

## CITY COUNCIL ACTION REPORT

November 5, 2007

TO: Phillip L. Nelson, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Economic Development Services  
Mark F. Miller, Planning Director

SUBJECT: Preliminary Site Condominium Approval – Villas of Troy Site Condominium, South of Wattles, East side of Finch, Section 21, 11 units/lots on 5.532 acres – R-1B

### Background:

- The Planning Commission recommended Preliminary Site Condominium Approval of the development at the October 9, 2007 Regular meeting.
- The applicant proposes an 11-unit site condominium developed under the provisions of the Open Space Preservation Option (Section 34.60.00). This option is permitted by right and is voluntary at the option of the applicant.
- The density of the cluster development is determined through the submission of a Parallel Plan that is designed using conventional R-1B provisions. The Parallel Plan indicates the site could be developed with 11 units under conventional R-1B provisions.
- There are two flood plain boundaries shown on the Parallel Plan. One line is the 100-year flood plain line per the FIRM map and the second line is the result of a study that was done by Spalding DeDecker in February 2001. The Engineering Department has determined that the parallel plan and cluster plan as submitted using the Spalding DeDecker flood plain can be engineered as shown on the plans.

### 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 Preliminary Site Condominium application would be consistent with City Council Goal III (Retain and attract investment while encouraging redevelopment).

Options:

- City Council can approve or deny the Preliminary Site Condominium application.

Attachments:

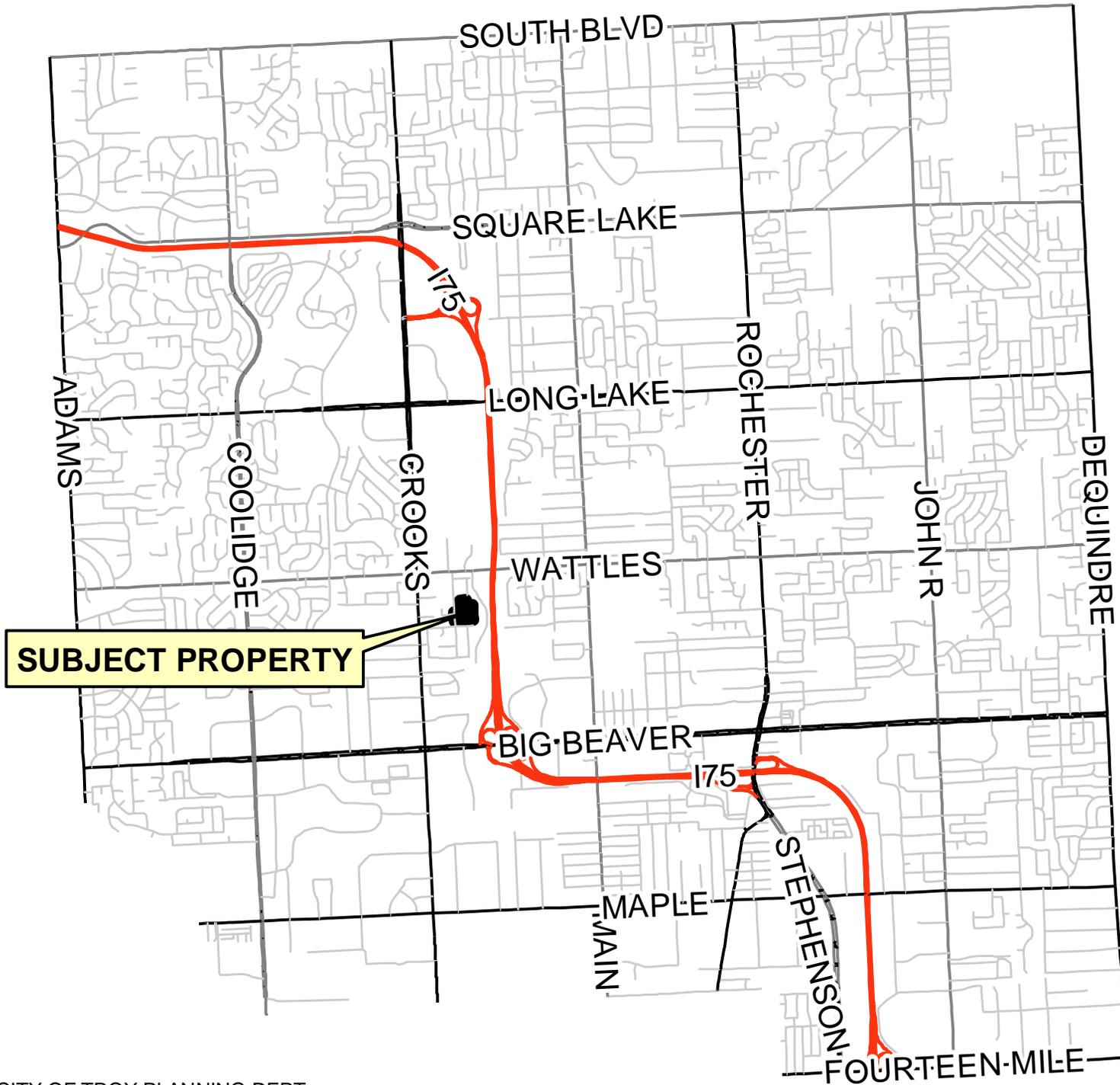
1. Maps.
2. Minutes from the October 9, 2007 Planning Commission Regular meeting.

