



CITY COUNCIL REPORT

DATE: October 2, 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 – Rezoning Application – Proposed Office/Retail Development, South side of Big Beaver, West of Rochester Road, Section 27 – O-1 to B-2 (File Number Z-728)

Background:

- A public hearing is scheduled for the November 12, 2007 City Council meeting.
- The Planning Commission recommended approval of the request to rezone the parcel to B-2 at the September 11, 2007 Regular meeting.
- The parcel is classified on the Future Land Use Plan as Regional Center. The Regional Center classification has a primary correlation with the B-2 zoning district and a secondary correlation with the B-3 and H-S zoning districts. The application therefore is consistent with the Future Land Use Plan.
- The application is consistent with the general character of the area and compatible with adjacent zoning districts and land uses.

Financial Considerations:

- There are no financial considerations for this item.

Legal Considerations:

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

Policy Considerations:

- Approval of the rezoning application would be consistent with City Council Goal III (Retain and attract investment while encouraging redevelopment).

Options:

- City Council can approve or deny the rezoning application.
- No City Council action until the November 12, 2007 public hearing.

Attachments:

1. Maps.
2. Minutes from the September 11, 2007 Planning Commission Regular meeting.

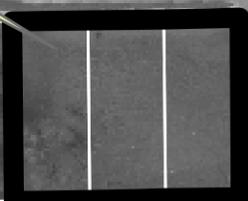
Prepared by RBS/MFM

cc: Applicant
File /Z 728

REZONING REQUEST
RESTAURANT / RETAIL DEVELOPMENT
FROM O-1 TO B-2
S SIDE OF BIG BEAVER, W OF ROCHESTER RD
SEC. 27 (Z-728)

SUBJECT PROPERTY

E BIG BEAVER



CHARTER

ROCHESTER

HENRIETTA

OWENDALE

3

0 50 100 200 300 Feet

N 175
CORP

R-1E

REZONING REQUEST
RESTAURANT / RETAIL DEVELOPMENT
FROM O-1 TO B-2
S SIDE OF BIG BEAVER, W OF ROCHESTER RD
SEC. 27 (Z-728)

