



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 – The Oasis at Centennial Park Planned Unit Development (PUD 6), South side of Long Lake and West side of John R, Section 14 – Currently Zoned R-1C (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 6 at the June 12, 2007 Regular meeting.
- The project consists of a mixed use project with a combination of a 20-bed senior housing facility and retail, restaurant, day care, and office uses.
- 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 provided 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 6

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PLANNED UNIT DEVELOPMENT REQUEST
PROPOSED OASIS AT CENTENNIAL PARK
S SIDE OF LONG LAKE RD, W SIDE OF JOHN R
SEC. 14 (PUD #6)

E LONG LAKE

SUBJECT PROPERTY

JOHN R

WESTMORELAND CT

GREENDALE

WILMET

EVANSTON

CARR

ALTON CT

CALVERT

GAMBER

WHITESELL

ALTON

DOUGLAS
FIR

0 50 100 200 300 400 Feet





CARLISLE/WORTMAN ASSOCIATES, INC.

Community Planners /Landscape Architects

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Date: March 28, 2007
Rev: April 18, 2007
Rev: June 6, 2007

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

GENERAL INFORMATION

Applicant: Stefano Mularoni
Oasis at Centennial Park, LLC
48593 Hayes
Shelby Township, MI 48315

Project Name: Oasis at Centennial Park Planned Unit Development

Plan Date: April 10, 2007

Latest Revision: May 23, 2007

Location: Southeast corner of Long Lake and John R roads

Zoning: R-1C, 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

We are in receipt of a revised application for the Oasis at Centennial Park Planned Unit Development. The site is located at the southwest corner of Long Lake Road and John R Road. The proposal consists of a mixed use project with a combination of a 20-bed senior housing facility and retail, restaurant, day care, and office uses. The senior housing is proposed in the form of "greenhouses", a concept which offers alternative care for the elderly. The site is currently occupied by seven (7) one-family residences on their own parcels, and is 9.34 acres in total. The site is currently zoned R-1C, One Family Residential District.



The applicant has made the following revisions to the plan which include, but are not necessarily limited to, the following:

1. Eliminated parallel parking spaces on either side of the proposed central driveway near the southeast access to John R Road. This resulted in more green space near the cafe;
2. Relocated the loading area on the proposed central driveway to the north side of the Retail/Retail C building.
3. Narrowed the boulevard entrance slightly off of John R Road.
4. Added banked parking in the northwest corner of the property. This change eliminates constructing fifty-two (52) parking spaces in this location.

5. Added nineteen (19) parking spaces in front of the restaurant/office building; two (2) spaces in front of Retail A, and two (2) spaces in front of Retail B-C.
6. Added pedestrian amenities to improve opportunities for crossing the main road through the development; added walks behind the retirement facility; and added walkways to allow a person to walk from John R Road to E. Long Lake Road.

NEIGHBORING ZONING AND LAND USE

- North:** The properties directly north across Long Lake Road are zoned R-1C, One Family Residential District; uses in this area include a church and one-family residences. To the north and east, at the northeast corner of the Long Lake Road and John R Road intersection, is a parcel zoned B-3, General Business District, which is used for retail.
- South:** Properties to the south of the site are zoned R-1C, One Family Residential District. Existing uses in this area include a party store and one-family residential.
- East:** The properties located on the southeast corner of Long Lake Road and John R Road are zoned B-3, General Business District and R-1C, One Family Residential District. The site surrounds an existing CVS on the southwest corner of Long Lake and John R Road. The remainder of the area is used for one-family residential (south of the subject site), with the exception of the fire training facility, which is located directly east of the project site.
- West:** The land to the west along Long Lake Road is zoned R-1C, One Family Residential District, and is used for one-family residential.

Items to be Addressed: None.

