CITY COUNCIL AGENDA ITEM

Date: July 15, 2015

To: Brian Kischnick, City Manager

From: Mark F. Miller, Director of Economic & Community Development
R. Brent Savidant, Planning Director

Subject: PUBLIC HEARING – REZONING APPLICATION (File Number Z 746) – Proposed Troy Fire Station No. 4, North side of Maple, East of John R (2103 and 2121 E Maple), Section 25, From R-1E (One Family Residential) District to NN 'C' (Neighborhood Node 'C')

The City of Troy seeks rezoning of the subject parcel from R-1E One Family Residential District to NN Neighborhood Node (Node "C") District. The City intends to construct a new Fire Station No. 4 on the site. The existing fire station will remain in operation until the new station is constructed and operational, after which the old station will be demolished.

The parcel to be rezoned is presently comprised of a parking area and a single family home. Fire stations are permitted by right in the NN district. A site plan will be submitted to the Planning Commission for review and approval following rezoning. A concept drawing was included with the application. The drawing was intended to show general scope and is not an actual proposed site plan.

The Master Plan classifies this area as Neighborhood Node. The rezoning is therefore consistent with the Master Plan.

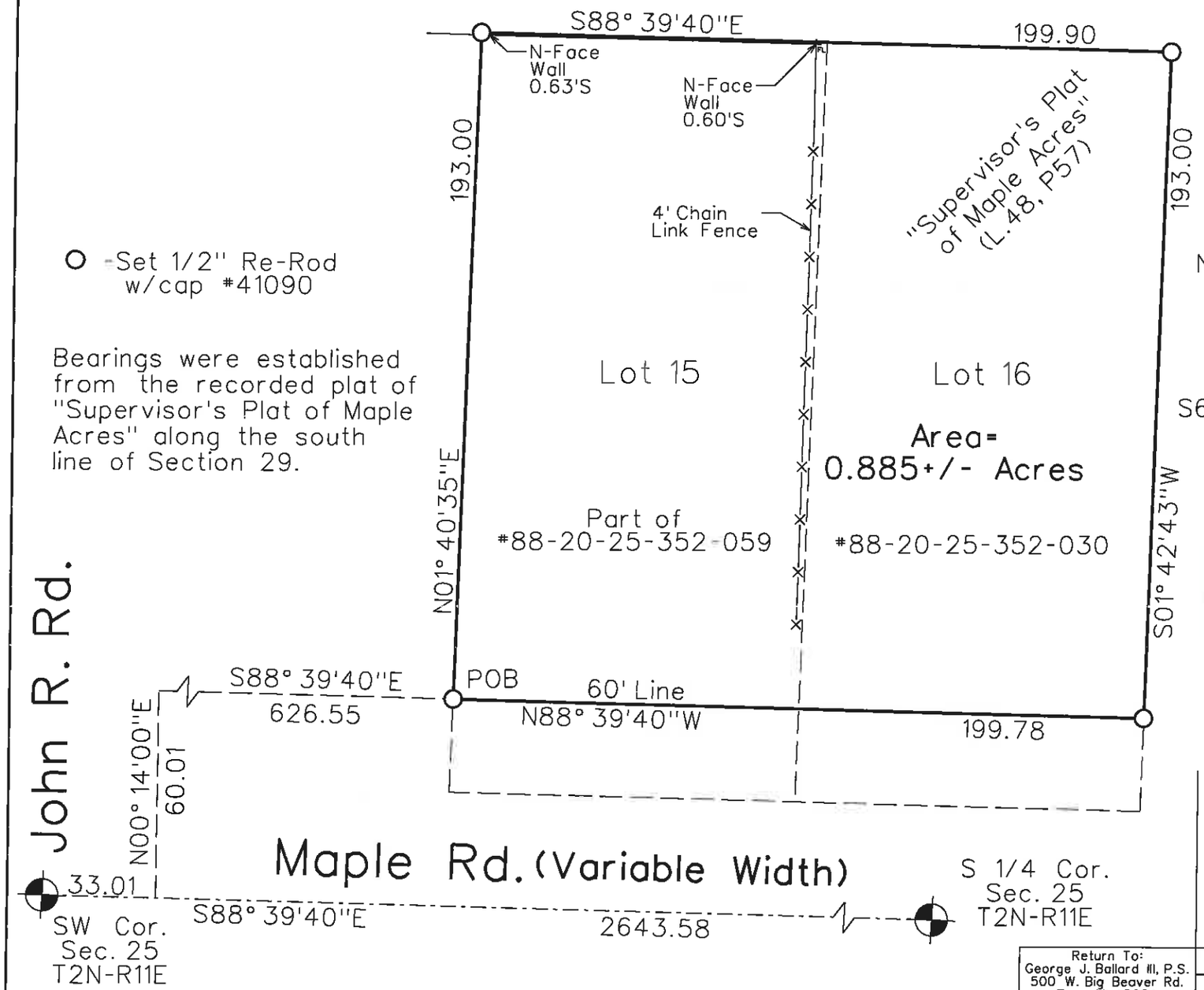
The Planning Commission held a public hearing on this item at the June 23, 2015 Regular meeting and recommended approval of the rezoning with a vote of 9-0. The agenda item from that meeting summarizes that meeting and is attached.

Two Troy residents who own property east of Fire Station #4 expressed opposition to the rezoning at the public hearing. Their concerns included loss of privacy and decrease in property values. Representatives of the Planning Department and Fire Department met with the residents at the site on June 30, 2015 to listen to their concerns. These concerns will be shared with the design team so they can be considered during site design.

Attachments:

1. Maps
2. Planning Commission agenda item from June 23, 2015 Regular meeting.
3. Planning Commission Minutes from the June 23, 2015 Regular Meeting (excerpt)

CERTIFICATE OF SURVEY



○ -Set 1/2" Re-Rod w/cap #41090

Bearings were established from the recorded plat of "Supervisor's Plat of Maple Acres" along the south line of Section 29.

Witness Ties

SW Cor.
(Remon. Mon. in Mon. Box)
N46° E, 71.24'-Pk/Washer NW-Face P.P.
S50° E, 100.61'-Pk/Washer SW-Face P.P.
S50° W, 80.36'-Cut"X" NW-Bolt of Light Pole
N55° W, 79.89'-Pk/Washer NE-Face Light Pole

S 1/4 Cor.
(Remon. Mon. in Mon. Box)
N06° E, 53.59'-Pk/Washer W-Face P.P.
S09° E, 68.40'-Pk/Washer W-Face 18" Maple
S68° W, 200.05'-Pk/Washer NW-Face Guide Pole
N51° W, 150.36'-Pk/Washer SW-Face P.P.

STATE OF MICHIGAN
GEORGE J. BALLARD III
PROFESSIONAL SURVEYOR
No. 41090
LICENSED PROFESSIONAL SURVEYOR

N

Graphic Scale: 1"=40'
0 20' 40' 80'

CITY OF TROY
OAKLAND COUNTY, MICHIGAN

City of Troy Fire Station #4
2103 E. Maple Rd.
Troy, MI 48083

FILE: Fire Station 4_15.911.4_Original_TPS.DGN

SCALE	DRAWN BY	NAME GJBIII	DATE 06-05-15
HOR. 1"=40'	CHECKED BY	NAME GJBIII	DATE 06-08-15
VER. 1"=X'		SHEET NO.	JOB NO.
STEVEN J. VANDETTE, P.E.		1OF2	15.911.4
CITY ENGINEER			

DATE REV.

