



CITY COUNCIL REPORT

DATE: August 14, 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 – Concept Development Plan Approval – Big Beaver Place Planned Unit Development (PUD 8), North side of Big Beaver, West of John R, Section 24 – Currently Zoned R-1D (One Family Residential) District

Background:

- A public hearing is scheduled for this item for the September 10, 2007 City Council meeting.
- The Planning Commission recommended Concept Development Plan Approval of PUD 8 at the June 12, 2007 Regular meeting.
- The project consists of 23 two-story townhomes in four buildings, including two-car garages. Two clustered retail buildings and one separate building for a deli and coffee shop are also proposed.
- Richard Carlisle of Carlisle/Wortman Associates, Inc., the City's Planning Consultant, prepared a report summarizing the project and recommends Concept Development Plan 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.
- The Development Agreement will be presented for the Public Hearing.

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 Concept Development Plan Approval.
- City Council can approve the application for Concept Development Plan Approval with conditions.
- City Council can deny the application for Concept Development Plan Approval.
- No action required until the September 10, 2007 Special meeting.

Attachments:

1. Map.
2. Report prepared by Carlisle/Wortman Associates, Inc., dated June 6, 2007.
3. Planning Commission Minutes from the June 12, 2007 Regular meeting.
4. Public comments.

Prepared by RBS/MFM

cc: Applicant
File /PUD 8

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PLANNED UNIT DEVELOPMENT REQUEST
PROPOSED BIG BEAVER PLACE
N SIDE OF BIG BEAVER RD, E OF JOHN R
SEC. 24 (PUD #8)

ORPINGTON

RHODE ISLAND

WYANDOTTE

DOMINIQUE

CEDAR KNOLL

JOHN R

SUBJECT PROPERTY

E BIG BEAVER

ROUNDREE

0 50 100 200 300 Feet





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
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Date: March 27, 2007
Rev: April 19, 2007
Rev: June 6, 2007

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

GENERAL INFORMATION

Applicant: Stefano Mularoni
Big Beaver Place, LLC
48593 Hayes Road
Shelby Township, MI 48315

Project Name: Big Beaver Place PUD

Plan Date: March 9, 2007

Latest Revision: May 23, 2007

Location: East of John R Road, on the north side of Big Beaver Road.

Zoning: R-1E, One Family Residential District

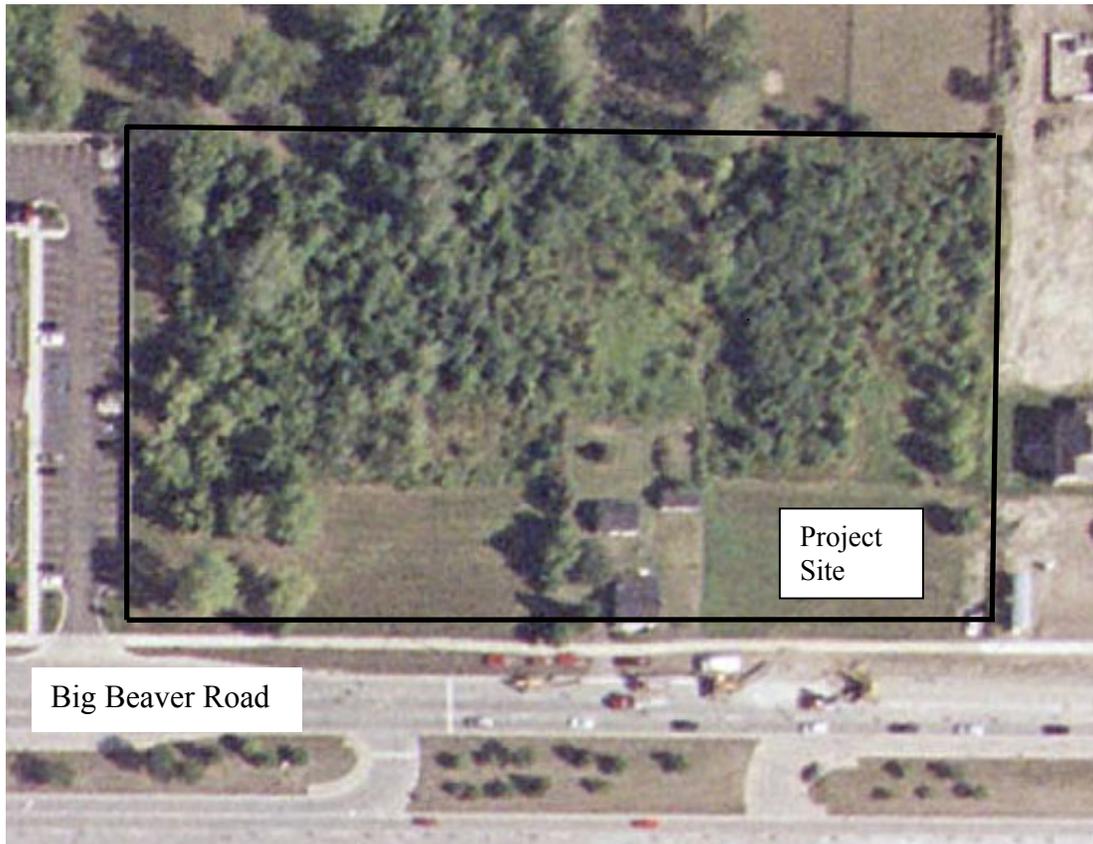
Action Requested: Planning Commission review and recommendation to the City Council for approval of a Concept Development Plan as established in Section 35.50.

