CITY COUNCIL AGENDA ITEM

Date: August 4, 2015

To: Brian Kischnick, City Manager

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

Subject: ANNOUNCEMENT OF PUBLIC HEARING (AUGUST 24, 2015) - CONDITIONAL REZONING APPLICATION (File Number CR 013) – Proposed Amber Studios and Lofts, East side of Livernois between Vermont and Birchwood, Section 21, From O (Office) District to MR (Maple Road) District

The applicant, Amber Properties Company, seeks a conditional rezoning of the subject parcel from O (Office) District to MR (Maple Road) District. The conditional rezoning application includes a Preliminary Site Plan for a 3-story building with mezzanine, approximately 36 feet in height. The Preliminary Site Plan is a condition offered by the applicant and will control the future development of the site.

The Planning Commission held a public hearing on this item on July 28, 2015 and recommended approval of the application by a 7-0 vote. The applicant addressed all of the Planning Commission's design considerations with the exception of eliminating the parking space on the north side of the building. The applicant wants to keep as many parking spaces on site as possible and is willing to designate the space for compact cars only.

The site is within the Maple Road classification in the City of Troy Master Plan, which supports multi-story residential development. The application is consistent with the Master Plan.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the rezoning request. City Management recommends approval of the rezoning request from O (Office) District to MR (Maple Road) District. A City Council public hearing has been scheduled for August 24, 2015.

Attachments:

1. Map
2. Site Plan Revised 2015 08 03
3. Conditional Rezoning Agreement
4. Minutes from June 23, 2015 Planning Commission Regular meeting
5. Minutes (draft) from July 28, 2015 Planning Commission Special/Study meeting (excerpt)
6. Agenda item from July 28, 2015 Planning Commission Regular meeting
7. Public Comment

Amber Studios & Lofts

City of Troy Planning Department

Legend:

Aerial

- Red: Band_1
- Green: Band_2
- Blue: Band_3

150 0 75 150 Feet

Scale 1: 900

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.

Printed: 5/22/2015

Amber Studios & Lofts

City of Troy Planning Department

Legend:

Form Based Zoning 2

- (PUD) Planned Unit Development
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road
- (MR) Maple Road
- (NN) Neighborhood Nodes (A-U)
- (CB) Community Business
- (GB) General Business
- (IB) Integrated Industrial Business District
- (O) Office Building District
- (OM) Office Mixed Use
- (P) Vehicular Parking District
- (R-1A) One Family Residential District
- (R-1B) One Family Residential District
- (R-1C) One Family Residential District
- (R-1D) One Family Residential District
- (R-1E) One Family Residential District
- (RT) One Family Attached Residential Distric
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales

Aerial

- Red: Band_1
- Green: Band_2
- Blue: Band_3

183 0 92 183 Feet

Scale 1: 1,100

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.

Printed: 5/22/2015

AMBER STUDIOS AND LOFTS

AMBER PROPERTIES COMPANY

1800 - 1870 LIVERNOIS ROAD, TROY, MI 48083

KEM-TEC & ASSOCIATES
22556 GRATIOT AVENUE
EASTPOINTE, MI 48021
T:586.772.2222
F:586.772.4048

GENERAL	
G001	PROJECT COVER SHEET

CIVIL	
C-1	SITE PLAN
C-2	GRADING PLAN

LANDSCAPING	
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS

ARCHITECTURAL	
AS01	ARCHITECTURAL SITE PLAN
A111	FIRST & SECOND FLOOR PLANS
A121	THIRD FLOOR & MEZZANINE PLANS
A131	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A202	GROUND STORY ACTIVATION

ELECTRICAL	
ESC01	EXTERIOR SITE LIGHTING PLAN

ELECTRICAL ENGINEER
KEVIN RETTICH
STATE OF MICHIGAN

CIVIL ENGINEER
JEFFERY A MARTELL
STATE OF MICHIGAN

ARCHITECT
JUSTIN F WIEBER
STATE OF MICHIGAN 58488

Stantec

FOR REVIEW
NOT FOR
PERMITTING, OR
CONSTRUCTION

AMBER PROPERTIES COMPANY
380 N. CROOKS RD
CLAWSON, MI 48017

AMBER STUDIOS AND LOFTS
TROY, MI 48083

CHECKED:
SCALE:
© 2015 Stantec

ISSUE:

2015.08.03	CONDITIONAL REZONING

SHEET TITLE:
PROJECT COVER SHEET

Project: 214100111

G001

7/30/2015 5:05:08 PM
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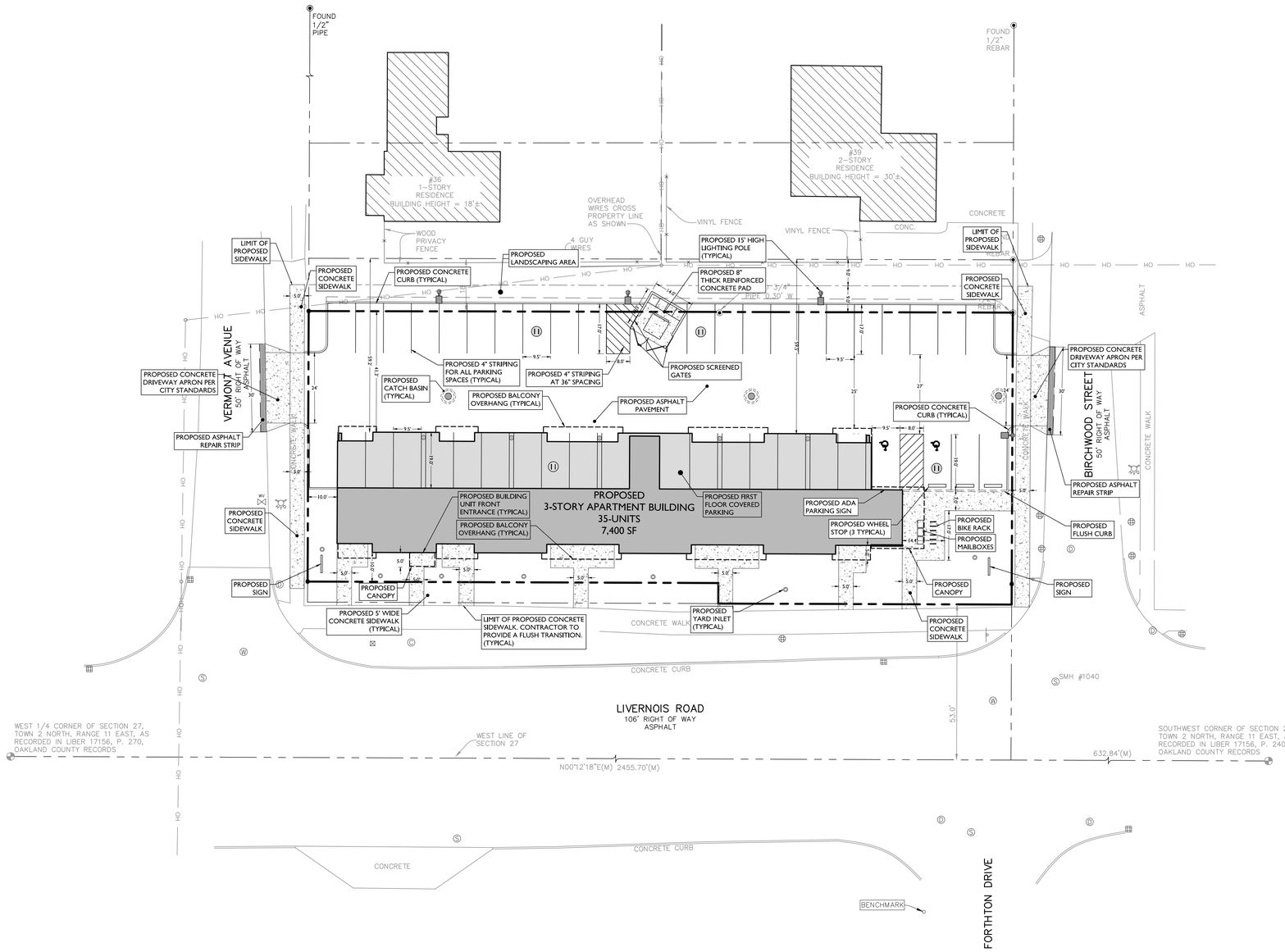


SYMBOL	DESCRIPTION
	PROPERTY BOUNDARY
	PROPOSED CURB
	EXISTING CURB
	PROPOSED SAWCUT LINE
	PROPOSED BUILDING
	PROPOSED CONCRETE AREA
	PROPOSED SIGN
20	PARKING STALL COUNTER

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
3	08/03/2015	JAM	CONDITIONAL REZONING
2	07/09/2015	MTP	SITE PLAN REVIEW
1	05/21/2015	JAM	SUBMISSION FOR PLANNING COMMISSION

NOT APPROVED FOR CONSTRUCTION

KEM-TEC & ASSOCIATES
PROFESSIONAL ENGINEERS
PROFESSIONAL SURVEYORS
22556 GRATIOT AVENUE
EASTPOINTE, MI 48021

STONEFIELD engineering & design, llc.
Rutherford, NJ · Farmingdale, NY · Bloomfield Hills, MI
www.stonefieldeng.com
2350 Franklin Road, Suite 210, Bloomfield Hills, MI 48302
Phone 248.247.1115

SITE DEVELOPMENT PLANS

AMBER STUDIOS AND LOFTS

PROPOSED 3-STORY APARTMENT BUILDING

1800-1870 LIVERNOIS ROAD
CITY OF TROY
OAKLAND COUNTY, MICHIGAN

STATE OF MICHIGAN
JEFFREY A. MARTELL
ENGINEER
No. 61061
JEFFREY ALAN MARTELL, P.E.
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design, llc.

SCALE:	1" = 20'	PROJECT ID:	M-15073

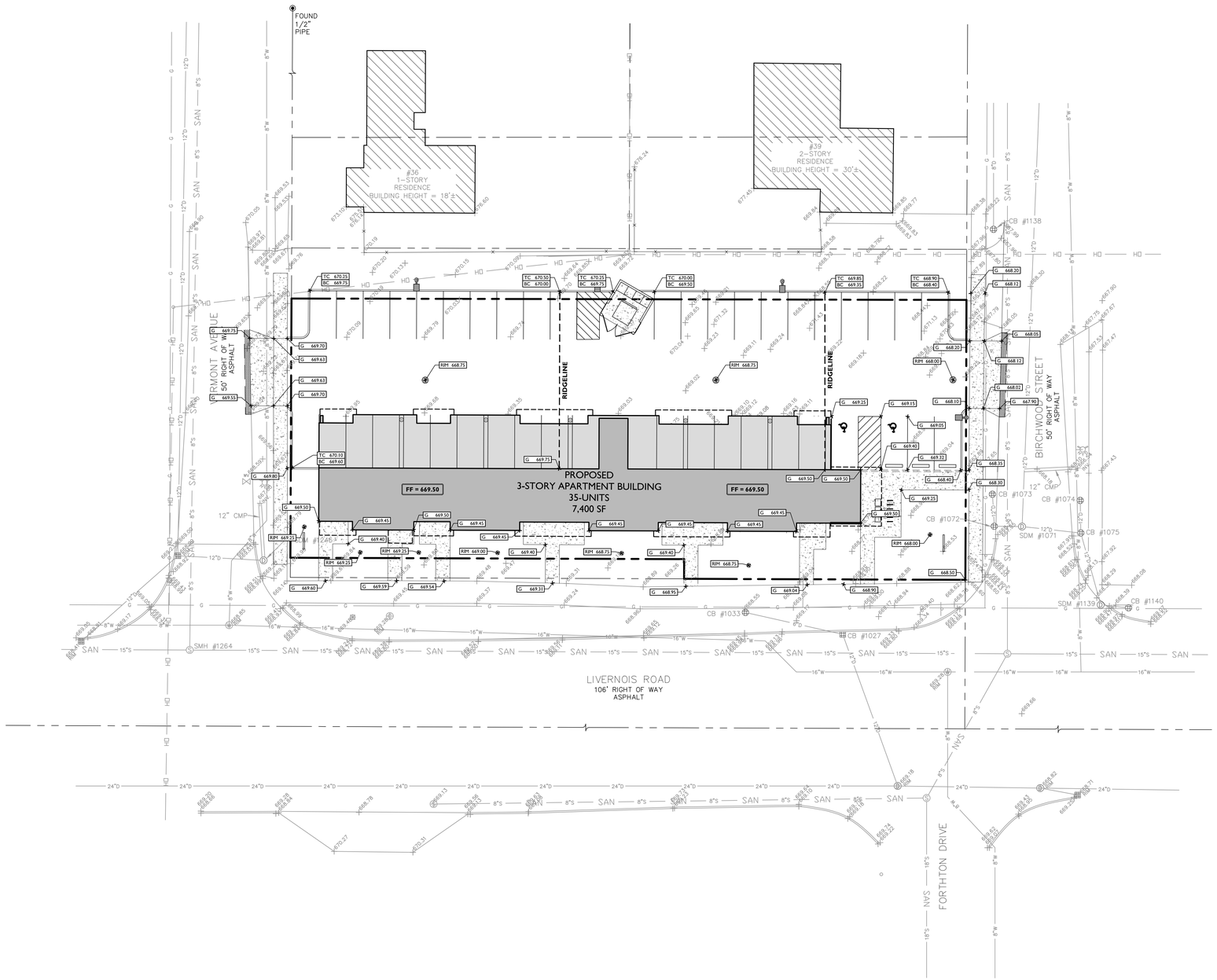
TITLE:

SITE PLAN

DRAWING:

C-1

M:\M15073\SET\SDP\TEC\DEM LIVERNOIS ROAD, TROY, MI\CAD\DWG\TYPICAL-SITE.DWG



SYMBOL / DESCRIPTION

SYMBOL	DESCRIPTION
	PROPERTY LINE
100	PROPOSED GRADING CONTOUR
RIDGELINE	PROPOSED GRADING RIDGELINE
	PROPOSED DIRECTION OF DRAINAGE FLOW
G 100.00	PROPOSED GRADE SPOT SHOT
TC 100.50 / BC 100.00	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
FC 100.00	PROPOSED FLUSH CURB SPOT SHOT
DC 100.12 / BC 100.00	PROPOSED DEPRESSED CURB / BOTTOM OF CURB SPOT SHOT
TW 102.00 / BW 100.00	PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT

GRADING NOTES

1. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO KEM-TEC & ASSOCIATES FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
4. THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
5. MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
   - CURB GUTTER: 0.50%
   - CONCRETE SURFACES: 1.00%
   - ASPHALT SURFACES: 1.00%
6. A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF THIS CONDITION CANNOT BE MET.

ADA NOTES

1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
2. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
4. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
6. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF ½ INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN ¼ INCHES AND ½ INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP ¼ INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
7. THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN ½ INCH.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

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AMBER STUDIOS AND LOFTS

PROPOSED 3-STORY APARTMENT BUILDING

1800-1870 LIVERNOIS ROAD
CITY OF TROY
OAKLAND COUNTY, MICHIGAN

STATE OF MICHIGAN
JEFFREY A MARTELL
ENGINEER
No. 61061051
JEFFREY A. MARTELL, P.E.
LICENSE NO. 61061051
LICENSED PROFESSIONAL ENGINEER

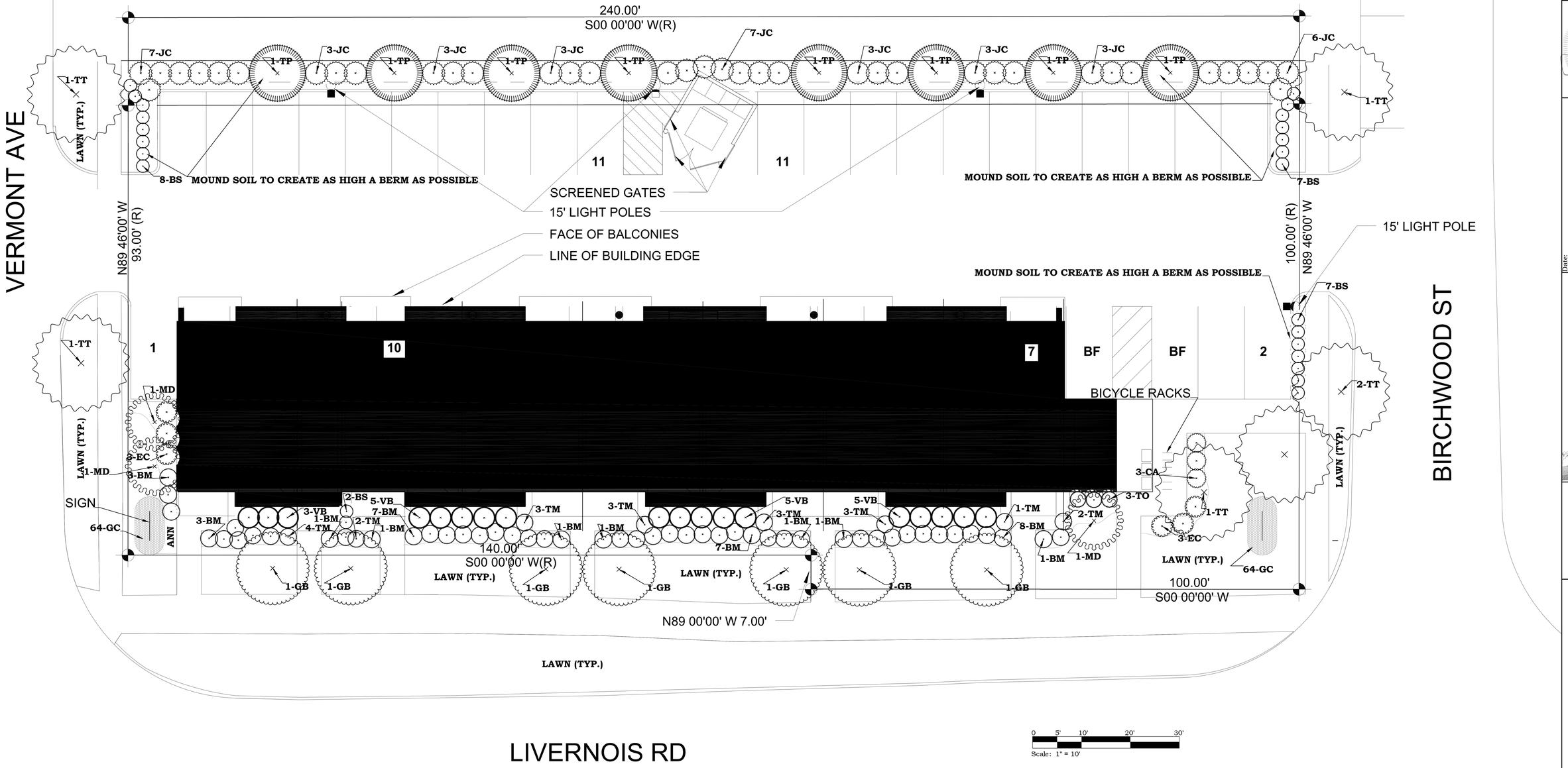
STONEFIELD
engineering & design, llc.

SCALE: 1" = 20' | PROJECT ID: M-15073

TITLE:
GRADING PLAN

DRAWING:
C-2

M:\M15073\CAD\TEC-LEN LIVERNOIS ROAD, TROY, MI\CAD\PLOTTING\D-GRAD.DWG



PLANT MATERIALS LIST

Key	Name	Size (MINIMUM)	Quantity	Root Type	Comments	Use
ANN	Annuals				- Per owner	
BM	*Buxus microphylla 'Winter Gem* Winter Gem Littleleaf Boxwood	5 gallon	35	cont.	- Full, rounded crowns.	
BS	*Buxus sempervirens 'Dee Runk'* Dee Runk Boxwood	30" height	24	cont.	- Full, rounded crowns.	Parking Lot Screen
CA	*Clethra alnifolia 'Ruby Spice'* Ruby Spice Summersweet Clethra	2' height	3	cont.	- Multiple canes with full crowns.	
EC	*Enkianthus campanulatus* Redvein Enkianthus	2' height	6	b&b	- Full crowns. - Acidify well-drained soil. - May substitute with 'Mohawk' Viburnum.	
GB	*Ginkgo biloba 'Princeton Sentry'* Princeton Sentry Male Ginkgo	2.5" caliper	7	b&b	- Single-leader only, with full crown.	Greenbelt R-O-W
GC	*Geranium x cantabrigiense 'Karmina* Bikovo Hardy Geranium	#1 pot	128	cont.	- Space 12" on center.	Sign
JC	*Juniperus chinensis 'Blue Point* Blue Point Juniper	5' height	38	b&b	- Do not substitute with other Juniper species.	Screening
MD	*Malus 'Donald Wyman'* Donald Wyman Crabapple	2.5" caliper	3	b&b	- Full crown.	Greenbelt R-O-W
TM	*Taxus x media 'Vermeulen* Vermeulen Yew	2' height	21	b&b	- Full specimen.	
TO	*Thuja occidentalis 'Holmstrup* Holmstrup Arborvitae	3' height	3	b&b	- Single-leader only, with full crown.	
TP	*Thuja plicata* Western Redcedar	5' height	8	b&b	- Single leader.	Screening
TT	*Tilia tomentosa 'Sterling Silver'* Sterling Silver Linden	2.5" caliper	6	b&b	- Single-leader only, with full crown.	Greenbelt R-O-W
VB	*Viburnum x burkwoodii* Burkwood Viburnum	2' height	18	b&b	- Multiple canes with full crowns.	

All areas outside of beds to be seeded or sodded with cool season grass hardy to Oakland County, Michigan.
All planting beds to have mulch.

Base Plan provided by Stantec

Know what's below. Call before you dig.

Not to be used unless original signature of Eric Olson and contains the official embossed Landscape Architecture seal from the State of Michigan.

Date: May 22, 2015 For Site Plan Approval
Revisions: July 9, 2015 Revisions per City
Aug. 3, 2015 Revisions per Planning Commission

Design by:
Eric A. Olson, PLLC
115 1/2 South Saginaw Street
Holly, Michigan 48442
(248) 634-4320
fax (248) 634-4409
EOlsonRLA@sbcglobal.net

Information from this plan to only be used for this property. Design and all elements of the design are the property of Eric A. Olson, RLA, and not to be copied without permission.

CONDITIONAL REZONING
Landscape Plan for:
AMBER STUDIOS and LOFTS
1800 - 1870 Livernois Road, City of Troy, Michigan 48083

Sheet L-1

Job No. 15IF-03

Landscape Notes:

Pre-installation

1) Qualifications of the Landscape Contractor
   a) The landscape contractor shall be licensed by the State of Michigan, Department of Agriculture Plant Industries Division to handle plant materials.
   b) The landscape contractor will be covered by a public liability and property damage insurance policy.
   c) The landscape contractor shall conform to all Federal and State Labor Laws.
2) Landscape Contractor to verify all measurements in the field.
3) Landscape Contractor to report all discrepancies to the Landscape Architect.
4) Verify substitutions with the Landscape Architect prior to purchase of plant materials. Substitution of materials included in an approved plan shall be made with the consent of the City. The developer shall provide an as-built drawing indicating the changes prior to the release of the landscape deposit.
5) Landscape Contractor to contact MISS DIG (800-482-7171) at least 5 working days prior to digging on site.

Landscape installation

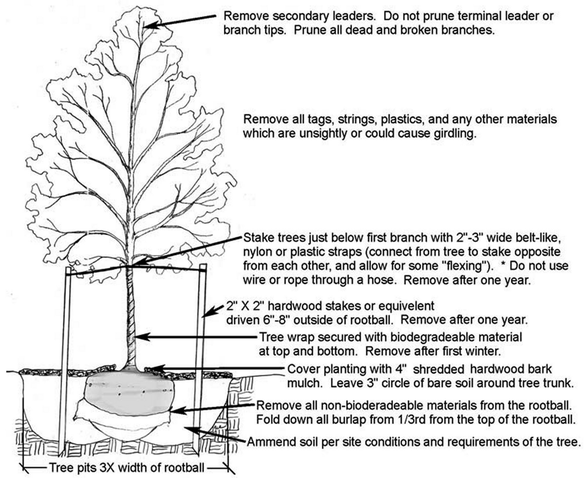
6) Soils in planting beds to be loosened and amended where necessary for good drainage and appropriateness for the individual plant needs. Organic matter should be worked into the soils.
7) Plant materials shall be of generally acceptable varieties and species, free from insects and diseases, hardy to Oakland County, conform to the current minimum standards for nursery stock of the American Nursery and Landscape Association and shall have proof of any required governmental regulations and/or inspections.
8) The landscape contractor shall guarantee that all plants are true to botanical name, and that the quality and size meet the approved specifications.
9) All plant material shall conform in botanical name, dimensions, and quality of the "Horticultural Standards" adopted by the American Association of Nurserymen.
10) Balled and Burlapped plant material shall be balled with original clay soil, intact with the fibrous roots to insure maximum recovery after transplanting.
11) Potted plants shall have sufficient root structures to insure full recovery and development.
12) Nursery stock shall be vigorous, free from disease, insects, insect eggs, or larvae.
13) All landscaping and landscape elements shall be planted, and earth moving or grading performed, in a sound workmanlike manner, according to accepted planting and grading procedures.
14) Artificial plant materials are prohibited.
15) Native species of trees and shrubs shall constitute at least fifty percent (50%) of the total proposed plantings in accordance with the standards set forth in Section 13.02.A.7.
16) Water all plant materials thoroughly during planting.
17) Beds to be edged with a trench. Top of mulch to be level with the lawn.
18) Mulch shall be applied at a minimum depth of four inches, composed of shredded materials (not recycled construction materials or pallets), and installed in a manner as to present a finished appearance.
19) The landscape contractor shall fully guarantee that all plants are in a vigorous growing condition during and at the end of the guarantee period. This guarantee period shall be minimum of one (1) year from the completion date of the project.
20) Replacement plants and/or landscape materials other than plants shall be in accordance with the approved original specifications.
21) All trees between the sidewalk and curb should be a minimum of 15 feet away from a driveway that opens onto a public street.
22) Trees planted within 25 feet of the inside corner shall have no limbs lower than 8 feet above the lowest established street grade.
23) If required, berms shall be constructed with slopes not to exceed a one to three (1:3) gradient. Berm slopes shall be protected with sod, seed, or other form of natural ground cover.
24) Landscape Contractor to coordinate landscaping with existing and proposed underground and overhead utility lines so as to avoid interference with plant growth.
25) Areas adjacent to parking lots, a minimum distance of three (3) feet from the backside of the curb and the proposed landscape plantings shall be provided. Where vehicles overhang a landscape island or strip, a minimum distance of five (5) feet from the backside of the curb and the proposed landscape plantings shall be provided.
26) The contractor shall at all times keep the premises and public streets free from any excessive accumulation of soil and waste material or rubbish caused by his employees or work, and at the completion of the work, he shall remove all his waste, excessive material, rubbish and equipment so as to leave the premises neat and clean and ready for the purpose for which it was intended.
27) The contractor shall properly protect all existing structures and property. This is to include, but not to be limited to: sidewalks, curbs, fences, buildings, lawns, trees and shrubbery. Repair of all parts shall be done in strict accordance with the requirements of the proper City authorities.

