminary PUD Approval with conditions.
- City Council can deny the application for Preliminary PUD Approval.

Attachments:

1. Maps.
2. Report prepared by Carlisle/Wortman Associates, Inc., dated March 29, 2007.
3. Planning Commission Minutes from the April 3, 2007 Special/Study meeting.

Prepared by RBS/MFM

cc: Applicant
File /PUD 7

G:\PUD's\PUD 007 Village at Big Beaver\CC Public Hearing 04 30 07.doc

N1/4 CORNER
SECTION 26

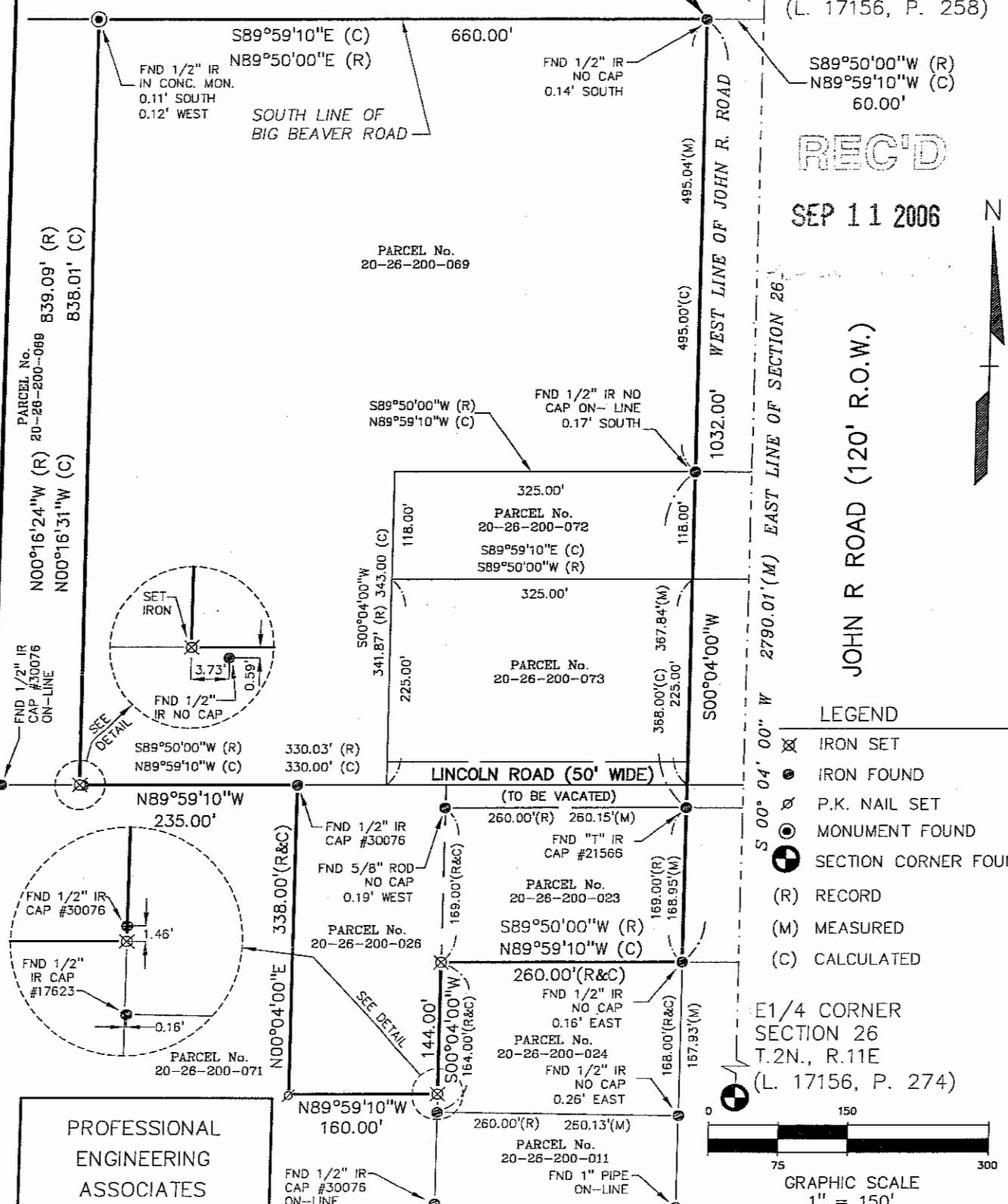
CERTIFICATE OF SURVEY

BEARINGS BASED ON THE EAST
LINE OF SECTION 26 PER W.D.
L.18218 P.510, O.C.R.

N 89° 59' 10" W 2642.80'(M) NORTH LINE OF SECTION 26

T.2N., R.11E BIG BEAVER ROAD (102' WIDE 1/2 R.O.W.)
(L. 17156, P. 258)

NORTHEAST CORNER
SECTION 26
T.2N., R.11E
(L. 17156, P. 258)



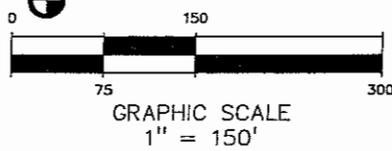
REC'D
SEP 11 2006

JOHN R ROAD (120' R.O.W.)