Return To:
George J. Ballard III, P.S.
500 W. Big Beaver Rd.
Troy, MI 48084

CONTRACT NO.
N/A

CERTIFICATE OF SURVEY

Property Description

Lot 15 and Lot 16, except the South 27.00 feet taken for Maple Road of "Supervisor's Plat of Maple Acres", as recorded in liber 48, page 57, located in the SW 1/4 of Section 25, T2N-R11E, City of Troy, Oakland County, Michigan. Being more particularly described as: Commencing at the Southwest Corner of said Section 25; thence S 88° 39'40" E 33.01 feet and N 00° 14'00" E 60.01 feet and S 88° 39'40" E 626.55 feet to the west line of Lot 15 of said "Supervisor's Plat of Maple Acres" on the north right of way line of Maple Road being the Point of Beginning; thence N 01° 40'35" E, along said west line, 193.00 feet to the northwest corner of Lot 15; thence S 88° 39'40" E, along the north line of Lots 15 and 16, 199.90 feet (Plat=200.00) to the northeast corner of Lot 16; thence S 01° 42'43" W, along the east line of Lot 16, 193.00 feet to the north line of Maple Road; thence N 88° 39'40" W, along said north line, 199.78 feet (Plat=200.00) to the Point of Beginning. Containing 38,569 Square Feet or 0.885 Net Acres more or less and being subject to all encumbrances of record.

Sidwell #88-20-25-352-030 & Part of #88-20-25-352-059

CERTIFICATION

I, hereby certify that I have surveyed and mapped the land above platted and described on June 4, 2015, and that the ratio of closure of the unadjusted field observations of such survey was within the requirements of P.A. 132 of 1970 have been complied with.

George J. Ballard III, P.S. — Date: 6-4-2015

STATE OF MICHIGAN — GEORGE J. BALLARD III — PROFESSIONAL SURVEYOR — No. 41090 — LICENSED PROFESSIONAL SURVEYOR

Graphic Scale: 1"=40'

0 20' 40' 80'

Return To:
George J. Ballard III, P.S.
500 W. Big Beaver Rd.
Troy, MI 48084

DATE	REV.
CONTRACT NO.	
N/A	

CITY OF TROY
OAKLAND COUNTY, MICHIGAN

City of Troy Fire Station #4
2103 E. Maple Rd.
Troy, MI 48083

FILE: Fire Station 4_15.911.4_Original_TPS.DGN

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HOR. 1"=40'	CHECKED BY	NAME GJBIII	DATE 06-08-15
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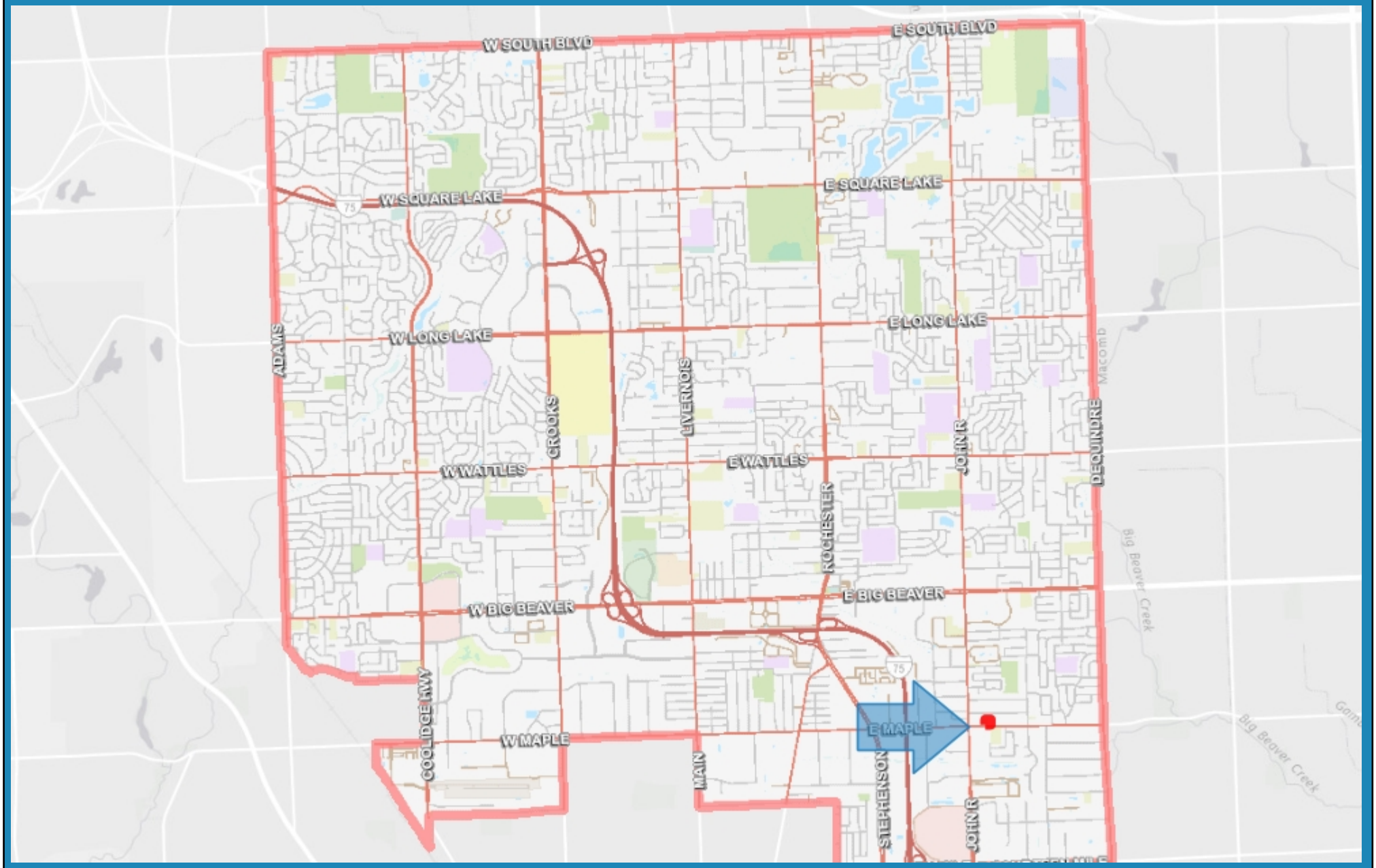
CITY ENGINEER			