Post installation

28) All diseased, damaged, or dead materials shall be replaced in accordance with the standards of this Ordinance.
29) Landscaping required by this Ordinance shall be maintained in a reasonably healthy condition, free from refuse and debris. All unhealthy and dead material shall be replaced within one (1) year of damage or death or the next appropriate planting period, whichever comes first.
30) All landscaped areas shall be provided with irrigation or a readily available and acceptable water supply.

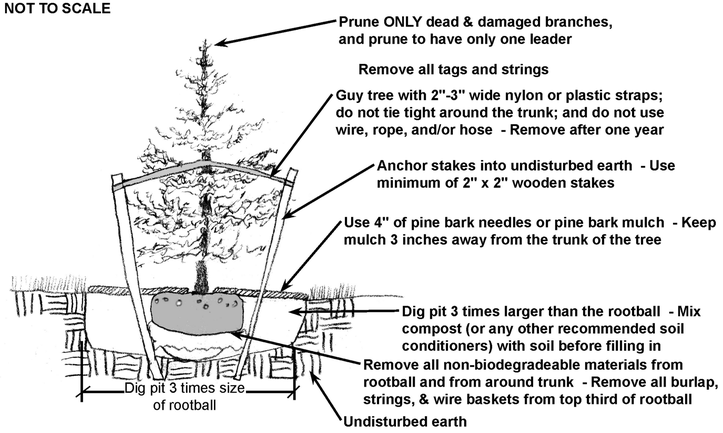
TREE PLANTING DETAIL

NOT TO SCALE



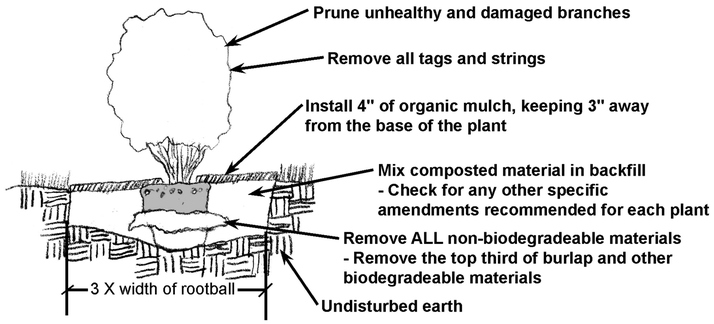
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE



Requirements:

Screening Between Land Uses [§13.02.B.]
- Requirement: Screen Alternative #1 or #2 along East property line
- + Provided: Evergreen Screening along East property line
- + Provided: 6′ 4″ wide greenbelt, and if the entire alley is considered, then a 15′ 4″ wide greenbelt

Greenbelt Along Right-Of-Way [§13.02.D.]
- Requirement: 16 Trees [110.22′ + 239.98′ + 117.56 = 467.76 ÷ 30 = 16]]
- + Provided: 16 Trees
- Requirement: 10′ wide greenbelt
- + Provided: 10′+ greenbelt

Site Landscaping
- Requirement: 15% of site as greenspace
- + Provided: 20.4% of site as greenspace

Off-street Parking Visibility [§5.05.E.5.b.iv & §13.02.C.3.b]
- Requirement: Berm or wall 3′ high
- + Provided: Berm with evergreen shrubs

Tree Preservation Plan [§8.05.A.9.]
- Requirement: Tree Preservation Plan
- + Provided: Not Required - No regulated trees on site.

Know what's below. Call before you dig.

Design by:
Eric A. Olson, PLLC
115 ⅟ South Saginaw Street
Holly, Michigan 48442
(248) 634-4320
fax (248) 634-4409
EOlsonRLA@sbcglobal.net

Information from this plan to only be used for this property. Design and all elements of the design are the property of Eric A. Olson, RLA, and shall not be copied without permission.

Date: Nov. 22, 2015 For Site Plan Approval
Revisions: Revisions per City
July 9, 2015
AUG. 3, 2015 Revisions per Planning Commission

CONDITIONAL REZONING
Landscape Details for.
AMBER STUDIOS and LOFTS
1800 - 1870 Livernois Road, City of Troy, Michigan 48083

Sheet L-2

Job No. 15IF-03

GROSS BUILDING SQUARE FOOTAGE:
NET SQUARE FOOTAGE SUMMARY:

FIRST FLOOR:	2,975 SQ FT NET UNITS 404 SQ FT MECH + WALLS + STAIRS (4,157 GROSS SQ FT)
SECOND FLOOR:	5,040 SQ FT NET UNITS + WALLS + STAIRS (7,160 GROSS SQ FT)
THIRD FLOOR & MEZZANINE:	6,879 SQ FT NET UNITS + WALLS + STAIRS (7,497 GROSS SQ FT)
BUILDING GROSS SQ FT:	18,814 SQ FT*

*MEZZANINES DO NOT CONTRIBUTE TO EITHER BUILDNG AREA OR NUMBER OF STORIES AS REGULATED BY SECTION 503.1.

SITE INFORMATION:

EXISTING SITE: LAND SITUATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:

20-27-353-029
LOTS 63, 64 AND 65, ADDISON HEIGHTS SUBDIVISION No. , AS RECORDED IN LIBER 33, PAGE 28 OF PLATS, OAKLAND COUNTY RECORDS.

20-27-353-008
LOTS 61 AND 62, ADDISON HEIGHTS SUBDIVISION No. 2 , AS RECORDED IN LIBER 33, PAGE 28 OF PLATS , OAKLAND COUNTY RECORDS.

20-27-353-007
THE EAST 93 FEET OF LOT 60, ADDISON HEIGHTS SUBDIVISION No. 2 , AS RECORDED IN LIBER 33, PAGE 28 OF PLATS , OAKLAND COUNTY RECORDS.

20-27-353-006
THE EAST 93 FEET OF LOT 59, ADDISON HEIGHTS SUBDIVISION No. 2 , AS RECORDED IN LIBER 33, PAGE 28 OF PLATS , OAKLAND COUNTY RECORDS.

20-27-353-005
THE EAST 93 FEET OF LOT 58, ADDISON HEIGHTS SUBDIVSION No. 2 , AS RECORDED IN LIBER 33, PAGE 28 OF PLATS, OAKLAND COUNTY RECORDS.

20-27-353-004
THE EAST 93 FEET OF LOT 57, ADDISON HEIGHTS SUBDIVISION No. 2 , AS RECORDED IN LIBER 33, PAGE 28 OF PLATS, OAKLAND COUNTY RECORDS.

20-27-353-003
THE EAST 93 FEET OF LOT 56, ADDISON HEIGHTS SUBDIVISION No. 2 , AS RECORED IN LIBER 33, PAGE 28 OF PLATS, OAKLAND COUNTY RECORDS.

20-27-353-002
THE EAST 93 FEET OF LOT 55, ADDISON HEIGHTS SUBDIVISION No. 2 , AS RECORDED IN LIBER 33, PAGE 28 OF PLATS, OAKLAND COUNTY RECORDS.

20-27-353-001
THE EAST 93 FEET OF LOT 54, ADDISON HEIGHTS SUBDIVISION No. 2 , AS RECORDED IN LIBER 33, PAGE 28 OF PLATS, OAKLAND COUNTY RECORDS.

SITE AREA:	25,032 SQ FT* (+/- 0.575 ACRES) *INCLUDES WEST 9' - 0" OF THE VACATED ALLEY
CURRENT ZONING:	OFFICE DISTRICT
PROPOSED ZONING:	MAPLE ROAD DISTRICT
PROPOSED USE:	EFFICIENCY APARTMENTS

PROPOSED MULTIPLE FAMILY RESIDENTIAL USE:
STUDIO APARTMENTS (RENTAL).

35 UNITS PROPOSED -	1 PARKING SPACES / EACH DWELLING UNIT (REQUIRED)
PARKING REQUIRED:	35 SPACES
PARKING PROVIDED:	41 SPACES + 2 SPACES BARRIER FREE = 43 TOTAL SPACES*

*ADDITIONAL 4 ON STREET PARKING SPACES ADJACENT TO PROPERTY.

PROPOSED OPEN SPACE: 4,511 SQ FT (OPEN) / 25,032 SQ FT (SITE) = 18.75%*

* 15% REQUIRED OPEN SPACE BASED ON TABLE 5.03.B.3 BUILDING FORM C

BUILDING SITE COVERAGE: 7,497 SQ FT (BUILDING FOOTPRINT) / 25,032 SQ FT (SITE) = 30.00%

SETBACK INFORMATION:

PROPERTY SETBACKS SUBJECT TO SETBACK REQUIREMENTS AS FOLLOWS PER TABLE 5.03.B.3 BUILDING FORM C, UNLESS OTHERWISE ALLOWED BY THE PLANNING COMMISSION:

FRONT:	REAR:	SIDE:
MINIMUM: 10'-0"	MINIMUM: 30'-0"	MINIMUM: N/A
MAXIMUM: 30'-0"	MAXIMUM: NONE	MAXIMUM: NONE

THE PROPOSED BUILDING SETBACKS ARE:

FRONT (WEST, NORTH) BUILD TO LINE:	10'-0" TO FACE OF BUILDING
FRONT (SOUTH) BUILD TO LINE:	30'-0" TO FACE OF BUILDING
REAR (EAST):	50'-4" TO FACE OF BUILDING

BUILDING HEIGHT INFORMATION:

THE PROPOSED BUILDING HEIGHT IS 36' - 0" TO THE MID POINT OF THE ROOF.

BARRIER FREE REQUIREMENTS:

BARRIER FREE PARKING:
2 BARRIER FREE DESIGNATED PARKING SPACES ARE PROVIDED PER ADA

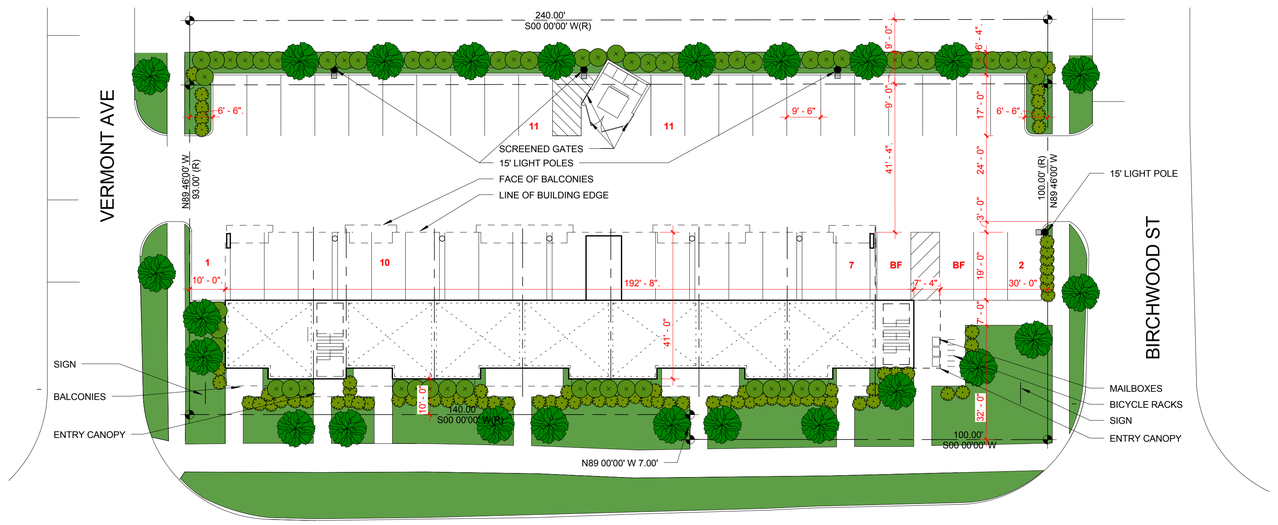
BARRIER FREE DWELLING UNITS:
2% OF TOTAL UNITS ARE REQUIRED TO BE "TYPE A" (MIN OF 1) PER MBC 1107.6.2.1.1.
THE 1 "TYPE A" UNIT IS LOCATED ON THE FIRST FLOOR.

BUILDING INFORMATION:

OCCUPANCY USE:	R-2
CONSTRUCTION TYPE:	5B
FIRST FLOOR AREA:	4,157 GROSS SQ FT
SECOND FLOOR AREA:	7,160 GROSS SQ FT
THIRD FLOOR AREA:	7,497 GROSS SQ FT
MEZZANINE FLOOR AREA:	1,305 NET SQ FT
TOTAL:	18,814 GROSS SQ FT*

*MEZZANINES DO NOT CONTRIBUTE TO EITHER THE BUILDING AREA OR THE NUMBER OF STORIES AS REGULATED BY MBC SECTION 503.1

APARTMENTS TYPES	UNIT TYPE	QUANTITY	NET SQ FT
TYPE "01" STUDIO	(0)	7	**425**
TYPE "02A" STUDIO	(0)	12	**355**
TYPE "02B" STUDIO	(0)	2	**390**
TYPE "03A" STUDIO LOFT	(0)	10	**486** (399+93)
TYPE "03B" STUDIO LOFT	(0)	2	**442** 360+82
TYPE "03C" STUDIO LOFT	(0)	1	**470** 390+87
TYPE "03D" STUDIO LOFT	(0)	1	**665** 542+124
		35 UNITS	



N

A1 ARCHITECTURAL SITE PLAN

1" = 20'-0"

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SHEET TITLE:
ARCHITECTURAL SITE PLAN

Project: **214100111**

AS01

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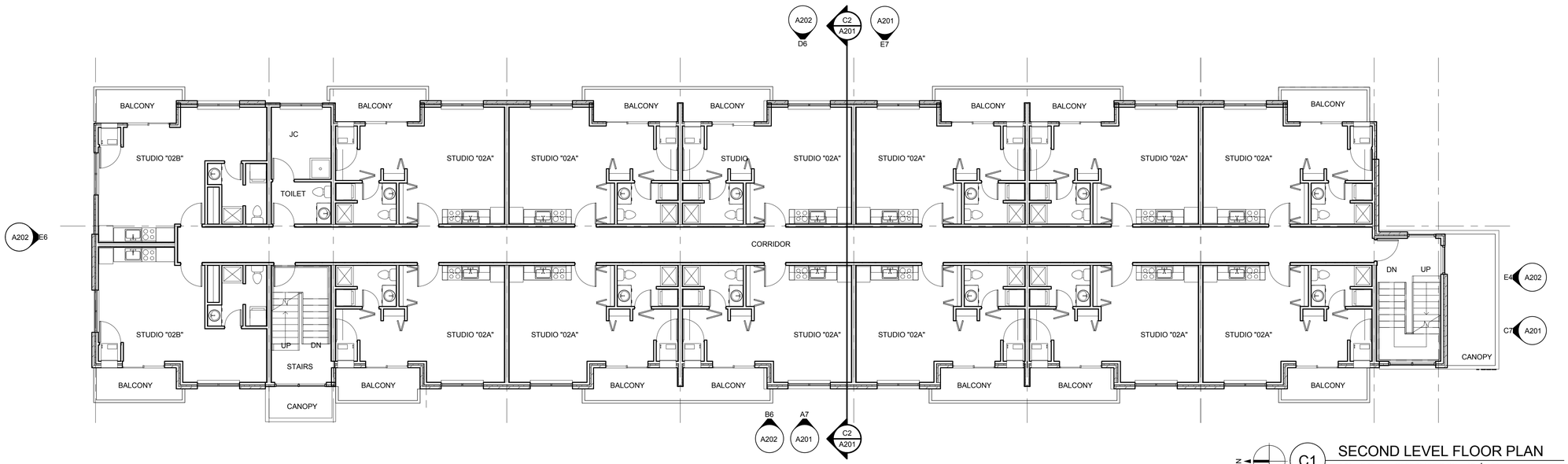
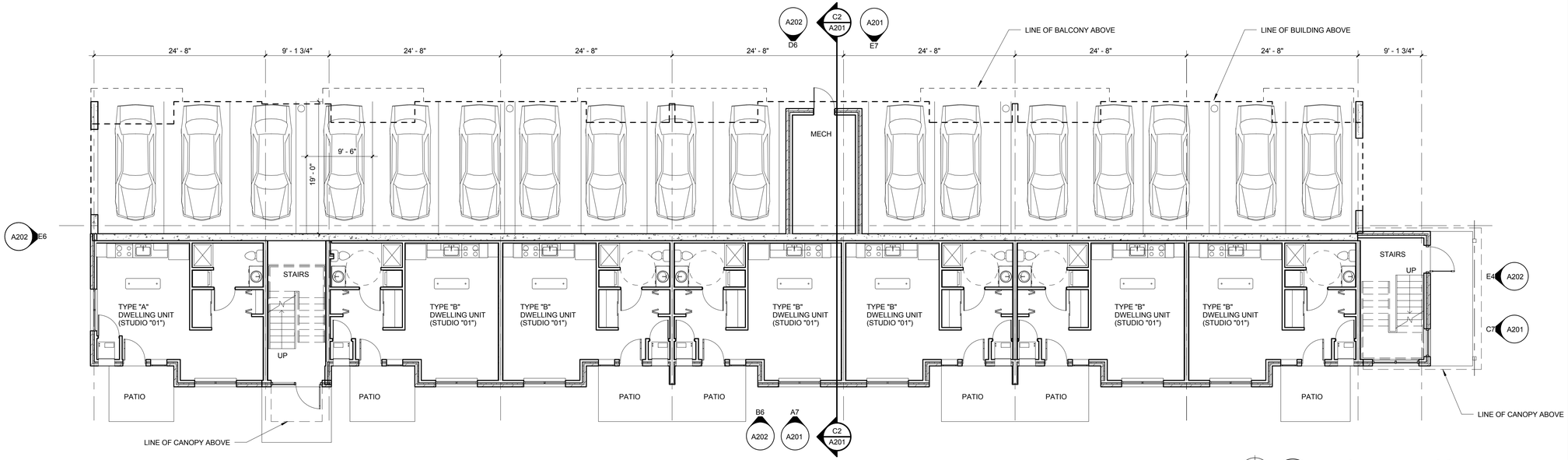


Z C1 SECOND LEVEL FLOOR PLAN

1/8" = 1'-0" REFERENCED ON **A7** / **A201**

REFER TO FIRST FLOOR PLAN FOR OVERALL DIMENSIONS



Z A1 FIRST LEVEL FLOOR PLAN

1/8" = 1'-0" REFERENCED ON **A7** / **A201**

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SHEET TITLE:
FIRST & SECOND FLOOR PLANS

A111

Project: **214100111**

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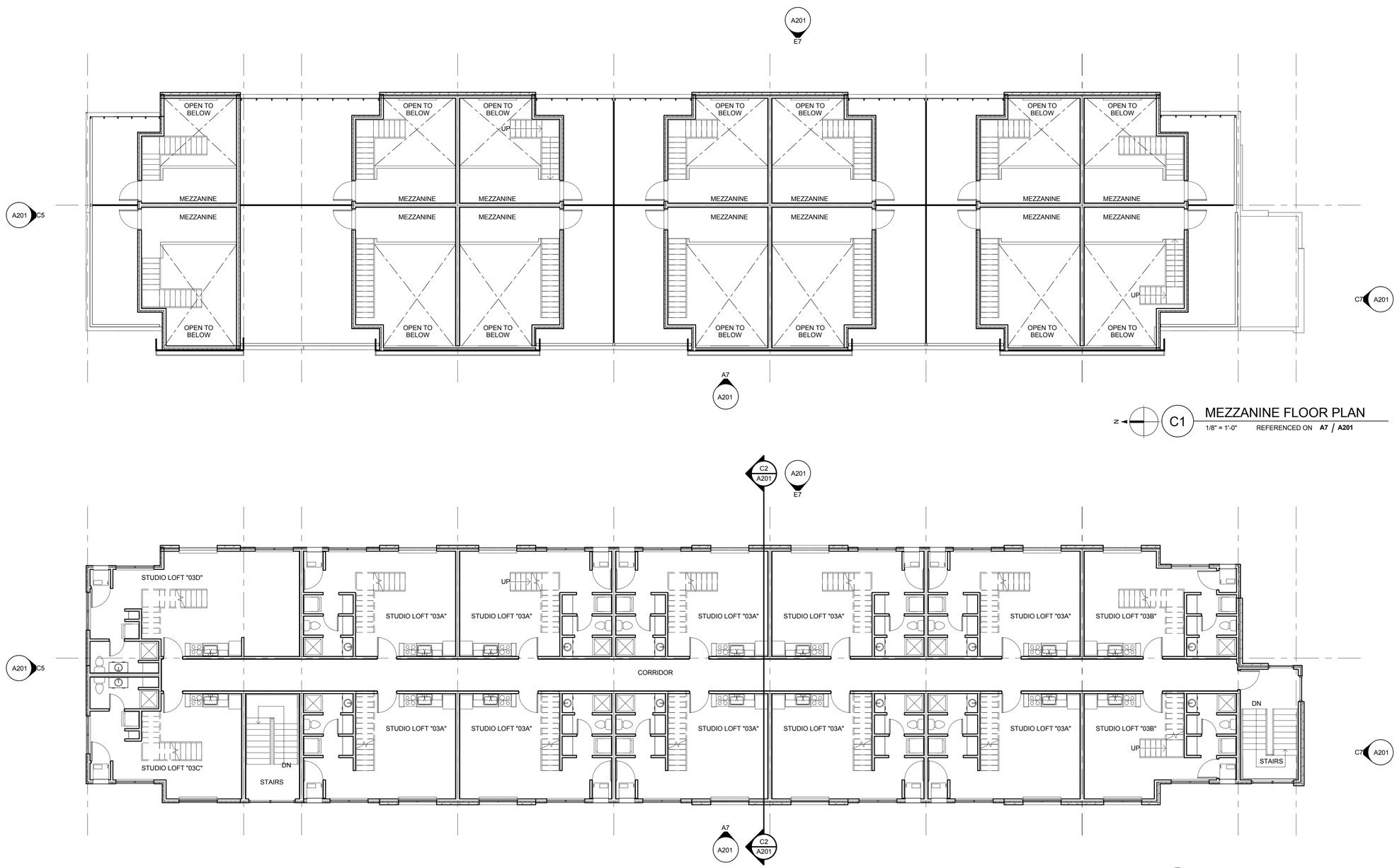

Z C1 MEZZANINE FLOOR PLAN
1/8" = 1'-0" REFERENCED ON A7 / A201

Z A1 THIRD FLOOR PLAN
1/8" = 1'-0" REFERENCED ON A7 / A201

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SHEET TITLE:
THIRD FLOOR & MEZZANINE PLANS

Project: **214100111**

A121

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PROPOSED MATERIALS

BRICK 1: **#1348** BOWERSTON SHALE COMPANY

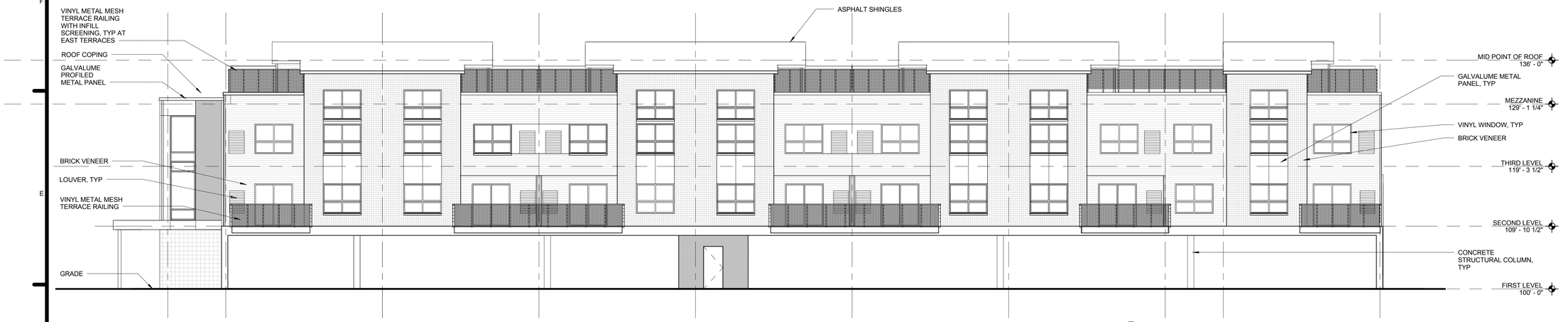
BRICK 2: **#50** BOWERSTON SHALE COMPANY

