



**PLANNING COMMISSION
MEETING AGENDA
REGULAR MEETING**

500 W. Big Beaver
Troy, MI 48084
(248) 524-3364
www.troymi.gov
planning@troymi.gov

Donald Edmunds, Chair, Philip Sanzica, Vice Chair
Karen Crusse, Steve Gottlieb, Michael W. Hutson, Tom Krent
Gordon Schepke, Thomas Strat and John J. Tagle

December 9, 2014

7:00 P.M.

Council Chambers

1. ROLL CALL
2. APPROVAL OF AGENDA
3. MINUTES – November 25, 2014 Special/Study Meeting
4. PUBLIC COMMENT – For Items Not on the Agenda

OTHER BUSINESS

5. POTENTIAL PRELIMINARY SITE PLAN APPLICATION – Potential Multifamily Residential Development, Southeast corner of Maple Road and Axtell (2785 West Maple), Section 32, Currently Zoned IB (Integrated Industrial and Business) District
6. PUBLIC COMMENT – Items on Current Agenda
7. PLANNING COMMISSION COMMENT

ADJOURN

NOTICE: *People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.*

Chair Edmunds called the Special/Study meeting of the Troy City Planning Commission to order at 7:00 p.m. on November 25, 2014 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Karen Crusse
Donald Edmunds
Steve Gottlieb
Tom Krent
Gordon Schepke
Thomas Strat
John J. Tagle

Absent:

Michael W. Hutson
Philip Sanzica

Also Present:

R. Brent Savidant, Planning Director
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Allan Motzny, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2014-11-061

Moved by: Schepke
Seconded by: Strat

RESOLVED, To approve the Agenda as prepared.

Yes: All present (7)
Absent: Hutson, Sanzica

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2014-11-062

Moved by: Krent
Seconded by: Schepke

RESOLVED, To approve the minutes of the November 11, 2014 Regular meeting as published.

Yes: All present (7)
Absent: Hutson, Sanzica

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

There was no Zoning Board of Appeals meeting in October.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

There was no Downtown Development Authority meeting in October.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported on recent development activity.

ZONING ORDINANCE TEXT AMENDMENT

8. ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 247) – Oil and Gas Extraction

Messrs. Carlisle and Savidant reviewed proposed draft Zoning Ordinance language relating to the regulation of oil and gas extraction.

Discussion followed.

City administration will prepare draft text language in Zoning Ordinance format for review at a future meeting.

OTHER BUSINESS

9. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

The Special/Study meeting of the Planning Commission adjourned at 7:40 p.m.

Respectfully submitted,

Donald Edmunds, Chair

Kathy L. Czarnecki, Recording Secretary

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DATE: December 4, 2014

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: POTENTIAL PRELIMINARY SITE PLAN APPLICATION – Potential Multifamily Residential Development, Southeast corner of Maple Road and Axtell (2785 West Maple Road) Section 32, Currently Zoned IB (Integrated Industrial & Business) District

The petitioner Schafer Development requested an informal meeting with the Planning Commission prior to submitting a Preliminary Site Plan application for a multifamily residential development. Mr. Schafer met with the Planning Commission on October 14, 2014 to discuss the same project. The conceptual layout has been modified since that time based on feedback from staff and the Planning Commission.

The attached concept drawing has been provided to the Planning Commission for informational purposes. The petitioner intends to provide additional materials prior to or at the meeting.

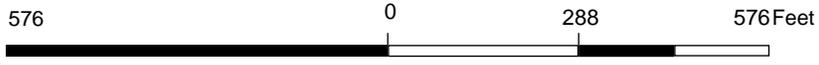
The property is currently zoned IB (Integrated Industrial & Business) District. Multifamily residential is permitted by right in the IB district. Therefore, the Planning Commission will be responsible for granting Preliminary Site Plan approval for this item.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the potential project. The report was prepared prior to receiving the complete Preliminary Site Plan application and is therefore general in nature.