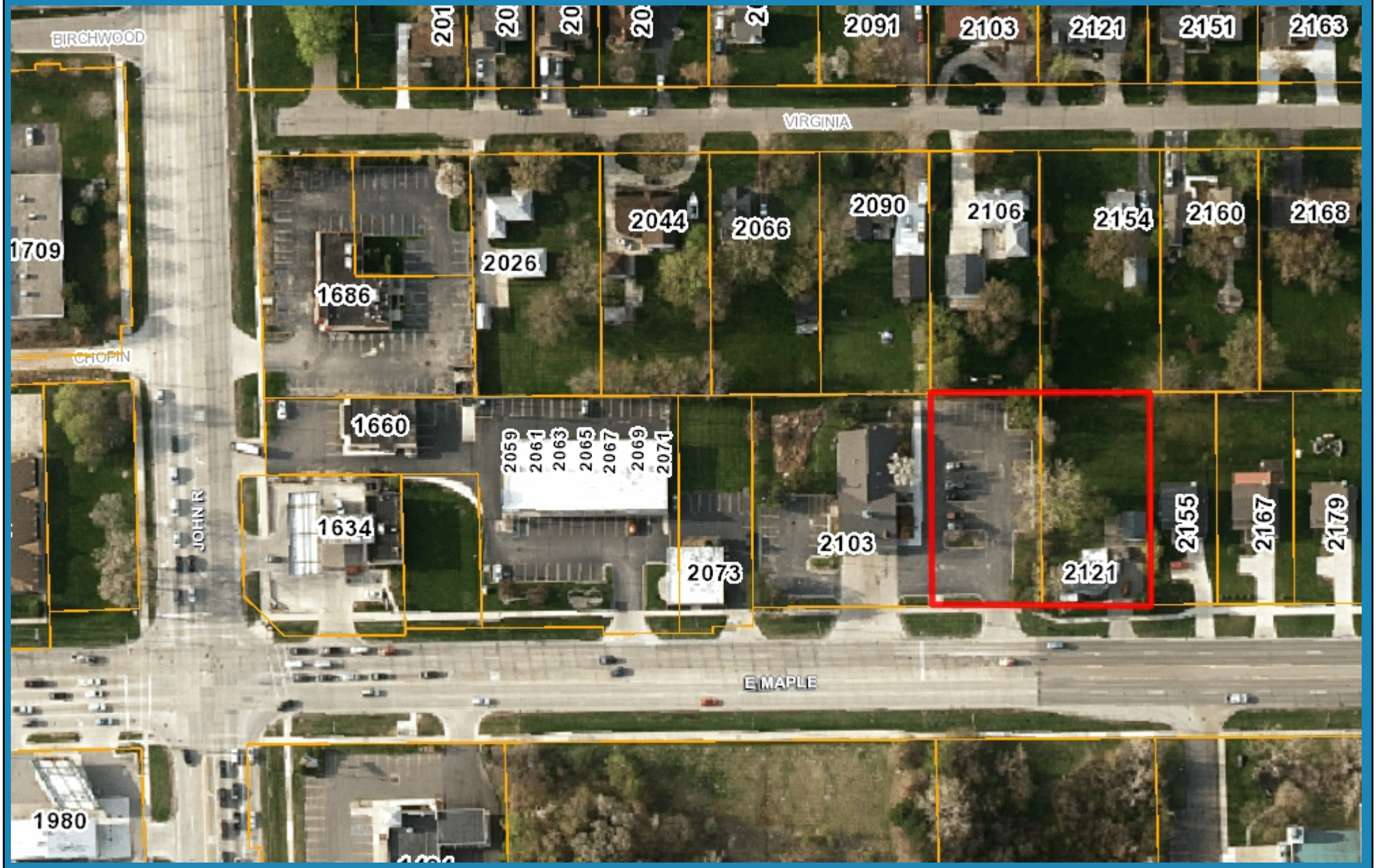
City of Troy GIS Online



13,815 0 6,907 13,815 Feet

Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

City of Troy GIS Online



323 0 161 323 Feet

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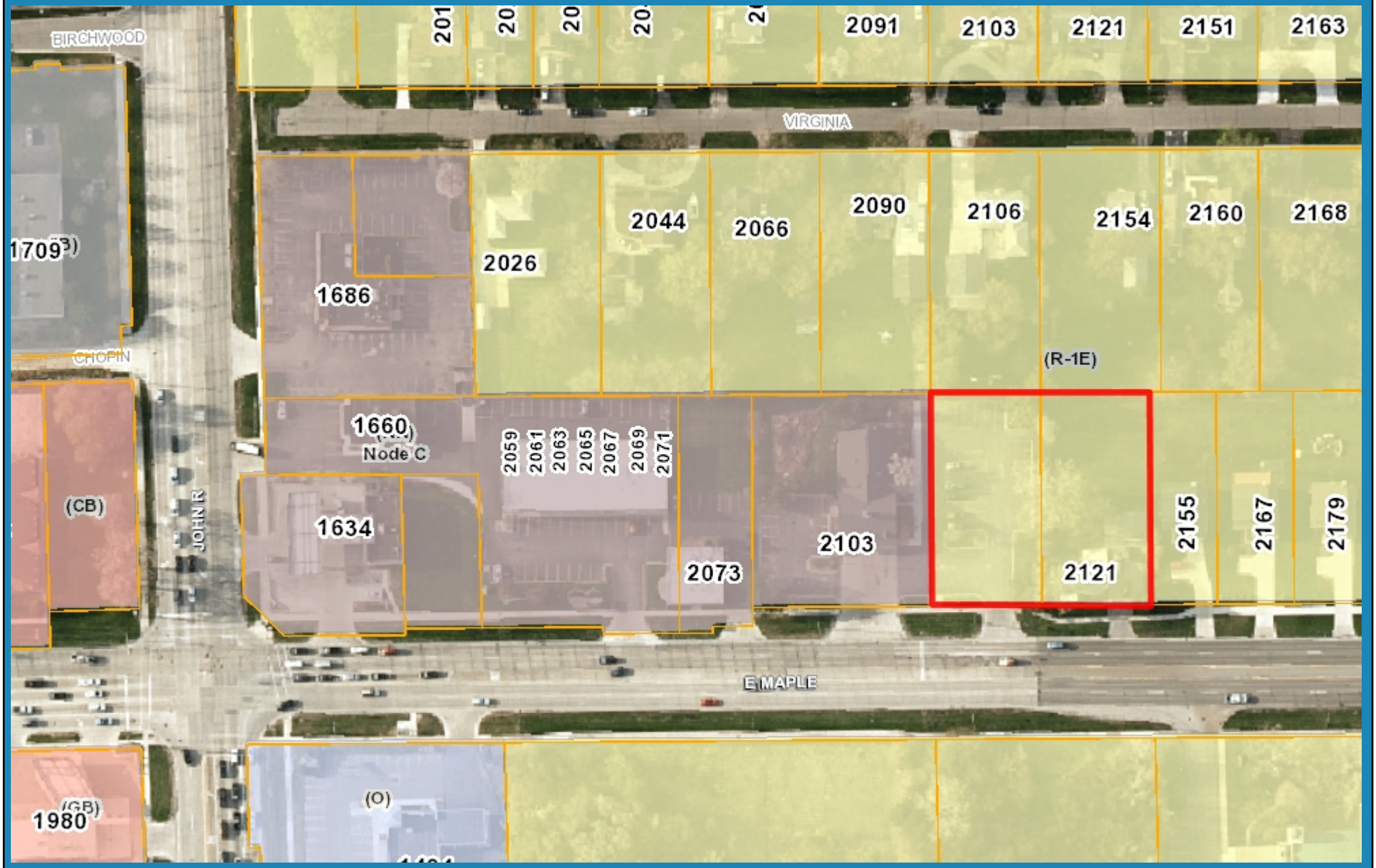

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DATE: June 18, 2015

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PUBLIC HEARING – REZONING APPLICATION (File Number Z 746) – Proposed Troy Fire Station No. 4, North side of Maple, East of John R (2103 and 2121 E Maple), Section 25, From R-1E (One Family Residential) District to NN 'C' (Neighborhood Node 'C')

The City of Troy seeks rezoning of the subject parcel from R-1E One Family Residential District to NN Neighborhood Node (Node "C") District. The parcel is presently comprised of a parking area and a single family home. The City intends to construct a new Fire Station N. 4 on the site. Fire stations are permitted by right in the NN district.

The Master Plan classifies this area as Neighborhood Node. A description of this classification is attached.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the rezoning request. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and agrees with the recommendation.