LEGEND

- ⊗ IRON SET
- IRON FOUND
- ⊕ P.K. NAIL SET
- ⊙ MONUMENT FOUND
- ⊕ SECTION CORNER FOUND
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED

E1/4 CORNER
SECTION 26
T.2N., R.11E
(L. 17156, P. 274)



**PROFESSIONAL
ENGINEERING
ASSOCIATES**

2430 Rochester Ct. Suite 100
Troy, MI 48083-1872
(248) 689-9090

SCALE: 1" = 150'	JOB No: 2006-028
DATE: 7-14-06	DWG. No: 1 OF 3

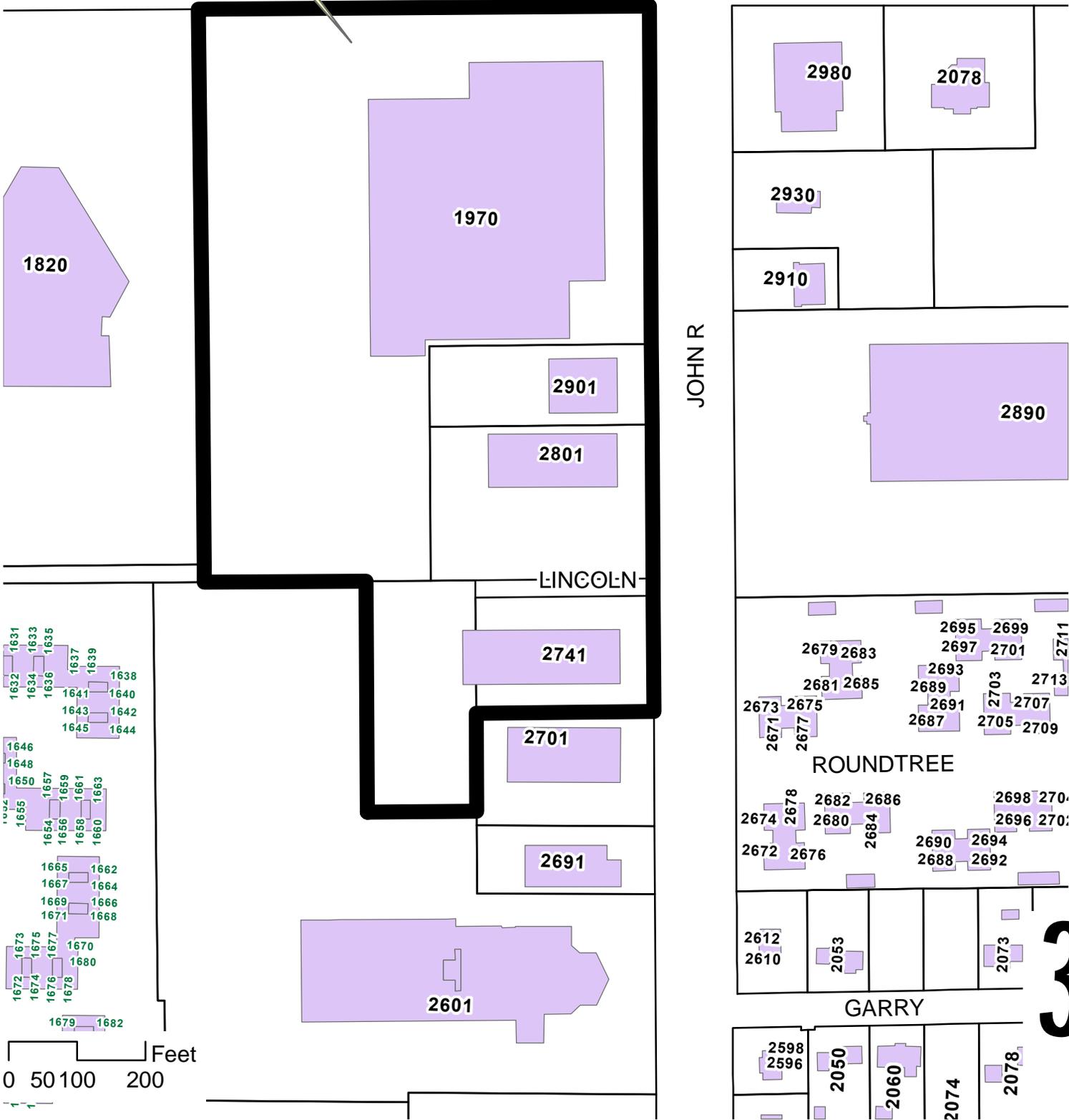
CLIENT:
NELSON VENTURES, LLC
2100 East Maple Road, Suite 200
Birmingham, MI.