GLAZED BLOCK: **GAS LIGHT BLUE** BELDEN BRICK COMPANY

TERRACE RAILING: **BLACK** VINYL METAL MESH

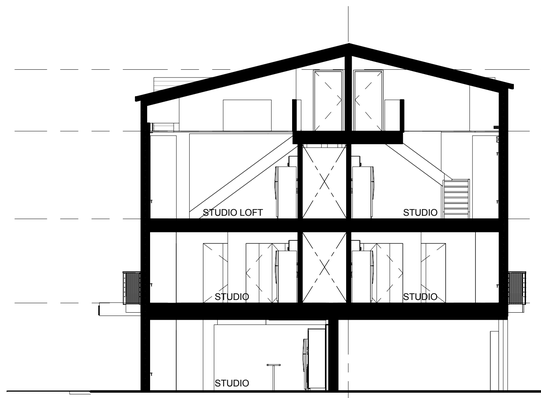
GALVALUME PROFILED SIDING: CENTRIA

ASPHALT SHINGLES: **HARVARD SLATE** IKO CAMBRIDGE AR



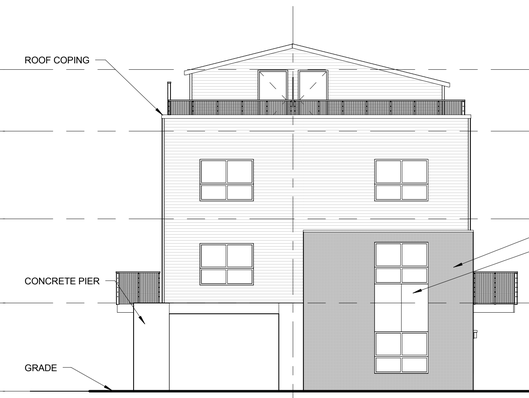
E7 EXTERIOR ELEVATION - EAST

1/8" = 1'-0"



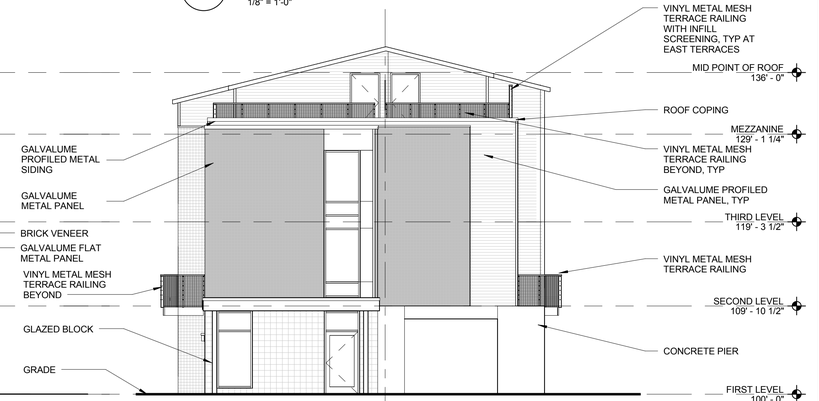
C2 BUILDING SECTION

1/8" = 1'-0"



C5 EXTERIOR ELEVATION - NORTH

1/8" = 1'-0"



C7 EXTERIOR ELEVATION - SOUTH

1/8" = 1'-0"

A7 EXTERIOR ELEVATION - WEST

1/8" = 1'-0"

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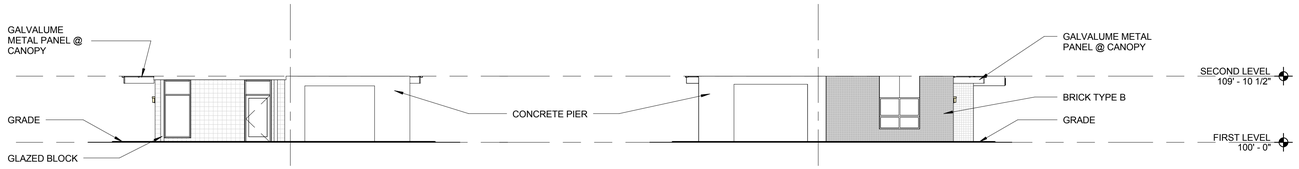
SHEET TITLE:

EXTERIOR ELEVATIONS

A201

Project: **214100111**

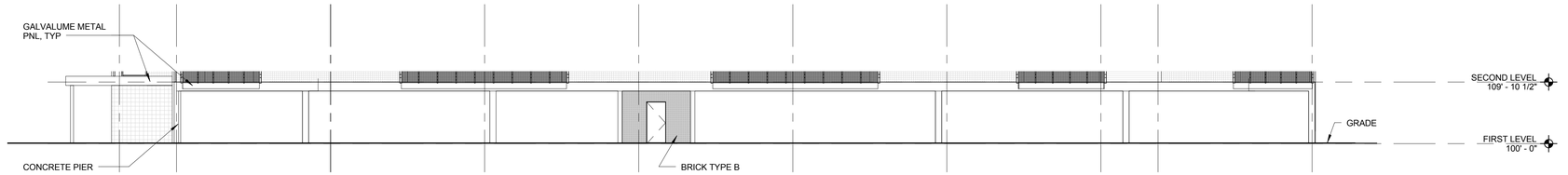


E4 GROUND LEVEL EXTERIOR ELEVATION - SOUTH

3/32" = 1'-0"

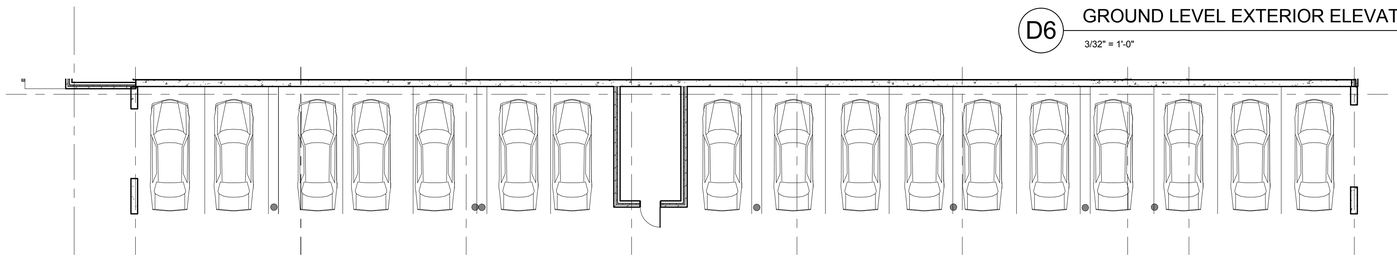
E6 GROUND LEVELEXTERIOR ELEVATION - NORTH

3/32" = 1'-0"



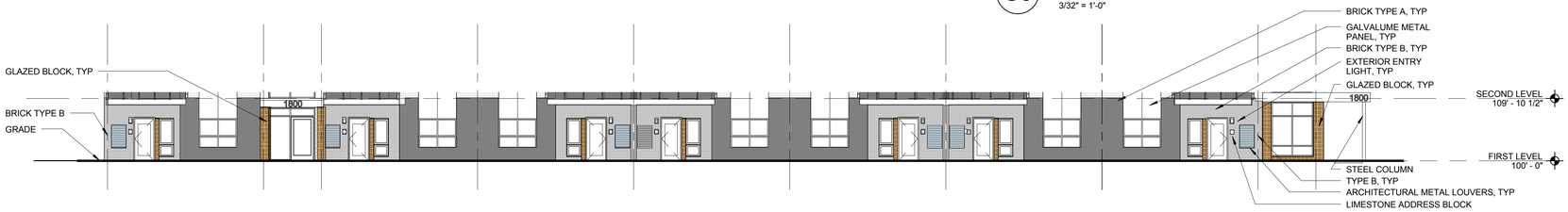
D6 GROUND LEVEL EXTERIOR ELEVATION - EAST

3/32" = 1'-0"



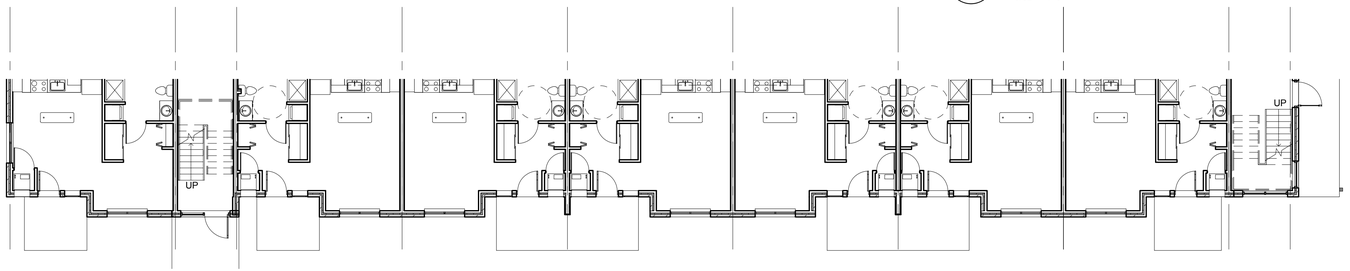
C6 GROUND LEVEL PARTIAL FLOOR PLAN - EAST

3/32" = 1'-0"



B6 GROUND LEVEL EXTERIOR ELEVATION - WEST

3/32" = 1'-0"



A6 GROUND LEVEL PARTIAL FLOOR PLAN - WEST

3/32" = 1'-0"

GROUND STORY ACTIVATION

FACADE VARIATION - 5.05 E.1

UNINTERRUPTED PUBLIC STREET FACADE LENGTH

MAX ALLOWED :		25'-0"
PROPOSED :	SOUTH ELEVATION	18'-10"
	NORTH ELEVATION	19'-0"
	WEST ELEVATION	24'-8"

TRANSPARANCY ALTERNATIVES - 5.05E3b

(A) EXPRESSION OF STRUCTURAL SYSTEM
- EXPRESSION OF CONCRETE WALLS, BEAMS, AND BALCONIES
- INDENTED/OUTDENTED UNIT PLACEMENT

(D) MATERIAL VARIATION
- ALTERNATING BRICK COLOR
- FLAT METAL PANELS

(E) INTEGRATED ARCHITECTURAL ORNAMENTATION
- GLAZED BLOCK TO SIGNIFY ENTRANCES
- LIMESTONE ADDRESS BLOCKS

(F) OUTDOOR SEATING (5.05E3bii)

GROUND STORY ACTIVATION CALCULATIONS

SOUTH ELEVATION

REQUIREMENT	% PROPOSED	% REQUIRED
TRANSPARENCY TOTAL	55.6%	50% MIN*
GLAZING/DOORS	12.9%	
THE BASE MATERIAL FOR THIS ELEVATION IS : **GLAZED BLOCK** THE FOLLOWING CHART LISTS THE ALTERNATIVE MATERIALS USED		
TRANSPARENCY ALTERNATIVES	42.7%	80% MAX
MATERIAL VARIATION	42.7%	50% MAX
CONCRETE	28.6%	
METAL PANEL	14.1%	

NORTH ELEVATION

REQUIREMENT	% PROPOSED	% REQ
TRANSPARENCY TOTAL	51.0%	50% MIN*
GLAZING/DOORS	9.7%	
THE BASE MATERIAL FOR THIS ELEVATION IS : **BRICK TYPE B** THE FOLLOWING CHART LISTS THE ALTERNATIVE MATERIALS USED		
TRANSPARENCY ALTERNATIVES	41.3%	80% MAX
MATERIAL VARIATION	41.3%	50% MAX
FLAT METAL PNL	9.1%	
CONCRETE	32.2%	

EAST ELEVATION

REQUIREMENT	% PROPOSED	% REQ
TRANSPARENCY TOTAL	47.5%	30% MIN*
DOORS	4.5%	
THE BASE MATERIAL FOR THIS ELEVATION IS : **CONCRETE** THE FOLLOWING CHART LISTS THE ALTERNATIVE MATERIALS USED		
TRANSPARENCY ALTERNATIVES	43.4%	100% MAX
MATERIAL VARIATION	43.4%	50% MAX
BRICK TYPE B	21.1%	
FLAT METAL PANEL	22.3%	

WEST ELEVATION

REQUIREMENT	% PROPOSED	% REQ
TRANSPARENCY TOTAL	99.6%	50% MIN*
GLAZING/DOORS	29.7%	
THE BASE MATERIAL FOR THIS ELEVATION IS : **BRICK TYPE B** THE FOLLOWING CHART LISTS THE ALTERNATIVE MATERIALS USED		
TRANSPARENCY ALTERNATIVES	69.9%	80% MAX
MATERIAL VARIATION	40.4%	50% MAX
GLAZED BLOCK	4.2%	
BRICK TYPE A	22.2%	
FLAT METAL PNL	11.4%	
ARCHITECTURAL METAL LOUVERS	2.6%	
OUTDOOR DINING/SEATING	29.5%	60% MAX

*TRANSPARENCY REQUIREMENT EQUALS TRANSPARENCY ALTERNATIVES IN ADDITION TO GLAZING AND DOORS.

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SHEET TITLE:
GROUND STORY ACTIVATION

A202

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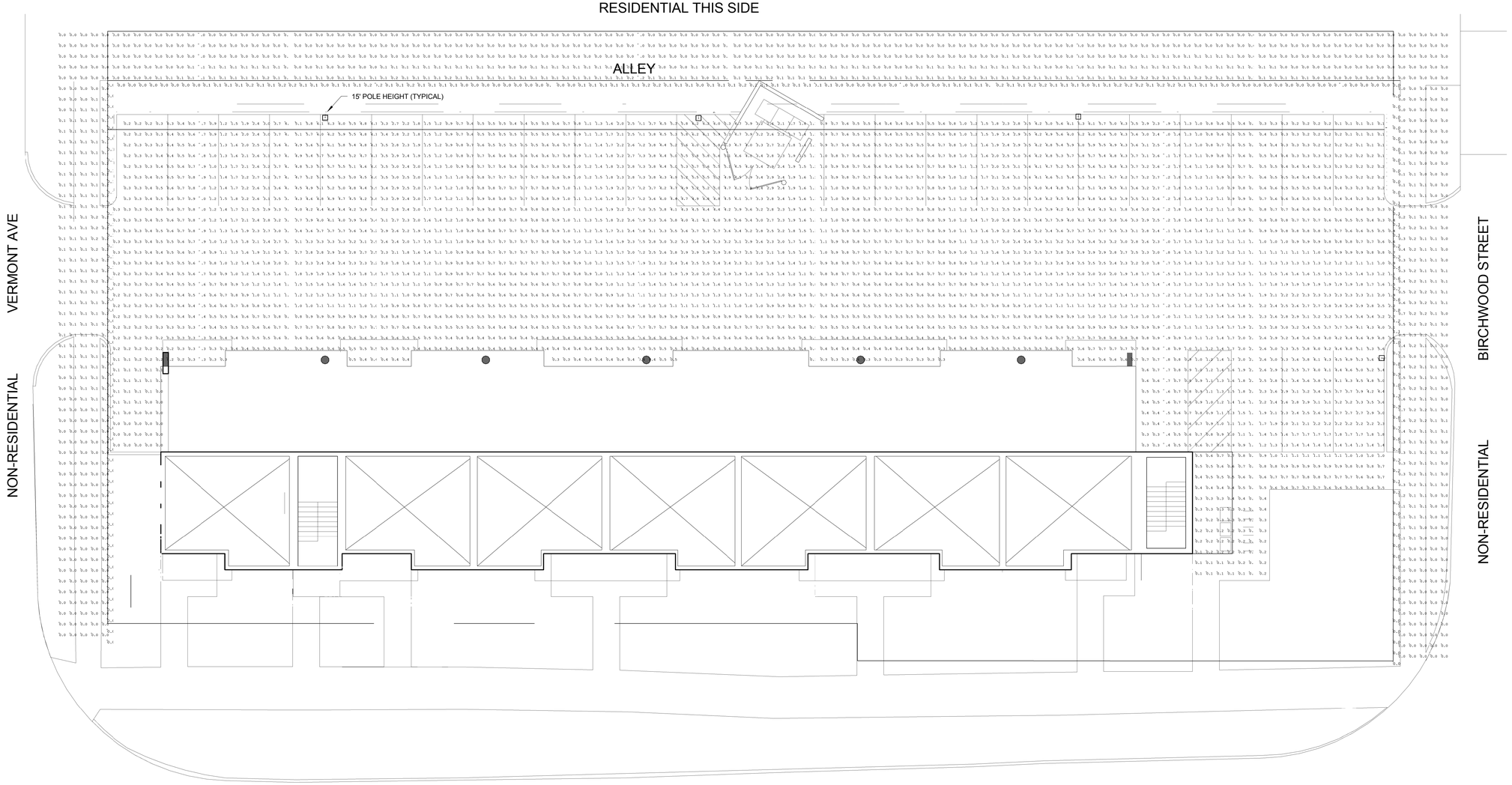

CALCULATION SUMMARY							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
10' BEYOND BOUNDARY	ILLUMINANCE	FC	0.05	0.7	0.0	N.A.	N.A.
5' AFF PROPERTY LINE	ILLUMINANCE	FC	0.12	1.3	0.0	N.A.	N.A.
PARKING LOT	ILLUMINANCE	FC	1.56	6.3	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE					
DESCRIPTION	TOTAL LAMP LUMENS	LLF	LLD	LDD	TOTAL WATTS
LITHONIA KSF1 150S R4SC-KSF1 IV 150W HP	16000	0.720	0.80	0.9	189
LITHONIA KSF1 250M R4SC 250W HP	22500	0.720	0.80	0.9	864

1 ELECTRICAL SITE LIGHTING PHOTOMETRICS
1" = 10'-0"

7/31/2015 8:01:12 AM
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SHEET TITLE:
ELECTRICAL SITE LIGHTING PHOTOMETRICS

Project: 214100111

ESC01

(Above space for recording purposes.)

CONDITIONAL REZONING AGREEMENT

THIS CONDITIONAL REZONING AGREEMENT ("Agreement") is hereby entered into by and between AMBER PROPERTIES COMPANY, a Michigan corporation, 380 N. Crooks Road, Clawson, Michigan 48017 ("Amber"), MICHAEL FARRUG, 1824 Livernois, Troy, Michigan 48083, JAMES D. SHEPPARD, 269 Reddingwood Drive, Rochester, Michigan 48306 ("Farrug/Sheppard") and the CITY OF TROY, MICHIGAN, a Michigan municipal corporation, 500 W. Big Beaver Road, Troy, Michigan 48084 ("City") on August ____, 2015.

R E C I T A L S

A. Farrug/Sheppard is currently the fee owner of certain vacant real property located at 1801-1870 Livernois Road, Troy, Oakland County, Michigan, more particularly described on Exhibit A, attached hereto ("Property").

B. Amber and Farrug/Sheppard have entered into an Agreement of Purchase and Sale (the "Purchase Agreement') for the purchase of the Property and Amber intends to improve and develop the Property as a multi-family residential development.

C. In order to facilitate the sale and development, Amber and Farrug/Sheppard desire to have the Property be rezoned from O (Office) District to Maple Road District under the Troy Zoning Code.

D. As part of approval of this Agreement, which will result in a rezoning of the Property from O (Office) District to Maple Road District, Amber has offered and agrees to make the improvements, proceed with the project and comply with document submission dates and/or project completion dates, as described in this Agreement and any incorporated documents. Any conditions, representations or promises included in the Agreement have been voluntarily offered by Amber to induce the City to rezone the land to the proposed classification. Amber and the City agree that the rezoning and the terms of this Agreement provides for: (i) the promotion of the public health, safety and welfare; (ii) compatibility with the Master Plan; (iii) compliance with all terms and conditions of the zoning district to which the land is to be rezoned, except as otherwise allowed in the Agreement; (iv) the accommodation of service and facility loads for public

services and facilities affected by the proposed development; (v) compatibility with adjacent uses of land; and (vi) other legitimate objectives authorized under the Michigan Planning Enabling Act, MCL 125.3801, et. seq., the Michigan Zoning Enabling Act, MCL 125.3101, et. seq. and Chapter 39, Section 16.04 of the City of Troy Zoning Ordinance. The burden of the conditions on Amber is roughly proportionate to the burdens being created by the development, and to the benefit which will accrue to Property as a result of the requirements represented in the project and/or development.

E. For the purpose of confirming the rights, obligations and restrictions in connection with the improvements and development to be undertaken on the Property, the parties have entered into this Agreement. The rezoning of the Property to Maple Road District shall become effective as set out in Section 4.1 of this Agreement. Once this Agreement is approved by the Troy City Council, it shall be binding upon the City, Amber, Farrug/Sheppard, and their agents, successors and assigns. The City's Zoning District Map shall be updated to reflect the amendment to the Zoning Ordinance and the District Map shall be updated to reflect the amendment to the Zoning Ordinance and the District Map within a reasonable period of time after the effective date of the rezoning. This Conditional Rezoning Agreement is being proposed by Amber and entered into voluntarily by Amber and the City.

F. Amber has voluntarily offered to enter into this Conditional Rezoning Agreement consistent with the Zoning Enabling Act, as defined in Article 1 of this Agreement and the City of Troy Zoning Ordinance, Chapter 39, Section 16.04 (Conditional Rezoning Procedures).

G. This Conditional Rezoning Agreement is made by the City pursuant to authority granted to the City under MCLA §125.3405, as amended.

H. The City's Planning Commission, at its July 28, 2015 meeting, passed its resolution recommending to the City Council that Amber's O (Office) District to Maple Road District rezoning request, which incorporates Site Plan approval, be granted.

I. The City, by action of its City Council at its meeting of August ___, 2015, passed its resolution and has accepted the offer of Amber to enter into this Conditional Rezoning Agreement, which incorporates Site Plan approval.

NOW, THEREFORE, Amber and the City for the good and valuable consideration outlined in this Agreement, the receipt and sufficiency of which are hereby acknowledged, agree as follows:

ARTICLE 1
DEFINITIONS AND COVENANTS

1.1 "Commencement Date" means the date of _____, 2015, which is ten (10) days after the acceptance of the conditional zoning offer by the City.

1.2 "Conditional Rezoning Agreement Documents" shall mean Chapter 39, Section 16.04 of the City's Zoning Ordinance, as amended, this Agreement and the Site Plan (see Section 2.4).

1.2 "Improvements" means (a) acquisition of building permits; (b) submission of required site bonds to City; and (c) on-site improvements on the exterior Property such as landscaping.

1.3 "Troy Zoning Code" means Chapter 39 of the Code of Ordinances of the City of Troy.

1.4 "Zoning Enabling Act" means State of Michigan's Act 110 of the Public Acts of 2006, as amended (MCLA §125.3101, et. seq., as amended).

ARTICLE 2
DESCRIPTION OF DEVELOPMENT

2.1 **Development Description.** The development involves the construction of a multi-family building on the Property, as described as Exhibit A attached.

2.2 **Development Parcel.** The Property is described on Exhibit A, attached hereto and also constitutes the entire property to be rezoned.

2.3 **Current Ownership of Property.** The Property is currently owned by Farrug/Sheppard. At such time as Amber acquires fee title to the Property, Farrug/Sheppard shall be released from all obligations hereunder, without the requirement of further act or deed.

2.4 **Site Plan.** The drawings and submittals for the Property which constitute the Site Plan and related plans are identified and attached hereto as Exhibit B ("Site Plan").

2.5 **Development Documents**. The Property shall be developed and improved only in accordance with the Conditional Rezoning Agreement Documents.

ARTICLE 3
CONDITIONS FOR REZONING

3.1 **Rezoning.** In consideration for the City's rezoning of the Property from its current classification of O (Office) District to Maple Road District, Amber agrees to be bound by the following conditions:

a. The Building Form C requirements of Maple Road District are applicable.

b. Density on the Property shall not exceed 35 multi-family dwelling units.

c. Building(s) on the Property shall be limited to no more than three stories and mezzanine, with a maximum roof height of 36 feet.

d. Unless approved by the City of Troy, the use of the Property shall be limited to the construction, maintenance and operation of a multi-family building(s) and any uses ancillary thereto.

e. Amber shall develop and improve the Property in accordance with the Site Plan documents that were recommended for approval including the site plan design considerations that were included in ~~by~~ the Troy Planning Commission resolution adopted at its July 28, 2015 meeting, and as adopted by the City Council on _____, 2015.

3.2 **Representation.** Amber represents and confirms that the Property shall not be used or developed in a manner inconsistent with the conditions placed on rezoning as set out in this Agreement.

3.3 **Expiration.** Amber shall be subject to the expiration of the provisions of Section 16.04.E. of the Troy Zoning Ordinance and Section 6.2 of this Agreement.

ARTICLE 4
REZONING

4.1 **Resolution and Zoning Map Amendment.** Directly after City Council's approval of this Conditional Rezoning Agreement, City Council shall pass a Resolution rezoning the Property from an O (Office) District zoning classification to a Maple Road District classification. That Resolution shall also state that the Zoning Map shall be amended to reflect a new zoning classification. The Planning Director shall take necessary action to amend the Zoning Map to the new classification along with a relevant designation that will provide reasonable notice of the Conditional Rezoning Agreement. The Conditional Rezoning Approval and the amendment to the Zoning Map shall not become effective until the Conditional Rezoning Agreement is recorded with the Oakland County Register of Deeds and a certified copy of the Agreement is filed with the City Clerk.