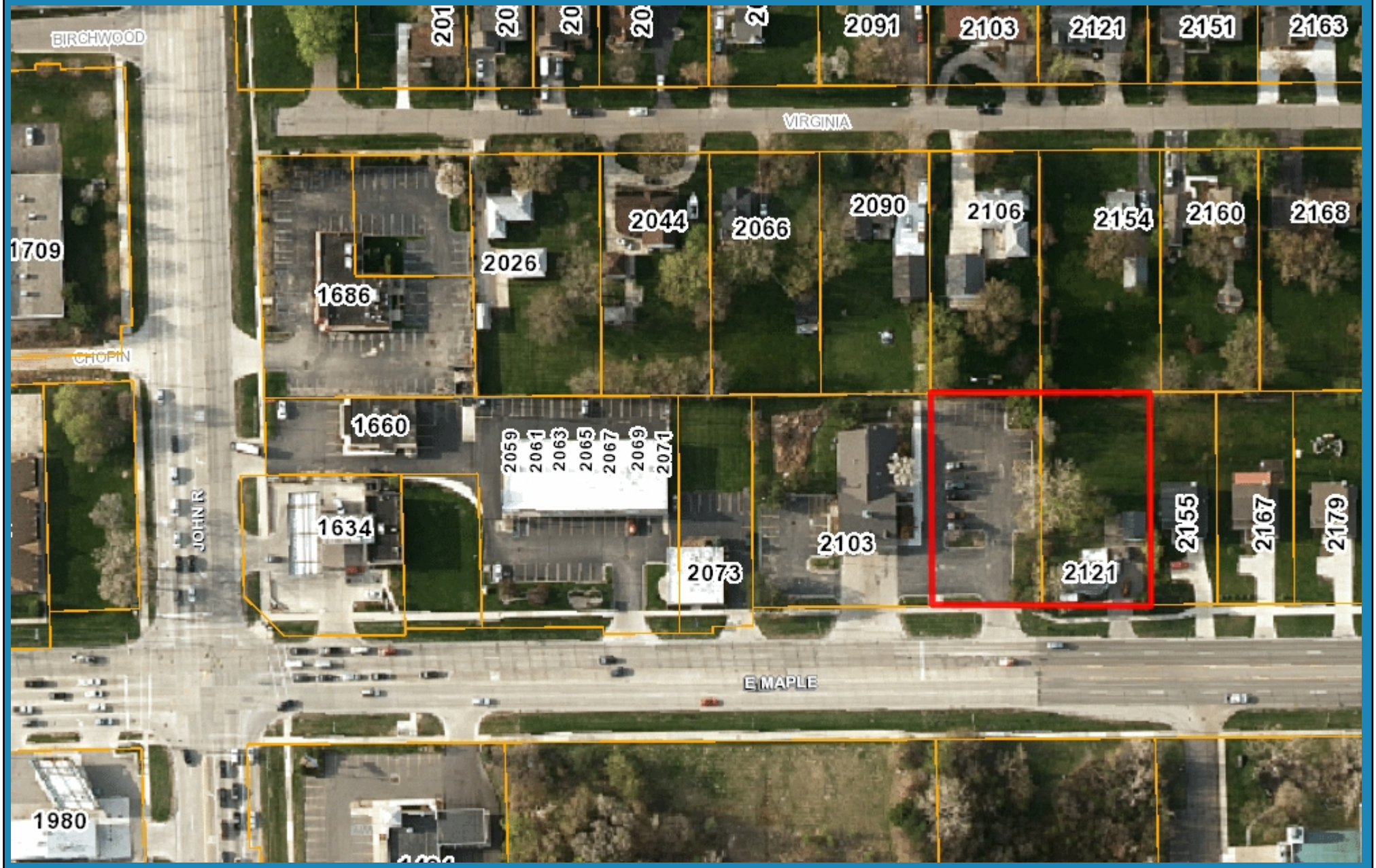
Please be prepared to discuss this item at the June 18, 2015 Planning Commission Regular meeting.

Attachments:

1. Maps
2. City of Troy Master Plan (excerpt)
3. Report prepared by Carlisle/Wortman Associates, Inc.
4. Concept drawing

G:\REZONING REQUESTS\Z 746 Troy Fire Station Four Sec 25\PC Memo 06 23 2015.doc

City of Troy GIS Online



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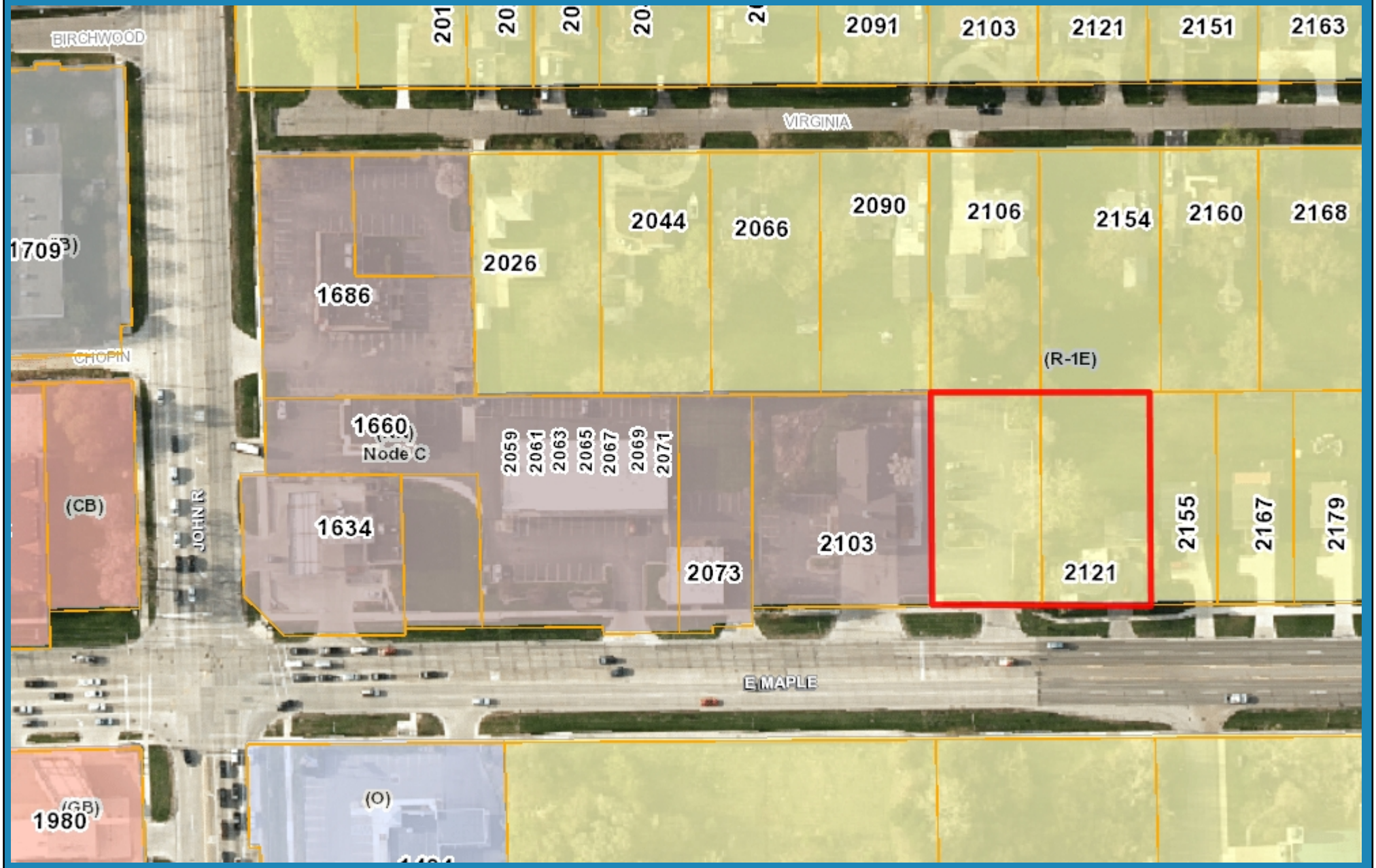

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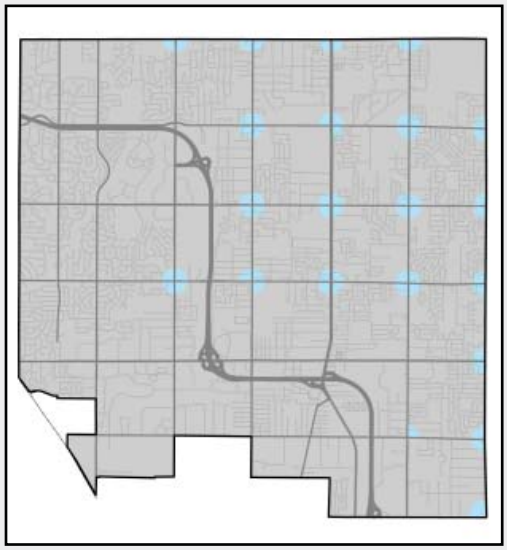
Neighborhood Nodes: The Economic Neighborhood