183
184
18
1

PLANNED UNIT DEVELOPMENT REQUEST
PROPOSED VILLAGE AT BIG BEAVER P.U.D.
SW CORNER BIG BEAVER & JOHN R
SEC. 26 (PUD #7)

E BIG BEAVER

SUBJECT PROPERTY



3

PLANNED UNIT DEVELOPMENT REQUEST
PROPOSED P.U.D. #7 VILLAGE AT BIG BEAVER
SW CORNER BIG BEAVER & JOHN R
SEC. 26 ZONED M-1 (PUD #7)

E BIG BEAVER

BELLINGHAM

JOHN R

SUBJECT PROPERTY

LINCOLN

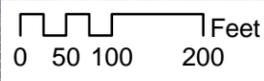
JACKSON

ROUNDTREE

GARRY

ISLAND

3



PLANNED UNIT DEVELOPMENT REQUEST
PROPOSED P.U.D. #7 VILLAGE AT BIG BEAVER
SW CORNER BIG BEAVER & JOHN R
SEC. 26 ZONED M-1 (PUD #7)

(O-1)

(B-2)

(B-1)

E BIG BEAVER

BELLINGHAM

(R-C)

CJ-17

(B-3)

CJ-22

(R-1E)

SUBJECT PROPERTY

JOHN R

LINCOLN

JACKSON

(M-1)

(RM-1)

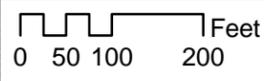
ROUNDTREE

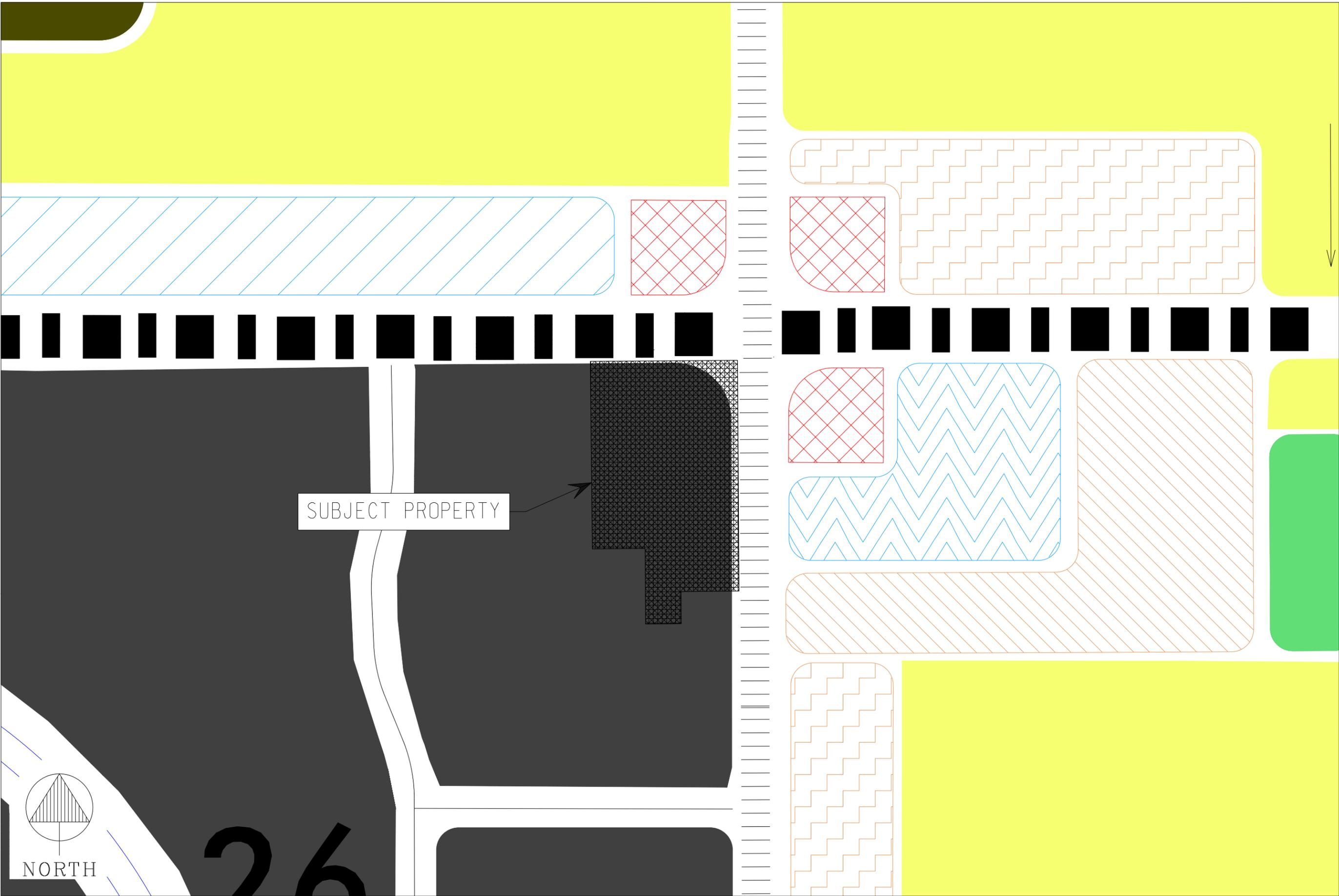
(R-2)

GARRY

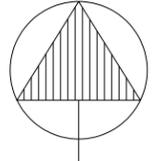
ISLAND

3





SUBJECT PROPERTY



NORTH

26



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 Drive, Suite E
Clarkston, MI 48346
248-625-8480
fax 248-625-8455