Required Information: Deficiencies noted.

PROJECT AND SITE DESCRIPTION

The applicant proposes a mixed use Planned Unit Development. The project has been assembled from six parcels and constitutes 4.77 acres. Three buildings will be demolished to accommodate this proposal. The project consists of 23 two-story townhomes in four buildings, with each unit

being approximately 1,800 square feet, including a two-car garage. Two clustered retail buildings (6,400 s.f. and 9,600 s.f.), and one separate building for a deli and coffee shop (3,500 s.f.) are also proposed. A few changes have been made to this concept in comparison to the previous submission. The most significant changes include the configuration of the coffee shop/deli, size of patio areas, circulation/parking changes, and the configuration of the detention pond.



NEIGHBORING ZONING AND LAND USE

- North:** Properties to the north of this site are zoned R-1E, One Family Residential. They are also used for single-family purposes, but are relatively large compared to other residential properties in the area.
- South:** Big Beaver Road is at the southern boundary of the site. The zoning of the properties across Big Beaver Road are controlled by court order. Current uses include office and industrial buildings.
- East:** Zoning to the east of the site is also R-1E, One Family Residential. While the use of these properties is single-family, the lots are significantly smaller than the residential lots located north of the site.

West: The land directly to the west is zoned per court order, and used for an office building. Properties at the northeast intersection of Big Beaver Road and John R Road include B-2, Community Business, and B-3, General Business zoning designations, with various commercial uses such as a daycare, gas station, paint store, and service center.

Items to be Addressed: None

MASTER PLAN

The subject property is currently Master Planned for Medium Density Residential use. The surrounding Master Land Use Plan designations are as follows:

North: Low Density Residential

South: (Across Big Beaver Road) Research Industrial

East: Medium Density Residential

West: Local Service Area

In the Master Plan, medium density residential use is defined as 5-10 dwelling units per acre, and includes a variety of housing forms such as duplexes, townhouses, and apartments. The proposed townhomes and associated parking/pavement are located on approximately 2.75 acres of land, resulting in a density of approximately 8.33 units per acre. The proposed residential uses for this property also meet some of the residential development policies stated in the Master Plan. The Townhomes are compatible with the adjacent residential uses, and they provide a different type of housing (vs. single-family detached) for residents. The alternative townhome residential type also supports the Big Beaver Corridor Study. And, mixing housing with retail and adjacent office uses will help promote walking, create a lively neighborhood, and knit new development with existing residential uses.

While the proposed commercial buildings are inconsistent with the Master Plan designations for this property, the proposed commercial uses do extend to the east a pattern of commercial from the John R Road and Big Beaver Road intersection and are consistent with the Big Beaver Corridor Study. Therefore, it is our opinion that the project meets the requirements of Sec. 35.40.00 regarding consistency with applicable corridor or subarea plans and recent development trends in the area.

Items to be Addressed: None.

NATURAL RESOURCES

The applicant provided an environmental analysis with the previous plan submission.

Topography: The topography is flat to very gently sloping from northwest to the east.