- *Located at intersections of the City's main roads.*
- *Work together with Social Neighborhoods to create a more livable community.*
- *Mixed use.*
- *Provide neighborhood gathering places.*
- *Accommodate the daily needs of residents.*

Neighborhood Nodes are the concentrated, commercial and mixed-use centers situated at major intersections of Troy thoroughfares that serve as the center of the City's Economic Neighborhoods. The nodes are specifically identified on pages 95 and 96. Economic Neighborhoods are destinations created as "go to" places that take on a social role, serving both as a place to meet basic needs of the community and as 21st century village centers. The attributes of Economic Neighborhoods are described in more detail in the final section of this Chapter, and the urban design characteristics of Neighborhood Nodes will be described in depth in Chapter 10. The nodes will typically permit a mix of commercial, office, and high-density residential, although the predominant uses in any Neighborhood Node development must be in keeping with the node characteristics described on pages 95 and 96. Industrial uses will not be permitted in the Neighborhood Nodes.

The Economic Neighborhoods of Troy also center on the square mile grid system. Unlike the social neighborhood, the **Economic Neighborhoods are centered on major road intersections where commercial and office development occurs.** When destinations are created, these nodes become a "go to" place and take on a social role. Each of these nodes serves four quadrants of the overlapping social neighborhoods and has the ability to bring residents of four neighborhoods together.

These Economic Neighborhood nodes are destinations that draw people, visually distinguished from the balance of corridor strips through greater density and scale. Variation in building height will often be used to separate the node from the surrounding area, but will not be so extreme as to visually overpower abutting neighborhoods. The separation of building heights at intersections with the "between" segments of corridors stimulates the visual concept of "pulsing" development and sets up a system of visual anchors.

Moderately dense residential environments may be encouraged within some nodes to provide steady activity for longer periods of the day. In these cases, residences may be mixed with offices on upper floors or be developed immediately adjacent to the commercial areas. Connections between the commercial activity and residences must be directly and seamlessly integrated.

During the course of the planning process, the Planning Commission closely analyzed the need for additional neighborhood nodes throughout the City. The City will continue to consider the demand for additional nodes as part of subsequent plan revisions.

DESIGN CONCEPT

- These nodes are within a fifteen minute walking distance of residential neighborhoods to permit alternative modes of transportation.
- Development will be denser and taller than the surrounding area, encouraging visual prominence to signal a gathering space.
- Nodes should be generally confined to a 1,000 foot radius from a major intersection.
- The nodes provide uses and spaces that attract and welcome neighborhood residents.

SITE DESIGN ATTRIBUTES

- Buildings should be separated from the right-of-way line by a landscaped greenbelt, one lane of off-street parking or a pedestrian walk, or a combination of these.
- Primary parking areas will be located within rear or interior side yards.
- Off-street parking should be screened from the public right-of-way by a knee wall or low decorative fence with a hedge of plantings.
- Walks will connect adjacent developments and the public sidewalks.
- Well-defined crosswalks with timed signalization will permit safe crossings.
- Flexible use of space allowing modest outdoor gathering spaces, such as plazas, will be encouraged.

BUILDING DESIGN ATTRIBUTES

- Buildings should be between two and three stories, although one–story structures accommodating gas stations or other special situations may be permitted.
- One-story buildings should have a minimum exterior height of sixteen feet.
- A ground level story should have a minimum height of twelve feet from finished floor to finished ceiling.
- Facades facing major thoroughfares will be treated as fronts and should have a minimum of half transparent glass and special architectural design treatments.
- Fenestration (the arrangement of windows and doors) should be highlighted through the use of awnings, overhangs or trim detailing.
- Lighting will be carefully managed so as not to encroach on adjacent residential areas.

The following pages contain a table describing the primary intended uses and character of the Neighborhood Nodes designated on the Future Land Use Map. Individual Nodes are numbered and identified on the Economic Nodes Map following the table.

	Node/Intersection	Primary Uses and Character
A	14 Mile and Dequindre Road	Non-residential uses catering to the day-to-day needs of the workforce in the surrounding industrial area. Restaurants and convenience needs integrated with banks and other service uses in compact developments would suit the needs of this area.
B	Maple Road and Dequindre Road	The unique neighborhood node is home to a collection of uses serving the local Polish population. Uses complementary to the cultural center and bank which help this area serve as a gathering place and focus area for the neighborhood could include limited housing, service uses, or specialty retail and dining.
C	John R. Road and Maple Road	The node would best serve the area with a predominantly commercial mix of uses catering to the immediate residential area coming and going from their homes. The node should serve as a transition to the more intense commercial development to the south.
D	Big Beaver Road and Dequindre Road	This area should be a high-intensity, high-density, compact area that serves as a notable entry point to the community. Development may include residential, retail, office, and service-oriented uses, but should be designed to create a very noticeable "gateway" into Troy with its complex, high-density, mixed-use character.
E	Wattles Road and Dequindre Road	The predominant use in this node should be offices, both medical and professional. Limited commercial service uses designed to complement the main focus of the area as an office node serving this area of the City may also be permissible, if clearly secondary to the primary office character of the area.
F	John R Road and Wattles Road	This node may include all uses from high-density residential in combination with restaurants, limited office, and retail. Development at this intersection should include at least two of these uses in any one development, in order to better complement and strengthen the already mixed-use character of the node.
G	Rochester Road and Wattles Road	A careful blend of commercial uses and office uses, effectively transitioned into the adjoining residential neighborhoods, should be the main uses at this intersection. Recent residential development in the area has taken pedestrian access to the intersection into consideration with effective pathways and sidewalks, and any new development at the intersection must continue this positive trend.
H	Livernois Road and Wattles Road	This lower-intensity area is characterized by single-family residential directly abutting the southwest corner of the intersection, and uses which generate only sporadic activity, such as churches and day care. This node contains the Troy Museum and Historic Village. New development or redevelopment at this node must be especially considerate of the adjoining residential and low-intensity uses and should not include any retail or restaurant uses. Office and other uses similar to the existing uses would likely provide the best combination here.
I	Crooks Road and Wattles Road	Development at this location should be low-impact and provide a high benefit to the neighborhood using the least amount of land. Compact, walkable mixed use development with a combination of uses serving the immediate surroundings would be an ideal fit. Integrated compact development which would allow a user to park once and meet several daily needs would be a positive contribution to the node. The City also recognizes that expansion of the White Chapel Cemetery into the northeast corner of this node would be appropriate.
J	Dequindre Road and Long Lake Road	Predominantly commercial, catering to both local needs and regional traffic, new development and redevelopment should be mostly commercial, identifying opportunities for small office mixed-use and variations in floor area to allow for a wide range of commercial types. Pedestrian access to the adjoining area and effective screening should be primary areas of focus during the site design process.