Date: January 8, 2007
Rev.: February 6, 2007
Rev.: March 29, 2007

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

GENERAL INFORMATION

Applicant: Saaam-Troy, LLC
2100 East Maple Road,
Suite 200
Birmingham, MI 48009

Project Name: Village at Big Beaver PUD

Plan Date: February 1, 2007

Latest Revision: March 20, 2007

Location: Southwest corner of Big Beaver and John R roads

Zoning: M-1, Light Industrial

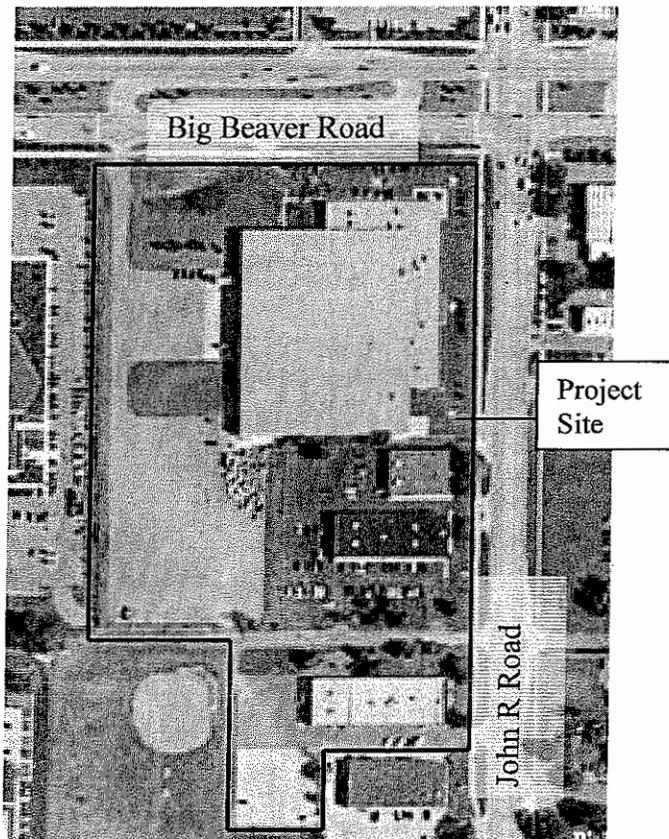
Action Requested: Planning Commission approval of Preliminary PUD Site Plan

Required Information: Required information for Preliminary Plan Approval has been provided.

PROJECT AND SITE DESCRIPTION

We are in receipt of a revised application for the Village at Big Beaver Planned Unit Development. This submittal also includes a revised "Project Manual" which contains a series of documents pertinent to the application. The project consists of a mixed-use Planned Unit Development on a 15.048 acre site assembled from five (5) parcels. Several existing light industrial buildings currently exist on the property, and will be removed.

The proposed project is made up of a combination of retail stores and other commercial uses near the intersection of Big Beaver Road and John R Road, and a senior living facility along John R Road. The proposed retail / commercial uses equal 62,545 square feet. The senior living facility use proposes a four (4) story building with 120 units for independent living, and a three (3) story building with 80 units for assisted living.



There are a number of significant changes to the site plan since the last submittal:

- A revised layout for the Independent / Assisted Living portion of the project resulting in additional open / green space and reduction in parking.
- The height of the Independent Living building has been reduced to four (4) stories.
- The number of Independent Living units has been reduced from 152 to 120.
- The number of Assisted Living units has been slightly increased from 78 to 80.
- Clarification has been provided regarding the design and materials for both the Independent and Assisted Living building.

- Clarification has been provided regarding the design and materials for the commercial portion of the project, with the exception of the bank (specific user not identified at this time). This includes an improvement in the visual appearance of both the CVS and retail portion.
- A more complete and extensive description of project eligibility and benefits to the comments has been provided.
- An explanation from the applicant's consultant, Rod Arroyo, how the project complies with the Big Beaver Corridor Study.
- A feature located at the intersection of Big Beaver / John R for public art display.

NEIGHBORING ZONING AND LAND USE

North: The properties north across Big Beaver Road are zoned B-3, General Business District, B-2, Community Business District, and O-1, Office Building District. Existing land uses include a stand alone drug store (Walgreen's) at the northwest corner of the Big Beaver Road and John R Road intersection, and a larger retail building that houses a half dozen or more commercial businesses.

South: Properties to the south of the site are zoned M-1, Light Industrial District. Existing uses in this area include small light industrial-type businesses, and a small portion of the First Baptist Church of Troy property.

East: The properties located on the southeast corner of Big Beaver and John R are zoned B-3, General Business District. Properties south of this are zoned M-1, Light Industrial District and RM-1, Multiple Family Residential District. In the B-3 District, there are a gas station, restaurant, and convenience store. Horbia is located in the M-1 District and an apartment complex (Wexford) is located in the in the RM-1 District.