MASTER PLAN

The subject property is currently planned for low density residential use along both Long Lake Road and John R Road. The Master Land Use Plan classifications surrounding the site are:

- North:** Low density residential
- South:** Low density residential
- East:** Community facilities
- West:** Low density residential

While the commercial or senior housing proposed for this property are not consistent with the Master Plan designation of low density residential, we agree with the applicant's assertion that the proposed uses are compatible with the surrounding area.

As set forth in Sec. 35.40.00, the proposal must be consistent with the Master Plan, sub-area or corridor plans or recent development trends of the area. This Plan designates the northeast and southeast corners as local service area and community facilities respectively. However, commercial zoning exists on the northeast, and southwest corners. Therefore, the subject project is consistent with “recent development trends in the area.” The proposed project provides relatively low intensity mixed collection of smaller commercial and office uses, which are well located in close proximity to the CVS. The balance of the uses, senior citizen greenhouse and day care, are uses which are compatible with the adjacent residential.

Items to be Addressed: None.

NATURAL RESOURCES

Topography: The topography of the site is relatively flat, with drainage moving from west to east. The site was previously developed for one-family residential use, and varies in grade from 665 feet above sea level at the highest point on the west end of the site to 658 feet above sea level at its lowest point at the east end of the site.

Woodlands: There does not appear to be a significant number of large mature trees on site that could be maintained and/or transplanted, although the plan does indicate that there are several pockets with trees of some maturity. There are small collections of trees and brush near the existing residences and in a few small brushy areas throughout the site. The topographic survey provided does indicate that a small pocket of larger evergreens at the southwest corner of the site will remain.

Wetlands: The on-site evaluation conducted by King and MacGregor Environmental on behalf of the applicant indicates that no wetlands are present on the subject site.

Items to be Addressed: None.

TRAFFIC IMPACT

A traffic impact study was provided in a previous submittal, prepared by Traffic Engineering Associates, Inc. The analysis provides land use observations, traffic counts, a level of service analysis, a review of background conditions, projected site traffic generation, the estimated future traffic volumes, and a future level of service analysis. The study also includes a summary of findings which indicate that the following 5 items should be considered:

1. The Road Commission for Oakland County should evaluate the John R Road and East Long Lake Road intersection for the need for signalization and geometric alterations that may be necessary in the future, potentially including dedicated right-turn lanes.

2. The proposed drive on Long Lake Road should be constructed with two full width exiting lanes, and a full-width right-turn lane should be provided for traffic entering the site from eastbound Long Lake Road.
3. The north proposed drive on John R Road (which accesses the CVS site) should be provided at the southbound right turn lane shown on the site plan.
4. A right turn taper for southbound John R Road traffic should be provided at the south proposed drive on John R Road.
5. The proposed boulevard section at the south proposed drive on John R Road should be removed to reduce potential left turn conflicts.

We defer to the City Engineer with regard to the conclusions of the traffic analysis. The applicant has added the proposed changes suggested in #2, #3, and #4 to this set of plans. The only change suggested that was not made was removing the proposed boulevard off of John R Road.

Items to be Addressed: Address conclusions of traffic study.

ESSENTIAL FACILITIES AND SERVICES

Water and Sewer

The site will connect to existing water and sewer mains located within the right-of-way of Long Lake Road (water) and John R Road (sewer).

Stormwater Management

The site plan states that site is in the Nelson Drain District, and that stormwater will be detained on site, and then discharged to the existing storm sewer along Long Lake Road. The plan also makes use of bio-swales within parking lot landscaping areas. Additional information with regard to proposed stormwater management has been included in the submittal, in a new Sheet 3 containing proposed preliminary grading and stormwater management measures. We support the applicant's use of bio-swales throughout the property. We defer to the City Engineer with regard to proposed utilities.

Items to be Addressed: City Engineer review of utilities.

PUD STANDARDS

The Zoning Ordinance, as amended, sets forth criteria in Section 35.30.00 for consideration of a project as a PUD. The following are our comments:

Section 35.30.00, A. The proposal development shall be applied for by a person or entity who has the legal right to execute a binding agreement concerning all process on the development.