ARTICLE 5
DEVELOPER'S RIGHTS, OBLIGATIONS AND PROPERTY RESTRICTIONS

5.1 **Right to Develop.** Amber shall have the right to develop the Property in accordance with the Conditional Rezoning Agreement Documents. The Site Plan included in the Conditional Rezoning Agreement Documents is deemed approved and in compliance with the conditions as stated in Section 3.1. If development and/or

actions are undertaken on or with respect to the Property in violation of the Conditional Rezoning Agreement, such development and/or actions shall constitute a violation of the City of Troy Code of Ordinances and deemed a nuisance per se. In such cases, the City may issue a stop work order relative to the Property and seek any other lawful remedies. Until curative action is taken to bring the Property into compliance with the Conditional Rezoning Agreement, the City may withhold or, following notice and an opportunity to be heard, revoke permits and certificates in addition to or in lieu of such other lawful action to achieve compliance.

5.2 **Compliance with Agreement.** All development, use, and improvement of the Property shall be subject to and in accordance with this Agreement, the Conditional Rezoning Agreement Documents, all applicable City Ordinances, and shall also be subject to and in accordance with all other approvals and permits required under applicable City Ordinances and State law.

5.3 **Compliance with City Ordinances.** Amber shall comply with the City Code of Ordinances, make any necessary application for permits and obtain any necessary permits for the development of the Property, including signage.

5.4 **Amendment to Plans.** In the event that during the course of final site plan review, building permits review or construction and development of the Property, the City's Planning Department or Building Department determine that the engineering or building plans, as submitted by Amber, shall need to vary from the approved Site Plan, then the Building Department and/or Planning Department shall be empowered to administratively approve such change or variance, consistent with City Ordinances, without amending this Agreement, provided that such changes or variances are consistent with the Conditional Rezoning Agreement Documents. Notwithstanding the foregoing, any change that affects Section 3.1(a), (b), (c) or (d) of this Agreement shall require an amendment of the Agreement.

ARTICLE 6
THE CITY'S RIGHTS AND OBLIGATIONS

6.1 **Police Powers.** The action of the City in entering into this Conditional Rezoning Agreement is based upon the understanding that the intent and spirit of the police power objectives of the City relative to the Property are embodied in the Conditional Rezoning Agreement Documents and those powers are assured based upon the development and/or undertakings on the Property. The City is thus achieving its police power objective and has not, by this Agreement, bargained away or otherwise compromised any of its police power objectives.

6.2 **Expiration.** Conditional Rezoning approval shall expire following a period of two (2) years from the effective date of the rezoning as set out above unless progress has been diligently pursued and substantial completion has occurred in accordance with permits issued by the City. The City shall have the sole discretion to determine if progress has been diligently pursued by Amber. The City, through its employees and

agents, shall at all times be allowed to enter onto the Property to determine the progress of the development.

6.3 **Enforcement.** The City may initiate legal action for the enforcement of any of the provisions, requirements, and obligations set forth in the Conditional Rezoning Agreement. In the event the City obtains any relief as a result of such litigation, Amber shall pay all court costs and attorney fees incurred by the City in connection with such suit.

6.4 **Non-Compliance.** If Amber is developing the Property in non-compliance with the Conditional Rezoning Agreement, the City may issue a stop work order as to any or all aspects of the Development, may deny the issuance of any requested building permit or certificate of occupancy within any part or all of the Development regardless of whether the Developer is the named applicant for such permit or certificate of occupancy, and may suspend further inspections of any or all aspects of the Development.

6.5 **Compliance.** To the extent the Conditional Rezoning Agreement Documents deviate from the City of Troy Development Standards, Zoning Ordinance or other City ordinances, or any amendments thereto, the Conditional Rezoning Agreement Documents shall control. All improvements constructed in accordance with the Conditional Rezoning Agreement Documents shall be deemed to be conforming under the Zoning Ordinance and in compliance with all ordinances of the City.

ARTICLE 7
GENERAL PROVISIONS

7.1 **The City's Representations and Warranties.** The City represents and warrants to Amber as follows:

a. **Authority.** The City has the authority to enter into this Conditional Rezoning Agreement and to perform and carry out all obligations, covenants and provisions hereof. The City's authority shall be evidenced by appropriate resolutions.

b. **Transfer of Ownership.** The transfer of title of the Property from Farrug/Sheppard to Amber or an entity in which the principals of Amber do have an ownership interest, if such transfer is made prior to substantial completion of the Improvements, shall not constitute an event of default under this Conditional Rezoning Agreement;

c. **Compliance.** The Conditional Rezoning Agreement complies with the requirements of City Ordinances, including the Troy Zoning Code.

d. **Sole Authority.** The City Council is the sole and appropriate municipal body to enter into the Conditional Rezoning Agreement with Amber and Farrug/Sheppard.

e. **Plan Review.** The City will timely review the plans and documents submitted for building permits, public utilities and signage, and any amendments thereto submitted by Amber to achieve the purposes of this Conditional Rezoning Agreement.

f. **Use.** The intended land use for the Property is a permissible use under the Troy Zoning Code and Troy Master Plan.

g. **Validity of Use.** In the event that the Troy Zoning Code is amended such that the use provided for in this Conditional ~~Zoning~~ Rezoning Agreement for the Property are no longer permitted uses of right in the ~~Big Beaver~~Maple Road District, the use provided for in this Conditional Rezoning Agreement and continuation of those uses shall be governed by the provisions of Troy's Zoning Ordinance governing non-conforming lots, uses and structures currently set forth in Article 14 of the Zoning Ordinances.

h. **Restraints**. Neither the execution nor delivery of this Conditional Rezoning Agreement nor the consummation of the transaction contemplated hereby is in violation of any provision of any existing law or regulation, order or decree of any court or governmental entity, the City's Charter, or any agreement to which the City is a party or by which it is bound.

i. **Disclosure**. No representation or warranty by the City, or any statement or certificate furnished to Amber pursuant hereto or in connection with the transactions contemplated hereby, contains or will contain any untrue statement of a material fact or will omit to state any fact necessary to make the statements contained herein or therein not misleading.

j. **Litigation**. The City has no notice of and there is no pending or threatened litigation, administrative action or examination, claim or demand before any court or any federal, state or municipal governmental department, commission, board, bureau, agency or instrumentality thereof which would affect the City or its principals from carrying out the covenants and promises made herein.

7.2 **Amber's Representations and Warranties.** Amber represents and warrants to the City as follows:

a. **Organization**. Amber has all requisite power and authority to own and operate its assets and properties, to carry on business as now being conducted, and to enter into and perform the terms of the Conditional Rezoning Agreement.

b. **Authorization**. The execution and delivery of this Conditional Rezoning Agreement and consummation of the transactions contemplated hereby have been duly authorized by Amber.

c. **Restraints**. Neither the execution nor delivery of this Conditional Rezoning Agreement nor the consummation of the transaction contemplated hereby is in violation of any provision of any existing law or regulation, order or decree of any court or governmental entity, Amber's organizational documents, or any agreement to which the Amber is a party or by which it is bound.

d. **Disclosure**. No representation or warranty by Amber, or any statement or certificate furnished to the City pursuant hereto or in connection with the transactions contemplated hereby, contains or will contain any untrue statement of a material fact or will omit to state any fact necessary to make the statements contained herein or therein not misleading.

e. **Litigation**. Amber has no notice of and there is no pending or threatened litigation, administrative action or examination, claim or demand before any court or any federal, state or municipal governmental department, commission, board, bureau, agency or instrumentality thereof which would affect Amber or its principals from carrying out the covenants and promises made herein.

f. **Financial**. Amber is financially able to develop the Property.

g. **Compliance with Laws.** Amber shall comply with all Laws and all City ordinances applicable to the construction, ownership, maintenance, operation and use of the Property.

7.3 **Effective Date.** The effective date of this Conditional Rezoning Agreement is _____, 2015, ten (10) days after the date the Troy City Council approved the rezoning or on the date the Agreement is recorded with the Oakland County Register of Deeds, whichever date is later.

ARTICLE 8
NOTICES

All notices, consents, approvals, requests and other communications, herein collectively called "Notices," required or permitted under this Conditional Rezoning

Agreement shall be given in writing, signed by an authorized representative of the City, Amber or Farrug/Sheppard and mailed by certified or registered mail, return receipt requested, personally delivered, sent by overnight courier or sent by e-mail to a party as follows:

To City:
Planning Director
City of Troy
500 W. Big Beaver Road
Troy, Michigan 48084
Tel: (248) 524-3364
Email: SavidantB@troymi.gov

With a Copy to:
City Attorney
City of Troy
500 W. Big Beaver Road
Troy, Michigan 48084
Tel: (248) 524-3320
Email: bluhmlg@troymi.gov

To Farrug/Sheppard:
Michael Farrug
1824 Livernois
Troy, Michigan 48083
Email:

James D. Sheppard
269 Reddingwood Drive
Rochester, Michigan 48306
Email:

To Amber:
Jerome Amber
Amber Properties Company
380 N. Crooks Road
Clawson, MI 48017
Tel: (248) 280-1700
Email: jamber@comcast.net

With a copy to:
Dennis G. Cowan
Plunkett Cooney
38505 Woodward, Suite 2000
Bloomfield Hills, MI 48304
Tel: (248) 901-4029
Email: dcowan@plunkettcooney.com

All such notices, certificates or other communications shall be deemed served upon the date of personal delivery, the day after delivery to a recognized overnight courier, the date of the transmission by facsimile or other electronic means is verified or two days after mailing by registered or certified mail. Any party may by notice given under this

Conditional Zoning Agreement designate any further or different addresses or recipients to which subsequent notices, certificates or communications hereunder shall be sent.

ARTICLE 9
MISCELLANEOUS

9.1 **Non-Liability of City, Officials and Employees.** No City official, officer, employee, board member, city council member, elected or appointed official, attorneys, consultants, advisors, agents and representatives, shall be personally liable to Amber for any default or breach by the City of any obligation under this Conditional Rezoning Agreement or in any manner arising out of the performance of this Conditional Rezoning Agreement by any party.

9.2 **Successors/Provisions Running With the Land.** This Conditional Rezoning Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. The provisions of Sections 3.1 and 5.1 of this Conditional ~~Zoning~~ Rezoning Agreement shall be deemed benefits and burdens which shall run with the Property.

9.3 **Recording.** This Conditional Rezoning Agreement shall be recorded with the Oakland County Register of Deeds at the expense of Amber. The Site Plan documents, drawings and submittals referenced in Section 2.4 are not required to be recorded and the City shall maintain such documents in its books and records. Amber shall provide the City Clerk with a certified copy of the Agreement as recorded, showing the date of recording, liber and page numbers.

9.4 **Complete Agreement.** This Conditional Rezoning Agreement constitutes the entire agreement between the parties with respect to the subject of this Conditional ~~Zoning~~ Rezoning Agreement and it may not be amended or its terms varied except in writing and signed by the required parties, except for matters pursuant to Section 5.4 above.

9.5 **Conflicts.** In the event of conflict between the provisions of this Conditional Rezoning Agreement and the provision of the Troy Zoning Code, the provisions of this Conditional Rezoning Agreement shall prevail.

9.6 **Default Remedies of Amber.** The City shall not be in default in any term or condition of this Agreement unless and until Amber has provided the City with written notice that the City has failed to comply with an obligation under this Agreement, and the City has failed to cure such failure within thirty (30) days of the written notice, unless the nature of the noncompliance is such that it cannot be cured with due diligence within such period, in which case the City has failed to commence the cure within such period and thereafter diligently pursued the cure. In the event of a default, Amber's sole remedy at law or in equity shall be the right to seek specific performance as to the issuance of approvals, consents, or the issuance of building permits required by the City pursuant to this Conditional ~~Zoning~~ Rezoning Agreement.

9.7 **Default Remedies of City.** Amber shall not be in default in any term or condition of this Agreement unless and until the City has provided Amber with written notice that Amber has failed to comply with an obligation under this Agreement, and Amber has failed to cure such failure within thirty (30) days of the written notice, unless the nature of the noncompliance is such that it cannot be cured with due diligence within such period, in which case Amber has failed to commence the cure within such period and thereafter diligently pursued the cure. In the event of a default, the City's sole remedy at law or in equity shall be the right to seek specific performance of the obligations of Amber pursuant to this Conditional Rezoning Agreement.

9.8 **Third-Party Beneficiaries.** No term or provision of this Conditional Rezoning Agreement is intended to be, or shall be, for the benefit of any person not a party to the Agreement, and no such person shall have any right or cause of action hereunder.

9.9 **Severability.** The invalidity or any article, section, subsection, clause or provision of this Agreement shall not affect the validity of the remaining articles, sections, subsections, clauses, or provisions hereof, which shall remain valid and enforceable to the fullest extent permitted by law.

9.10 **Waiver of Breach.** A party to this Agreement does not waive any default, condition, promise, obligation, or requirement applicable to any other party hereunder, unless such waiver is in writing, signed by an authorized representative of that party, and expressly stated to constitute such waiver. Such waiver shall only apply to the extent given and shall not be deemed or construed to waive any such or other default, condition, promise, obligation, or requirement in any past or future instance. No failure of a party to insist upon strict performance of any covenant, agreement, term or condition of this Conditional ~~Zoning~~ Rezoning Agreement or to the exercise of any right or remedy in the event of a default shall constitute a waiver of any such default in such covenant, agreement, term, or condition.

9.11 **Governing Law.** This Conditional Rezoning Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Michigan. Amber agrees, consents and submits to the personal jurisdiction of any competent court of jurisdiction in Oakland County, Michigan, for any action brought against it arising out of this Conditional Rezoning Agreement. Amber also agrees that it will not commence any action against the City because of any matter whatsoever arising out of, or relating to, the validity, construction, interpretation and enforcement of this Agreement in any courts other than those within Oakland County, Michigan. Nothing hereunder shall be construed to limit or prohibit Amber to petition or submit land use or zoning requests to the City after the Effective Date.

9.12 **Joint Drafting.** This Conditional Rezoning Agreement has been negotiated by the parties and each party has joined in and contributed to its drafting.

Accordingly, there shall be no presumption favoring or burdening any of the parties based upon draftsmanship.

9.13 **Reasonableness.** After consulting with their respective attorneys, Developer and City confirm that this Agreement is authorized by and consistent ~~will~~ with all applicable state and federal law and the United States and Michigan Constitutions, that the terms of this Agreement are reasonable, that they shall be estopped from taking a contrary position in the future, and that each shall be entitled to injunctive relief to prohibit any actions by the other inconsistent with the terms of this Agreement. Developer and the City fully accept and agree to the final terms, conditions, requirements and obligations of the Agreement and all Conditional Rezoning Agreement Documents, and shall not be permitted in the future to claim that the effect of the Agreement and the Conditional Rezoning Agreement Documents result in an unreasonable limitation upon uses of all or a portion of the Property, or claim that enforcement of any of the Agreement and the Conditional Rezoning Agreement Documents causes an inverse condemnation or taking of all or a portion of the Property. Furthermore, it is agreed that the improvements and undertakings set forth in the Agreement and the Conditional Rezoning Agreement Documents are roughly proportional to the burden being created by the development, and to the benefit which will accrue to the Property as a result of the requirements represented by the development.

9.14 **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which shall constitute one agreement. The signature of any party to any counterpart shall be deemed to be a signature to, and may be appended to, any other counterpart.

MICHAEL FARRUG

_____ By:_____
Witness Michael Farrug

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing Conditional Rezoning Agreement was acknowledged before me this ____ day of _____, 2015, by Michael Farrug.

_____
_____, Notary Public
_____ County, Michigan
Acting in Oakland County
My Commission Expires: _____

Signatures continued on Page 13.
Signatures continued from Page 12.

JAMES D. SHEPPARD

_____ By:_____
Witness James D. Sheppard

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing Conditional Rezoning Agreement was acknowledged before me this ____ day of _____, 2015, by James D. Sheppard.

_____
_____, Notary Public
_____ County, Michigan
Acting in Oakland County
My Commission Expires: _____

AMBER PROPERTIES COMPANY

_____ By:_____
Witness Jerome S. Amber
Its: Vice-President

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing Conditional Rezoning Agreement was acknowledged before me this ____ day of _____, 2015, by Jerome S. Amber, as Vice-President of Amber Properties Company.

_____
_____, Notary Public
_____ County, Michigan
Acting in Oakland County
My Commission Expires: _____

Signatures continued on Page 14.
Signatures continued from Page 13.

CITY OF TROY, MICHIGAN,
a Michigan municipality

_____
Witness

By:_____
Dane Slater
Its: Mayor

_____
Witness

By: _____
Aileen ~~Bittner~~Dickson
Its: Clerk

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing Conditional Rezoning Agreement was acknowledged before me this ____ day of _____, 2015, by Dane Slater on behalf of the City of Troy, a Michigan municipality.

_____
_____, Notary Public
_____ County, Michigan
Acting in Oakland County
My Commission Expires: _____

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing Conditional Rezoning Agreement was acknowledged before me this ____ day of _____, 2015, by Aileen ~~Bittner~~ Dickson on behalf of the City of Troy, a Michigan municipality.

_____
_____, Notary Public
_____ County, Michigan
Acting in Oakland County
My Commission Expires: _____

Prepared by and recorded return to:

Dennis G. Cowan
Plunkett Cooney
38505 Woodward, Suite 2000
Bloomfield Hills, MI 48304

Open.19331.70425.15474325-1

Exhibit A

SITE INFORMATION:

EXISTING SITE: LAND SITUATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:

20-27-353-029
LOTS 63, 64 AND 65, ADDISON HEIGHTS SUBDIVISION No. , AS RECORDED IN LIBER 33, PAGE 28 OF PLATS, OAKLAND COUNTY RECORDS.

20-27-353-008
LOTS 61 AND 62, ADDISON HEIGHTS SUBDIVISION No. 2 , AS RECORDED IN LIBER 33, PAGE 28 OF PLATS , OAKLAND COUNTY RECORDS.

20-27-353-007
THE EAST 93 FEET OF LOT 60, ADDISON HEIGHTS SUBDIVISION No. 2 , AS RECORDED IN LIBER 33, PAGE 28 OF PLATS , OAKLAND COUNTY RECORDS.

20-27-353-006
THE EAST 93 FEET OF LOT 59, ADDISON HEIGHTS SUBDIVISION No. 2 , AS RECORDED IN LIBER 33, PAGE 28 OF PLATS , OAKLAND COUNTY RECORDS.

20-27-353-005
THE EAST 93 FEET OF LOT 58, ADDISON HEIGHTS SUBDIVSION No. 2 , AS RECORDED IN LIBER 33, PAGE 28 OF PLATS, OAKLAND COUNTY RECORDS.

20-27-353-004
THE EAST 93 FEET OF LOT 57, ADDISON HEIGHTS SUBDIVISION No. 2 , AS RECORDED IN LIBER 33, PAGE 28 OF PLATS, OAKLAND COUNTY RECORDS.

20-27-353-003
THE EAST 93 FEET OF LOT 56, ADDISON HEIGHTS SUBDIVISION No. 2 , AS RECORED IN LIBER 33, PAGE 28 OF PLATS, OAKLAND COUNTY RECORDS.

20-27-353-002
THE EAST 93 FEET OF LOT 55, ADDISON HEIGHTS SUBDIVISION No. 2 , AS RECORDED IN LIBER 33, PAGE 28 OF PLATS, OAKLAND COUNTY RECORDS.

20-27-353-001
THE EAST 93 FEET OF LOT 54, ADDISON HEIGHTS SUBDIVISION No. 2 , AS RECORDED IN LIBER 33, PAGE 28 OF PLATS, OAKLAND COUNTY RECORDS.

Exhibit B

The Site Plan and related plans referenced in Section 2.4 of the Conditional Rezoning Agreement are maintained in the records of the City of Troy, Michigan and are identified as follows:

1)	AS01	Architectural Site Plan prepared by SHW Group dated _____ (Conditional Rezoning Rev)
2)	C-1	Topographic Survey and Site Plan prepared by KEM-TEC & Associates dated _____ (Conditional Rezoning Rev)
3)	C-2	Grading & Utility Plan prepared by KEM-TEC & Associates dated _____ (Conditional Rezoning Rev)
4)	L-1	Landscape Plan prepared by Erica A. Olson, PLLC dated _____ (Conditional Rezoning Rev)

OTHER BUSINESS

11. CONDITIONAL REZONING APPLICATION (File Number CR 013) – Proposed Amber Studios and Lofts, East side of Livernois between Vermont and Birchwood, Section 21, From O (Office) District to MR (Maple Road) District

Mr. Carlisle introduced the proposed Conditional Rezoning application. He addressed the application with respect to the Master Plan and site plan issues relating to height, density and parking.

Present were Dennis Cowan of Plunkett Cooney, Jerome Amber of Amber Properties Company and Justin Wieber of Stantec.

There was discussion on:

- Master Plan consistency
- Market demand for studio living
- Building architecture, height, mezzanine, balcony screening.
- Good location, positive reuse of vacant property
- Vacation of alley
- Parking
- Snow removal
- Stormwater management.
- Surrounding vitality, magnets (MJR Theatre)
- Single person tenancy
- Pet policy

CONDITIONAL REZONING REQUEST

10. PUBLIC HEARING - CONDITIONAL REZONING APPLICATION (File Number CR 013) – Proposed Amber Studios and Lofts, East side of Livernois between Vermont and Birchwood, Section 21, From O (Office) District to MR (Maple Road) District

Mr. Carlisle reviewed the proposed Conditional Rezoning application. He addressed the conditions offered by the applicant, parking, landscaping, applicant's intent to vacate the 18 foot alley and the height of light poles.

Mr. Carlisle recommended approval of the proposed Conditional Rezoning application for the reasons identified in his report dated March 13, 2015 and subject to the conditions as identified in his report dated March 13, 2015.

Present were Dennis Cowan of Plunkett Cooney, Jerome Amber of Amber Properties Company and Justin Wieber of Stantec.

Mr. Cowan addressed the re-design of the building since last presented to the Board. He agreed conditions identified in the Planning Consultant report would be adhered to with one exception. The applicant does not want to eliminate the two parking spaces, as recommended.

Mr. Cowan addressed their intent and timeline to vacate the 18-foot alley. He said a meeting to discuss the proposed development was held with property owners who were given notice by the City of the public hearing, of which nine attended.

Mr. Wieber gave a detailed overview of the building architectural features.

Mr. Amber addressed snow removal and screening of the terraces. He circulated photographs and building material samples.

Mr. Savidant reported the department received numerous written responses to the public hearing notices which were distributed to the Planning Commission prior to the beginning of tonight's meeting.

PUBLIC HEARING OPENED

Denise Whitmer, 76 Vermont, spoke in opposition. She addressed concerns with traffic, cut-through traffic, noise, screening and privacy.

Ted LaVanaway, 6952 Dublin Fair, spoke in support.

PUBLIC HEARING CLOSED

Discussion followed on:

- Defined height of light pole.
- Trash enclosure materials.
- Zoning requirements for trash enclosures.

Resolution # PC-2015-07-050
Moved by: Tagle
Seconded by: Krent

RESOLVED, That the Planning Commission hereby recommends to the City Council that the O to MR Conditional Rezoning request, which incorporates Preliminary Site Plan Approval, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the east side of Livernois, between Vermont and Birchwood, within Section 21, being approximately 0.5 acres in size, be granted, for the following reasons:

1. The request complies with the Master Plan.
2. The Form-Based District would permit greater flexibility in use and development of the property.
3. The abundance of Office District property in the City has been well documented.
4. The rezoning would be compatible with surrounding zoning and land use.
5. The site can be adequately served with municipal water and sewer.

BE IT FURTHER RESOLVED, That the Planning Commission recommends the following site plan design considerations:

1. Obtain alley vacation prior to Final approval.
2. Provide one (1) additional barrier free parking space.
3. Remove the single space directly adjacent to the north side of the building.
4. Remove one (1) parking space along the western property line and add five (5) additional feet to each greenbelt along Vermont and Birchwood.
5. Address berming and landscaping within north and south greenbelt.
6. Purchase additional 9-foot of alley or if additional 9-foot of alley cannot be purchased, address screening and landscape deficiencies within eastern greenbelt.
7. Trash enclosure screening will be with poured concrete with gates similar in construction and appearance as the screening on the upper terrace level, metal slats and wood, and to comply with enclosure requirements.
8. Light pole height shall be maximum 15 feet high to mitigate impact upon adjacent single-family properties.

Yes: All present (7)
Absent: Sanzica

MOTION CARRIED

Chair Edmunds opened the floor for one additional public comment.

Randy Whitmer, 76 Vermont, spoke in opposition. He said if a vote was taken, the City would find the residents along Vermont and Birchwood are opposed to the proposed development.

Mr. Carlisle informed the audience that the recommending body on the proposed development is City Council and those residents within the required 300 foot radius would be notified of the scheduled date and time of the City Council public hearing.

DATE: July 27, 2015

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: CONDITIONAL REZONING APPLICATION (File Number CR 013) – Proposed Amber Studios and Lofts, East side of Livernois between Vermont and Birchwood, Section 21, From O (Office) District to MR (Maple Road) District

The applicant, Amber Properties Company, seeks a conditional rezoning of the subject parcel from O (Office) District to MR (Maple Road) District. As part of the application, the applicant submitted a Preliminary Site Plan for a three-story building with a mezzanine. The proposed 35-unit building is 36 feet in height, measured at the midpoint of the roof.

The site is within the Maple Road classification in the City of Troy Master Plan. This classification supports a wide range of uses including multiple-family residential development.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the project. 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 the recommendations included therein.