West: The land to the west along Big Beaver Road is zoned R-C, Research Center District. Further south, the adjacent property to the west is zoned RM-1, Multiple Family Residential District. Existing uses on these properties include Altair Engineering in the R-C District and a softball field for the First Baptist Church of Troy in the RM-1 District.

Items to be Addressed: None.

MASTER PLAN

The subject property is currently planned for Light Industrial use along both Big Beaver Road and John R Road. The Master Land Use Plan classifications surrounding the site are:

- North:** Local Service Commercial (at the intersection) and Low Rise Office
- South:** Light Industrial
- East:** Local Service Commercial (at the intersection), Research Industrial, and High Density Low Rise Residential
- West:** Light Industrial

The commercial or senior housing proposed for this property are not consistent with the Master Plan designation of Light Industrial. However, the future viability of obsolete industrial sites of this nature is questionable. The applicant asserts in their "PUD Justification" in the supplied "Project Manual" that the site as zoned suffers from extreme economic obsolescence and would not be feasible to develop as light industrial. We agree with this argument and believe that the current Master Plan designation is not being realistic. While the proposed land uses may not be fully compliant with the Master Plan, this proposal does advance the City's pursuit of projects of a mixed-use nature along Big Beaver Road. We agree with their assessment.

The applicant has provided an extensive explanation how the proposed project meets the Big Beaver Corridor Plan.

Items to be Addressed: None.

NATURAL RESOURCES

- Topography:** The topography of the site is flat, with drainage moving from west to east. The Topographic Survey locates the parcel in zone "C" of minimal flooding per the FEMA flood insurance rate map.
- Woodlands:** There does not appear to be a significant number of trees on site that could be maintained and / or transplanted.
- Wetlands:** The City's Natural Features Map shows a wetland on this site along Big Beaver. However, field evaluation of the wetland shows it to be a monoculture of Phragmites, indicating a very low quality feature.

Items to be Addressed: None.

TRAFFIC IMPACT

A traffic impact study has been provided by the applicant. As a result, the following measures will be taken to mitigate any traffic impacts:

1. Access will be limited to two (2) points from Big Beaver and two points from John R.
2. The existing westbound left lane cross-over to east bound Big Beaver (west of Big Beaver / John R intersection) will be widened to two lanes.
3. Right-turn lanes will be provided on John R for both access drives.

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 Big Beaver Road and John R Road.

Stormwater Management

Stormwater will be detained both above ground in a basin and underground, with an 18" diameter outlet to the John R Road right-of-way. Pre-treatment will be provided with an underground pre-treatment structure and through the construction of bio swales.

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. A revised and more extensive PUD narrative has been provided in the "Project Manual" which specifically addresses the criteria of Section 35.30.00. The following are our comments:

Section 35.30.00, A. The site is proposed to be developed as one project and includes 15.048 acres.

Section 35.30.00, B.: In order to be determined eligible for the PUD Option, the project must meet at least one of the criteria established in Section 35.30.00.B, 1-3. In the applicant's revised "PUD Justification" the applicant indicates that the site should be eligible for the PUD option. The following are our comments:

1: *Demonstrate that the “development quality objectives” in Section 35.30.00.B.2 are met.* Section 35.30.00.B.2 describes the ability of a parcel to be developed using a higher quality of development using the PUD Option that it would be otherwise able to using conventional zoning. The proposed site plan has been significantly altered since the previous version to create a more clearly coordinated plan which includes a mix of land uses working together to form an innovative and high-quality development. This walkable, integrated design would be difficult to arrange using conventional zoning techniques. Further, additional amenities have been provided in the form of walking paths, open space and an area for community art.

2: *Provide a mixture of land uses that would otherwise not be permitted.* The proposal provides a mixture of land uses that would otherwise not be permitted in the underlying zoning category, or in any other single zoning category. Having access to the adjacent retail / service uses will be an asset to the neighboring residential component.

3: *Provide a public improvement, or other facility used by the public, which could not otherwise be required, that would further the public health, safety and welfare, or protect existing or future uses from the impacts of the proposed uses.* Public improvements in this site plan include a complete sidewalk network and pedestrian plazas along Big Beaver Road. An area for community art will be provided. This design is in keeping with the type of projects recommended by the Big Beaver Study to help redefine the corridor as one safe and convenient for by pedestrians as well as motorists. In addition, improvements will be made to the cross-over on Big Beaver.

4: *Alleviate traffic congestion.* The traffic study indicates that it will have a negligible impact at the intersection overall. Also, relative to other potential uses or site designs, the proposed layout encourages the user to patronize more than one business on site without having to move their vehicle, or to visit the site as a pedestrian. Further, the site is designed to allow residents of the adjacent senior living facility to visit the site without the need of an automobile. We agree that this concept reduces the overall potential traffic impact of the site and will allow at least a higher-than-average percentage of users to enjoy the site with only one vehicle trip in, and one vehicle trip out.

5: *Provide for the appropriate redevelopment or re-use of sites that are occupied by obsolete uses.* This proposal will redevelop properties that currently hold vacant light industrial facilities. The applicant argues that these existing facilities could not be re-used by another light industrial use, and that economic and market conditions indicate that the existing vacant light industrial buildings in the area will likely not be reused by light industry in the current economic climate.

