



## FROM THE OFFICE OF THE CITY MANAGER

April 13, 2015

To: Mayor and City Council Members  
From: Brian Kischnick, City Manger  
Subject: City Council Member Questions and Responses

---

I have discussed questions advanced by Mayor and Council with Staff, and responses are attached. Thank you for asking questions in advance of the meeting.

**Subject:** [Hunters Park 2 Site Condominium](#)

DATE: April 13, 2015  
TO: Brian Kischnick, City Manager  
FROM: R. Brent Savidant, Planning Director  
SUBJECT: CITY COUNCIL UPDATE - Hunters Park 2 Site Condominium, 24 units/lots, East side of John R between Tucker and Mayflower, Section 12, Currently Zoned R-1C (One Family Residential) District

The following is a summary of the review and approval process for the above referenced project:

The petitioner Mondrian Properties Hunters Park LLC submitted the above referenced Preliminary Site Plan Approval application for a 25-unit site condominium on February 9, 2015. The site plan did not include the extension of Drake as part of the development

The Preliminary Site Plan application was circulated internally to various departments for review and comment, as per standard procedure. During internal review, it was recommended that the proposed site condominium project include a vehicular connection to Drake, for the following reasons:

1. Hunters Park 2 will be part of the attendance area for Wass Elementary so a more convenient route through residential streets to the school is preferred rather than a route out to a major road.
2. Interconnected streets are the preferred alternative for connected emergency vehicle access, as requested by the Troy Fire Department.
3. Providing interconnected neighborhoods are policy of the city.
4. The connection to Drake would provide another access point for the existing subdivisions to the east out to John R rather than forcing the rather circuitous route that is currently in place.

5. A direct connection to Drake could also facilitate better operations for other “services” such as school buses, garbage collection, police patrol, snow plowing, mail services and others while reducing travel time and travel distance servicing this section of the City.
6. Tucker is barricaded at the end of the concrete section, just west of Standish, so there is no connection from the subdivisions to the east out to John R along Tucker. This barricade was placed by resolution until such a time as Tucker is paved.
7. Drake was constructed as a stub street with the intent that it would be extended to the west in the future.

Planning Department requested a revised site plan from the petitioner, with a street connection to Drake. The petitioner submitted a revised site plan on March 5, 2015. The revised plan included a connection to Drake. In addition, the number of residential units was reduced from 25 to 24 as a result of the connection to Drake. The Planning Commission is responsible for granting Preliminary Site Plan Approval for site condominium applications. The Planning Commission reviewed the Preliminary Site Plan application at the March 24, 2015 Regular meeting.

A number of residents attended the Planning Commission meeting and commented on the item. All in attendance were provided with an opportunity to speak on the item. Most of those who spoke were opposed to the Drake street connection. Some residents suggested that the barricade on Tucker should be removed as part of the approval of Hunters Park 2. However the barricade on Tucker is an existing off-site condition and was not under consideration by the Planning Commission.

c: Mark Miller, Director of Economic and Community Development  
Tom Darling, Financial Services Director  
Lori Grigg Bluhm, City Attorney  
Table