Trees: The existing vegetation on site was evaluated by an environmental consultant. His report states that the site is covered by thick shrubs and a few trees. The shrubs are common buckthorn, multiflora rose (both exotic invasive species), and gray dogwood. The trees are short in height (under 45 feet), and are green ash, boxelder, cottonwood, elm, and apple species. No mature or natural woods were observed. The applicant states that the entire site will be cleared, and new open space will be created and landscaped. We would agree that this is acceptable since the vegetation is of relative low quality.

Wetlands: Based on the City's Natural Features Map, there are no existing wetlands on this site. However, the environmental evaluation states that there were two wetland areas on the property: one being approximately 5 feet x 90 feet (or 450 s.f.), and another being 870 s.f. Neither of these wetland areas meets MDEQ criteria as regulated wetlands.

Items to be Addressed: None.

TRAFFIC IMPACT

A traffic analysis was conducted to determine the impact of the proposed development on traffic on Big Beaver Road and its intersection with John R Road. The analysis states that no improvements are required for the public road system as a result of this development.

Items to be Addressed: None.

ESSENTIAL FACILITIES AND SERVICES

Water and Sewer

The site will connect to existing water and sewer within the right-of-way of Big Beaver Road.

Stormwater Management

A conceptual stormwater system is shown on the plans that include both above- and below-ground stormwater facilities. Where feasible, stormwater will be directed to bioswales along the east, north and west boundaries, which will infiltrate stormwater and uptake runoff by plants. The bioswales will be planted with wetland and upland native shrubs and herbaceous species. All bio-swales will have underdrains. The swale to the east will outlet to an existing stormwater pipe on the adjacent property. The swales on the north and west will outlet to the proposed site stormwater system and eventually the central detention pond. The pond will outlet to the existing stormwater system along Big Beaver Road.

We support the use of infiltration devices in the stormwater management design. The detention pond configuration has been modified in this plan set from a more organic shape to a rectilinear shape. Could the applicant clarify the reason behind this change?

Items to be Addressed: Configuration of detention.

PUD STANDARDS

The Zoning Ordinance sets forth criteria in Section 35.30.00 for consideration of a project as a PUD. We have also evaluated the proposal in light of the Big Beaver Corridor Study. We have the following comments:

Section 35.30.00, A. *The applicant has demonstrated that they are legally permitted to execute a binding agreement over the parcels in the development.*

Section 35.30.00, B.: The applicant shall demonstrate that through the use of the PUD option, the development will accomplish a sufficient number of the following objectives, as are reasonably applicable to the site, providing:

1. A mixture of land uses that would otherwise not be permitted without the use of the PUD, provided that other objectives of this Article are also met.

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.

2. A public improvement or public facility (e.g. recreational, transportation, safety and security) which will enhance, add to or replace those provided by public entities, thereby furthering the public health, safety and welfare.

The site plan includes a pedestrian network, increased landscaping, and a large central water feature.

3. A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be infeasible or unlikely to be achieved absent these regulations.

Applying a PUD mixed use concept to this parcel allows for commercial development along Big Beaver Road, and attached single-family units behind. This arrangement buffers the residential units from the noise and traffic of the roadway, and places higher-density residential units along the rear of the property, providing a transition between the commercial development and the residential lots behind the project site. This walkable, integrated design would be difficult to arrange using conventional zoning techniques.

4. Long term protection and preservation of natural resources, natural features, and historic and cultural resources, of a significant quantity and/or quality in need of protection or preservation, and which would otherwise be unfeasible or unlikely to be achieved absent these regulations.

We are aware of no such features on the subject site.

5. A compatible mixture of open space, landscaped areas, and/or pedestrian amenities.

The proposed plan in the residential portion of the site includes a large open space area that serves as a water feature and stormwater detention/retention pond, as well as

landscaping/buffer areas around the boundaries of the site. The commercial portion of the property proposes a plaza area (3,760 s.f.) between the two retail buildings, and a water feature and 1,600 s.f. plaza along the boulevard entrance. While landscaped areas used for storm drainage purposes may be countable for a portion of required landscape area, this area may not exceed more than 5 percent of the overall site area. A calculation for the amount of open space is provided on the site plan (Sheet 2), and states that the proposal provides 25 percent (1.20 acres of open space), not including areas used for stormwater management. We feel this meets with the requirements of Section 39.70.04 and are satisfied that the proposed open space is optimally located to provide the best possible transition to adjacent development.