The applicant has demonstrated that this requirement has been met.

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 an extensive pedestrian network, increased landscaping, and three large park-like settings. There are walkway connections to the public system along both roadways and the neighboring subdivision.

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.

The proposed project represents a 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.

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 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. The site plan now indicates that 2.91 acres of open space (which does not include the area occupied by the water feature) are proposed for this development, which is equivalent to over 31 percent of the site. Including the area occupied by the water feature, 3.73 acres, or 40 percent of the site, is proposed. 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.

The strategic location of the senior housing and proposed open space and landscaping materials provide the best possible transition to the adjacent land uses, given the nature of the proposed uses within the project. As mentioned in the previous review, we have a concern that the westerly parking is not an appropriate transition. However, the

applicant has now proposed to landback parking for this area and add parking elsewhere.

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

The applicant has incorporated bio-swales throughout the development to mitigate the effect the development will have on stormwater infiltration. We defer to the City Engineer in this regard. They have also reduced the number of parking spaces by a total of twenty-nine (29) spaces, and increased the green/open space by banking parking. We are not aware of any other measures being taken to ensure sustainable design.

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. The proposed buildings are shown in conceptual elevations and floor plans, and are of a typical mass and height for the area. The proposed buildings do provide architectural variation between the residential and non-residential portions of the site and are arranged to take advantage of future views over the central water feature.

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.

This site plan was designed to offer a variety of uses in close proximity. The pattern is compact and demonstrates a multi-use site in which users can recreate and work, shop, dine, or seek child care.

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

The plan does include a comprehensive pedestrian pathway network throughout the site which provides excellent non-motorized access from one use to another. The previous submission includes a traffic study which makes a series of recommendations with regard to motorized transportation, many which have been incorporated into the site plan.

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 one-family residences. The surrounding area is predominantly one-family residential and the site abuts the Long Lake Village Subdivision. While we do not know whether the specific single family residential 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 senior living portion of this project will provide an alternative type of housing within the City. The greenhouse concept is not currently offered. The proposed senior housing buildings are limited in height (one 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 noted above, we do not know whether the specific single family residential is obsolete, but we believe it is unlikely that 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 proposal does not meet the goals of the Master Plan. However, it is our opinion that the Master Plan may not be realistic and the proposal is more consistent with development trends in the area.

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.

One proposed loading area is described on the site plan (which was relocated from the previous submission). Location and screening of any other outdoor storage, loading areas, outdoor activity or work areas, and mechanical equipment have not been provided.

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

The applicant has provided a list of potential tenants. We did not observe any information with regard to the proposed hours of operation of the potential uses proposed.

- 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. We have suggestions regarding location.

A complete parking analysis is provided in later section of this review. Given that the proposed uses lend themselves to a shared parking agreement, especially the senior housing and day care facilities (which experience only intermittent or limited demand), we support the use of shared parking in the development. The applicant has further responded to this by land banking some parking, and reducing the total number of parking spaces by twenty-nine (29) spaces across the development.

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

Stormwater generated by this development will be captured by an above-ground detention basin. After stormwater is detained on site, it will then be discharged to the existing storm sewer along Long Lake Road. The plan also makes limited use of a series of bio-swales throughout the property to lessen the impact on stormwater infiltration caused by the proposed project. We would encourage the applicant to explore additional methodologies to enhance stormwater quality.

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 has demonstrated 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: None.

AREA, WIDTH, HEIGHT, SETBACKS

The underlying zoning for the entire site is R-1C, One Family Residential District. While setbacks are not delineated on the site plan, our measurements indicate that the provided setbacks exceed the requirements for projects within the R-1C District, and also exceed the requirements for the B-2, Community Business District, and B-3, General Business District, districts under which the proposed nonresidential uses could conventionally be located.

Items to be Addressed: None.