	Node/Intersection	Primary Uses and Character
K	John R Road and Long Lake Road	Like Crooks Road and Wattles Road, compact, walkable mixed use development with a combination of uses serving the immediate surroundings would be an ideal fit. Integrated compact development which would allow a user to park once and meet several daily needs would be a positive contribution to the node.
L	Rochester Road and Long Lake Road	Intersections L, M, and U and should remain, predominantly commercial, catering to local needs and regional traffic, new development and redevelopment should be mostly commercial and should serve to further enhance this successful commercial area. Opportunities for integrated residential or office development should be considered only when clearly secondary to commercial development.
M	Livernois Road and Long Lake Road	Intersections L, M, and U and should remain, predominantly commercial, catering to local needs and regional traffic, new development and redevelopment should be mostly commercial and should serve to further enhance this successful commercial area. Opportunities for integrated residential or office development should be considered only when clearly secondary to commercial development.
N	Dequindre Road and Square Lake Road	Low-intensity commercial uses should remain, but redevelopment should include an integrated compact residential component, live/work units, or small office. Service-oriented use development in combination with new residential development would provide a unique setting here.
O	John R Road and Square Lake Road	Near a known heron rookery, this node must be careful to respect this important natural resource. New development or redevelopment should complement the churches and limited commercial uses in the area, and should incorporate above-average landscaping, natural buffers, and conscientious site design to enhance the known natural features in the area.
P	Rochester Road and Square Lake Road	Major commercial uses dominate and should continue to provide a foundation for this neighborhood node. While uses in the area may cater to regional traffic, service uses, retail, and limited office uses designed to provide service to the immediate residential neighborhood should be incorporated into any new development or redevelopment plans.
Q	Livernois Road and Square Lake Road	Development in this area should be especially considerate of the remaining historic asset of the neighborhood. Adaptive use of existing historic structures must be considered before demolition or relocation of these resources. Low-intensity uses working in conjunction with one another to form a central neighborhood village, walkable and accessible, would create an ideal complement to the predominantly residential surroundings.
R	John R Road and South Boulevard	Small local commercial uses and office uses should be the focus of this node, to complement the large scale office development across the City's boundary to the north, within the City of Rochester Hills.
S	Rochester Road and South Boulevard	This neighborhood node provides a suitable mix of uses to cater to the daily needs of the immediate residential area, while also providing a unique opportunity for specialty retailers, compact walkable residential development, and small-scale office development in an integrated, mixed-use setting.
T	Livernois Road and South Boulevard	Limited local commercial and housing for seniors in a dense development pattern should remain the primary focus of this neighborhood node.
U	Crooks Road and South Boulevard	Intersections L, M, and U and should remain, predominantly commercial, catering to local needs and regional traffic, new development and redevelopment should be mostly commercial and should serve to further enhance this successful commercial area. Opportunities for integrated residential or office development should be considered only when clearly secondary to commercial development.

CARLISLE | WORTMAN associates, inc.
605 S. Main Street, Ste. 1
Ann Arbor, MI 48104
(734) 662-2200
(734) 662-1935 Fax

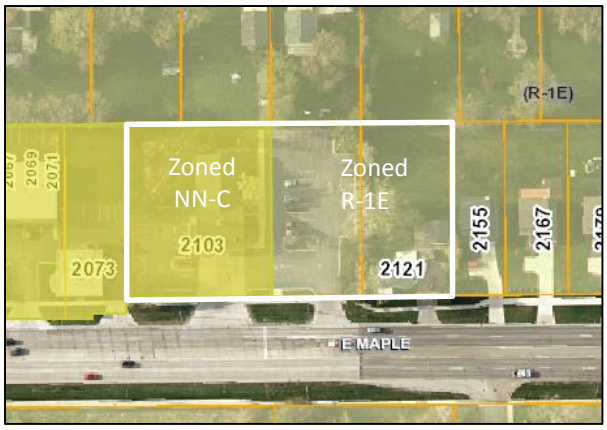
Date: June 12, 2015

Rezoning Analysis
For
City of Troy, Michigan

Applicant:	William Nelson, Fire Chief c/o City of Troy, Michigan 500 W. Big Beaver Rd. Troy, MI 48084
Project Name:	Troy Fire Station #4 Rezoning
Location:	2103 and 2121 E. Maple Rd. (north side of Maple, east of John R.)
Current Zoning:	R-1E, One-Family Residential
Proposed Rezoning:	NN-C, Neighborhood Node
Action Requested:	Rezoning to NN-C, Neighborhood Node
Required Information:	As provided within this review

PROJECT AND SITE DESCRIPTION

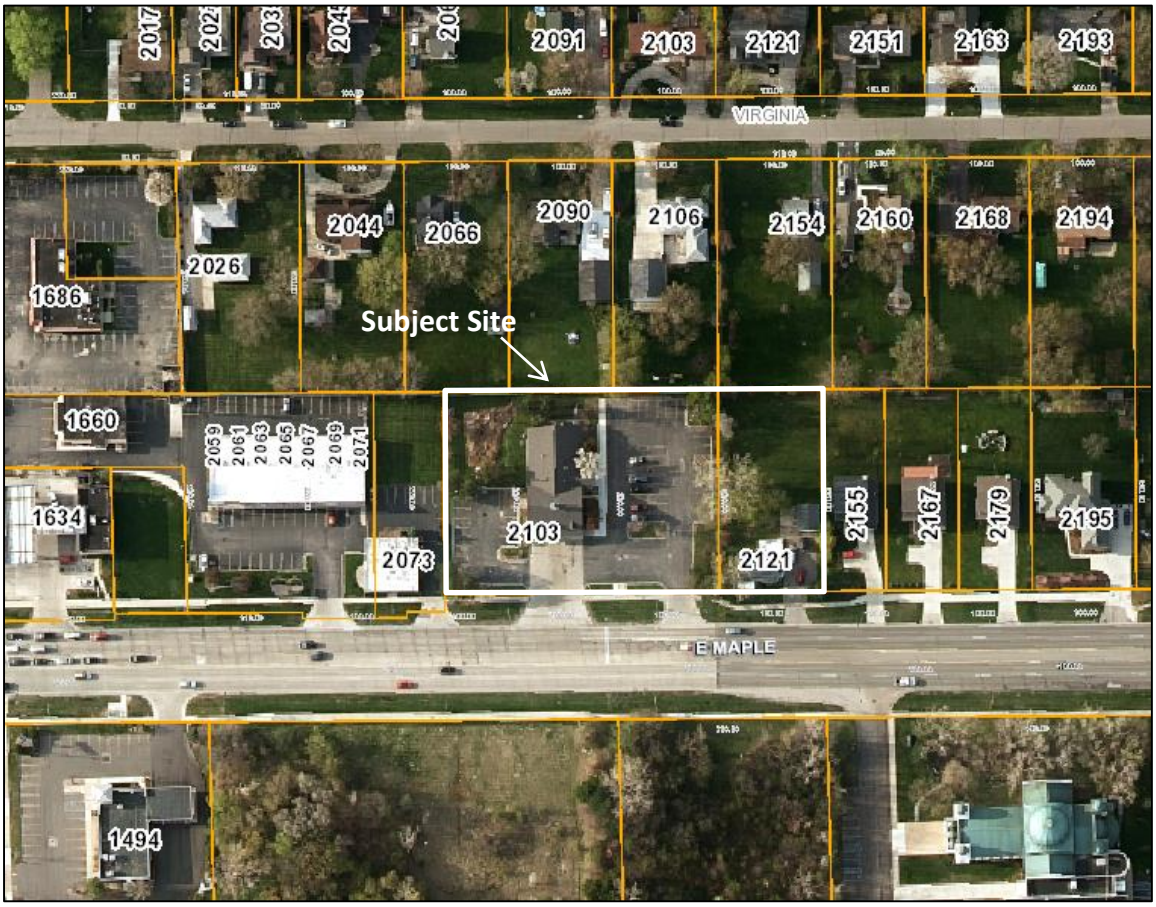
The applicant, the City of Troy, is proposing to rezone two (2) parcels from R-1E, One Family Residential, to NN-C, Neighborhood Node. 2103 E. Maple is approximately 1.10 acres in area and has split zoning of R-1E on the eastern portion and NN-C on the western portion. The western portion (zoned NN-C) is currently improved with Troy Fire Station #4 while the eastern portion (zoned R-1E) is improved with a parking lot associated with the fire station. 2121 E. Maple is approximately 0.5 acres in size and is currently improved with a single-family detached home.