6. Appropriate land use transitions between the PUD and surrounding properties.

As noted above, the project places higher-density residential units along the rear of the property, providing a transition between the commercial development and the residential lots behind the project site.

7. Design features and techniques, such as green building and low impact design, which will promote and encourage energy conservation and sustainable development.

The proposal provides for several environmental quality objectives, such as environmental protection through stormwater quality, open space through the water feature and pedestrian plazas near the retail buildings, and pedestrian facilities that connect the development to retail uses, encouraging users to experience the site on foot.

8. Innovative and creative site and building designs, solutions and materials.

The incorporation of a central water feature and the mix of proposed land uses represent an innovative and creative site plan which will provide an amenity to potential visitors to the area. More detailed architectural renderings were provided in this submission, showing the variety of construction materials and site furnishings proposed for the development. These details better convey the architectural intent of the townhomes, and describe a residential opportunity not readily available in the City.

9. The desirable qualities of a dynamic urban environment that is compact, designed to human scale, and exhibits contextual integration of buildings and city spaces.

The proposed site design uses stormwater runoff as an amenity in the central pond and open space feature, and places residents in close proximity to commercial and office uses, encouraging walking. These benefits are also consistent with the goals of the Big Beaver Corridor Study.

10. The PUD will reasonably mitigate impacts to the transportation system and enhance non-motorized facilities and amenities.

The site does include a comprehensive pedestrian pathway network throughout the site which provides excellent non-motorized access from one use to another. Also, based on the information provided, it does not appear that the proposal will alleviate current traffic congestion on adjacent roadways. However, it also won't significantly add to existing traffic conditions.

11. For the appropriate assembly, use, redevelopment, replacement and/or improvement of existing sites that are occupied by obsolete uses and/or structures;

This proposal will redevelop properties that currently include a one-family residence. While we do not know whether the specific single family home is obsolete, it is unlikely this site would be viable for new single family development.

12. A complementary variety of housing types that are in harmony with adjacent uses;

The attached single-family portion of this project will provide an alternative type of housing within the City. The proposed residential buildings are limited in height (two story) and are designed and located to most appropriately remain in harmony with the adjacent subdivision

13. A reduction of the impact of a non-conformity or removal of an obsolete building or structure.

As we have indicated, it is unlikely this site would be viable for new single family development; we are not aware of any non-conformities on the site.

14. A development consistent with and meeting the intent of this Article; and will promote the intent of the plan meeting the requirements of the Municipal Planning Act or the intent of any applicable corridor or sub-area plans. If conditions have changed since the plan, or any applicable corridor or sub-area plans, were adopted, the uses shall be consistent with recent development trends in the area.

As noted earlier in this review, the commercial portion of this project does not meet the goals of the Master Plan. However, the project is consistent with a pattern of commercial from the John R Road and Big Beaver Road intersection and the Big Beaver Corridor Study.

15. Includes all necessary information and specifications with respect to structures, heights, setbacks, density, parking, circulation, landscaping, amenities and other design and layout features, exhibiting a due regard for the relationship of the development to the surrounding properties and uses thereon, as well as to the relationship between the various elements within the proposed Planned Unit Development. In determining whether these relationships have been appropriately addressed, consideration shall be given to the following:

- A. The bulk, placement, and materials of construction of the proposed structures and other site improvements.

Basic information with regard to building materials has been provided on the conceptual floor plan and elevation drawings.

- B. The location and screening of vehicular circulation and parking areas in relation to surrounding properties and the other elements of the development.

The vehicular parking and circulation areas and preliminary screening measures are adequately described on the site and landscape plans.

- C. The location and screening of outdoor storage, loading areas, outdoor activity or work areas, and mechanical equipment.

A proposed loading area has been added to the site plan. An analysis of parking and loading is provided later in this review. The location and screening of any mechanical equipment have not been provided. Please clarify.

- D. The hours of operation of the proposed uses.

The applicant has provided a list of potential tenants. In addition, the proposed hours of operation for each use has been added to Sheet 2. While the actual hours of operation will be finalized once the spaces have been leased, the proposed hours are, in our opinion, reasonable given the nature of each building use.

- E. The location, amount, type and intensity of landscaping, and other site amenities.

While specific material quantities have not been provided at this time, a conceptual landscaping plan showing initial landscaping designs has been provided.