6: *Provide a complementary variety of housing types that is in harmony with the adjacent uses.* The senior living portion of this project will provide an alternative type of housing within the City. It is compatible with the adjacent church facilities. The scale has been revised to be more compatible with the surrounding areas. The applicant states that, based on a recent demographic analysis of the surrounding area, the senior living market is underserved.

7: *Promote the intent of the Master Land Use Plan.* As mentioned before, the proposal does not specifically meet the goals of the Master Plan. However, the Master Plan designation is not conducive to the redevelopment of an obsolete site.

We would conclude that the project meets a sufficient number of the eligibility criteria.

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:

Our previous comments address this subject.

B. Consistency and Compatibility with Adjacent Properties:

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

- To the north:
Commercial / retail uses proposed are across Big Beaver from existing retail uses.
- To the south:
The senior living facility is proposed next to the small, existing light industrial buildings and the church. Height has been stepped down from four (4) to three (3) stories to be more compatible with the surrounding structures and the overall character of this part of the City.
- To the west:
Commercial / retail uses are proposed next to the light industrial facility along Big Beaver Road, and the proposed senior living facility will be next to this facility as well as the church's softball field. It is unlikely that either use would negatively impact the other, as the proposed development would represent a substantial improvement to the overall area given the existing conditions in the subject site.
- To the east:
Proposed commercial / retail development is located across John R Road from existing commercial uses. The senior living facility will be across the street from a light industrial building and multi-family residential complex. Therefore, we see no issue with compatibility in this case.

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. This requirement is in addition to the greenbelt requirements. 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.

There will be 4.6 acres, or thirty (30%) percent open space and landscaped areas and increased amount of open space throughout the development. The proposed open space represents three times the open / landscaped area required. Much of the open space is near the residential building, and not the retail buildings, which is appropriate. However, the revised site plan provides for more equitable distribution of open space by including a landscaped median and walkways along the new proposed boulevard at the center of the commercial portion of the site plan.

D. Stormwater Detention/Retention:

Stormwater generated by this development will be captured by an above ground and underground detention system. A more complete description of the proposed system is provided elsewhere in this report.

E. Parking:

The applicant is proposing 339 spaces for the retail portion of the project, 51 less than were formerly proposed. Given that the exact tenants of the proposed non-residential portion of the project are yet to be determined, the applicant states (Sheet P-3.1 of the site plan) that the calculations have been done in anticipation of potential higher-demand uses, such as a restaurant. Additional comments with regard to parking are included later in this review.

A total of 172 spaces are provided for the senior living facility. The reduction in parking is a result of fewer units.

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

It is apparent that the commercial and residential portions are separate phases. It not yet clear if the proposed project would be constructed in a single phase or in multiple phases. The applicant must confirm the proposed development schedule, and if proposed in phases, clearly indicate which improvements are proposed within each phase.

Items to be Addressed: Construction phases.

AREA, WIDTH, HEIGHT, SETBACKS

The underlying zoning for the entire site is M-1, Light Industrial. However, setbacks exceed these requirements, and the requirements for B-1, Local Business, and R-EC, Residential Elder Care. Parking is located between the buildings and the road rights-of-way. Please see the "Parking, Loading" section for comments regarding parking configuration.

Items to be Addressed: None.

PARKING, LOADING

The retail portion of the project shows 339 parking spaces to serve approximately 62,545 square feet of non-residential uses. This results in a parking ratio of 5.42 spaces per 1,000 square feet. The minimum required parking for standard retail establishments is one (1) space for every 200 square feet of gross floor area, or five (5) spaces per 1,000 square feet. Therefore, parking will be adequate, although the exact tenancy is not known.

Information for parking at the senior living facility is provided. The ordinance requires 150 spaces for Senior Citizen Housing (.65 (120+80) + 30 employees = 150). The plan proposes an additional 122 spaces for a total of 172. We would consider this reasonable to provide "visitor" parking, additional spaces for resident vehicles, and space for shift change.

Loading areas are designated on the plans and appear to provide sufficient loading / unloading space for each commercial / retail building. However, we are still unclear if a senior living facility of this scale may require a loading and unloading area dedicated to accommodate the regular supply of goods and materials necessary to operate the use. The applicant should clarify.

Items to be Addressed: Loading area for the senior living facility.

SITE ACCESS AND CIRCULATION

The plan shows four access points, two from Big Beaver Road and two from John R Road. Currently, John R Road has five access points. Therefore, this plan will better direct traffic in and out of these parcels. Alterations from the previous plan have been made with regard to site access based on recommendations proposed in the traffic impact study.

Circulation patterns throughout the development have been significantly improved by the incorporation of the central boulevard extending south from Big Beaver and relocation of the bank to the western edge.

Items to be Addressed: None.

SAFETY PATHS/SIDEWALKS

A revised sidewalk and pathway plan has been incorporated into this altered site plan. A fully integrated system of walkways has been added, and the more compact layout of the revised site offers improved walkability and pedestrian access. The pedestrian pathway now fully surround the proposed senior living facility and offers improved access between the proposed residential and non-residential portions of the site.

Items to be Addressed: None.