Prepared by RBS/MFM

cc: Applicant  
File /Villas of Troy

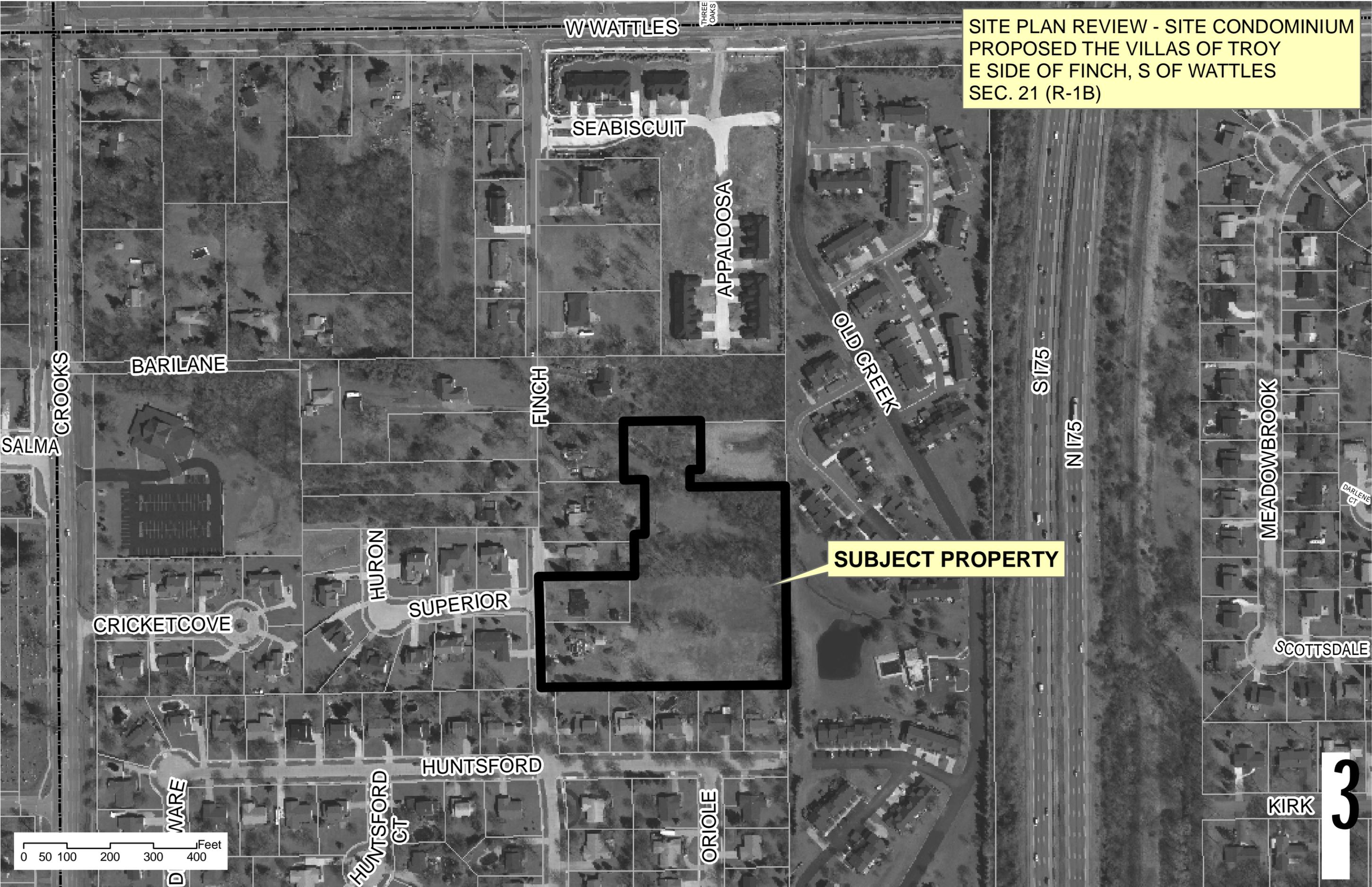
G:\SUBDIVISIONS & SITE CONDOS\Villas of Troy Site Condo Sec 21\Villas of Troy CC Meeting 11 12 07.doc