16. Parking shall be provided in order to properly serve the total range of uses within the Planned Unit Development. The sharing of parking among the various uses within a Planned Unit Development may be permitted. The applicant shall provide justification to the satisfaction of the City that the shared parking proposed is sufficient for the development and will not impair the functioning of the development, and will not have a negative effect on traffic flow within the development and/or on properties adjacent to the development.

The number of parking spaces has been reduced by four (4) spaces in this submission. However, we still consider that the amount of proposed parking is adequate. Each of the proposed one-family attached residential units has a 2 car attached garage, and sufficient parking has been provided for the proposed non-residential uses. A complete parking analysis is provided in later section of this review.

17. Innovative methods of stormwater management that enhance water quality shall be considered in the design of the stormwater system.

The applicant has proposed an innovative stormwater management system that promotes infiltration and improved water quality. Key features include bio-swales with natural contours and native wetland and emergent plant species, and a detention/retention pond as a site amenity.

18. The proposed Planned Unit Development shall be in compliance with all applicable Federal, State and local laws and ordinances, and shall coordinate with existing public facilities.

The applicant must demonstrate throughout the process that the proposal meets with all applicable Federal, State and local laws and ordinances. We defer to the City Engineer with regard to the site's coordination with existing public facilities.

Items to be Addressed: Clarify screening of mechanical equipment.

AREA, WIDTH, HEIGHT, SETBACKS

The underlying zoning for the entire site is R-1E, One-Family Residential.

Front yard setbacks shown on the plans to the commercial properties range between 40 feet and 59 feet, measured from the road right-of-way. (Note that the coffee shop/deli building has been pushed back from the street by five (5) feet compared to the previous submission.) The existing office building to the west is setback 53 feet, and the single-family home to the east is setback 50 feet. The Big Beaver Corridor Study states that buildings should be sited based on the district in which it is placed. This property lies within the Single Family Residential district in the Corridor Plan.

To the extent possible, the setbacks for all three proposed buildings are relatively consistent, and are coordinated with the existing buildings along the corridor (50 foot setback). The proposed height of the retail buildings meets the recommendations for height in this Corridor district.

Appropriate setbacks are provided for the proposed one-family attached residential structures. In addition, the building heights (2 stories) conform to the lower heights called for in this Big Beaver district.

Items to be Addressed: None.

PARKING, LOADING

The plans meet the overall parking requirements. For the attached one-family residential units, 2 parking spaces per unit are required. The site plan provides 46 spaces within garages. This meets the required number of spaces. An additional 9 spaces are provided on the street for visitor parking.

Information about the seating capacity of the coffee shop/deli has been provided on Sheet 2. One space is required for every 2 persons within seating capacity of the establishment. The coffee shop will have 20 seats, while the deli will have 30 seats, for a total of 50 seats (or 25 spaces). In addition, one space is required for each employee for each 10 seats of seating capacity, or one for each 35 s.f. of dining area, whichever is greater. The applicant calculated this requirement using seating capacity, resulting in 5 additional parking spaces. Total required parking spaces equals 30 spaces for the coffee shop/deli.

Seventeen (17) spaces are shown adjacent to the coffee shop/deli, and an additional 13 spaces are shown along the western boundary, behind the townhouses. In addition, the coffee shop has a drive-thru window. This facility requires nine stacking spaces, which have also been added to the plans.

The remaining retail portion of the development requires 1 space per each 200 s.f. of gross floor area, or 80 spaces ($16,000/200 = 80$). The plans provide parking in the front, rear and side of the

retail buildings equaling 58 spaces (which was reduced from 60 spaces in the previous submission). An additional 15 spaces (increased from 13 spaces) are shown behind the townhouses to the east.

A loading area has been designated behind the retail building to the east.

Items to be Addressed: None.

SITE ACCESS AND CIRCULATION

Two access points are proposed to service this development. The main access is a boulevard drive to the residential units, and a secondary access is proposed to the east. Parking serving the retail building is proposed via a service lane. As requested, the applicant has eliminated the two most easterly spaces for safety purposes.

The easterly entrance drive has been reconfigured slightly to clarify that it is an “entrance-only” drive. The boulevard section has also been extended north to provide a resting place for pedestrians that are crossing the boulevard.

We defer to the City Traffic Engineer for further comment on traffic and circulation issues.

Items to be Addressed: None.

SAFETY PATHS/SIDEWALKS

Proposed amenities allow pedestrian access between the residential and commercial uses of the property.