PARKING, LOADING

The proposal includes 265 parking spaces, which would serve approximately 31,000 square feet of retail, 6,900 square feet of office, a 30-child daycare, 4,000 square foot restaurant, and 20 units of senior housing. The site plan also shows 52 land banked spaces. Required parking for these uses under conventional development approaches would be as follows.

<i>Proposed Use</i>	<i>Calculation</i>	<i>Required number of spaces</i>
Senior Living	0.65 spaces per unit plus one space per employee	21 spaces (20 units and 8 employees)
Restaurant	1 space for every 35 square feet of gross floor area	114 spaces (4,000 square feet)
Retail	1 space for every 200 square feet of gross floor area	155 spaces (31,000 square feet)
Office	1 space for every 200 square feet of gross floor area	35 spaces (6,900 square feet)
Daycare	1 space for every 10 children plus 1 space for every employee	11 spaces (30 children and 8 employees)
<i>TOTAL</i>		<i>336 spaces required under conventional zoning</i>

The Ordinance allows for the sharing of parking among mixed uses in a PUD. The proposed reduction in overall required parking is 71 spaces, or approximately 21%. We consider this desirable since the proposed uses lend themselves to a shared parking agreement, especially the senior housing and day care facilities, which experience only intermittent or limited demand.

The single proposed loading zone for the development was relocated from its previous location to the north of the Retail/Retail C building. This is a more desirable location for loading for the central retail area. Regarding Retail A building, loading/unloading space for each commercial/retail building will be accommodated directly behind the building. Since loading will be sharing vehicular access space, there may be times where there are conflicts with patron use. However, this is a small center and we expect the conflicts to be minimal.

Items to be Addressed: None.

SITE ACCESS AND CIRCULATION

The plan shows three primary access points, one from Long Lake Road and two from John R Road. These access points are appropriately situated opposite existing drives on both John R Road and Long Lake Road. The site is arranged around a central drive that connects the single access drive on Long Lake Road with the south access drive on John R Road.

We support the arrangement of the site around this primary drive, and recognize the applicant's concept of locating the buildings around a central water feature. Traffic calming features, such as relatively narrow roadways (20'), and raised pedestrian crossings have been added to help minimize cut-through traffic. In addition, the applicant has banked parking spaces in the northwest corner, reducing pavement and minimizing the dominant appearance of parking.

We consider the modifications to the design have been done in an acceptable manner.

Items to be Addressed: None.

SAFETY PATHS/SIDEWALKS

A sidewalk and pathway plan has been provided. A connected pathway and sidewalk system is proposed throughout the development which allows for full use of the proposed uses on foot. Furthermore, the proposed pathways connect the development to the adjacent Long Lake Village Subdivision by way of the existing sidewalks along Carr Drive.

The overall compact layout of the site offers good walkability and pedestrian access, although the largest parking areas are located in remote locations relative to the main retail buildings along John R Road, consequently the walkways must cover significant distances to provide access. The pedestrian pathway fully surrounds the proposed senior living facility and offers access to the planned open space in this area.

As suggested in the previous review, the applicant has modified the pathway plan in several ways:

- 1) Separate walkways from the bioswales,
- 2) Move the loading zone near the café to provide direct access to the rear outside dining area, and
- 3) Add additional crosswalks to offer access between parking areas and the proposed retail uses.

Items to be Addressed: None.

LANDSCAPING

Composition: The applicant is proposing a landscaping program which includes deciduous and evergreen plant material, a variety of shrubs, ornamentals, and perennials; however, specific quantities and sizes have not been identified at this time.

Existing Vegetation: While little landscaping exists on the subject site, there are a number of smaller trees that are now proposed to remain. The specific locations of these trees have identified on this set of plans. A description of the trees also needs to be provided at the time of final site plan approval.

Greenbelt: A minimum 10' greenbelt is required along Long Lake Road and John R Road, and is provided in both locations.