O-M

B-3

SUBJECT PROPERTY

E BIG BEAVER

O-1

H-S

ROCHESTER

HENRIETTA

RM-1

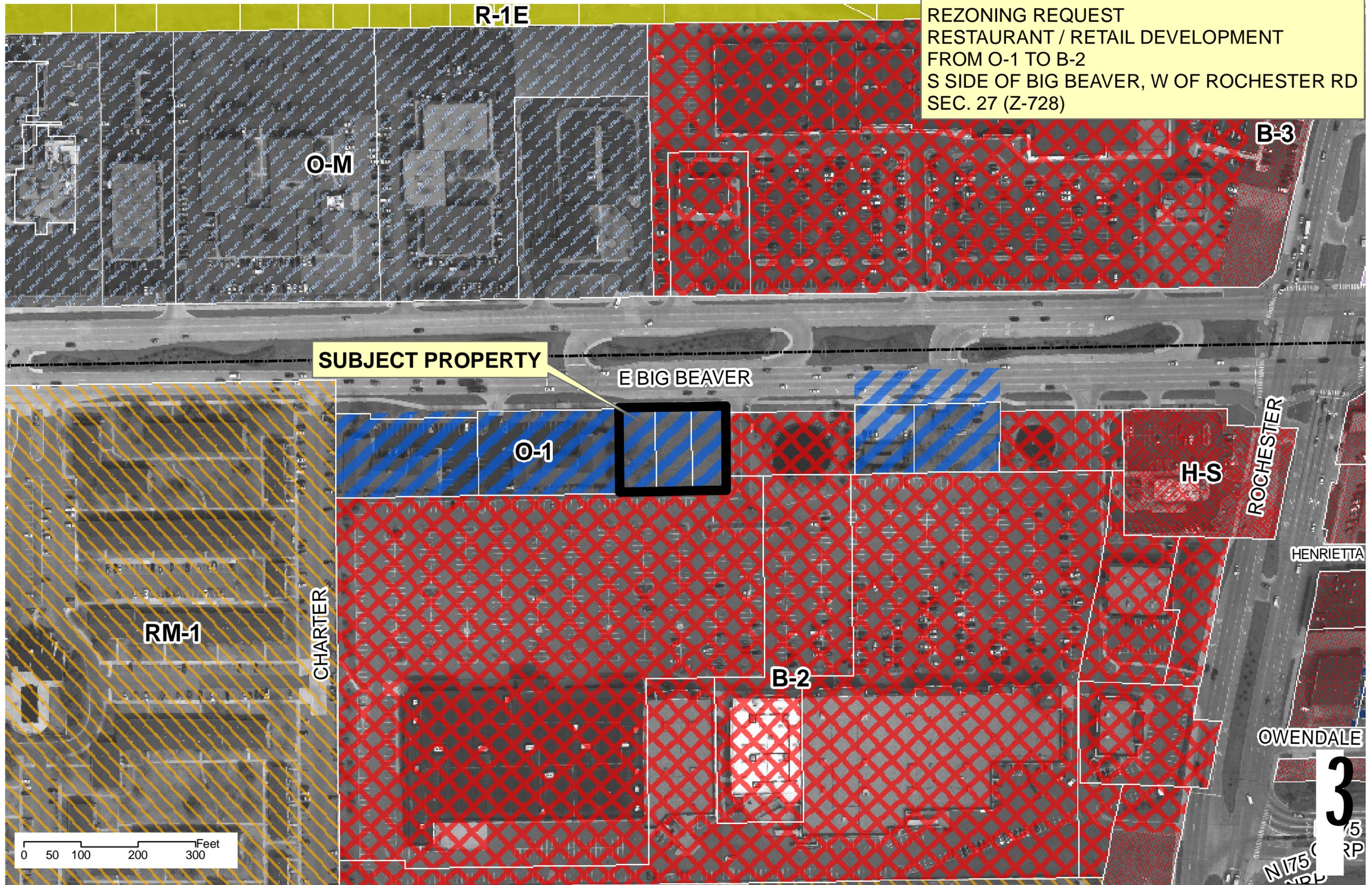
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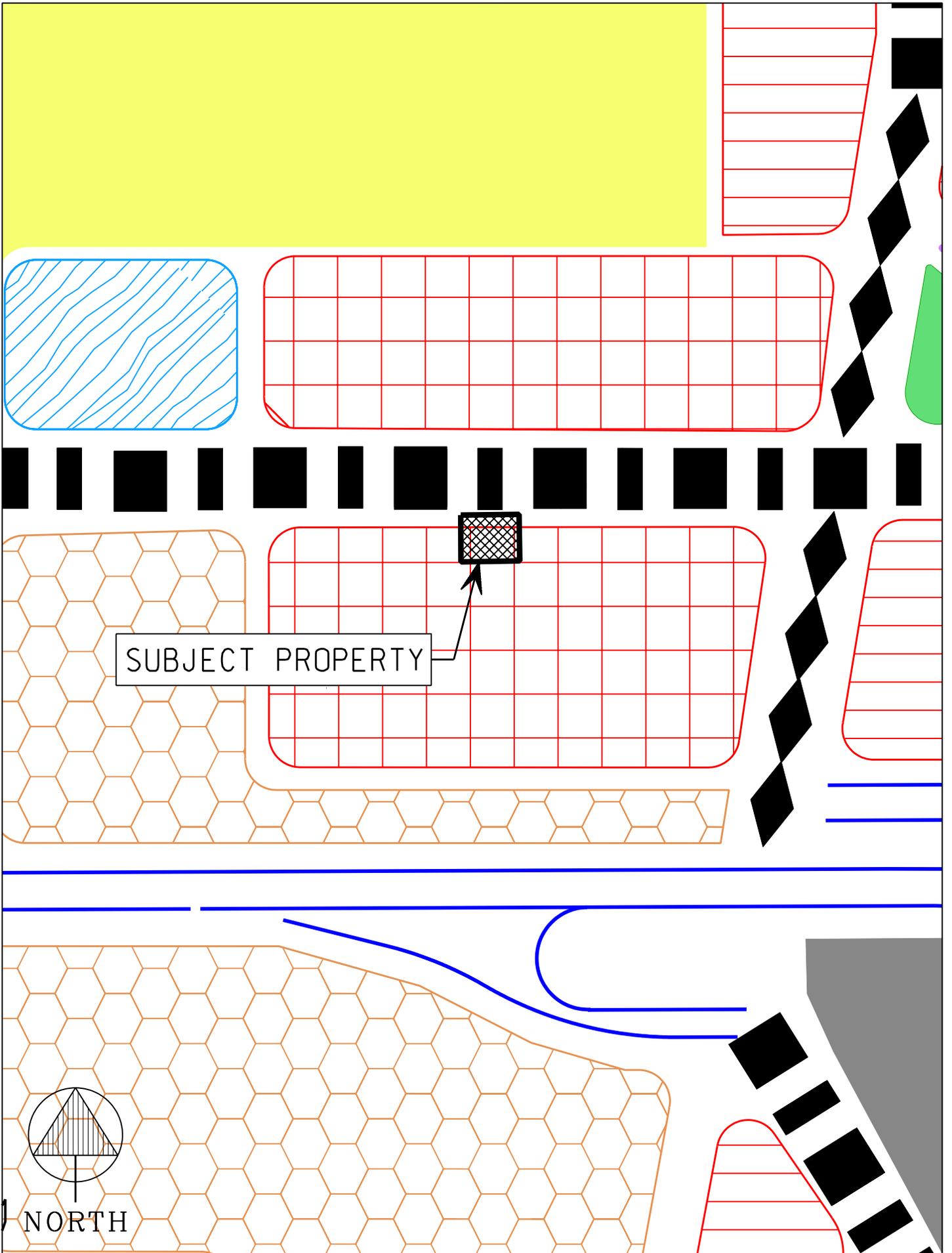
B-2