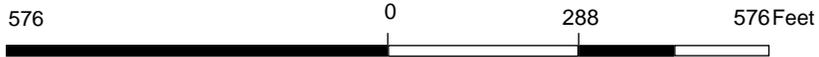
The petitioner does NOT seek approval on December 9, 2014. This item is intended to inform the Planning Commission of the upcoming item and generate discussion. The petitioner intends to submit a complete Preliminary Site Plan application in December.

Attachments:

1. Maps
2. Memo prepared by Carlisle/Wortman Associates, Inc.



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



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CARLISLE

WORTMAN
associates, inc.

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

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

TO: R. Brent Savidant, AICP, Planning Director

FROM: Ben Carlisle, AICP

DATE: October 3, 2014

RE: Maple Road Apartments

We have reviewed the concept plan for the redevelopment of the 9-acre McGregor site at the southeast corner of Maple Road and Axtell Drive. The applicant is requesting approval to demolish the existing building and construct seven (7) apartment buildings, each containing thirty-six (36) apartment units. The total number of proposed apartments is 252 dwelling unit for the entire site. The site is zoned IB, Integrated Industrial and Business District. Multiple family dwelling is a permitted use in this district.



This site is located in the “Transit Center Area” of the 2008 Master Plan. The Transit Center Area is to be a mixed use area made up of a complementary combination of residential, commercial, and service-oriented land uses.

The Plan calls for:

- A high-density mid-rise area in close proximity to the proposed train station and business airport.
- The area to become a lively village for residents and business customers alike.
- Limitation on the amount of surface parking.

This site is also located in the Study area of the 2014 draft Maple Road Corridor Plan. Strategies of the draft Maple Road Corridor Plan call for investment at development nodes by encouraging high-quality commercial and mixed-use development at major mile intersections. This site is within a quarter-mile of the Maple/Coolidge Node and three-quarters of a mile from the Troy Transit Center. The size of the site (9 acres) and the proximity of this site in relation to the new transit station makes the development of this parcel an important site in establishing the development pattern along Maple Road. This is a prime opportunity to create a development that is unique to Troy and Maple Road.

- 2) The main urban street could incorporate limited front setbacks, varied housing products, on-street parking, sidewalks, urban landscaping and lighting. May also include a mix of uses.



Interior Urban Style Street: Eton Street Station, Birmingham.

- 3) The applicant may need to slightly reduce the massing of the building in order to reorient the site plan. The applicant may be able to add additional smaller building(s) to offset reducing size of proposed ones.
- 4) All seven (7) buildings are the same. The applicant may consider incorporating one or two more housing types to break up the overall site massing.
- 5) The first floor of every unit is parking. Parking on the first floor creates a “dead” pedestrian space. While parking may be appropriate on the first floor for the interior buildings, alternative uses should be considered for the first floor of the buildings that front on Maple Road. The draft 2014 Maple Road Corridor Plan states that ground-level retail should be a focus of buildings in activity zones. We encourage the applicant to consider some retail or mixed use development along the first floor of buildings. The loss of residential units for those units on Maple Road may be made up elsewhere in the development.
- 6) The location of the center building along Axtell creates a gap in the streetwall. The applicant should move the building adjacent to Axtell to reinforce the streetwall.
- 7) Rather than turfgrass along the Maple Road frontage, the applicant is encouraged to create a more pedestrian friendly urban streetscape along Maple Road. Elsewhere in the development, the applicant is encouraged to diversity the landscape other than turf grass.
- 8) If the courtyard remains, it is currently is an underutilized space. It may be improved as more of a dynamic amenity.
- 9) The applicant is encouraged to incorporate more naturalized stormwater management.

Maple Road Apartments
October 3, 2014

This concludes our preliminary comments. I look forward to discussing the plans with the Planning Commission.