# CITY OF TROY



**SUBJECT PROPERTY**

SITE PLAN REVIEW - SITE CONDOMINIUM  
PROPOSED THE VILLAS OF TROY  
E SIDE OF FINCH, S OF WATTLES  
SEC. 21 (R-1B)

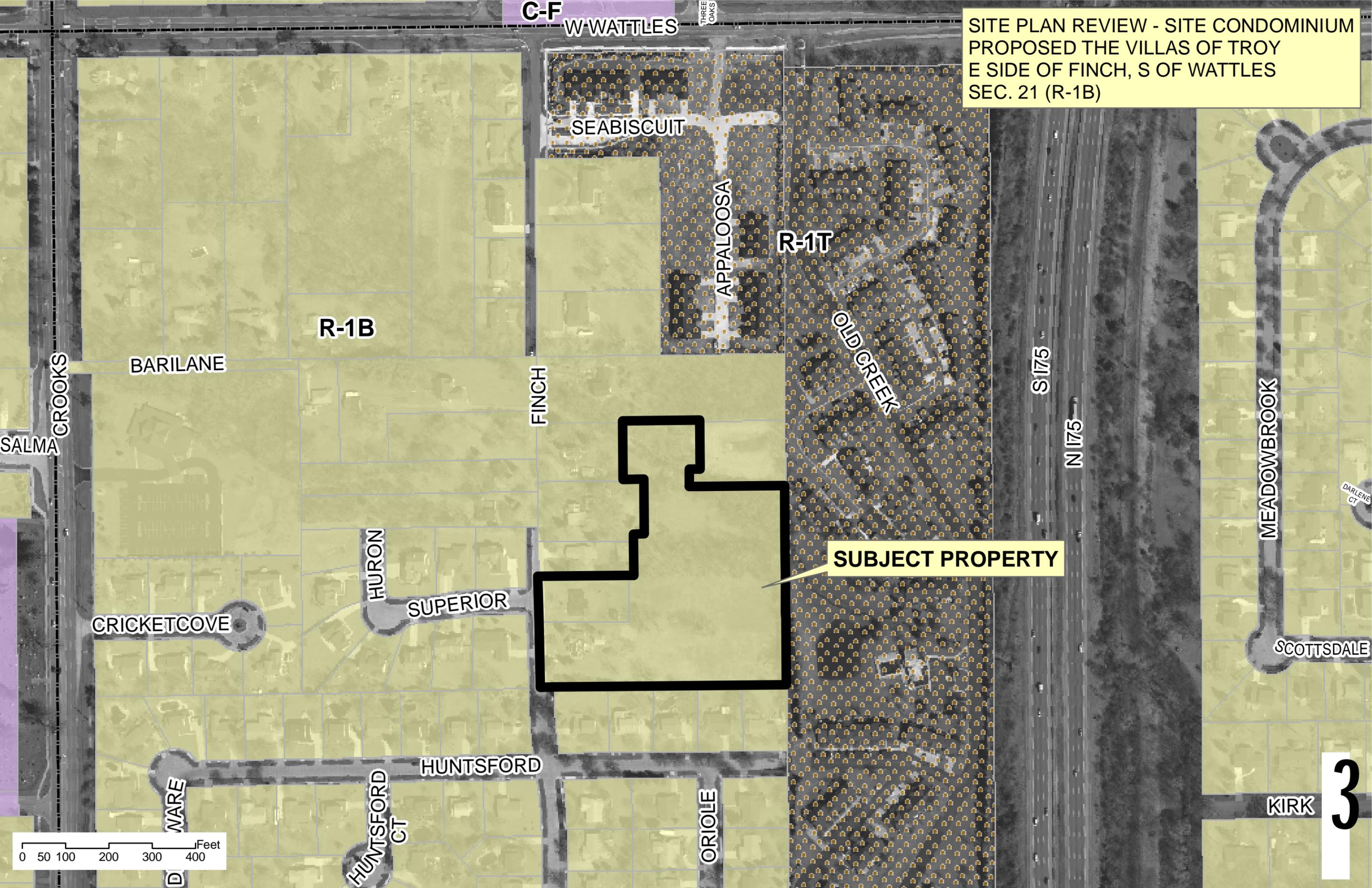


**SUBJECT PROPERTY**

0 50 100 200 300 400 Feet

3

SITE PLAN REVIEW - SITE CONDOMINIUM  
PROPOSED THE VILLAS OF TROY  
E SIDE OF FINCH, S OF WATTLES  
SEC. 21 (R-1B)