LANDSCAPING

A complete landscape plan has been submitted. We have the following comments:

Composition: The applicant is proposing a comprehensive landscaping program which includes deciduous and evergreen plant material, a wide variety of shrubs ornamentals, and perennials.

Existing Vegetation: Little landscaping exists on the subject site, and it will be impractical for preservation.

Greenbelt: A minimum 10' greenbelt is required along Big Beaver Road and John R Road. The greenbelt along Big Beaver Road varies in width from approximately 10' - 20' wide. The greenbelt along John R Road is over 40' wide.

For *non-residential development* the ordinance requires one tree per every thirty (30) linear feet of roadway frontage. For *residential development*, the ordinance requires one tree per every twenty (20) linear feet of roadway frontage. The proposed landscape plan still does not distinguish between residential and non-residential frontage. Big Beaver Road will require 23 trees (678/30), and John R Road will require 18 trees (528/30) for the non-residential component, and 26 trees (512/20) for the residential component for a total of 67. Plan notes indicate that only 67 trees are provided, although in excess of 90 are provided.

Residential Screening: Given the integrated, mixed use design of this project, landscape screening between the commercial and residential portions is both adequate and preferred.

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 4.6 acres or thirty (30%) percent of the site has been provided for site landscaping. The landscaped area calculations do not include the greenbelt buffer.

Details: Planting details have been provided.

Refuse

Container: Trash receptacles are shown on the site and landscape plans. Details of the proposed brick, block, and cedar enclosures were previously provided on Sheet P-6.0 (missing).

Other: The applicant proposes to plant a significant number of trees within the Big Beaver Road and John R Road rights-of-way. Approval for all work within the rights-of-way will be required.

Items to be Addressed: Clarify whether Sheet P-60 still is applicable.

LIGHTING

A lighting plan has not been provided as part of this submission, although an illustration has been included for the proposed decorative poles associated with the proposed pedestrian plazas.

Items to be Addressed: Lighting information must be provided at the time of final site plan consideration.

SIGNS

Information about proposed signs for CVS has been provided but has not been provided for the balance of the site as part of this submission.

Items to be Addressed: Signage information must be provided at the time of final site plan consideration.

FLOOR PLANS AND ELEVATIONS

Elevations have been provided for the retail buildings B, C & D, the proposed drug store, and the senior living facility. Floor plans have been provided for the drug store and senior living facility

only, which is to be expected since the retail space will be built to tenant specifications. Will Retail Building A and the Bank be compatible to the design of the balance of the site?

The building style of the senior living facility has been altered to reflect on more traditional residential design. Details of materials are included. The proposed building style of the retail portion has been significantly revised since the previous submittal to create a more distinct development which incorporates many of the positive aspects of the senior living facility. Varied rooflines and façade details, a blending of multiple building materials, distinct entrance treatments, and varying configurations for windows have all been incorporated. The appearance of the CVS has also been improved.

Items to be Addressed: None.

RECOMMENDATIONS

The revised plan for the proposed Village at Big Beaver PUD has continued to improve with the submission. The PUD Option at this location will allow for a high-quality, coordinated mixed-use development that we believe will represent a significant benefit to the area and to the City overall. We also feel that the revised plan does meet the City's eligibility requirements. There are a few minor items that need to be clarified, but overall, the presentation is clear and well prepared. We recommend the Planning Commission recommend to the City Council that preliminary PUD approval be granted.

CARLISLE/WORTMAN ASSOCIATES, INC.



Richard K. Carlisle, PCP

225-02-2604

RKC: sr

cc: Saaam-Troy, LLC, 2100 East Maple, Suite 200, Birmingham, MI 48009
PEA, 2430 Rochester Ct., Suite 100, Troy, MI 48083
GAV Associates, Inc., 31471 Northwestern Hwy., Suite 2, Farmington Hills, MI 48334

POSTPONED ITEM

4. PUBLIC HEARING – PLANNED UNIT DEVELOPMENT (P.U.D. #7) – Proposed Village at Big Beaver, Southwest corner of Big Beaver and John R, Section 26, Zoned M-1 (Light Industrial) District

Rod Arroyo of Birchler Arroyo Associates, Inc. summarized the changes to the PUD since the Planning Commission last saw it. These changes included the following:

- Sunrise was redesigned, including reduced height (from 6 stories to 4) and reduced density (from 230 units to 200 units).
- Realignment of north driveway on John R.
- Additional turn lane on westbound Big Beaver.
- Vehicular link to the church located to the south.
- Pedestrian link to Altair to the west.
- Addition of a place for public art at the intersection of Big Beaver/John R.
- Stronger integration of the residential and commercial components of the project.

Mr. Arroyo explained how the PUD met the Eligibility requirements and Approval Criteria of Section 35.30.00.B.2., specifically:

- High quality development.
- Mixture of land uses.
- Public improvements.
- Alleviate traffic congestion.
- Re-use of obsolete industrial site.
- Add a new housing type.
- Promote intent of Future Land Use Plan and Big Beaver Corridor Study.

Jim Butler of PEA summarized the commercial portion of the project.