For *non-residential development*, the Ordinance requires one tree per every thirty (30) linear feet of roadway frontage. Long Lake Road will require 18 trees (519.75/30), and 19 are proposed. John R Road will require 9 trees (269.59/30), and 11 are proposed.

Residential

Screening: This plan does not indicate a wall between the commercial portions of the property and the residential portions. Given the integrated, mixed use design of this project, and its nature as a PUD, we do not feel that a screen wall is necessary and use of landscaping is more appropriate.

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 above, the site provides 40 percent open space including the water feature, and more than 31 percent open space not including the water feature.

Details: Planting details have been provided.

Refuse

Container: Details of pedestrian trash receptacles are shown on the landscape plans, and locations and details of dumpsters throughout the development are also shown. Five dumpsters appear to be proposed for the entire development, two of which are located near the existing dumpster for the CVS store, and three of which are located along the south boundary of the site, between the day care facility and retail building "A." The design of the proposed dumpster enclosures is not provided.

Items to be Addressed: Describe nature of existing trees proposed to remain upon final approval.

LIGHTING

A lighting plan has not been provided as part of this submission, and the applicant has indicated by way of a note on the site plan drawing that the proposed decorative street lighting near the CVS site is still under discussion with the developers.

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

Conceptual floor plans and elevations have been provided for the proposed buildings. The building style of the senior living facility is residential, and incorporates gable-end roofs, masonry construction, and dormers. The proposed building style of the nonresidential portion is

far more contemporary, and incorporates limited masonry elements detailing predominantly glass and aluminum facades. Proposed building heights are within the anticipated range for the area, and do not extend beyond a single story.

Items to be Addressed: None.

RECOMMENDATIONS

The proposed uses would provide benefit to the adjacent residences, provide an excellent transition of use, and would introduce an alternative housing style in the senior living component that would help diversify the City's housing stock. While the proposed uses within the PUD are not supported by the Master Plan, continuation of one-family, low density residential development for this site is unrealistic.

Since the last submittal, the applicant has made significant revisions which address our outstanding comments. Therefore, we recommend approval on the basis that the proposed uses are in keeping with the overall direction of development trends in the area and that the proposal provides positive elements that could not be achieved without application of the PUD option.

CARLISLE/WORTMAN ASSOCIATES, INC.



Richard K. Carlisle, PCP

225-02-2702

RKC: zb

cc: Oasis at Centennial Park LLC, 48593 Hayes Road, Shelby Township, MI 48315
Fazal Khan & Associates, Inc., 43279 Schoenherr Road, Sterling Heights, MI 48313

PLANNED UNIT DEVELOPMENTS

5. **PUBLIC HEARING – PLANNED UNIT DEVELOPMENT (P.U.D. #6)** – Proposed Oasis at Centennial Park, South side of Long Lake, West side of John R, Section 14, Currently Zoned R-1C (One Family Residential) District

Mr. Miller indicated City Management concurs with the recommendation of Carlisle/Wortman Associates, Inc. He briefly reviewed the new approval procedure for planned unit development projects.

Richard Carlisle of Carlisle/Wortman Associates, Inc., provided an updated report on the proposed development and addressed the revisions to the plan since the members last reviewed it. Mr. Carlisle recommends approval of the Concept Development Plan.

Discussed briefly were the dumpster location in relation to the café and the need for grease containers.

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 noted the location of dumpsters and grease containers would be addressed further during preliminary site plan preparation. He said they tried to balance the uses and create a site plan with the least impact on the neighbors.

Mr. Strat commended the petitioner on the proposed development. He asked for clarification of the “pool” designations on the site plan.

Ms. Thurber replied the “pool” designations refer to sedimentation forebays.

Mr. Landry presented a rendering of the proposed development and reviewed the building materials.

PUBLIC HEARING OPENED

Nancy-Street Merriweather of 1834 Wilmet Drive, Troy, was present. Ms. Merriweather spoke in opposition of the proposed development. She addressed concerns with lighting, traffic and safety of school children, and indicated she would like to see the area stay residential.