Attachments:
1. Maps
2. City of Troy Master Plan (excerpt)
3. Report prepared by Carlisle/Wortman Associates, Inc.
4. Public comment

G:\Conditional Rezoning\CR-013 Amber Studios and Lofts Sec 27\PC Memo 07 28 2015.doc

PROPOSED RESOLUTION

PUBLIC HEARING - CONDITIONAL REZONING APPLICATION (File Number CR 013) – Proposed Amber Studios and Lofts, East side of Livernois between Vermont and Birchwood, Section 21, From O (Office) District to MR (Maple Road) District

Resolution # PC-2015-07-
Moved by:
Seconded by:

RESOLVED, That the Planning Commission hereby recommends to the City Council that the O to MR conditional rezoning request, which incorporates Preliminary Site Plan Approval, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the east side of Livernois, between Vermont and Birchwood, within Section 21, being approximately 0.5 acres in size, be granted for the following reasons.

1. The request complies with the Master Plan
2. The Form-Based District would permit greater flexibility in use and development of the property.
3. The abundance of Office District property in the City has been well documented.
4. The rezoning would be compatible with surrounding zoning and land use.
5. The site can be adequately served with municipal water and sewer.

BE IT FURTHER RESOLVED, That the Planning Commission recommends the following site plan design considerations:

1. Obtain alley vacation prior to Final approval.
2. Provide one (1) additional barrier free parking space.
3. Remove the single space directly adjacent to the north side of the building.
4. Remove one (1) parking space along the western property line and add five (5) additional feet to each greenbelt along Vermont and Birchwood.
5. Address berming and landscaping within north and south greenbelt.
6. Purchase additional 9-foot of alley or if additional 9-foot of alley cannot be purchased, address screening and landscape deficiencies within eastern greenbelt.
7. Address trash enclosure screening including material use and southern side of trash enclosure.
8. Propose pole height as low as possible to mitigate impact upon adjacent single-family properties, as determined by Planning Commission.

Yes:
No:

MOTION PASSED / FAILED

Amber Studios & Lofts

City of Troy Planning Department

Legend:

Aerial

- Red: Band_1
- Green: Band_2
- Blue: Band_3

150 0 75 150 Feet

Scale 1: 900

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.

Printed: 5/22/2015

Amber Studios & Lofts

City of Troy Planning Department

Legend:

Form Based Zoning 2

- (PUD) Planned Unit Development
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road
- (MR) Maple Road
- (NN) Neighborhood Nodes (A-U)
- (CB) Community Business
- (GB) General Business
- (IB) Integrated Industrial Business District
- (O) Office Building District
- (OM) Office Mixed Use
- (P) Vehicular Parking District
- (R-1A) One Family Residential District
- (R-1B) One Family Residential District
- (R-1C) One Family Residential District
- (R-1D) One Family Residential District
- (R-1E) One Family Residential District
- (RT) One Family Attached Residential Distric
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales

Aerial

- Red: Band_1
- Green: Band_2
- Blue: Band_3

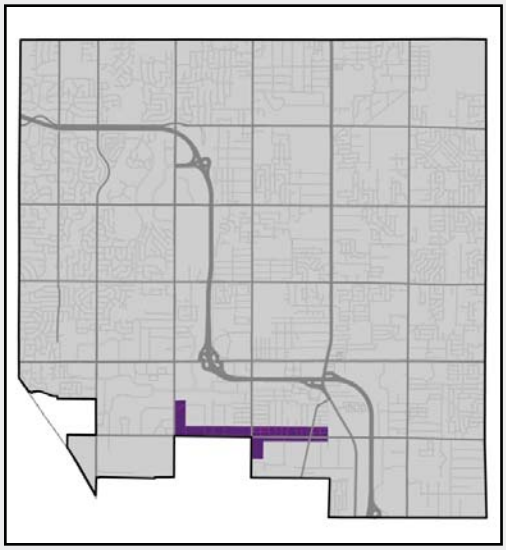
183 0 92 183 Feet

Scale 1: 1,100

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.

Printed: 5/22/2015

Maple Road: Mixed-Use



- ***Predominantly industrial area, but with limited opportunities for transitional or service-oriented uses that complement the primary adjacent industrial areas***
- ***Potential for urban-style open floorplan housing in redeveloping areas***
- ***Focus on the quality of access management throughout Maple Road***

The Maple Road Corridor provides an opportunity for new, emerging land use types in the City of Troy. Limited development of industrial-style 3 to 4 story buildings with open-floorplan housing, developed in a transit-oriented setting, for instance, may be appropriate in some places. This type of development would help diversify the City's housing stock and provide a more effective buffer between the Corridor and the industrial uses located in the immediate area.

Uses designed to support the workforce in the area may also be appropriate. Local commercial or small, mixed-use developments having a combination of such uses could greatly improve the character and image of this area. Such amenities would also help smaller, local industrial uses to recruit the best workforce.

New loft style, open floorplan residential development in Nashville

DESIGN CONCEPT

- This area will be a high-quality, eclectic mix of land uses and architectural types.
- Emphasis should be placed less on land use and more on building and site design. Design should not reflect traditional forms of "colonial" architecture.
- Development should be linked together visually and functionally throughout the corridor.

SITE DESIGN ATTRIBUTES

- Uniform "build-to" lines guiding a uniform containment of open space within the right-of-way should be established.
- Primary parking areas should be within rear or interior side yards.
- Landscape design creativity will be encouraged by setting general parameters relating to environmental sustainability such as limiting storm water runoff.
- Larger sites with deep set buildings should redevelop with buildings near the Maple Road right-of-way line.
- Mass transit stops should be accommodated (see page 115)

BUILDING DESIGN ATTRIBUTES

- Maximum height should not exceed four stories and limited to two stories for properties abutting single-family residential neighborhoods.
- Design creativity with regard to materials will be encouraged, although low quality materials or building designs that inhibit activity on the corridor will not be permitted.
- Primary parking areas within rear or interior side yards.
- Landscape design creativity should be encouraged by setting broad general parameters relating to environmental sustainability such as limiting storm water runoff or reusing gray water for irrigation.

Maple Road may provide a unique venue to expand opportunities for public art placement and for area artists to work and live.

CARLISLE | WORTMAN associates, inc.

605 S. Main Street, Ste. 1
Ann Arbor, MI 48104

(734) 662-2200
(734) 662-1935 Fax

Date: March 13, 2014

Conditional Rezoning and Preliminary Site Plan Review
For
City of Troy, Michigan

Applicant:	Jerome S. Amber, Amber Properties Company 380 N. Crooks Road Clawson, Michigan 48017
Project Name:	Amber Studios and Lofts
Plan Date:	July 7, 2015
Location:	East side of Livernois between Birchwood and Vermont
Zoning:	O, Office District, requesting rezoning to MR, Maple Road District
Action Requested:	Conditional Rezoning and Preliminary Site Plan Approval
Required Information:	Noted Below

SITE DESCRIPTION AND PROJECT STATUS

The applicant has submitted a conditional rezoning application and site plan for a property located on the east side of Livernois between Birchwood and Vermont, just north of Maple Road. The 0.5 acre site is currently improved with a small office building on the south end. The site is currently zoned O, Office.

The applicant proposes a 35-unit, three-story plus mezzanine, 36-foot tall apartment building. The applicant is proposing studios and studio/lofts that range from size from 355 to 485 sq/ft. The applicant notes that this apartment type is unique to Troy and is an underserved market aimed at young professionals.

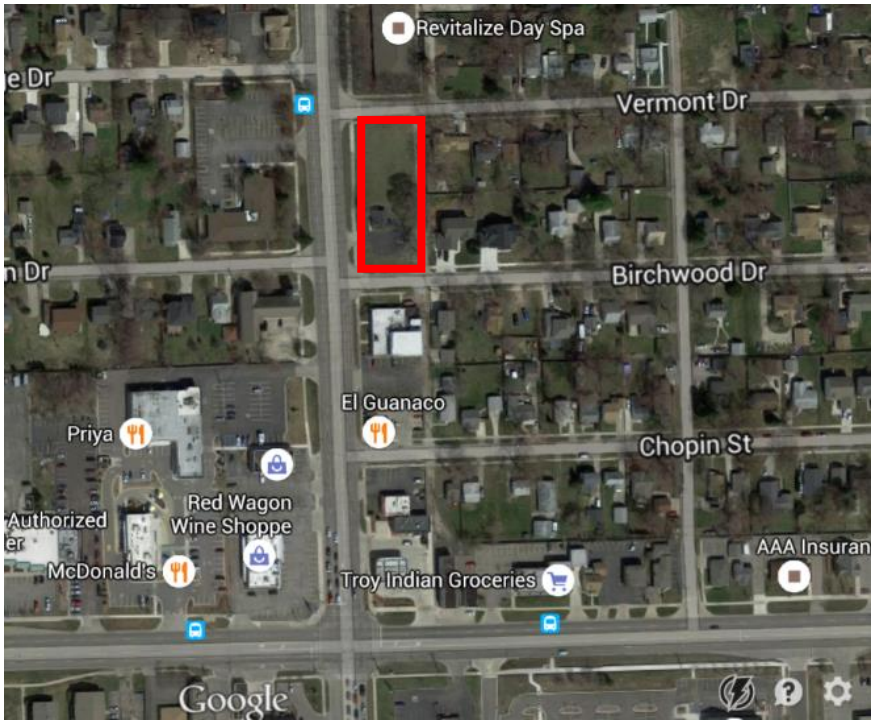
The applicant proposes to vacate and obtain ½ of the alley that abuts the property to the east. The other ½ of the alley will be offered to the adjacent single-family property owners. The applicant has

approached the adjacent property owners to purchase their half of the alley to be used as a permanent greenbelt.

The applicant seeks a conditional rezoning from O, Office to Maple Road Form-Base District. O, Office District does not permit multiple-family residential. Maple Road Form-Base District does permit multiple-family residential.

Location of Subject Property:

The property is located on the northwest corner of Livernois Road and Town Center Drive.



Surrounding Zoning and Uses:
A table summarizing zoning of the surrounding areas is as follows.

Direction	Zoning	Land Use
North	O, Office	Office
South	CB, Community Business	Office
East	R1-E, One Family Residential	Single Family Residential
West	O, Office	Office

MASTER PLAN

The site is located in the *Maple Road Corridor* classification in the 2008 Master Plan and the 2015 Master Plan update. The plans calls for segments without a strong existing market consider alternative uses including residential and useable open space as a market driven solution. Troy has started to experience a demand for alternative housing options. Segments along Maple Road supply vast areas of underused land that is available to meet the demand for alternative housing types. Because many sections of Maple Road are bordered by residential neighborhoods, it is much easier for these segments to attract reinvestment by integrating with the surrounding neighborhoods rather than compete with larger, developable parcels at major mile intersections. Furthermore, since many established residential neighborhoods are only one parcel off Maple Road, converting some segments to residential replaces the conflicting land use with a compatible land use that completes the neighborhood along the Maple Road boundary. Re-making sections of the corridor by putting some residential on the frontage is an opportunity to complete the residential neighborhood and provide an appropriate transition.

Neighboring zoning, land use, and master plan designations are summarized in the following chart:

	Property in Question	NORTH	South	East	West
Zoning	O	O	CB	R-1E	O
Land Use	Vacant Office	Office	Office	Residential	Office
Master Plan	Maple Road	Single Family Residential	Maple Road	Single Family Residential	Single Family Residential

While the use is desired, a key feature of the *Maple Road Corridor* is an emphasis on quality building and site design. Specifically, proper building siting and design creativity with regard to materials and architectural style is encouraged. The desire for design and architectural quality is reflected in the building placement and design requirements for Maple Road. Provided that the applicant is able to address site plan issues noted below, we find that a rezoning to Maple Road Form-Base District would be consistent with Master Plan.

Items to be addressed: *None.*

CONDITIONAL REZONING

The applicant notes that currently there is little market for office use, highlighted by the high office vacancy rate. Furthermore, the applicant notes that the O, Office District zoning is limited in terms of uses.

The conditions offered by the applicant include:

- Buildings will be developed under Building Form C
- Density shall not exceed 35 multi-family dwelling units
- Building height is limited to no more than three stories and mezzanine, with a maximum roof height of 36 feet.
- Use is limited to multiple family residential
- Submitted Site Plan

DEVELOPMENT POTENTIAL

The City has an abundance of land zoned and used for office purposes. With the current vacancy rate, it is unlikely that office use of the property is reasonable in the foreseeable future. The applicants proposed residential development is not permitted under the current O, Office zoning.

Items to be addressed: *None.*

CONDITIONAL REZONING STANDARDS

Conditional rezoning standards are set forth in Section 16.04.C.3. The Planning Commission should consider and the applicant should address the following rezoning standards:

a. *The conditions, proposed development, and/or proposed use of the land are designed or proposed for public health, safety, and welfare purposes.*
b. *The conditions, proposed development and/or proposed use are not in material conflict with the Master Plan, or, if there is material conflict with the Master Plan, such conflict is due to one of the following:*
    1. *A change in City policy since the Master Plan was adopted.*
    2. *A change in conditions since the Master Plan was adopted.*
    3. *An error in the Master Plan.*
c. *The conditions, proposed development and/or proposed use are in accordance with all terms and provisions of the zoning district to which the land is to be rezoned, except as otherwise allowed in the Conditional Rezoning Agreement.*
d. *Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.*
e. *The conditions, proposed development and/or proposed use shall insure compatibility with adjacent uses of land.*

We would recommend approval of the subject rezoning for the following reasons:

- The request complies with the Master Plan
- The Form-Based District would permit greater flexibility in use and development of the property.
- The conditions offered by the applicant reasonably protect the adjacent properties.
- The abundance of Office District property in the City has been well documented.
- The rezoning would be compatible with surrounding zoning and land use.
- The site can be adequately served with municipal water and sewer.

Items to be addressed: *None.*

BUILDING ARRANGEMENT

The proposed building is oriented towards Livernois, with parking both under the building and at-grade in the rear of the site. The site is accessed via two (2) drives, one (1) off Vermont and one (1) off Birchwood. The applicant proposes to vacate and obtain ½ of the alley that abuts the property to the east. The other ½ of the alley will be offered to the adjacent single-family property owners.

Items to be addressed: *None*

AREA, WIDTH, HEIGHT, SETBACKS

Table 5.03.B.3, Building Form C of Section 5.03, Standards Applicable to All Districts of the Zoning Ordinance establishes the dimensional requirements for the MR, Maple Road District. The requirements and proposed dimensions are as follows:

	Required	Provided	Compliance
Front (Livernois.)	10 foot build-to-line	10 feet	Complies
Front (Vermont)	10 foot build-to-line	10 feet	Complies
Front (Birchwood)	10 foot build-to-line	30 feet	Complies with Planning Commission approval
Rear (east)	30-foot minimum setback	70 feet	Complies
Building Height	Maximum 4 stories, 55 feet	36 feet to midpoint of roof.	Complies
Minimum Open Space	15%	18.75 %	Complies
Building Coverage	30%	30 %	Complies

The Planning Commission may adjust the required building line to a maximum of 30-feet beyond the property line for projects incorporating a permanent public/pedestrian space. The applicant is proposing a covered canopy to meet the Building Form C zoning requirement. The covered canopy will add massing towards the Birchwood Street elevation but more importantly provide a covered walkway and covered bike parking space.

Items to be addressed: *None.*

PARKING

Section 13.06.G of the Zoning Ordinance requires:

Residential	Required	Provided
Efficiency housing requires 1 space per unit	1 spaces X 35 units= 35 spaces	44 spaces
Barrier-Free Parking	**Required**	**Provided**
Barrier-free spaces:	44 spaces = 2 spaces	1 space

Applicant shall add one (1) additional barrier-free space.

Based on discussion with the Planning Commission the applicant was able to add four (4) additional parking spaces to the site. The total of 44 spaces exceeds the minimum parking requirements by 9 spaces. However, we note that the space directly adjacent to the north side of the building will be difficult to access and may cause traffic backups for cars entering the site off Vermont. We recommend that the space directly adjacent to the north side of the building be removed. In addition, the applicant has not provided a sufficient greenbelt along the parking spaces adjacent to Birchwood and Vermont. If the applicant were to remove one (1) parking space along the eastern property line, they could add five (5) additional feet to each greenbelt.

In total, if the applicant were to address our comments, they will provide a total of 42 spaces on site.

Items to be addressed: *1). Add one (1) barrier free space; 2). Remove the single space directly adjacent to the north side of the building; and 3). Remove one (1) parking space along the western property line and add five (5) additional feet to each greenbelt along Vermont and Birchwood.*

LANDSCAPING

The applicant has provided a landscape plan in accordance with these sections of the Zoning Ordinance:

	Required:	Provided:	Compliance:
Greenbelts (13.02.D): The Ordinance requires that the greenbelt shall be landscaped with a minimum of one (1) deciduous tree for every thirty (30) lineal feet, or fraction thereof, of frontage abutting a public road right-of-way.	Livernois: Approximately 470 lineal feet of improved space along Livernois, Vermont, and Birchwood b= 16 trees	16 trees	Complies
Site Landscaping (13.02.E): A minimum of fifteen percent (15%) of the site area shall be comprised of landscape material.	15%	17%	Complies

We find the greenbelts along the north (Vermont), south (Birchwood), and east (adjacent to single-family residential) property lines are inadequate.

North (Vermont) and south (Birchwood) greenbelt: The proposed berm and landscaping along these greenbelts are three (3) feet in width; however, half of that 3 feet is located in the public ROW. 1.5 feet is not sufficient to berm and landscape. As previously noted, we advise the applicant to remove one (1) parking space and add five (5) feet along the each greenbelt adjacent to parking. This would provide approximately 6.5 feet to landscape. Within these greenbelts, the applicant shall consider the berming and plant selection to ensure driver visibility.

East property line: The applicant is providing a 6.5 feet landscape and berm buffer along the eastern property line to serve as a buffer between the parking lot and the adjacent single-family properties. Within the 6.5-foot buffer, the applicant proposes to use that area for landscaping, snow removal, in addition for a 2-foot parking overhang area. We note that the applicant has contacted the adjacent

property owners to purchase their half of the alley to add to the permanent greenbelt. If they were able to obtain this half, they would have approximately 15 feet, which is a sufficient area to landscape. However, with only a 6.5 feet buffer, the landscaping as shown interferes with overhang parking, and the proposed spruce trees are located along the edge of the property line and will greatly overhang into the adjacent properties. If the applicant is not able to obtain the additional nine (9) feet, the applicant should find alternative planting and screening options including the potential installation of a six-foot high screen wall along the eastern property line.

Trash enclosure screening: The applicant shows trash enclosure screening but does not indicate material. Material of screening shall match building. We note that the southern end of the trash enclosure is not completely screened. This must be fully screened for final site plan approval.

Equipment screening: The applicant does not show any equipment. Any equipment will be required to be screened in accordance with ordinance requirements.

***Items to be addressed**: 1). Remove parking space to add 5 feet to north (Vermont) and south (Birchwood) greenbelt; 2). Address berming and landscaping within north (Vermont) and south (Birchwood) greenbelt; 3). Purchase additional 9-foot of alley or if additional 9-foot of alley cannot be purchased, address screening and landscape deficiencies within eastern greenbelt; and 4). Address trash enclosure screening including material use and southern end of trash enclosure.*

SITE ACCESS AND CIRCULATION

Vehicular access and Circulation

The site is access via two (2) drives, one (1) off Vermont and one (1) off Birchwood. Vehicular access and circulation is sufficient.

Pedestrian access and Walkways:

Buildings are accessible from Livernois, Vermont, and Birchwood.

***Items to be addressed:** None*

PHOTOMETRICS

The lighting plan indicates three (3) pole mounted lights located along the edge of the parking lot that is adjacent to the single family neighborhood and one (1) light adjacent to Birchwood Street. The pole heights are not indicated. The pole heights should be as low as possible to mitigate impact upon adjacent single-family properties.

***Items to be Addressed:** Propose pole height as low as possible to mitigate impact upon adjacent single-family properties.*

FLOOR PLAN AND ELEVATIONS

The applicant has submitted floor plans and elevations. The architecture complies with the Maple Road Form Based District standards including the use of material changes, projections, façade articulation and

fenestration and windows. The architecture provides architectural detail as well as changes in horizontal and vertical scaling, variations in material, pattern, and color, to provide ground story activation.

The applicant has amended the architecture to address the comments from the Planning Commission. Planning Commission to determine if proposed architecture is of high quality and compatible with surrounding area.

Items to be Addressed: *Planning Commission to determine if proposed architecture is of high quality and compatible with surrounding area.*

DESIGN STANDARDS

The Maple Road design standards provide the Planning Commission with direction when reviewing the proposed design features of this development.

Façade Variation.

The maximum linear length of an uninterrupted building façade facing public streets and/or parks shall be thirty (30) feet. ***Through the use of material changes, projections, façade articulation and fenestration, the all buildings comply with this standard.***

Pedestrian Access / Entrance.

a. *Primary Entrance: The primary building entrance shall be clearly identifiable and useable and located in the front façade parallel to the street.* ***Building entrances are provided on Livernois Road.***

b. Pedestrian Connection. The pedestrian connection shall be fully paved and maintained surface not less than five (5) feet in width. ***The applicant has provided an 8-foot wide sidewalk along Livernois Road. There are direct pedestrian connections from LIvernois, Birchwood Street, and Vermont Avenue.***

c. Additional Entrances. In addition to the primary façade facing front façade and/or the right-of-way, if a parking area is located in the rear or side yard, must also have a direct pedestrian access to the parking area that is of a level of materials quality and design emphasis at least equal to that of the primary entrance. ***Complies***

Ground Story Activation.

The first floor of any front façade facing a right-of-way shall be no less than fifty (50) percent windows and doors, and the minimum transparency for facades facing a side street, side yard, or parking area shall be no less than 30 percent of the façade. Transparency alternatives are permitted up to 80% of the 50% total along the front of buildings, and up to 100% of the sides of buildings. The minimum transparency requirement shall apply to all sides of a building that abut an open space, including a side yard, or public right-of-way. Transparency requirements shall not apply to sides which abut an alley.

The applicant meets the transparency requirement.

Transitional Features

a. *Transitional features are architectural elements, site features, or alterations to building massing that are used to provide a transition between higher intensity uses and low- or moderate-density residential areas. These features assist in mitigating potential conflicts between those uses. Transitional features are intended to be used in combination with landscape buffers or large setbacks.*

The applicant is providing a six (6) foot greenbelt along the east property line adjacent to the single-family uses. See landscaping screening section for more details.

b. Intensity. A continuum of use intensity, where moderate intensity uses are sited between high-intensity uses and low-intensity uses, shall be developed for multi-building developments. An example would be an office use between commercial and residential uses.

A multiple-family apartment building can serve as an appropriate transition between a major mile road and a single-family neighborhood.

c. Height and Mass. Building height and mass in the form of building step-backs, recess lines or other techniques shall be graduated so that structures with higher intensity uses are comparable in scale with adjacent structures of lower-intensity uses.

The applicant has applied vertical and horizontal elements including sloped roofs and building insets to reduce the scaling and mass.

d. Architectural Features. Similarly sized and patterned architectural features such as windows, doors, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations included on the lower-intensity use shall be incorporated in the transitional features.

The applicant has applied consistent architectural features through the building elevations.

Site Access and Parking

a. *Required Parking. Off-street parking shall be provided in accordance with the standards set forth in Article 13, Site Design Standards.* ***The applicant has provided the necessary parking.***

b. *Location.*
   I. *When parking is located in a side yard (behind the front building line) but fronts on the required building line, no more than fifty (50) percent of the total site's linear feet along the required building line or one hundred (100) feet, whichever is less, shall be occupied by parking.* ***All the parking is located to the rear of the building and complies with parking location requirements. Parking is screened from Birchwood Street and Vermont Avenue.***

   II. *For a corner lot, shall be no more than fifty (50) percent of the site's cumulative linear feet along the required building lines or one hundred (100) feet, whichever is less, shall be occupied by parking. The building shall be located in the corner of the lot adjacent to*

the intersection. ***All the parking is located to the rear of the building and complies with parking location requirements. Parking is screened from Birchwood Street and Vermont Avenue.***

III. For a double frontage lot or a lot that has frontage on three (3) streets, the cumulative total of all frontages occupied by parking shall be no more than sixty-five (65) percent of the total site's linear feet along a required building line or one hundred and twenty-five (125) feet, whichever is less. ***Not Applicable***

IV. Where off-street parking is visible from a street, it should be screened in accordance with the standards set forth in Section 13.02.C. ***The applicant has screened their parking lot in compliance with section 13.0.2.C.***

Items to be Addressed: *None*

LETTERS

The Planning Department received two letters in opposition to the proposed application. The letters are included in the packet for Planning Commission review.

RECOMMENDATION

Because the site plan is a condition of the conditional rezoning, we are addressing both the site plan and conditional rezoning in our recommendation.

We recommend that the Planning Commission recommend approval of the subject conditional rezoning for the following reasons:

- The request complies with the Master Plan
- The Form-Based District would permit greater flexibility in use and development of the property.
- The abundance of Office District property in the City has been well documented.
- The rezoning would be compatible with surrounding zoning and land use.
- The site can be adequately served with municipal water and sewer.

Such recommendation is subject to the following conditions:

1. Planning Commission approval of proposed elevations
2. Obtain alley vacation
3. Add one (1) barrier free space.
4. Remove the single space directly adjacent to the north side of the building.
5. Remove one (1) parking space along the western property line and add five (5) additional feet to each greenbelt along Vermont and Birchwood.
6. Address berming and landscaping within north (Vermont) and south (Birchwood) greenbelt.
7. Purchase additional 9-foot of alley or if additional 9-foot of alley cannot be purchase, address screening and landscape deficiencies within eastern greenbelt.
8. Address trash enclosure screening including material use and southern end of trash enclosure.