Laura Hester of Sunrise summarized the Sunrise portion of the project.

Ms. Troshynski asked if there were benches proposed for the property.

Ms. Hester responded that each plaza area has benches and there is one bench approximately every 150 feet throughout the Sunrise portion of the project.

Mr. Littman asked where the mechanical equipment will be.

Ms. Hester and Mr. Butler replied that all mechanical equipment will be located on the roof and fully screened.

Mr. Littman asked how stormwater would be handled.

Mr. Butler replied that they will utilize an underground system plus a detention basin. Additionally, pre-treatment will be utilized before entering the storm drain.

Mr. Littman stressed that in his opinion the project should have some sustainable stormwater elements.

Mr. Schultz asked if there were windows proposed for the north side of the sunrise development, as the site plan drawings were inconsistent.

Ms. Hester replied that windows were proposed for the north side of the building.

Mr. Schultz asked if vehicular cross access to the west was considered.

Mr. Arroyo said it was considered but given that senior development on the site and the potential for cut-through traffic exiting the Altair site, there would be potentially dangerous conflicts. The pedestrian link would make it safe and convenient for people working at Altair to visit the project.

Mr. Littman asked if they were providing art at the intersection of Big beaver and John R.

Mr. Arroyo stated they were providing a place for public art.

Mr. Strat asked if they were funding art at that location.

Mr. Arroyo responded in the negative.

Mr. Vleck asked if there were any proposed improvements within the right-of-way that were above and beyond what is typically required.

Mr. Arroyo responded that the westbound turning lane on Big Beaver and the landscaping in the median were above what is normally required.

Richard Carlisle, Carlisle/Wortman Associates, inc., summarized his review of the project. He supported the project and recommended Preliminary PUD Approval.

Mr. Miller asked if there was improved integration of the two components of the project.

Mr. Carlisle responded that the improved integration makes it a better project and a true PUD.

Mr. Carlisle asked Mr. Butler if there were opportunities to provide additional bioswales.

Mr. Butler replied that bioswales were proposed on the west side of the retail area plus water will sheet flow into the detention basin.

Mr. Carlisle asked how the project would be phased.

Mr. Butler responded that it was anticipated that the commercial portion would precede the residential portion.

Mr. Miller asked if a semi-tractor trailer would be able to negotiate the site.

Ms. Hester replied that the turn-around stub area on the west side of the Sunrise building would need to be extended.

Mr. Littman asked if all dumpsters would be screened.

Mr. Butler replied in the affirmative.

Chairman Schultz opened the floor to public comment.

Philip Fitzgerald, 2601 John R, Troy, MI, representing the abutting church, spoke in support of the PUD project.

Chairman Schultz closed the floor to public comment.

Chairman Schultz asked the Planning Commission if the meeting should be postponed to a future date to craft a resolution.

Mr. Miller stated that the Planning Department could create appropriate resolution language based on comments generated at the meeting.

Chairman Schultz called for a break at 9:05 p.m.

The meeting reconvened at 9:15 p.m.

Resolution # PC-2007-04-073

Moved by: Kerwin

Seconded by: Littman

WHEREAS, the Planning Commission reviewed a Preliminary Plan for a Planned Unit Development, pursuant to article 35.60.01, as requested by SAAAM-Troy, LLC for The Village at Big Beaver Planned Unit Development (PUD – 7), located on the south side of Big Beaver and west side of John R Road, located in section 26, within the M-1 zoning district, being approximately 15 acres in size; and

WHEREAS, the City's Planning Consultant Richard Carlisle of Carlisle/Wortman Associates, Inc. prepared a memorandum dated March 29, 2007 that recommends conditional approval of The Village at Big Beaver Planned Unit Development; and

WHEREAS, the proposed PUD meets the Eligibility Requirements set forth in Article 35.30.00 and the General Development Standards set forth in Section 35.40.00; and

WHEREAS, that the Preliminary Planned Unit Development application consists of the project manual and a set of full size plans.

BE IT FINALLY RESOLVED, that the Planning Commission recommends that The Village at Big Beaver Preliminary Planned Unit Development be (granted, subject to the following conditions:

1. Signage for the entire retail portion, including the CVS Drugstore, Bank, Retail A, Retail B, Retail C and Retail D shall comply with the Sign Ordinance requirements for B districts. Signage for the senior housing facility shall comply with Sign Ordinance requirements for the R-M district.
2. Elevations for the proposed Bank and Retail Building A shall be consistent in design, character, and materials with the other buildings within the PUD. Furthermore, the elevations shall be brought back to the Planning Commission for review prior to granting of building permits.
3. The EVA shall be reconfigured to provide for semi tractor-trailer maneuverability.
4. Sheet P-6.0 Preliminary Details, prepared by PEA and dated February 1, 2007, shall be included in the Preliminary PUD application.
5. Rooftop mechanical equipment shall be fully screened with materials that are architecturally consistent with the building elevations.
6. The applicant shall investigate additional sustainable stormwater improvements with the Planning Consultant and City Management.
7. The west elevations of Retail Building D shall have similar articulation with the east elevations.

Yes: All (8)
No: None
Absent: Wright

MOTION CARRIED