Peter Milosavlevski of 4843 John R, Troy, was present. Mr. Milosavlevski spoke in opposition of the proposed development. He explained that he and his sister were present tonight to speak on behalf of their mother who lives in the house adjacent to the proposed development. They are owners of the Beer Barrel

store. Mr. Milosavlevski addressed concerns relating to noise, privacy and property values.

Saša Doll of 4843 John R, Troy, was present. Ms. Doll spoke in opposition of the proposed development. She spoke of the investment in rebuilding the home and her mother's love of the back yard, pool and garden. Ms. Doll addressed concerns with property values, noise and traffic.

Chair Schultz clarified that the development proposes to build one-story buildings only, and explained that the development cannot vary from the approved site plan.

Mr. Strat emphasized the developer is proposing to provide landscaping far above what is required.

Ms. Troshynski said the petitioner would most likely address any lighting concerns since it has been brought to their attention.

Roberta Burgin of 1872 E. Long Lake Road, Troy, was present. Ms. Burgin spoke in opposition of the proposed development. She addressed concerns with the location of the proposed restaurant in relation to their home, traffic, and existing retail vacancies and child care facilities in the neighborhood.

Mark Weir of 4867 John R, Troy, was present. Mr. Weir is the owner of one of the properties to be developed. He indicated his home and the three properties to the north are in disrepair. Mr. Weir believes the proposed development is good and would benefit the City.

Mike Burgin of 1872 E. Long Lake Road, Troy, was present. Mr. Burgin spoke in opposition of the proposed development. He spoke of the potential to rebuild the homes in the area and maintain the area as residential. Mr. Burgin addressed concerns relating to traffic and the proposed restaurant location in relation to his home.

Mr. Strat asked the orientation of the Burgin garage.

Mr. Burgin replied their garage is attached to the house and would face the project.

Scott Berry of 1881 Carr, Troy, was present. Mr. Berry spoke in opposition of the proposed development. His property is directly adjacent to the proposed development. Mr. Berry addressed concerns relating to the investment in their home, the natural park-like setting, existing retail vacancies, traffic and property values.

There were brief comments on the relationship of the property owned by Mark Weir to 4843 John R.

PUBLIC HEARING CLOSED

Mr. Hyman said they met with the neighbors and two concerns were expressed: 1) they did not want multi-story buildings; and 2) they did not want a through street to the residential. Mr. Hyman said the proposed development has one-story buildings only, and there is no street connection to any residential. He said property values would most likely increase should the development go forward. He also indicated the subject area would not be conducive to single family residential development.

Ms. Kerwin asked the petitioner to address public comments expressed tonight on the 1872 Long Lake residence in relation to the proposal, the park-like setting on Carr Drive, and the number of stories proposed for the senior housing.

Mr. Hyman said the garage of the 1872 Long Lake residence would face landbanked parking. The landbanked parking would be maintained with grass, shrubs and trees for potential parking should it be needed in the future. Mr. Hyman said they tried their best to minimize the visual impact of the proposed development to the surrounding residential by providing a water feature and landscaping that far exceeds the open space requirements of the ordinance. Mr. Hyman addressed the greenhouse elderly housing that is a one-story building, and submitted a *New York Times* article titled "Rethinking Old Age", dated May 24, 2007, that talks about the revolutionary concept.

Ms. Kerwin said it appears the residents do not have the same perception of the proposed development as the members do, and encouraged the petitioner to provide the neighbors with the same information and renderings that have been provided to the members.

Mr. Hyman said they would be happy to meet with the neighbors at any time.

Mr. Strat said the concerns expressed tonight by the neighbors are valid, and it is the responsibility of the members to protect their properties. He indicated he would scrutinize the landscape plan to assure surrounding properties are protected.

Mr. Littman questioned the continuation of the stockade fence north of Carr.

Ms. Thurber explained the fence is an existing fence and is part of the topographical survey.