Items to be Addressed: None.

LANDSCAPING

An amended landscape plan has been provided with this submission. The plan shows landscaping around the site’s perimeter, at the water feature, and interspersed throughout the retail uses. A finalized landscape plan is not required at this time in the site plan review process. However, we have the following comments:

Composition: The mix of plant types provided in the preliminary plan selection is appropriate. The applicant is proposing a range of species throughout the site.

Existing

Vegetation: As mentioned above, the applicant states that they will clear the site of existing vegetation. Due to the mix of existing species, we would consider this to be appropriate.

Greenbelt: A 19 foot wide greenbelt area is proposed along Big Beaver Road within the road right-of-way. The Big Beaver Corridor Study encourages the use of vegetation to separate pedestrians from vehicular traffic along the Corridor. The Study also calls for planting large shade trees along the street. Twenty-two (22) shade trees are proposed between the roadway and the sidewalk along Big Beaver Road.

Residential

Screening: Section 39.10 of the ordinance requires that a 6 foot high wall be provided for those sides of a conventional commercial district when abutting a residential district. Given that the immediate use proposed along the east boundary within the PUD is attached one-family residential, we do not believe a wall is warranted, and that the proposed landscaping is preferable.

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, a calculation for the amount of open space and landscaping was provided, stating that the proposed development is 25% (or 1.20 acres) open space and landscaping. (Also refer to comment #5 under the *PUD Standards* section of this review.)

Other: Use of native herbaceous plantings in the bio-swales will require appropriate seed bed preparation, weed control as the plants are established, and maintenance to ensure that the plantings thrive and stay attractive. Additional details of how the applicant proposes to accomplish these tasks will need to be provided.

Items to be Addressed: Details of herbaceous planting installation and maintenance.

LIGHTING

A lighting plan has not been provided as part of this submission, but will be required at the time of final site plan review.

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

SIGNS

Information about proposed signs has not been provided 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

A rendering, elevations, and floor plans have been provided of the commercial and one-family attached residential buildings.

Items to be Addressed: None.

RECOMMENDATIONS

The plan provides many positive aspects that couldn't be achieved without applying the PUD option. The PUD concept locates appropriate uses across the site to transition from the Big Beaver corridor to the adjacent one-family residential area. The commercial buildings provide space for local businesses and complement the other commercial uses along Big Beaver Road. The one-family attached residential use provides a comfortable transition between the commercial and single-family homes, and coordinates with the City's Mater Plan and Big Beaver Corridor Study.

Because of the revisions shown in this plan submission, it is our opinion that this project meets the requirements of the Zoning Ordinance and the intent of the Planned Unit Development option. Therefore, we recommend that Planning Commission recommend approval of the Concept Development Plan to the City Council.

CARLISLE/WORTMAN ASSOCIATES, INC.



Richard K. Carlisle, PCP

225-02-2701

cc: Big Beaver Place, LLC, 48593 Hayes Road, Shelby Township, MI 48315
Fazal Khan & Associates, Inc., 43279 Schoenherr Road, Sterling Heights, MI 48313

6. PUBLIC HEARING – PLANNED UNIT DEVELOPMENT (P.U.D. #8) – Proposed Big Beaver Place, North side of Big Beaver, East of John R, Section 24, Currently Zoned R-1E (One Family Residential) District

Mr. Miller indicated City Management concurs with the recommendation of Carlisle/Wortman Associates, Inc.

Richard Carlisle of Carlisle/Wortman Associates, Inc., provided an updated report on the proposed development and indicated there are no outstanding issues. Mr. Carlisle recommends approval of the Concept Development Plan.

A discussion followed on the internal traffic circulation. Concerns with egress and a designated “No ‘U’ Turn” sign were discussed.

Norman Hyman of 38500 Woodward Avenue, Bloomfield Hills, was present to represent the petitioner. He introduced project team members Carol Thurber of Fazal Khan & Associates, Paul Landry of Landry + Newman Architects, and Stefano Mularoni, developer. Mr. Hyman said the revisions made to the internal traffic pattern were a result of a consensus of their traffic consultant and the City’s Traffic Engineer.

Ms. Thurber said three traffic pattern alternatives were discussed at an April Planning Commission study session, and the plan reflects the direction given by the members, as well as a consensus reached by the City’s Traffic Engineer and the project traffic consultant. She also addressed the deceleration lane as relates to the Oakland County Road Commission (OCRC).