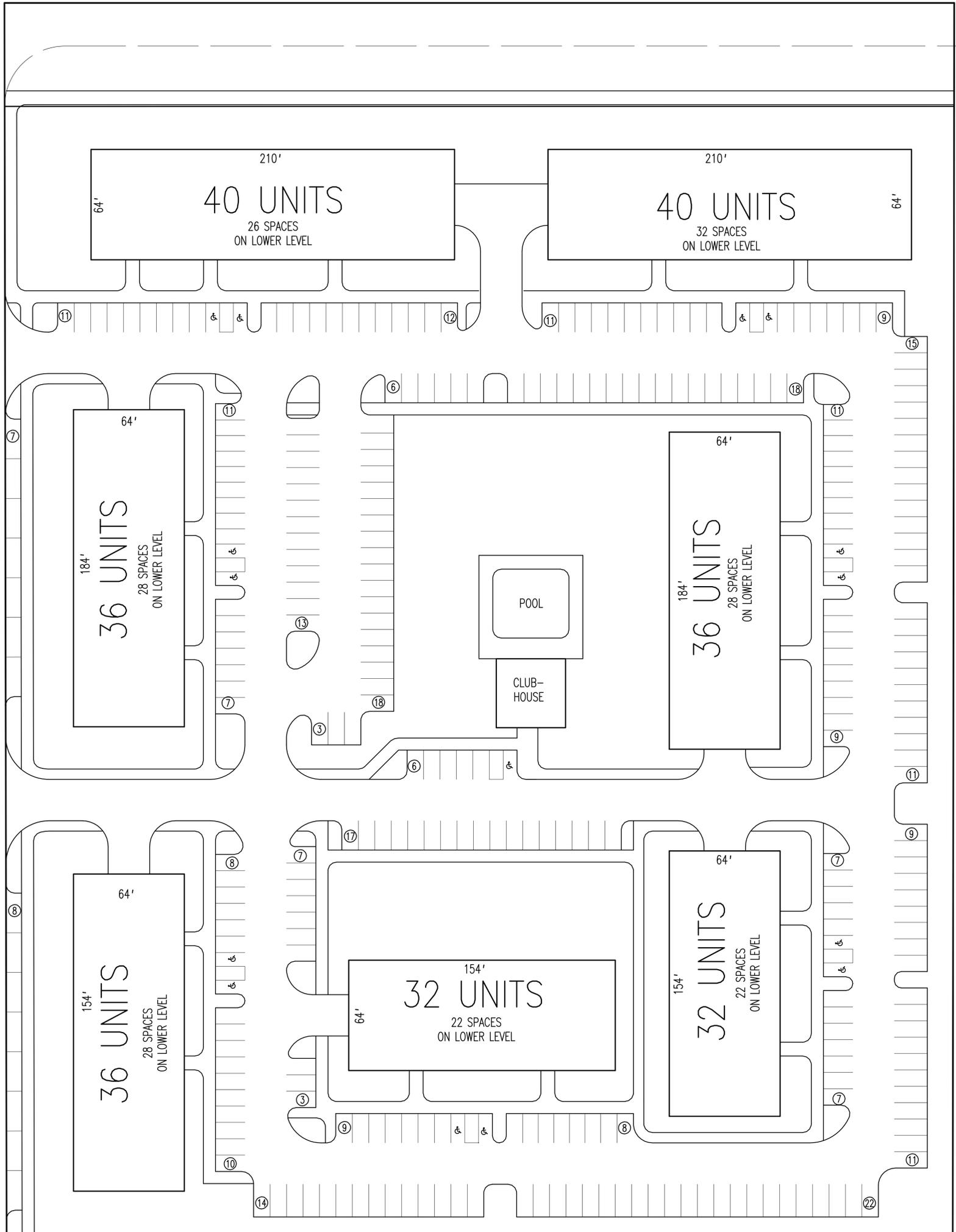
Yours Truly,



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

W MAPLE ROAD

AXTELL ROAD



252 TOTAL UNITS

PARKING REQUIRED - 2 SPACES/UNIT
TOTAL PARKING REQUIRED - 252 UNITS X 2 = 504 SPACES

FIRST FLOOR BUILDING PARKING - 186 SPACES
SURFACE PARKING - 318 SPACES

TOTAL PARKING PROVIDED - 504 SPACES (INCL 15 HANDICAP)



Scale 1" = 30'