Mr. Vleck addressed the impact to the neighbors should single family residential go in the area versus the proposed planned unit development project. He

brought to the public's attention the developer is not developing to the maximum and the proposed 31% open space is unprecedented in the City of Troy. Mr. Vleck said the walkability resulting from the proposed development would be an asset to the surrounding residential. Mr. Vleck said he speaks from personal experience, noting that he lives near two planned unit development projects.

Mr. Strat agreed with Mr. Vleck's comments and noted further that should the area be developed as residential, Carr Drive would open up and the residents would be dealing with drive-through traffic.

Chair Schultz said the density of development would be appreciably higher with residential and agreed the 30+% of open space would be an asset to the surrounding neighbors.

Resolution # PC-2007-06-101

Moved by: Littman

Seconded by: Vleck

WHEREAS, the Planning Commission reviewed a Concept Development Plan for a Planned Unit Development, pursuant to Article 35.50.01, as requested by Oasis at Centennial Park, LLC for the Oasis at Centennial Park Planned Unit Development (PUD 6), located on the south side of Long Lake Road and west side of John R Road, Section 14, within the R-1C zoning district, being approximately 9.34 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 Oasis at Centennial Park Planned Unit Development; and

WHEREAS, the proposed PUD meets the Standards for Approval set forth in Article 35.30.00; and

BE IT FINALLY RESOLVED, that the Planning Commission recommends that Concept Development Plan Approval for Oasis at Centennial Park Planned Unit Development be granted.

Yes: All present (9)

MOTION CARRIED

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

Paula P Bratto

From: Folz, Beth [Beth_Folz@adp.com]
Sent: Monday, August 06, 2007 10:40 AM
To: Paula P Bratto

Too bad that the City of Troy feels the need for more strip malls, this development is going to replace another historic building (the last development near by demolished a fabulous 1910 historic school, which could have been worked into the new development but sadly was not) The city is of Troy is quickly turning into a suburban subdivision with strip malls!

More planning needs to be done by the city council with regards to historic preservation.

NOTICE OF PUBLIC HEARING

The City Council of the City of Troy will hold a Public Hearing at 7:30 p.m. on Monday, September 10, 2007 at City Hall, 500 W. Big Beaver, Troy, MI.

At this meeting the following item will be considered:

A request to establish a Planned Unit Development consisting of a proposed mixed-use project which may include a ± 20-bed elderly housing facility, a ±4,000 sq. ft. restaurant, approx. 31,000 sq. ft. of retail space, approx. 6,900 sq. ft. of office

space and a ± 4,000 sq. ft. daycare facility on property currently zoned R-1C (One Family Residential).

Planning File No.: PUD 006 The Oasis at Centennial Park

Parcel No.: 88-20-14-226-014, -015, -016, -020, -021, -022, and -035

Location: South side of Long Lake, west side of John R

Property Addresses: 1890, 1910, & 1946 E. Long Lake and 4867, 4895, 4907 & 4927 John R.

You may express your comments regarding this matter in writing by contacting the Planning Department, 500 W. Big Beaver, Troy, MI, 48084, or by e-mail to planning@troy.mi.gov, or by attending the Public Hearing. If you have questions you may contact the Planning Department by e-mail or by phone at (248) 524-3364.

Copies of this request can be inspected or purchased in the Planning Department at City Hall. Notices and information for public hearings will also be posted on the City website at <http://www.troy.mi.gov/PublicHearings/>.

NOTICE OF PUBLIC HEARING

Beth Folz
ARG - Salesline Forms Programming Group
5607 New King Street
Troy, MI 48098

This message and any attachments are intended only for the use of the addressee and may contain information that is privileged and confidential. If the reader of the message is not the intended recipient or an authorized representative of the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail and delete the message and any attachments from your system.

The Oasis at Centennial Park
Preliminary PUD Plans
are included with Council agenda packets
and available for viewing at the
City Clerk's Office and the Troy Public Library