9. Propose pole height as low as possible to mitigate impact upon adjacent single-family properties.

Sincerely,

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

Kathy Czarnecki

From: ZCI Detroit <zb@zcigroup.com>
Sent: Friday, July 17, 2015 8:25 AM
To: Planning
Subject: 1800-1870 livernois (Comments)

I'm the home owner at 68 Birchwood. My immediate family all live in three block neighborhood.

Over dinner, we discussed the Amber development and we're very familiar with his sites.

We "don't" believe Amber's proposal is the **correct fit** for our neighborhood. His buildings are very **"unappealing"** and bring no value to the neighbors.

Most of the neighbors would agree that a better use would be retail shops on the lower level with housing units on top. This would allow the neighborhood to benefit from shopping and continue the entertainment theme that MJR Theater has brought to the area.

In closing, my family (Bogdanovic) we own over 10 homes on Chopin, Birchwood, and Vermont. We would support a live/work/retail development but **"not" t**he type Amber is proposing.

Zoran Bogdanovic
(Direct) 248-379-6458

RECEIVED
JUL 20 2015
PLANNING

Gmail

COMPOSE

Inbox (4)
Starred
Important
Sent Mail
Drafts
Travel
More

John

No Hangouts Contacts
Find someone

Rezoning request

Inbox x

John Hillert <jhillert@gmail.com> Jul 18 (2 days ago)

to planning

An Amber apartment complex at 1870 Livernois would be a major departure in architecture in contrast to most of the existing buildings in close proximity. Planner Micheal Hutson according to the somerset gazette called the architectu bland and vanilla. I agree , Section 27 and 26 are NOT industrial areas like the architect wants to match. And how long will it be before they finish the project? Will we in section 26 and 27 have to look at this project drag on like the one just north of the Troy community center?

The city at this point in time does have the right
to keep this property zoned office to preserve the aesthetics, integrity and property values of the neighborhood. These reasons and other concerns brought up by the planning department (and I'm sure by some adjacent and nea by home owners),make it important to deny this particular zoning request.

John R Hillert
1867 Westwood
Troy Michigan
48083

Mail Delivery Subsystem <mailer-daemon@go Jul 18 (2 days ago)

to me

Delivery to the following recipient failed permanently:

planning@troymi.gov

July 27, 2015

To: Planning Commission Members

Subject: Proposed New Apartment Development on Livernois

I am an almost 30 year resident of Troy and longtime supporter of the Troy Community.

I like seeing some of the new developments that are coming to our city and I think we need to enthusiastically support them.

New apartments that will attract young professionals and millennials is just what we need in our city.

I therefore urge you to support Amber's conditional rezoning request and site pan approval for the land on the east side of Livernois north of Maple Rd. when this proposed project comes before you.

Thank you.

Vera Mitchell

Vera Mitchell
1063 Kirts Blvd #134
Troy, Mi 48084

AMBER STUDIOS AND LOFTS

AMBER PROPERTIES COMPANY

1800 - 1870 LIVERNOIS ROAD, TROY, MI 48083

KEM-TEC & ASSOCIATES
22556 GRATIOT AVENUE
EASTPOINTE, MI 48021
T:586.772.2222
F:586.772.4048

GENERAL	
G001	PROJECT COVER SHEET

CIVIL	
C-1	SITE PLAN
C-2	GRADING PLAN

LANDSCAPING	
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS

ARCHITECTURAL	
AS01	ARCHITECTURAL SITE PLAN
A111	FIRST & SECOND FLOOR PLANS
A121	THIRD FLOOR & MEZZANINE PLANS
A131	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A202	GROUND STORY ACTIVATION

ELECTRICAL	
ESC01	EXTERIOR SITE LIGHTING PLAN

ELECTRICAL ENGINEER
KEVIN RETTICH
STATE OF MICHIGAN

CIVIL ENGINEER
JEFFERY A MARTELL
STATE OF MICHIGAN

ARCHITECT
JUSTIN F WIEBER
STATE OF MICHIGAN 58488

FOR REVIEW
NOT FOR
PERMITTING, OR
CONSTRUCTION

AMBER PROPERTIES COMPANY
380 N. CROOKS RD
CLAWSON, MI 48017

AMBER STUDIOS AND LOFTS
TROY, MI 48083

CHECKED:
SCALE:
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ISSUE:

2015.07.09	SITE PLAN REVIEW

SHEET TITLE:
PROJECT COVER SHEET

Project:

G001
214100111

7/9/2015 8:30:21 AM
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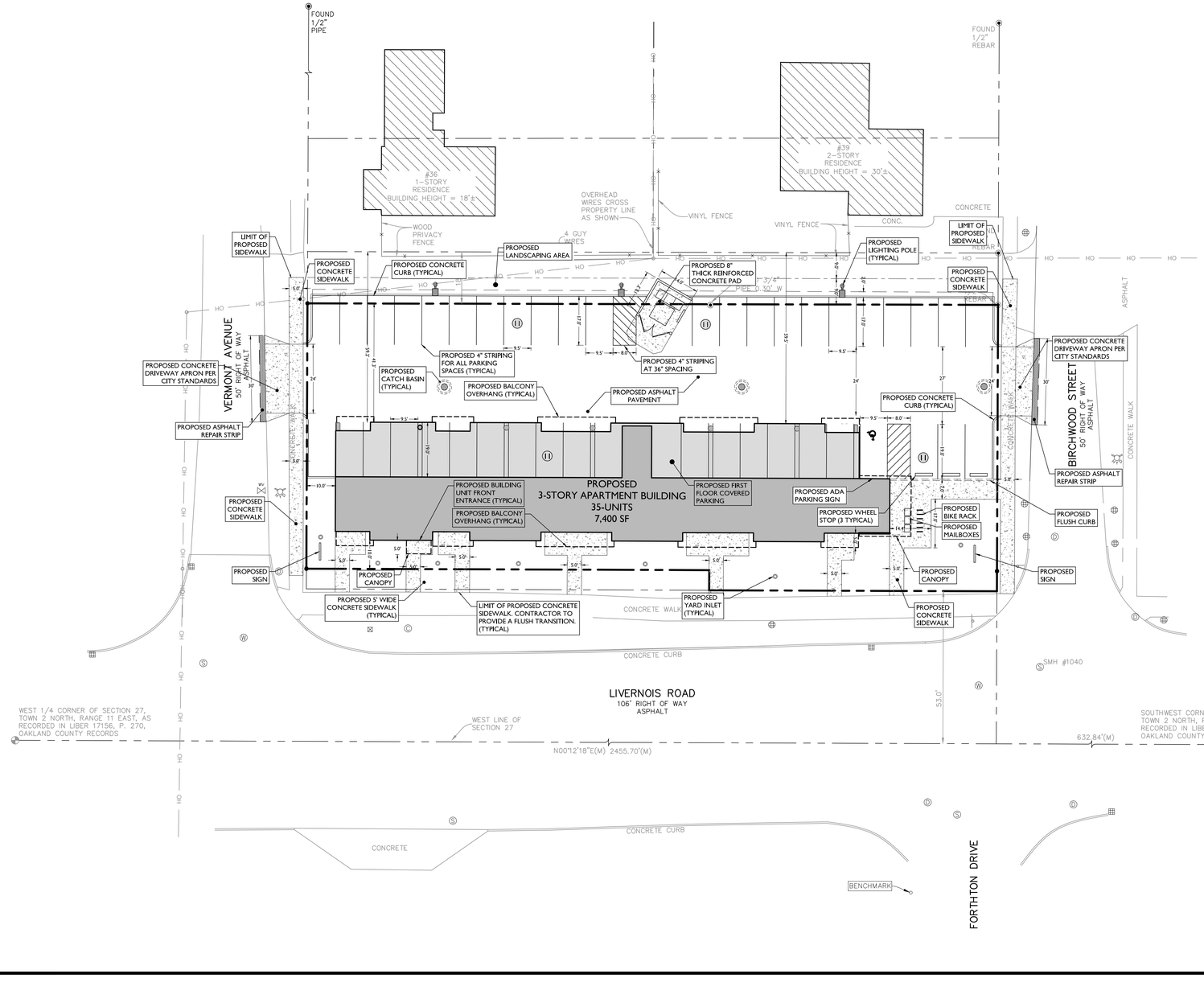


SYMBOL / DESCRIPTION

SYMBOL	DESCRIPTION
	PROPERTY BOUNDARY
	PROPOSED CURB
	EXISTING CURB
	PROPOSED SAWCUT LINE
	PROPOSED BUILDING
	PROPOSED CONCRETE AREA
20	PROPOSED SIGN
	PARKING STALL COUNTER

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
2	07/09/2015	MTP	SITE PLAN REVIEW
1	05/21/2015	JAM	SUBMISSION FOR PLANNING COMMISSION

NOT APPROVED FOR CONSTRUCTION

KEM-TEC & ASSOCIATES
PROFESSIONAL ENGINEERS
PROFESSIONAL SURVEYORS
22556 GRATIOT AVENUE
EASTPOINTE, MI 48021

STONEFIELD
engineering & design, llc.
Rutherford, NJ · Farmingdale, NY · Bloomfield Hills, MI
www.stonefieldeng.com
2350 Franklin Road, Suite 210, Bloomfield Hills, MI 48302
Phone 248.247.1115

SITE DEVELOPMENT PLANS

AMBER STUDIOS AND LOFTS

PROPOSED 3-STORY APARTMENT BUILDING

1800-1870 LIVERNOIS ROAD
CITY OF TROY
OAKLAND COUNTY, MICHIGAN

STATE OF MICHIGAN
JEFFREY A. MARTELL
ENGINEER
No. 62006704
JEFFREY A. MARTELL, P.E.
MICHIGAN LICENSE No. 62006704
LICENSED PROFESSIONAL ENGINEER

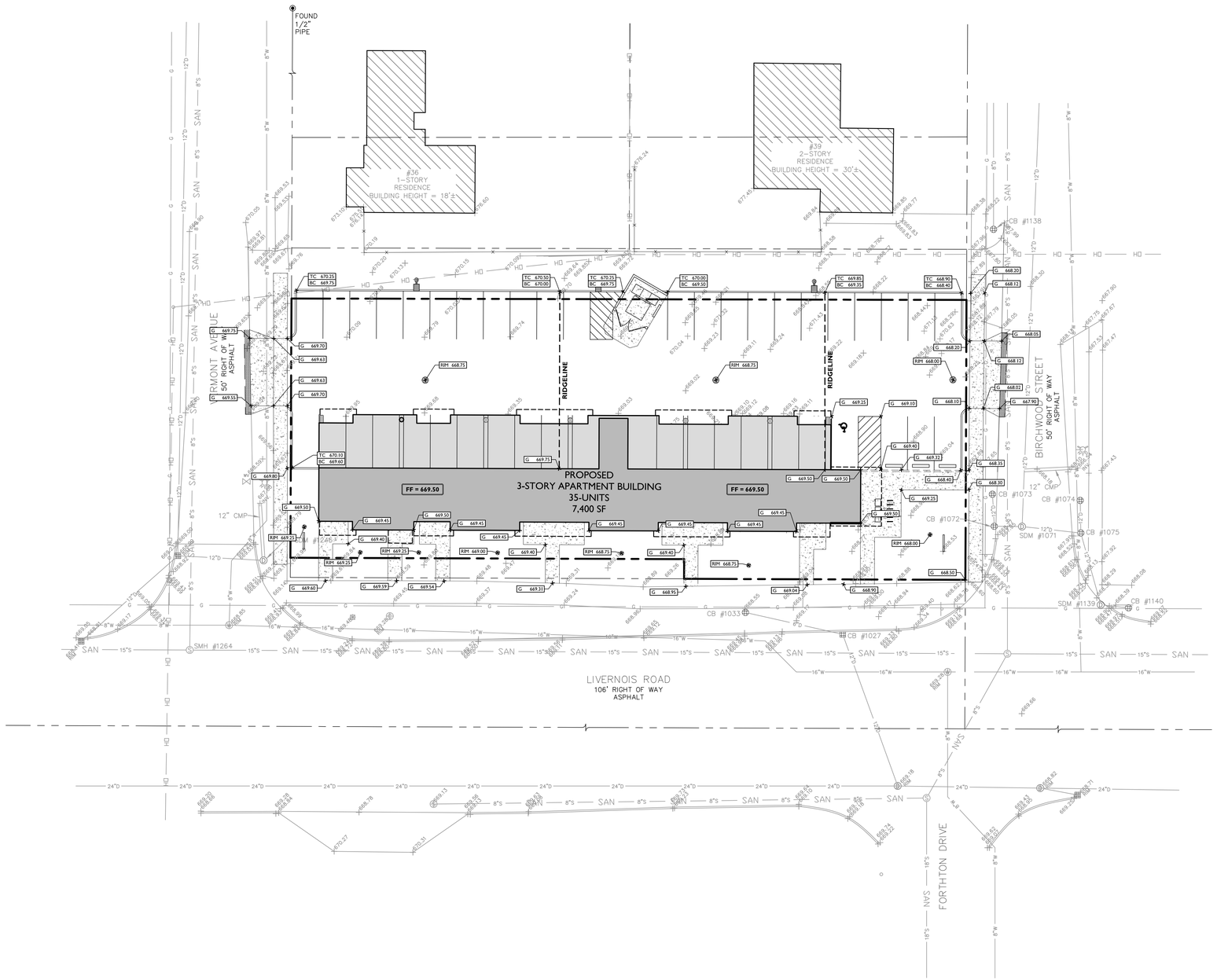
STONEFIELD
engineering & design, llc.

SCALE: 1" = 20' | PROJECT ID: M-15073

TITLE:
SITE PLAN

DRAWING:
C-1

V:\M\2015\M-15073-AMN-TEC-(DEA LIVERNOIS ROAD, TROY, MI)\ACAD\LOT\PSA\S-SITE.DWG



SYMBOL / DESCRIPTION

SYMBOL	DESCRIPTION
	PROPERTY LINE
100	PROPOSED GRADING CONTOUR
RIDGELINE	PROPOSED GRADING RIDGELINE
	PROPOSED DIRECTION OF DRAINAGE FLOW
G 100.00	PROPOSED GRADE SPOT SHOT
TC 100.50 / BC 100.00	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
FC 100.00	PROPOSED FLUSH CURB SPOT SHOT
DC 100.12 / BC 100.00	PROPOSED DEPRESSED CURB / BOTTOM OF CURB SPOT SHOT
TW 102.00 / BW 100.00	PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT

GRADING NOTES

1. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO KEM-TEC & ASSOCIATES FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
4. THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
5. MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
   - CURB GUTTER: 0.50%
   - CONCRETE SURFACES: 1.00%
   - ASPHALT SURFACES: 1.00%
6. A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF THIS CONDITION CANNOT BE MET.

ADA NOTES

1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
2. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
4. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
6. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF ¼ INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN ¼ INCHES AND ½ INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP ¼ INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
7. THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN ½ INCH.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
2	07/09/2015	MTP	SITE PLAN REVIEW
1	05/21/2015	JAM	SUBMISSION FOR PLANNING COMMISSION

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SITE DEVELOPMENT PLANS

AMBER STUDIOS AND LOFTS

PROPOSED 3-STORY APARTMENT BUILDING

1800-1870 LIVERNOIS ROAD
CITY OF TROY
OAKLAND COUNTY, MICHIGAN

STATE OF MICHIGAN
JEFFREY A. MARTELL
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No. 47098104
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MICHIGAN LICENSE No. 47098104
LICENSED PROFESSIONAL ENGINEER

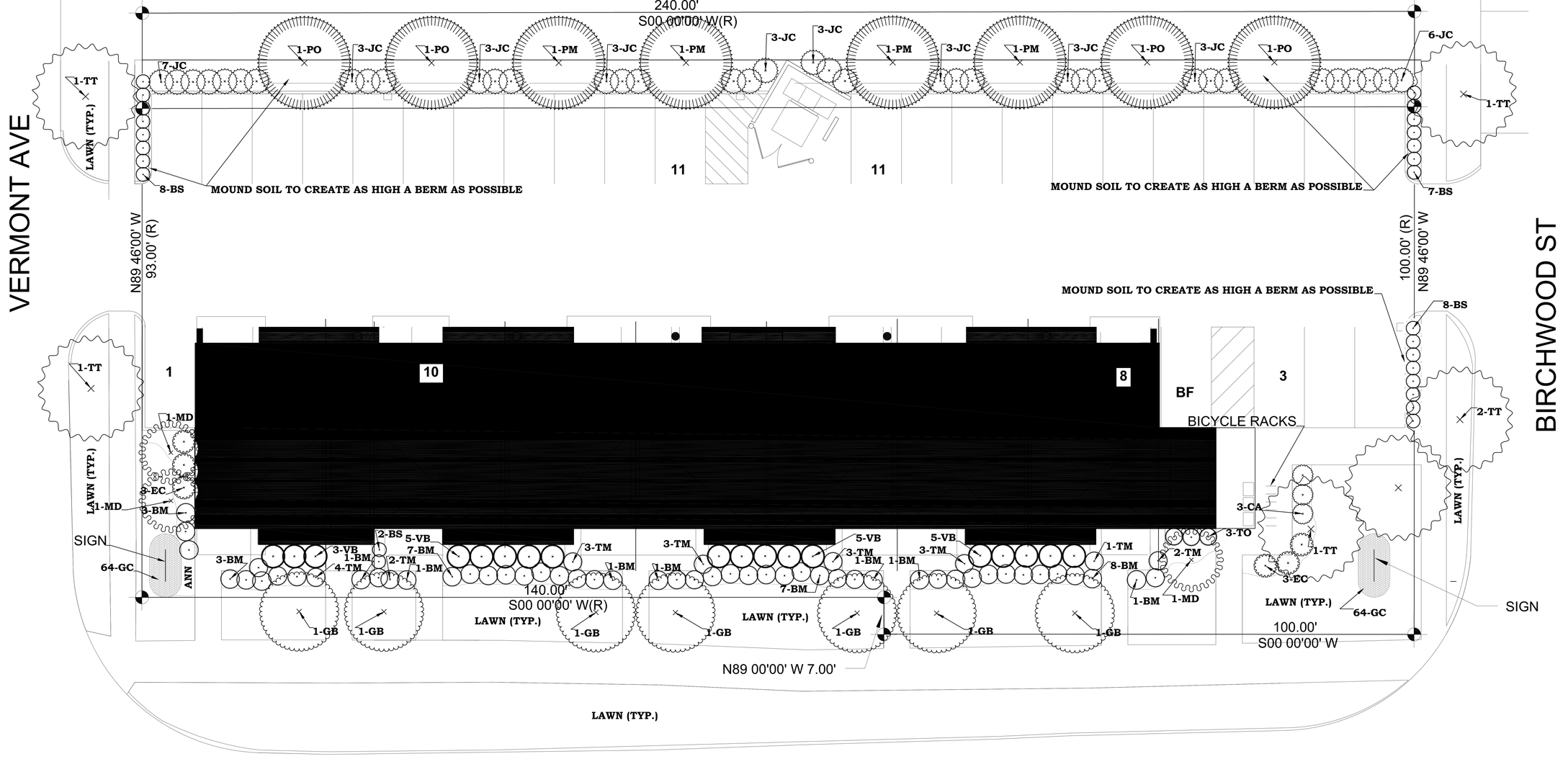
STONEFIELD
engineering & design, llc.

SCALE: 1" = 20' | PROJECT ID: M-15073

TITLE:
GRADING PLAN

DRAWING:
C-2

V:\M15073\M-15073-KEM-TEC-1834 LIVERNOIS ROAD, TROY, MI\CAD\PLOTTING\15-GRAD.DWG



0 5' 10' 20' 30'
Scale: 1" = 10'

N

PLANT MATERIALS LIST

Key	Name	Size (MINIMUM)	Quantity	Root Type	Comments	Use
ANN	Annuals				- Per owner	
BM	*Buxus microphylla 'Winter Gem* Winter Gem Littleleaf Boxwood	5 gallon	35	cont.	- Full, rounded crowns.	
BS	*Buxus sempervirens 'Dee Runk'* Dee Runk Boxwood	30" height	25	cont.	- Full, rounded crowns.	Parking Lot Screen
CA	*Clethra alnifolia 'Ruby Spice'* Ruby Spice Summersweet Clethra	2' height	3	cont.	- Multiple canes with full crowns.	
EC	*Enkianthus campanulatus* Redvein Enkianthus	2' height	6	b&b	- Full crowns. - Acidify well-drained soil. - May substitute with 'Mohawk' Viburnum.	
GB	*Ginkgo biloba 'Princeton Sentry'* Princeton Sentry Male Ginkgo	2.5" caliper	7	b&b	- Single-leader only, with full crown.	Greenbelt R-O-W
GC	*Geranium x cantabrigiense 'Karmina* Bikovo Hardy Geranium	#1 pot	128	cont.	- Space 12" on center.	Sign
JC	*Juniperus chinensis 'Blue Point* Blue Point Juniper	5' height	37	b&b	- Do not substitute with other Juniper species.	Screening
MD	*Malus 'Donald Wyman'* Donald Wyman Crabapple	2.5" caliper	3	b&b	- Full crown.	Greenbelt R-O-W
PM	*Pseudotsuga menziesii* Douglasfir	5' height	4	b&b	- Single leader.	Screening
PO	*Picea omorika* Serbian Spruce	5' height	4	b&b	- Single leader.	Screening
TM	*Taxus x media 'Vermeulen* Vermeulen Yew	2' height	21	b&b	- Full specimen.	
TO	*Thuja occidentalis 'Holmstrup* Holmstrup Arborvitae	3' height	3	b&b	- Single-leader only, with full crown.	
TT	*Tilia tomentosa 'Sterling Silver'* Sterling Silver Linden	2.5" caliper	6	b&b	- Single-leader only, with full crown.	Greenbelt R-O-W
VB	*Viburnum x burkwoodii* Burkwood Viburnum	2' height	18	b&b	- Multiple canes with full crowns.	

All areas outside of beds to be seeded or sodded with cool season grass hardy to Oakland County, Michigan.
All planting beds to have mulch.

Base Plan provided by Stantec

811 Know what's below. Call before you dig.

Not to be used unless original signature of Eric Olson and contains the official embossed Landscape Architecture seal from the State of Michigan.

Date: May 22, 2015 For Site Plan Approval
Revisions: July 9, 2015 Revisions per City

Design by:
Eric A. Olson, PLLC
115 1/2 South Saginaw Street
Holly, Michigan 48442
(248) 634-4320
fax (248) 634-4409
EOlsonRLA@sbcglobal.net

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06.09.2015 Site Plan Review

Landscape Plan for:

AMBER STUDIOS and LOFTS

1800 - 1870 Livernois Road, City of Troy, Michigan 48083

Sheet L-1

Job No. 15IF-02

Landscape Notes:

Pre-installation

1) Qualifications of the Landscape Contractor
   a) The landscape contractor shall be licensed by the State of Michigan, Department of Agriculture Plant Industries Division to handle plant materials.
   b) The landscape contractor will be covered by a public liability and property damage insurance policy.
   c) The landscape contractor shall conform to all Federal and State Labor Laws.
2) Landscape Contractor to verify all measurements in the field.
3) Landscape Contractor to report all discrepancies to the Landscape Architect.
4) Verify substitutions with the Landscape Architect prior to purchase of plant materials. Substitution of materials included in an approved plan shall be made with the consent of the City. The developer shall provide an as-built drawing indicating the changes prior to the release of the landscape deposit.
5) Landscape Contractor to contact MISS DIG (800-482-7171) at least 5 working days prior to digging on site.

Landscape installation

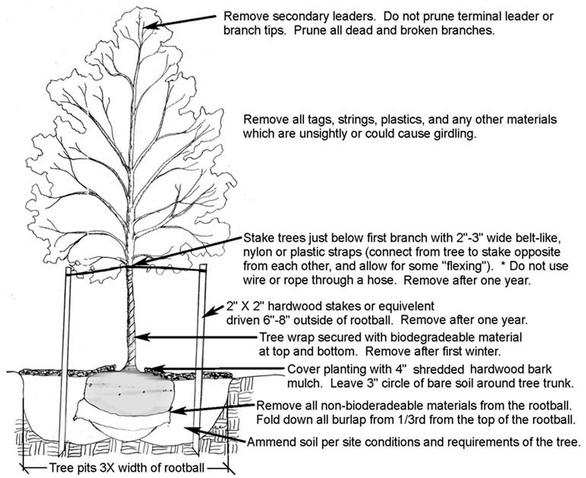
6) Soils in planting beds to be loosened and amended where necessary for good drainage and appropriateness for the individual plant needs. Organic matter should be worked into the soils.
7) Plant materials shall be of generally acceptable varieties and species, free from insects and diseases, hardy to Oakland County, conform to the current minimum standards for nursery stock of the American Nursery and Landscape Association and shall have proof of any required governmental regulations and/or inspections.
8) The landscape contractor shall guarantee that all plants are true to botanical name, and that the quality and size meet the approved specifications.
9) All plant material shall conform in botanical name, dimensions, and quality of the "Horticultural Standards" adopted by the American Association of Nurserymen.
10) Balled and Burlapped plant material shall be balled with original clay soil, intact with the fibrous roots to insure maximum recovery after transplanting.
11) Potted plants shall have sufficient root structures to insure full recovery and development.
12) Nursery stock shall be vigorous, free from disease, insects, insect eggs, or larvae.
13) All landscaping and landscape elements shall be planted, and earth moving or grading performed, in a sound workmanlike manner, according to accepted planting and grading procedures.
14) Artificial plant materials are prohibited.
15) Native species of trees and shrubs shall constitute at least fifty percent (50%) of the total proposed plantings in accordance with the standards set forth in Section 13.02.A.7.
16) Water all plant materials thoroughly during planting.
17) Beds to be edged with a trench. Top of mulch to be level with the lawn.
18) Mulch shall be applied at a minimum depth of four inches, composed of shredded materials (not recycled construction materials or pallets), and installed in a manner as to present a finished appearance.
19) The landscape contractor shall fully guarantee that all plants are in a vigorous growing condition during and at the end of the guarantee period. This guarantee period shall be minimum of one (1) year from the completion date of the project.
20) Replacement plants and/or landscape materials other than plants shall be in accordance with the approved original specifications.
21) All trees between the sidewalk and curb should be a minimum of 15 feet away from a driveway that opens onto a public street.
22) Trees planted within 25 feet of the inside corner shall have no limbs lower than 8 feet above the lowest established street grade.
23) If required, berms shall be constructed with slopes not to exceed a one to three (1:3) gradient. Berm slopes shall be protected with sod, seed, or other form of natural ground cover.
24) Landscape Contractor to coordinate landscaping with existing and proposed underground and overhead utility lines so as to avoid interference with plant growth.
25) Areas adjacent to parking lots, a minimum distance of three (3) feet from the backside of the curb and the proposed landscape plantings shall be provided. Where vehicles overhang a landscape island or strip, a minimum distance of five (5) feet from the backside of the curb and the proposed landscape plantings shall be provided.
26) The contractor shall at all times keep the premises and public streets free from any excessive accumulation of soil and waste material or rubbish caused by his employees or work, and at the completion of the work, he shall remove all his waste, excessive material, rubbish and equipment so as to leave the premises neat and clean and ready for the purpose for which it was intended.
27) The contractor shall properly protect all existing structures and property. This is to include, but not to be limited to: sidewalks, curbs, fences, buildings, lawns, trees and shrubbery. Repair of all parts shall be done in strict accordance with the requirements of the proper City authorities.