Mr. Landry provided a rendering of the proposed development. He addressed the configurations of the retail building and pond and provided details on the building materials.

PUBLIC HEARING OPENED

Mike Dunaj of 2100 Orpington, Troy, was present. Mr. Dunaj spoke in opposition of the proposed development. He addressed the commercial use near residential and existing retail vacancies.

Victor DeFlorio of 3609 Cedar Brook, Rochester Hills, was present. Mr. DeFlorio developed Rhode Island Estates, a residential development located east of the subject proposal. He addressed the difference in development concepts between the proposed development and Rhode Island Estates. Mr. DeFlorio said residents are concerned with privacy, property values, traffic and density.

PUBLIC HEARING CLOSED

Ms. Troshynski commented favorably on the amount of landscape buffer proposed for the development, especially to the east to buffer the proposed parking from the back yards of those residents in Rhode Island Estates. She said getting that information out to the neighbors might result in a better understanding of the development.

Mr. Strat commended the developer on the project, but noted he is not pleased with the internal traffic circulation.

Mr. Vleck emphasized the developer's intent to provide 25% open space. He indicated the petitioner might consider additional buffering, such as a fence, in the final stage of site plan review.

Mr. Littman said initially he was not comfortable with the fit of the proposed development in the neighborhood, and has gradually grown to appreciate it. He indicated the critical point for him is the buffering between the two developments, and encouraged communication between the developer and neighbors.

Resolution # PC-2007-06-102

Moved by: Littman

Seconded by: Kerwin

WHEREAS, the Planning Commission reviewed a Concept Development Plan for a Planned Unit Development, pursuant to Article 35.50.01, as requested by Big Beaver Place, LLC for the Big Beaver Place Planned Unit Development (PUD 8), located on the north side of Big Beaver Road and east side of John R Road, Section 24, within the R-1E zoning district, being approximately 4.77 acres in size; and

WHEREAS, the City's Planning Consultant Richard Carlisle of Carlisle/Wortman Associates, Inc. prepared a memorandum dated June 6, 2007 that recommends Concept Development Plan Approval of Big Beaver Place Planned Unit Development; and

WHEREAS, the proposed PUD meets the Eligibility Requirements set forth in Article 35.30.00; and

BE IT FINALLY RESOLVED, that the Planning Commission recommends that Concept Development Plan Approval for Big Beaver Place Preliminary Planned Unit Development be granted.

Yes: All present (9)

MOTION CARRIED

Chair Schultz briefly addressed the procedure for the City Council public hearing.



DeFlorio Homes, Inc.

Specializing in Custom Homes

3609 Cedar Brook • Rochester Hills, MI 48309
Office: (248) 299-4317 • Cell: (248) 231-1057

June 6, 2007

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

RE: PUD Proposal North Side of Big Beaver just West of John R

Dear Planning Commission,

This letter is on behalf of my development just east of the subject proposal and the current residents of Rhode Island Estates.

I recently reviewed the proposal at the Planning Department and found the layout to be very interesting. The renderings projected attached modern condominiums incorporated with retail stores and both a coffee and deli outlet. This concept for the use of existing residential zoning is counter to what the city's vision was when Rhode Island Estates was being tabled. At that time, I was told that Rhode Island Estates needed to blend in with the existing neighborhoods. In fact, a condition for approval was to provide connect ability with the existing neighborhoods. Sidewalks were required between Rhode Island Estates and Orpington to the north.

The intention to now introduce retail to what was considered master planned residential will have a dramatic effect on the tranquil neighborhood Troy Planning originally approved. I feel we need to protect to existing families in Rhode Island Estates who chose invest into a quiet Troy neighborhood because they knew their development would be nestled among other housing.

Having a parking lot for these stores 50-60 feet off their rear yards greatly changes their concept of how they anticipated their backyard lifestyle. Also, the buffering between the first six lots and this commercial setting does not provide adequate privacy.

Please consider the property values of these residents and the ability for resale of these homes very closely before drastically altering earlier vision approved by both the Planning Commission and City Counsel.

Sincerely,

Victor DeFlorio

DeFlorio Homes, Inc.

REC'D

JUN - 7 2007

Big Beaver Place
Preliminary PUD Plans
are included with Council agenda packets
and available for viewing at the
City Clerk's Office and the Troy Public Library