The City of Troy purchased 2021 E. Maple with the intent of demolishing the existing fire station and home and constructing a larger station. Publicly-owned and operated office and service facilities (including fire stations) are permitted by-right within the NN-C District.

The applicant is requesting that the eastern portion of 2103 E. Maple and all of 2121 E. Maple be rezoned to NN-C. If rezoned, the applicant will submit a site plan for approval. An aerial image of the subject site is depicted in **Figure 1**.

Figure 1: *Subject Site*



MASTER PLAN

The adopted 2008 Troy Master Plan designates the subject site as, "John R. Road and Maple Road" Neighborhood Node. The Master Plan states that this node, *"[…] would best serve the area with a predominantly commercial mix of uses catering to the immediate residential area coming and going from their homes. The node should serve as a transition to the more intense commercial development to the south."* The Future Land Use of the subject site and surrounding parcels is illustrated in **Figure 2** and **Table 1** below:

Figure 2. *– Future Land Use*

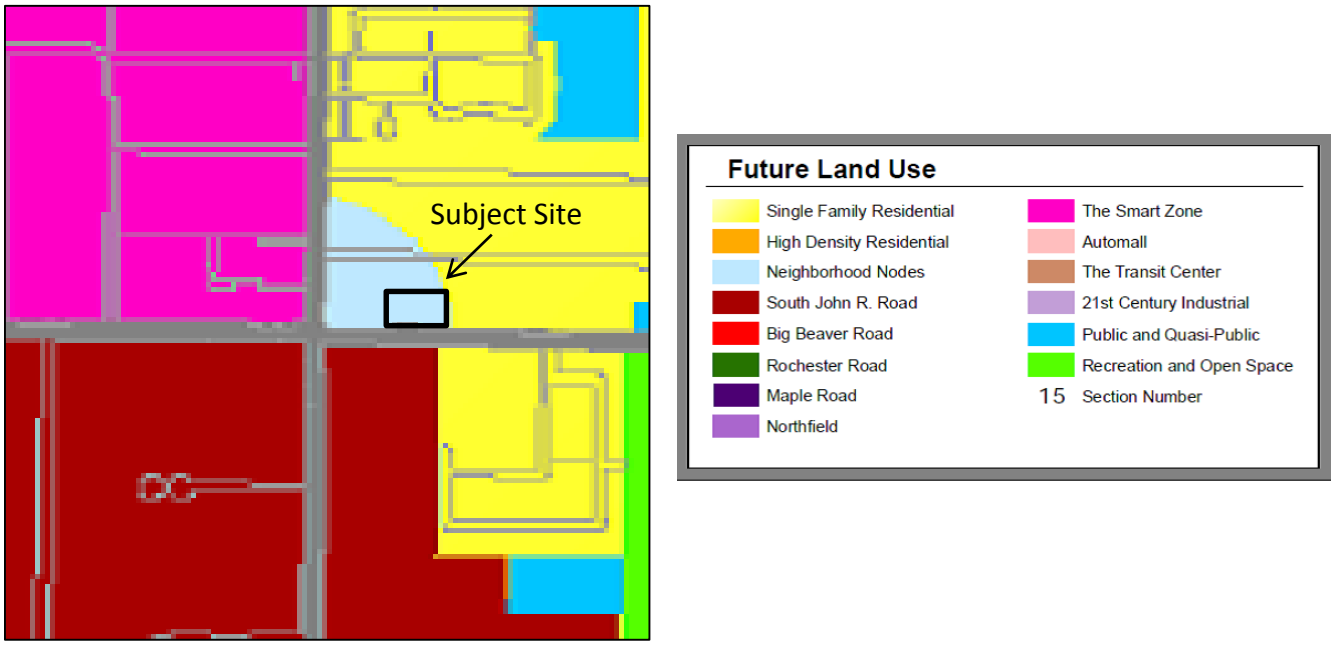


Table 1. *– Future Land Use*

Direction	Future Land Use
Subject Site	Neighborhood Node
North	Neighborhood Node/Single Family Residential
South	South John R. Road
East	Single Family Residential
West	Neighborhood Node

The Master Plan envisions a mix of commercial, office and high-density residential for the Neighborhood Nodes. The proposed rezoning to Neighborhood Node corresponds to and is consistent with the Troy Master Plan.

ZONING AND LAND USE

The Zoning and existing land uses for the subject site and surrounding parcels is listed in **Table 2** and in **Figure 3:**

Table 2. *– Zoning/Existing Land Use*

Direction	Zoning	Existing Use
Subject Site		
2103 – East	R-1E	Parking Lot for Fire Station
2103 – West	NN-C	Fire Station #4
2121	R-1E	Single-Family Home
North	R-1E	Single-Family Home
South	R-1E	Vacant
East	R-1E	Single-Family Home
West	NN-C	General Retail/Service

Figure 3. *– Zoning of Subject Site and Surrounding Parcels*

The two (2) subject parcels are zoned NN-C, Neighborhood Node and R-1E, One Family Residential. 2103 E. Maple features split zoning, with NN-C on its western portion and R-1E on its western portion; only the eastern portion is proposed to be rezoned. The subject site is bordered on its north, east and south by R-1E, One Family Residential District and is bordered on its west by NN-C, Neighborhood Node.

The intent of the Neighborhood Nodes District is to serve as the core of the "economic neighborhoods" of Troy as identified in the Master Plan. Economic destinations are intended to serve as "go to" places that serve as village centers, which can include integrated residential development. Neighborhood Nodes should draw people and should be visually distinguished from the surrounding area. However, development within Neighborhood Nodes must respect adjacent neighborhoods and should provide appropriate transition to adjacent residential areas.

The applicant offers the following reasons for the proposed rezoning and new fire station:

- The NN District is consistent with the zoning of the abutting property to the west.
- The NN District is consistent with the Master Plan which calls for a neighborhood node at this location.
- Fire stations must be strategically-located in the community based on travel distance from the station to the protected properties in the response district.
- Fire Station #4 is in need of replacement due to obsolescence; the most practical alternative to replace the existing station is to build a new building on the existing site (which has been expanded through the purchase of the property immediately east of the existing site. This alternative maintains fire protection from the site during construction.

Overall, the proposed rezoning is consistent with the existing NN-C zoning of the abutting property to the west. Any future site plans must meet the standards of the NN-C District and mitigate any impacts upon adjacent one-family-zoned or used parcels. A future site plan will be reviewed by the Planning Commission.

FUTURE DEVELOPMENT

If the proposed rezoning is approved, any future development shall be required to meet the standards of the Neighborhood Node regulating plan contained within the Zoning Ordinance. The applicant has submitted a conceptual site plan for the future fire station which illustrates a 10,500 sq. ft. building, thirty-six (36) parking spaces and a stormwater detention pond. Per Table 5.06.C.2 of the Zoning Ordinance, Building Types A, B and C are permitted by-right on sites zoned NN-C, while Building Type D is permitted with special approval. Though we have not completed a full site plan review, it appears that the conceptual plan meets the zoning requirements for NN-Neighborhood Node. Issues such as buffering, building placement, lighting, and landscaping will be reviewed as part of a detailed site plan review.

REZONING STANDARDS

As set forth in Section 16.03.C, the following standards shall be applied to a rezoning:

1. *The proposed rezoning is consistent with the Master Plan. If the current zoning is in material conflict with the Master Plan, such conflict is due to one of the following:*

a. *A change in City policy since the Master Plan was adopted.*
b. *A change in conditions since the Master Plan was adopted.*
c. *An error in the Master Plan.*

CWA Comment: The adopted 2008 Troy Master Plan designates the subject site as, "John R. Road and Maple Road" Neighborhood Node. The Master Plan envisions a mix of commercial, office and high-density residential for the Neighborhood Nodes. The proposed rezoning to Neighborhood Node corresponds to and is consistent with the Troy Master Plan.