Post installation

28) All diseased, damaged, or dead materials shall be replaced in accordance with the standards of this Ordinance.
29) Landscaping required by this Ordinance shall be maintained in a reasonably healthy condition, free from refuse and debris. All unhealthy and dead material shall be replaced within one (1) year of damage or death or the next appropriate planting period, whichever comes first.
30) All landscaped areas shall be provided with irrigation or a readily available and acceptable water supply.

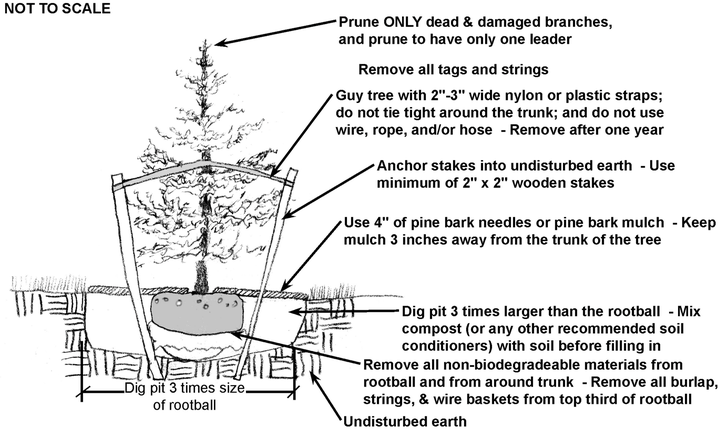
TREE PLANTING DETAIL

NOT TO SCALE



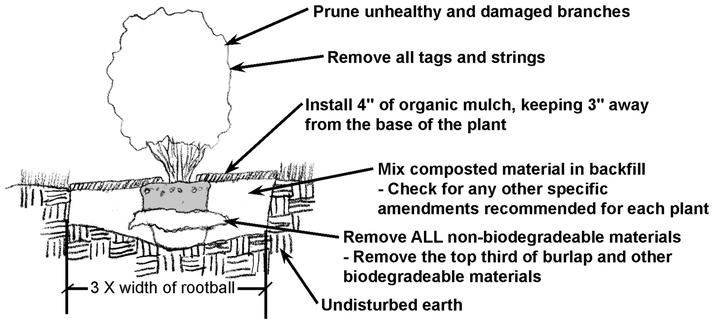
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE



Requirements:

Screening Between Land Uses [§13.02.B.]
- Requirement: Screen Alternative #1 or #2 along East property line
- \+ Provided: Evergreen Screening along East property line
- \+ Provided: 6′ 4″ wide greenbelt, and if the entire alley is considered, then a 15′ 4″ wide greenbelt

Greenbelt Along Right-Of-Way [§13.02.D.]
- Requirement: 16 Trees [110.22′ + 239.98′ + 117.56 = 467.76 ÷ 30 = 16]]
- \+ Provided: 16 Trees
- Requirement: 10′ wide greenbelt
- \+ Provided: 10′+ greenbelt

Site Landscaping
- Requirement: 15% of site as greenspace
- \+ Provided: 17.4% of site as greenspace

Off-street Parking Visibility [§5.05.E.5.b.iv & §13.02.C.3.b]
- Requirement: Berm or wall 3′ high
- \+ Provided: Berm with evergreen shrubs

Tree Preservation Plan [§8.05.A.9.]
- Requirement: Tree Preservation Plan
- \+ Provided: Not Required - No regulated trees on site.

Know what's **below.** **Call** before you dig.

Not to be used unless original signature of Eric Olson, RLA, contains the official embossed seal of the registrant as issued by the State of Michigan.

Date: March 22, 2015 For Site Plan Approval
Revisions: July 9, 2015 Revisions per City

Design by:
Eric A. Olson, PLLC
115 ½ South Saginaw Street
Holly, Michigan 48442
(248) 634-4320
fax (248) 634-4409
EOlsonRLA@sbcglobal.net

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06.09.2015 Site Plan Review

Landscape Details for.

AMBER STUDIOS and LOFTS

1800 - 1870 Livernois Road, City of Troy, Michigan 48083

Sheet L-2

Job No. 15IF-02

GROSS BUILDING SQUARE FOOTAGE:
NET SQUARE FOOTAGE SUMMARY:

FIRST FLOOR:	2,975 SQ FT NET UNITS 404 SQ FT MECH + WALLS + STAIRS (4,157 GROSS SQ FT)
SECOND FLOOR:	5,040 SQ FT NET UNITS + WALLS + STAIRS (7,160 GROSS SQ FT)
THIRD FLOOR & MEZZANINE:	6,879 SQ FT NET UNITS + WALLS + STAIRS (7,497 GROSS SQ FT)
BUILDING GROSS SQ FT:	18,814 SQ FT*

*MEZZANINES DO NOT CONTRIBUTE TO EITHER BUILDNG AREA OR NUMBER OF STORIES AS REGULATED BY SECTION 503.1.

SITE INFORMATION:

EXISTING SITE: LAND SITUATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:

20-27-353-029
LOTS 63, 64 AND 65, ADDISON HEIGHTS SUBDIVISION No. , AS RECORDED IN LIBER 33, PAGE 28 OF PLATS, OAKLAND COUNTY RECORDS.

20-27-353-008
LOTS 61 AND 62, ADDISON HEIGHTS SUBDIVISION No. 2 , AS RECORDED IN LIBER 33, PAGE 28 OF PLATS , OAKLAND COUNTY RECORDS.

20-27-353-007
THE EAST 93 FEET OF LOT 60, ADDISON HEIGHTS SUBDIVISION No. 2 , AS RECORDED IN LIBER 33, PAGE 28 OF PLATS , OAKLAND COUNTY RECORDS.

20-27-353-006
THE EAST 93 FEET OF LOT 59, ADDISON HEIGHTS SUBDIVISION No. 2 , AS RECORDED IN LIBER 33, PAGE 28 OF PLATS , OAKLAND COUNTY RECORDS.

20-27-353-005
THE EAST 93 FEET OF LOT 58, ADDISON HEIGHTS SUBDIVSION No. 2 , AS RECORDED IN LIBER 33, PAGE 28 OF PLATS, OAKLAND COUNTY RECORDS.

20-27-353-004
THE EAST 93 FEET OF LOT 57, ADDISON HEIGHTS SUBDIVISION No. 2 , AS RECORDED IN LIBER 33, PAGE 28 OF PLATS, OAKLAND COUNTY RECORDS.

20-27-353-003
THE EAST 93 FEET OF LOT 56, ADDISON HEIGHTS SUBDIVISION No. 2 , AS RECORED IN LIBER 33, PAGE 28 OF PLATS, OAKLAND COUNTY RECORDS.

20-27-353-002
THE EAST 93 FEET OF LOT 55, ADDISON HEIGHTS SUBDIVISION No. 2 , AS RECORDED IN LIBER 33, PAGE 28 OF PLATS, OAKLAND COUNTY RECORDS.

20-27-353-001
THE EAST 93 FEET OF LOT 54, ADDISON HEIGHTS SUBDIVISION No. 2 , AS RECORDED IN LIBER 33, PAGE 28 OF PLATS, OAKLAND COUNTY RECORDS.

SITE AREA: 25,032 SQ FT* (+/- 0.575 ACRES)
*INCLUDES WEST 9' - 0" OF THE VACATED ALLEY

CURRENT ZONING: OFFICE DISTRICT

PROPOSED ZONING: MAPLE ROAD DISTRICT

PROPOSED USE: EFFICIENCY APARTMENTS

PROPOSED MULTIPLE FAMILY RESIDENTIAL USE:
STUDIO APARTMENTS (RENTAL).

35 UNITS PROPOSED - 1 PARKING SPACES / EACH DWELLING UNIT (REQUIRED)

PARKING REQUIRED: 35 SPACES

PARKING PROVIDED: 43 SPACES +
1 SPACES BARRIER FREE =
44 TOTAL SPACES*

*ADDITIONAL 4 ON STREET PARKING SPACES ADJACENT TO PROPERTY.

PROPOSED OPEN SPACE: 4,511 SQ FT (OPEN) / 25,032 SQ FT (SITE) = 18.75%*

* 15% REQUIRED OPEN SPACE BASED ON TABLE 5.03.B.3 BUILDING FORM C

BUILDING SITE COVERAGE: 7,497 SQ FT (BUILDING FOOTPRINT) / 25,032 SQ FT (SITE) = 30.00%

SETBACK INFORMATION:

PROPERTY SETBACKS SUBJECT TO SETBACK REQUIREMENTS AS FOLLOWS PER TABLE 5.03.B.3 BUILDING FORM C, UNLESS OTHERWISE ALLOWED BY THE PLANNING COMMISSION:

FRONT:	REAR:	SIDE:
MINIMUM: 10'-0"	MINIMUM: 30'-0"	MINIMUM: N/A
MAXIMUM: 30'-0"	MAXIMUM: NONE	MAXIMUM: NONE

THE PROPOSED BUILDING SETBACKS ARE:

FRONT (WEST, NORTH) BUILD TO LINE:	10'-0" TO FACE OF BUILDING
FRONT (SOUTH) BUILD TO LINE:	30'-0" TO FACE OF BUILDING
REAR (EAST):	50'-4" TO FACE OF BUILDING

BUILDING HEIGHT INFORMATION:

THE PROPOSED BUILDING HEIGHT IS 36' - 0" TO THE MID POINT OF THE ROOF.

BARRIER FREE REQUIREMENTS:

BARRIER FREE PARKING:
2% OF THE TOTAL NUMBER OF SPACES REQUIRED. (MIN OF 1)
(2 BARRIER FREE SPACES ARE REQUIRED FOR THE 94 SPACES PROVIDED.)

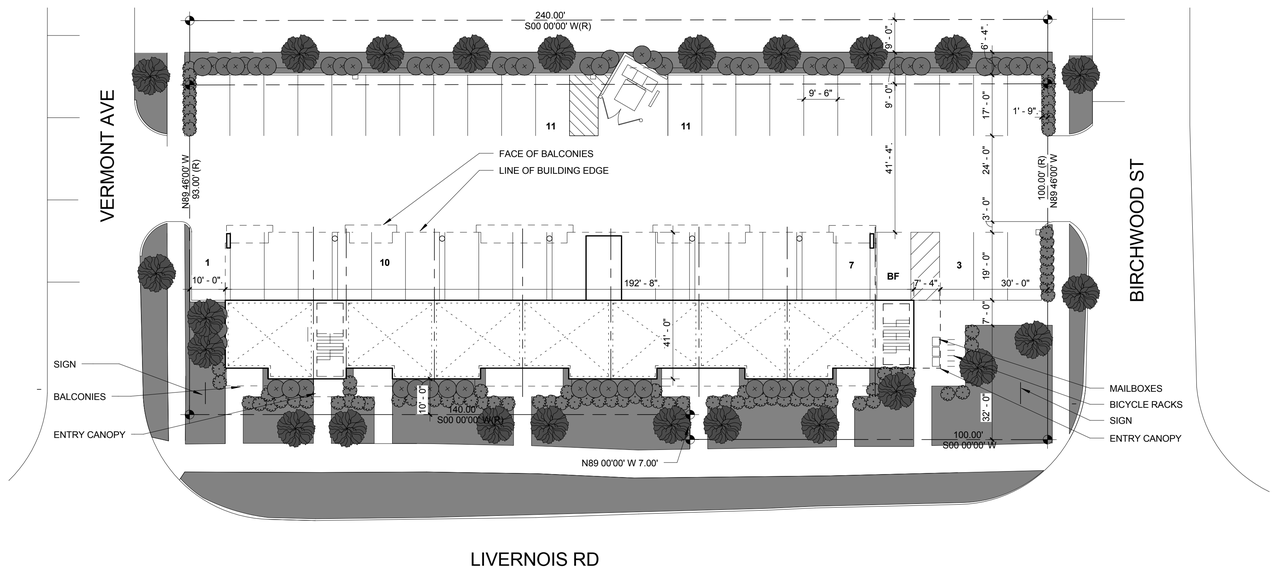
BARRIER FREE DWELLING UNITS:
2% OF TOTAL UNITS ARE REQUIRED TO BE "TYPE A" (MIN OF 1) PER MBC 1107.6.2.1.1.
THE 1 "TYPE A" UNIT IS LOCATED ON THE FIRST FLOOR.

BUILDING INFORMATION:

OCCUPANCY USE:	R-2
CONSTRUCTION TYPE:	5B
FIRST FLOOR AREA:	4,157 GROSS SQ FT
SECOND FLOOR AREA:	7,160 GROSS SQ FT
THIRD FLOOR AREA:	7,497 GROSS SQ FT
MEZZANINE FLOOR AREA:	1,305 NET SQ FT
TOTAL:	18,814 GROSS SQ FT*

*MEZZANINES DO NOT CONTRIBUTE TO EITHER THE BUILDING AREA OR THE NUMBER OF STORIES AS REGULATED BY MBC SECTION 503.1

APARTMENTS TYPES	UNIT TYPE	QUANTITY	NET SQ FT
TYPE "01" STUDIO	(0)	7	**425**
TYPE "02A" STUDIO	(0)	12	**355**
TYPE "02B" STUDIO	(0)	2	**390**
TYPE "03A" STUDIO LOFT	(0)	10	**486** (399+93)
TYPE "03B" STUDIO LOFT	(0)	2	**442** 360+82
TYPE "03C" STUDIO LOFT	(0)	1	**470** 390+87
TYPE "03D" STUDIO LOFT	(0)	1	**665** 542+124
		35 UNITS	



N

A1 ARCHITECTURAL SITE PLAN

1" = 20'-0"

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FOR REVIEW NOT FOR PERMITTING, OR CONSTRUCTION

AMBER PROPERTIES COMPANY
380 N. CROOKS RD
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AMBER STUDIOS AND LOFTS
TROY, MI 48083

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SCALE: **As indicated**
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ISSUE:

2015.07.09	SITE PLAN REVIEW

SHEET TITLE:
ARCHITECTURAL SITE PLAN

Project: 214100111

AS01

7/9/2015 9:10:11 AM
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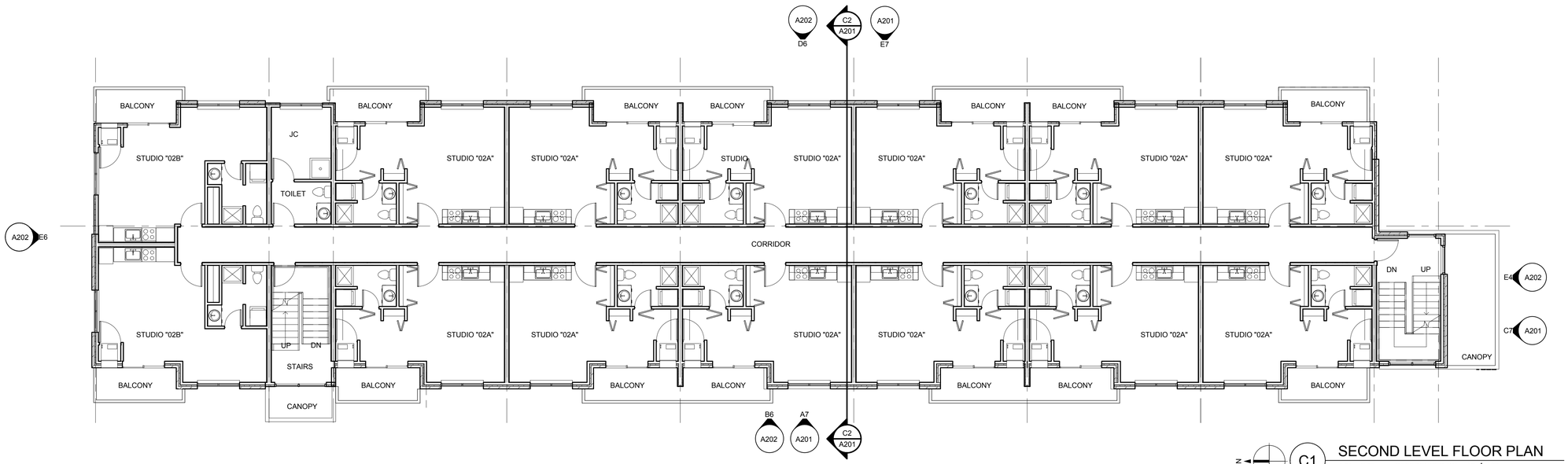
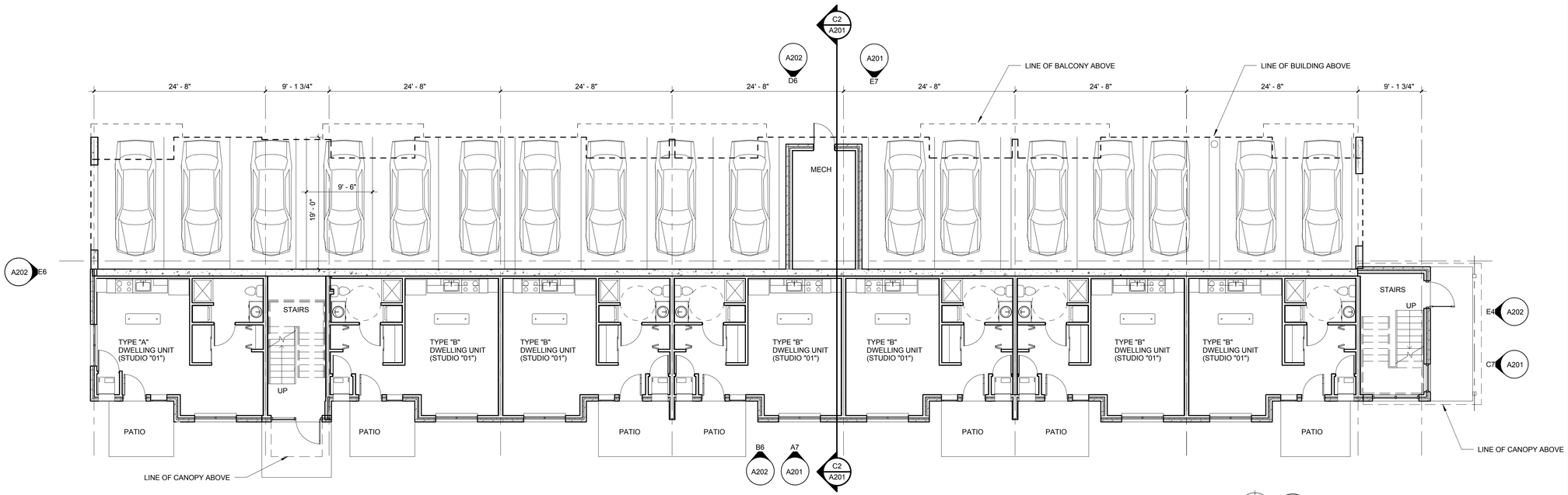


C1 SECOND LEVEL FLOOR PLAN

1/8" = 1'-0" REFERENCED ON **A7** / **A201**

REFER TO FIRST FLOOR PLAN FOR OVERALL DIMENSIONS



A1 FIRST LEVEL FLOOR PLAN

1/8" = 1'-0" REFERENCED ON **A7** / **A201**

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TROY, MI 48083

CHECKED:
SCALE: **1/8" = 1'-0"**
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ISSUE:

2015.07.09	SITE PLAN REVIEW

SHEET TITLE:
FIRST & SECOND FLOOR PLANS

A111

Project: **214100111**

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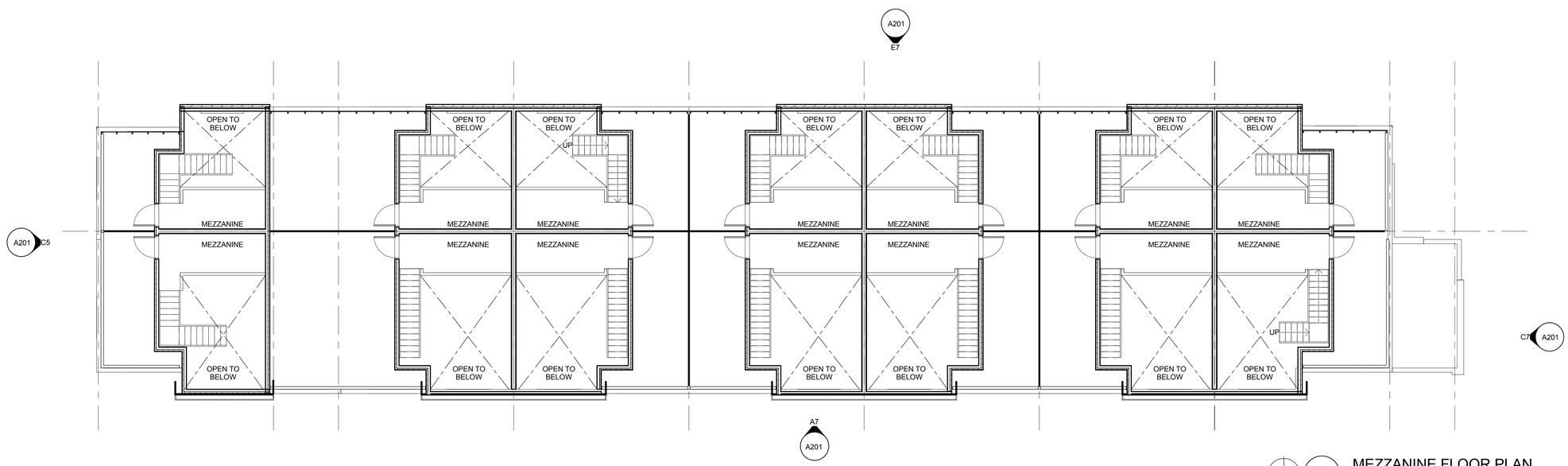
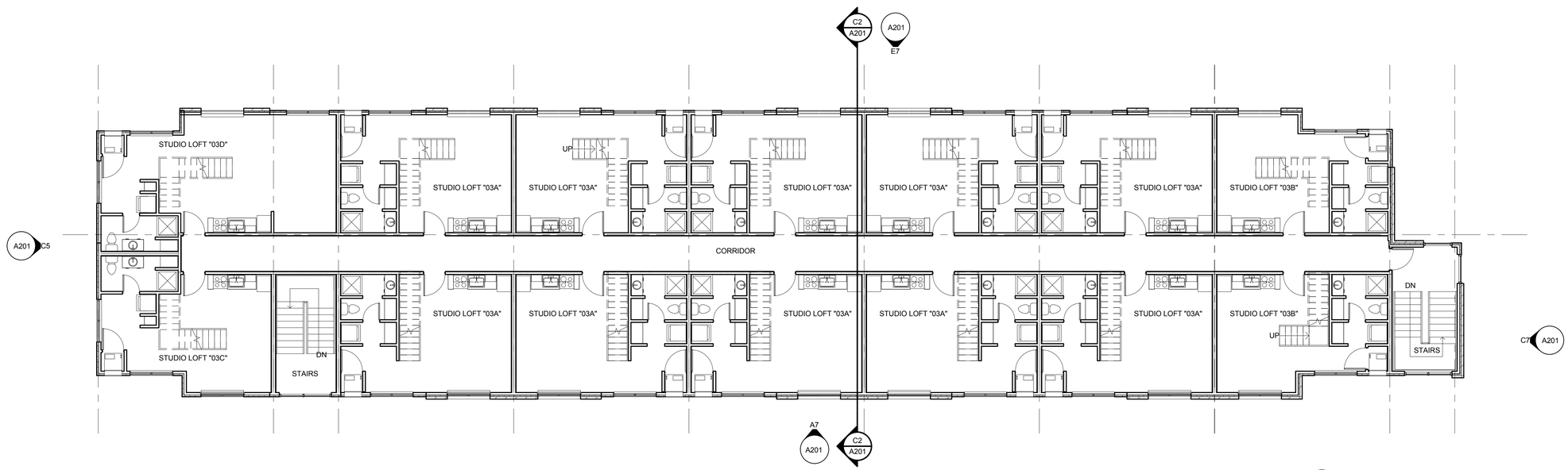