0 50 100 200 300 400 Feet

6. SITE CONDOMINIUM SITE PLAN REVIEW – Villas of Troy Site Condominium, 11 Units/Lots Proposed, South of Wattles Road, East side of Finch, Section 21, Zoned R-1B (One Family Residential) District

Mr. Savidant presented a summary of the Planning Department report on the proposed site condominium, and reported it is the recommendation of City Management to approve the application with the condition that the floodplain boundary is approved by the MDEQ and FEMA prior to final site condominium approval.

Mr. Vleck asked for clarification on whose authority it is to determine the feasibility of the parallel plan.

Mr. Savidant stated the Engineering Department determined the parallel plan and site plan can be engineered, as shown on the plan.

Ms. Lancaster addressed the ordinance relating to the determination of the feasibility of the parallel plan, and interpreted the ordinance to read that the authority or responsibility lies with the Engineering Department.

The petitioner, Joe Maniaci of Mondrian Properties, 50215 Schoenherr, Shelby Township, was present. Mr. Maniaci said the proposed parallel plan and cluster plan meet all City ordinance requirements. He indicated the density factor is below the maximum allowed and that they are not asking for any variances or special use. Mr. Maniaci said it is their intent to leave as many trees as possible on the site and the nature area in the back would remain for the use and enjoyment of the residents.

Mr. Savidant briefly addressed the open space provisions offered as an option to petitioners.

Chair Schultz opened the floor for public comment.

Janet Martin of 3912 Old Creek, Troy, was present. Ms. Martin addressed concern for potential flooding problems in the area.

Michael Wullaert of 860 Huntsford, Troy, was present. Mr. Wullaert asked the Planning Commission to give consideration to the trees existing at the south end of the site as the development goes forward.

Chair Schultz addressed the engineering development standards for rear yard drainage in relation to the trees to the south.

Rob Wilson of 3776 Finch, Troy, was present. Mr. Wilson said Choice Development, to whom he sold his property, assured him that the site would be developed with full size lots and full size homes. Mr. Wilson said if he would not have sold his property had he known the site would be developed as proposed.

Liberty Garamillo of 3830 Finch, Troy, was present. Mr. Garamillo addressed concerns with the existing wildlife and green environment as relates to the enjoyment of the residents.

The floor was closed.

Mr. Strat shared the concern for the trees to the south of the property, and objects to the lack of creativity on the storm water management.

Ms. Troshynski said the development is extremely dense and expressed concern with potential drainage problems. She addressed the open space and natural area.

Mr. Hutson shared the concerns voiced on storm water management and existing natural environment, but indicated he would support the plan because it meets all ordinance requirements.

Ms. Kerwin asked the petitioner if he would continue to work with the residents on concerns voiced tonight and in correspondence, should the project go forward.

Mr. Maniaci said they would work with the City Engineer to save as many trees as possible, and indicated the existing pine trees were addressed with the Engineering Department to some resolve. He addressed the City ordinances with respect to rear yard drainage and storm water management. Mr. Maniaci shared his reasoning in choosing to develop the site as cluster.

Ms. Kerwin said her point is that it might be a good idea to meet with the residents who surround the site and address their concerns.

**Resolution # PC-2007-10-157**

Moved by: Vleck  
Seconded by: Hutson

**RESOLVED**, That the Planning Commission recommends to City Council that the Preliminary Site Plan (Section 34.60.00 Open Space Preservation Option), as requested for Villas of Troy Site Condominium, including 11 units, located south of Wattles, east side of Finch, Section 21, within the R-1B zoning district, be granted, subject to the following condition:

1. Prior to Final Site Plan Approval, the flood plain boundary shall be approved by the MDEQ and FEMA.

Yes: All present (9)

**MOTION CARRIED**

The Villas of Troy Site Condominium  
Preliminary Site Plans  
are included with Council's agenda packets  
and available for public viewing at the  
City Clerk's Office and the Troy Public Library