OWENDALE

3

0 50 100 200 300 Feet





REZONING REQUEST

7. **PUBLIC HEARING – REZONING REQUEST (Z 728)** – Proposed Retail Development, South Side of Big Beaver, West of Rochester Road, Section 27 – From O-1 (Low Rise Office) to B-2 (Community Business)

Mr. Miller presented a summary of the Planning Department report on the proposed rezoning request, and reported it is the recommendation of City Management to approve the rezoning application.

The petitioner, Dan MacLeish of 650 E. Big Beaver Road, Troy, was present. Mr. MacLeish said his intent is to seek alternate uses to comply with the spirit of the Big Beaver Corridor Study.

PUBLIC HEARING OPENED

Laith Hermiz of 1695 Apple Drive, Troy, was present. Mr. Hermiz, Vice President of Development for Ramco-Gershenson Properties Trust, owner of the Troy Marketplace Retail Center, expressed full support of the rezoning request.

PUBLIC HEARING CLOSED

Resolution # PC-2007-09-141

Moved by: Vleck
Seconded by: Strat

RESOLVED, That the Planning Commission hereby recommends to the City Council that the O-1 to B-2 rezoning request, located on the south side of Big Beaver, west of Rochester Road, within Section 27, being approximately 0.63 acres in size, be granted.

Discussion on the motion on the floor.

Chair Schultz said he would hope that the site plan would have no parking designations between the building and Big Beaver Road.

Mr. MacLeish replied that is the intent.

Vote on the motion on the floor.

Yes: All present (9)

MOTION CARRIED