2. *The proposed rezoning will not cause nor increase any non-conformity.*

   CWA Comment: The rezoning will not cause any non-conformity. Any future development requires a site plan review by the Planning Commission.

3. *Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.*

   CWA Comment: The rezoning will improve public service to the area, while not increasing public utilities.

4. *The rezoning will not impact public health, safety, or welfare.*

   CWA Comment: The rezoning will improve public health, safety, and welfare by providing a modern fire station to serve the surrounding area.

5. *The rezoning will ensure compatibility with adjacent uses of land.*

   CWA Comment: A portion of the site is currently used as a parking lot for the fire station. The other portion is a single-family home, which the applicant proposes to remove. Issues such as buffering, building placement, lighting, and landscaping will be reviewed as part of a detailed site plan review. Through proper site design, the rezoning will not impact adjacent uses of land.

We find that the proposed rezoning is consistent with the required standards.

RECOMMENDATIONS

The proposed rezoning from R-1E to NN-C is in substantial compliance with the City of Troy Master Plan, is consistent with abutting commercial uses to the west, and meets the rezoning standards set forth in Section 16.03.C of the Zoning Ordinance. We recommend approval of the proposed rezoning.

CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED AP
Senior Associate

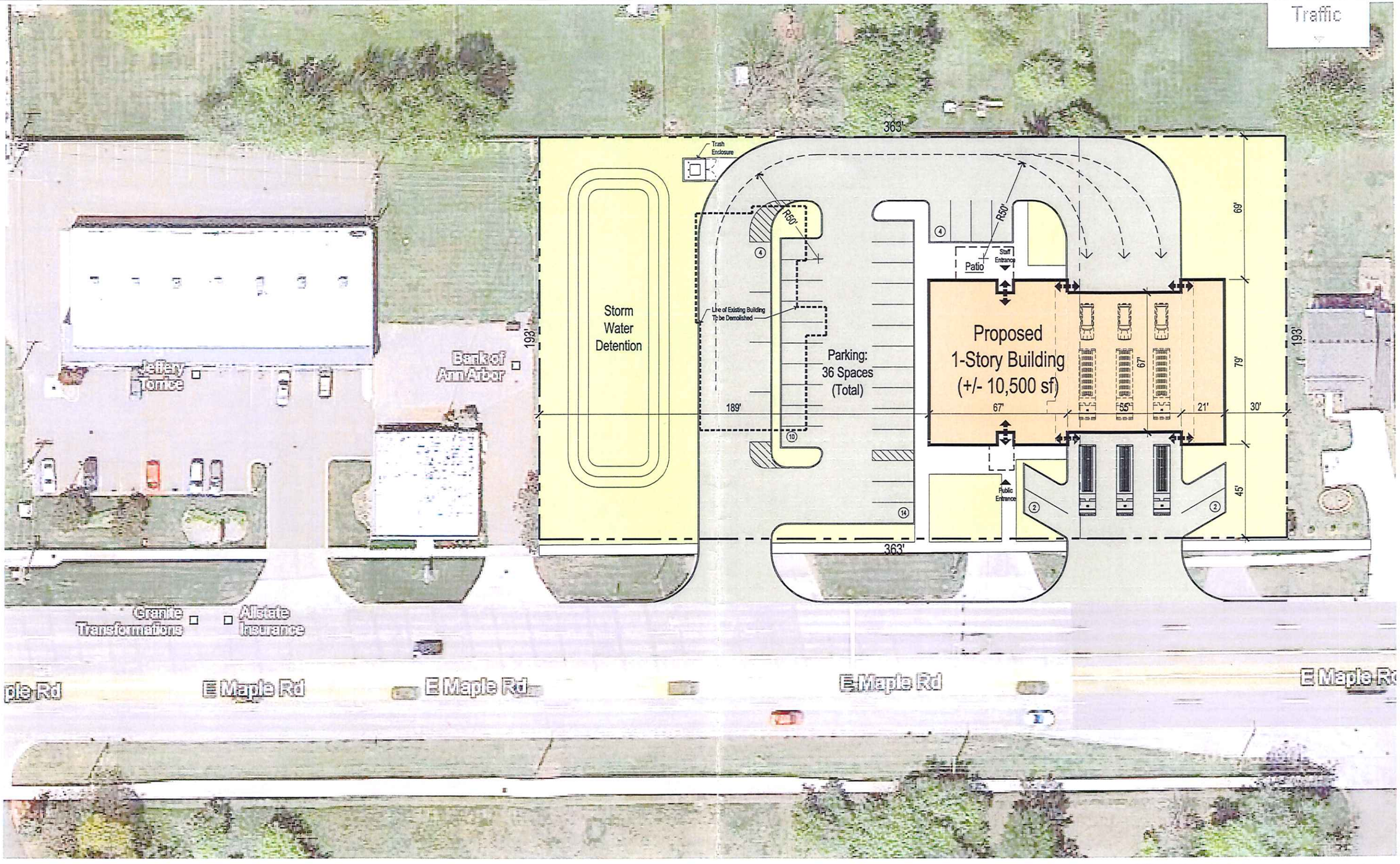
Supporting Statement for Rezoning 2103 and 2121 E. Maple from R-1E to NN-CC

The following are the reasons that the fire department believes that these properties shall be rezoned from R-1E to NN-CC:

- The current site of Fire Station 4 has been a fire station since 1968.
- NN district is consistent with the zoning of the abutting property to the west, upon which the current fire station sits.
- NN district is consistent with Master Plan which calls for a neighborhood node at this location.
- Fire stations must be strategically located in the community based on travel distance from the station to the protected properties in the response district.
- Fire Station 4 is in need of replacement due to obsolescence and the most practical alternative to replace it is to build the new building on the existing site which has been expanded through the purchase of the property immediately east of the existing site. This alternative maintains fire protection from the site during construction.

Submitted by:

William Nelson
Fire Chief
City of Troy



LOGOS

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PROJECT TITLE AND ADDRESS

CITY OF TROY
FIRE DEPARTMENT
STATION No. 4

TROY, MICHIGAN

SHEET TITLE

Conceptual
Site Plan

0 10' 20' 40'
SCALE: 1" = 20'

NORTH

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NOTE:
DO NOT SCALE PRINTS; USE ONLY FIGURED DIMENSIONS.

DATE	SHEET NO.
02/25/13	A-1
PROJECT NO. 3557.00	

REZONING REQUEST

10. PUBLIC HEARING – REZONING APPLICATION (File Number Z 746) – Proposed Troy Fire Station No. 4, North side of Maple, East of John R (2103 and 2121 E Maple), Section 25, From R-1E (One Family Residential) District to NN 'C' (Neighborhood Node 'C')

Mr. Carlisle addressed the proposed rezoning as relates to the Master Plan, compatibility with the surrounding areas and the rezoning standards of the Zoning Ordinance. Mr. Carlisle stated that if the proposed rezoning is approved, the existing fire station would remain in service during the construction of the new fire station. He recommended approval of the proposed rezoning.

Assistant Fire Chief David Roberts was present.

Mr. Savidant addressed a conceptual drawing of the building layout.

PUBLIC HEARING OPENED

The following residents were present to express opposition to the proposed rezoning because of the close proximity of the new fire station to their homes.

- Natasha Duda, 2167 E Maple
- Lena Tereziu, 2155 E Maple
- Theodhor Duda, 2167 E Maple

PUBLIC HEARING CLOSED

Resolution # PC-2015-06-041
Moved by: Sanzica
Seconded by: Strat

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1E to NN 'C' rezoning request, located on the north side of Maple Road, east of John R (2103 and 2121 E. Maple Road), in Section 25, being approximately 0.885 acres in size, be approved.

Yes: All present (9)

MOTION CARRIED