Z C1 MEZZANINE FLOOR PLAN
1/8" = 1'-0" REFERENCED ON A7 / A201



Z A1 THIRD FLOOR PLAN
1/8" = 1'-0" REFERENCED ON A7 / A201

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AMBER STUDIOS AND LOFTS
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SCALE: 1/8" = 1'-0"
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2015.07.09	SITE PLAN REVIEW

SHEET TITLE:
THIRD FLOOR & MEZZANINE PLANS

Project: 214100111

A121

7/9/2015 10:05:27 AM
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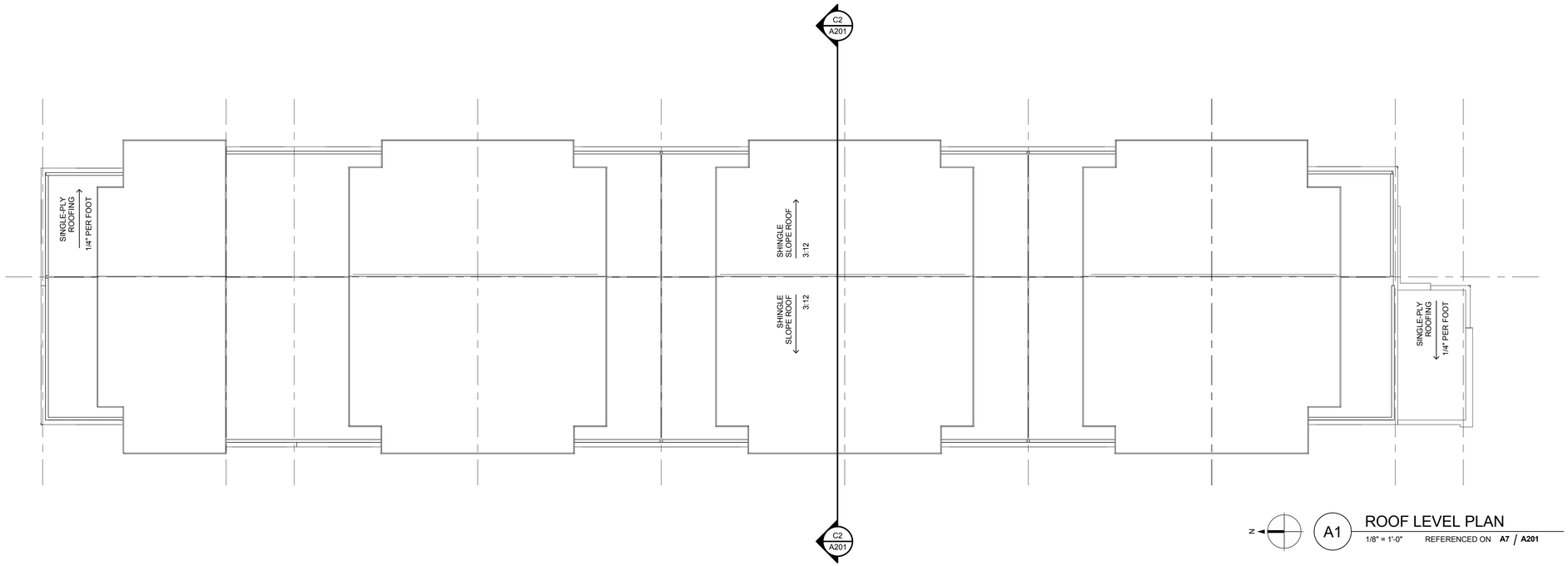

N

A1 ROOF LEVEL PLAN

1/8" = 1'-0" REFERENCED ON **A7 / A201**

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2015.07.09	SITE PLAN REVIEW

SHEET TITLE:
ROOF PLAN

A131

Project: **214100111**

7/9/2015 9:40:18 AM
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PROPOSED MATERIALS

BRICK 1: **#1348** BOWERSTON SHALE COMPANY

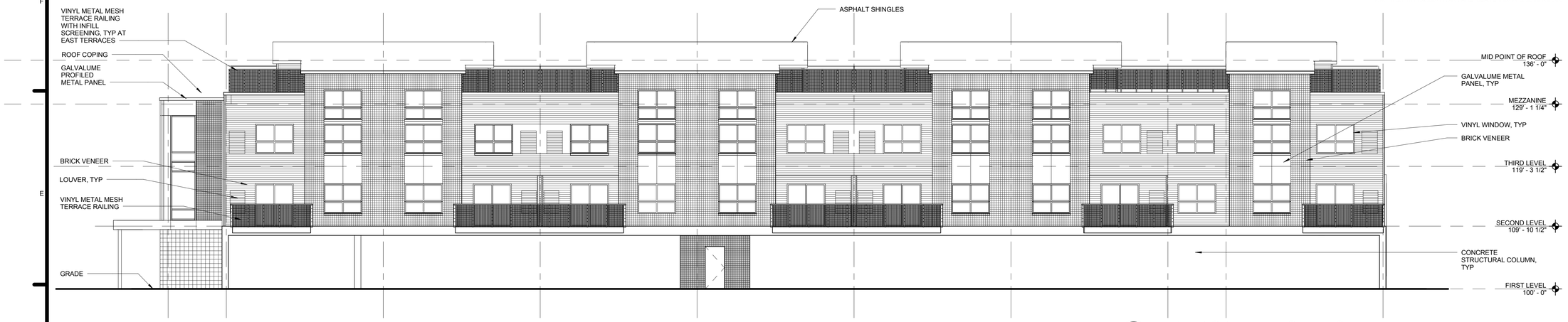
BRICK 2: **#50** BOWERSTON SHALE COMPANY

GLAZED BLOCK: **GAS LIGHT BLUE** BELDEN BRICK COMPANY

TERRACE RAILING: **BLACK** VINYL METAL MESH

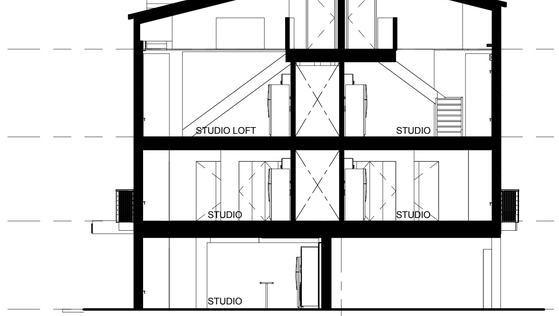
GALVALUME PROFILED SIDING: CENTRIA

ASPHALT SHINGLES: **HARVARD SLATE** IKO CAMBRIDGE AR



E7 EXTERIOR ELEVATION - EAST

1/8" = 1'-0"

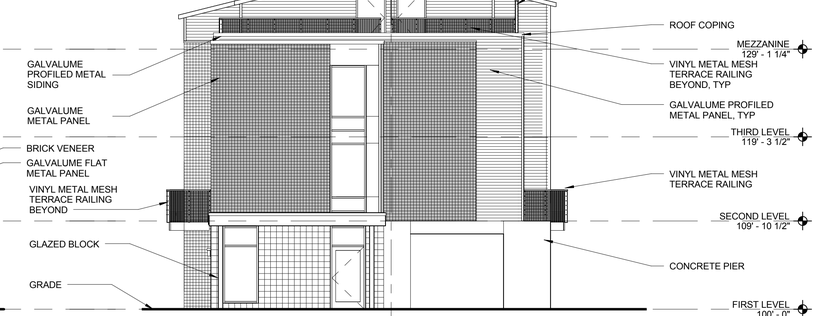


C2 BUILDING SECTION

1/8" = 1'-0"

C5 EXTERIOR ELEVATION - NORTH

1/8" = 1'-0"



C7 EXTERIOR ELEVATION - SOUTH

1/8" = 1'-0"

A7 EXTERIOR ELEVATION - WEST

1/8" = 1'-0"

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TROY, MI 48083

CHECKED:

SCALE: **1/8" = 1'-0"**

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2015.07.09	SITE PLAN REVIEW

SHEET TITLE:

EXTERIOR ELEVATIONS

A201

Project: **214100111**

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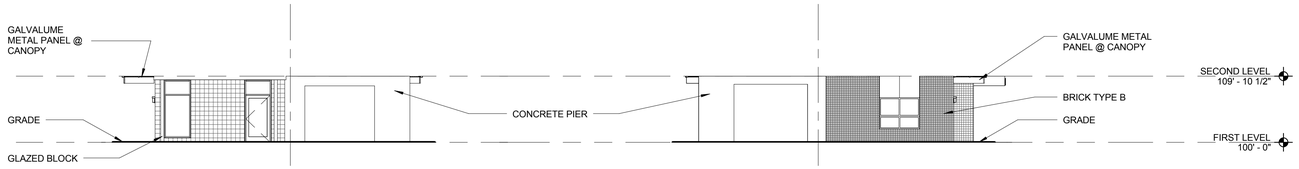
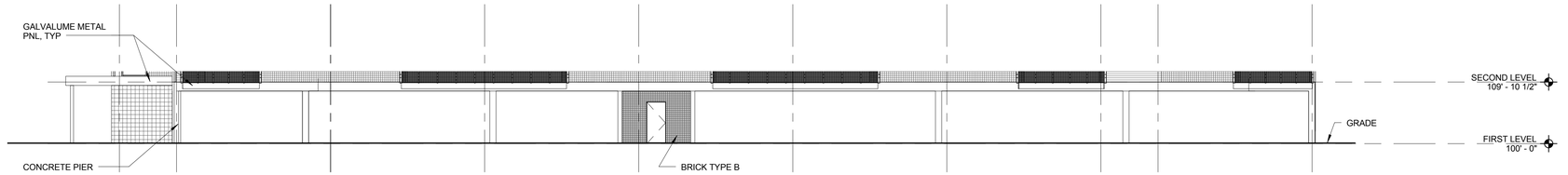


E4 GROUND LEVEL EXTERIOR ELEVATION - SOUTH

3/32" = 1'-0"

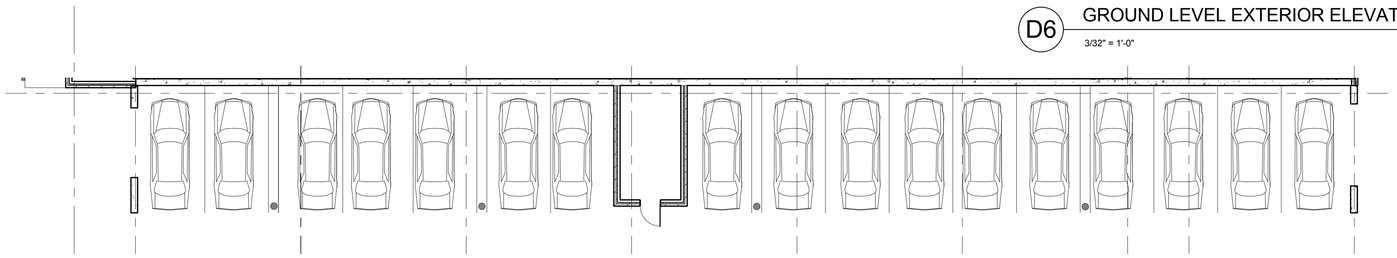
E6 GROUND LEVELEXTERIOR ELEVATION - NORTH

3/32" = 1'-0"



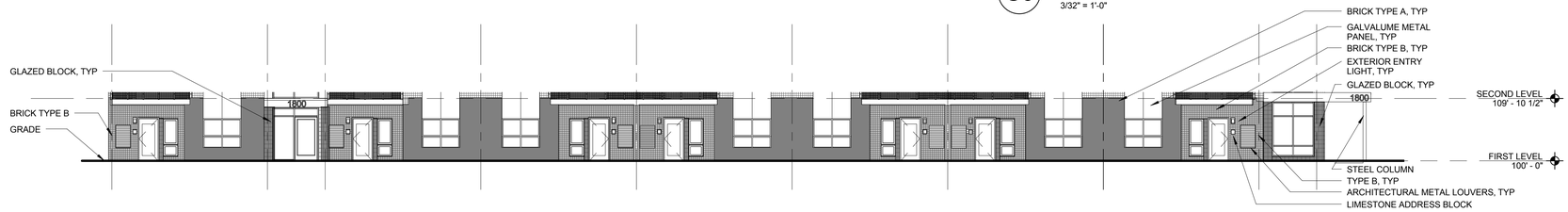
D6 GROUND LEVEL EXTERIOR ELEVATION - EAST

3/32" = 1'-0"



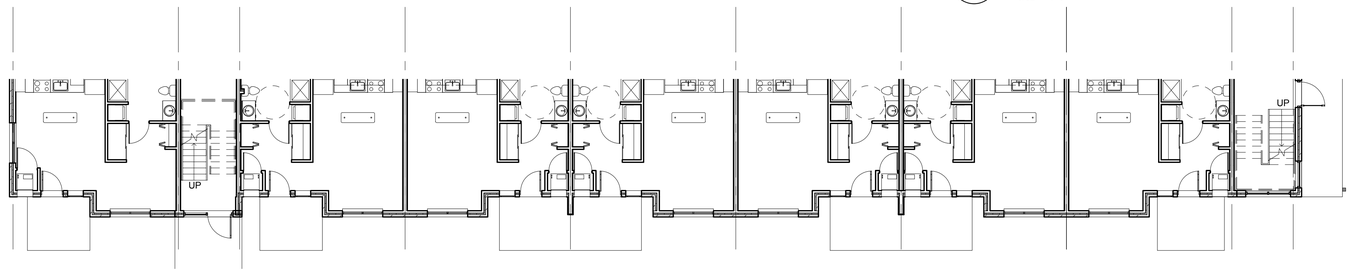
C6 GROUND LEVEL PARTIAL FLOOR PLAN - EAST

3/32" = 1'-0"



B6 GROUND LEVEL EXTERIOR ELEVATION - WEST

3/32" = 1'-0"



A6 GROUND LEVEL PARTIAL FLOOR PLAN - WEST

3/32" = 1'-0"

GROUND STORY ACTIVATION

FACADE VARIATION - 5.05 E.1

UNINTERRUPTED PUBLIC STREET FACADE LENGTH

MAX ALLOWED :		25'-0"
PROPOSED :	SOUTH ELEVATION	18'-10"
	NORTH ELEVATION	19'-0"
	WEST ELEVATION	24'-8"

TRANSPARANCY ALTERNATIVES - 5.05E3b

(A) EXPRESSION OF STRUCTURAL SYSTEM
- EXPRESSION OF CONCRETE WALLS, BEAMS, AND BALCONIES
- INDENTED/OUTDENTED UNIT PLACEMENT

(D) MATERIAL VARIATION
- ALTERNATING BRICK COLOR
- FLAT METAL PANELS

(E) INTEGRATED ARCHITECTURAL ORNAMENTATION
- GLAZED BLOCK TO SIGNIFY ENTRANCES
- LIMESTONE ADDRESS BLOCKS

(F) OUTDOOR SEATING (5.05E3bii)

GROUND STORY ACTIVATION CALCULATIONS

SOUTH ELEVATION

REQUIREMENT	% PROPOSED	% REQUIRED
TRANSPARENCY TOTAL	55.6%	50% MIN*
GLAZING/DOORS	12.9%	
THE BASE MATERIAL FOR THIS ELEVATION IS : **GLAZED BLOCK** THE FOLLOWING CHART LISTS THE ALTERNATIVE MATERIALS USED		
TRANSPARENCY ALTERNATIVES	42.7%	80% MAX
MATERIAL VARIATION	42.7%	50% MAX
CONCRETE	28.6%	
METAL PANEL	14.1%	

NORTH ELEVATION

REQUIREMENT	% PROPOSED	% REQ
TRANSPARENCY TOTAL	51.0%	50% MIN*
GLAZING/DOORS	9.7%	
THE BASE MATERIAL FOR THIS ELEVATION IS : **BRICK TYPE B** THE FOLLOWING CHART LISTS THE ALTERNATIVE MATERIALS USED		
TRANSPARENCY ALTERNATIVES	41.3%	80% MAX
MATERIAL VARIATION	41.3%	50% MAX
FLAT METAL PNL	9.1%	
CONCRETE	32.2%	

EAST ELEVATION

REQUIREMENT	% PROPOSED	% REQ
TRANSPARENCY TOTAL	47.5%	30% MIN*
DOORS	4.5%	
THE BASE MATERIAL FOR THIS ELEVATION IS : **CONCRETE** THE FOLLOWING CHART LISTS THE ALTERNATIVE MATERIALS USED		
TRANSPARENCY ALTERNATIVES	43.4%	100% MAX
MATERIAL VARIATION	43.4%	50% MAX
BRICK TYPE B	21.1%	
FLAT METAL PANEL	22.3%	

WEST ELEVATION

REQUIREMENT	% PROPOSED	% REQ
TRANSPARENCY TOTAL	99.6%	50% MIN*
GLAZING/DOORS	29.7%	
THE BASE MATERIAL FOR THIS ELEVATION IS : **BRICK TYPE B** THE FOLLOWING CHART LISTS THE ALTERNATIVE MATERIALS USED		
TRANSPARENCY ALTERNATIVES	69.9%	80% MAX
MATERIAL VARIATION	40.4%	50% MAX
GLAZED BLOCK	4.2%	
BRICK TYPE A	22.2%	
FLAT METAL PNL	11.4%	
ARCHITECTURAL METAL LOUVERS	2.6%	
OUTDOOR DINING/SEATING	29.5%	60% MAX

*TRANSPARENCY REQUIREMENT EQUALS TRANSPARENCY ALTERNATIVES IN ADDITION TO GLAZING AND DOORS.

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AMBER PROPERTIES COMPANY
380 N. CROOKS RD
CLAWSON, MI 48017

AMBER STUDIOS AND LOFTS
TROY, MI 48083

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2015.07.09	SITE PLAN REVIEW

SHEET TITLE:
GROUND STORY ACTIVATION

A202

Project: **214100111**

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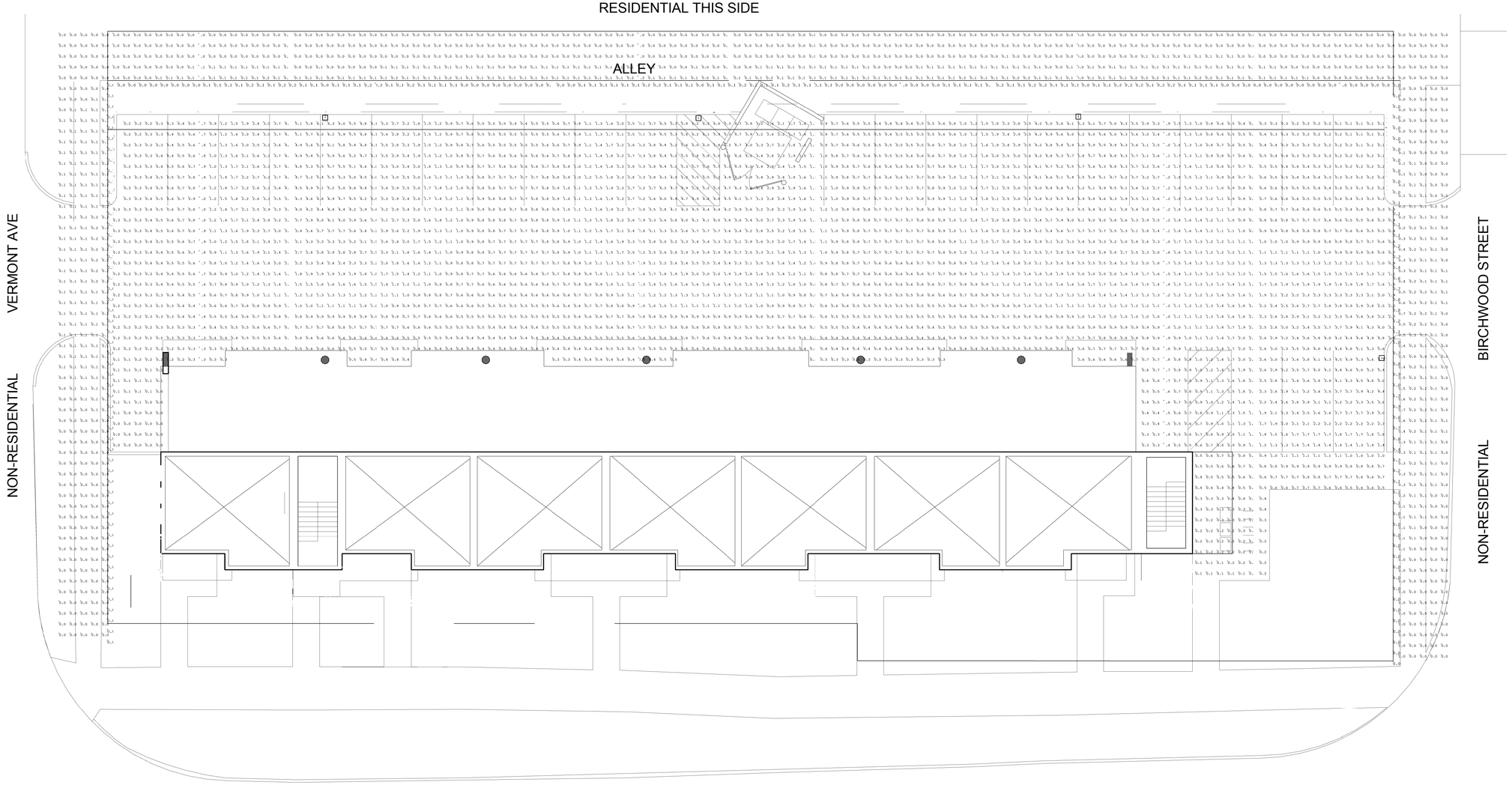

CALCULATION SUMMARY							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
10' BEYOND BOUNDARY	ILLUMINANCE	FC	0.05	0.7	0.0	N.A.	N.A.
5' AFF PROPERTY LINE	ILLUMINANCE	FC	0.12	1.3	0.0	N.A.	N.A.
PARKING LOT	ILLUMINANCE	FC	1.56	6.3	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE					
DESCRIPTION	TOTAL LAMP LUMENS	LLF	LLD	LDD	TOTAL WATTS
LITHONIA KSF1 150S R4SC-KSF1 IV 150W HP	16000	0.720	0.80	0.9	189
LITHONIA KSF1 250M R4SC 250W HP	22500	0.720	0.80	0.9	864

1 ELECTRICAL SITE LIGHTING PHOTOMETRICS
1" = 10'-0"

7/9/2015 10:34:46 AM
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AMBER STUDIOS & LOFTS
TROY, MI

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1	2015.07.09	SITE PLAN REVIEW

SHEET TITLE:
ELECTRICAL SITE LIGHTING PHOTOMETRICS

ESC01

Project: 214100111

CITY OF TROY
AMBER STUDIOS AND LOFTS
1800 - 1870 LIVERNOIS ROAD
TROY, MICHIGAN 48083
SOUTHWEST VIEW

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CITY OF TROY
AMBER STUDIOS AND LOFTS
1800 - 1870 LIVERNOIS ROAD
TROY, MICHIGAN 48083
SOUTHEAST VIEW

PLUNKETT COONEY

July 14, 2015

Planning Commission
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

Re: Amber Properties Company
Multi-Family Rezoning Request
1800-1870 Livernois ("Project")

Dear Planning Commissioners:

Our Amber Development Team was very pleased to be able to meet with you on June 23rd to review the proposed Project. We listened very carefully to your comments and, since that time, have taken the following steps while submitting revised plans for the Project:

1) Parking. After discussions with the Planning Department staff, we were able to reconfigure the layout of the building and create 4 additional on-site parking spaces. The Project now has 9 extra spaces, or 26% parking over ordinance requirements. If you informally count the 4 additional on-street spaces on Vermont (3) and Birchwood (1) that are immediately adjacent to the Project, 13 additional spaces, or 37% over ordinance requirements, would be available for visitors and guests.

2) Design. We have made substantial revisions to the design of the building. These changes include:

- Architectural improvements to redistribute the overall building mass and better incorporate activation design elements to the elevations.

- Enhancements to the south building entry and addition of a building canopy to signify the main entry point for pedestrians. This area closest to Maple Road now includes the bicycle parking area and mailboxes.

- Provisions for terrace screening along the east elevation for improved residential neighborhood privacy.

- Additional brick and glazed block to various building elevations.

3) Alley Vacation. Following our recent meeting, we immediately sent letters to the two adjacent property owners bordering the alley. We have reached one of them and are arranging a meeting to discuss disposition of the 9 easterly feet of the alley which we are proposing be dedicated as additional greenbelt between properties. We hope to be able to report to you at the time of the July 28th Planning Commission meeting on a potential resolution of the alley vacation.

4) Neighborhood Meeting. We have sent an invitation to all residents and businesses on the City's notice list to attend a meeting to discuss the project at the Troy Community Center on Wednesday, July 22nd.

We believe our meeting with you on June 23rd was very productive, and we look forward to your review of the new design and site plan. In the meantime, should you have any questions, please feel free to contact us at your earliest convenience.

Sincerely,

Dennis G. Cowan
PLUNKETT COONEY
Direct Dial: (248) 901-4029
Email: dcowan@plunkettcooney.com

DGC/kj
cc: Jerry Amber
Brent Savidant
Justin Wieber

Kathy Czarnecki

From: ZCI Detroit <zb@zcigroup.com>
Sent: Friday, July 17, 2015 8:25 AM
To: Planning
Subject: 1800-1870 livernois (Comments)

I'm the home owner at 68 Birchwood. My immediate family all live in three block neighborhood.

Over dinner, we discussed the Amber development and we're very familiar with his sites.

We "don't" believe Amber's proposal is the **correct fit** for our neighborhood. His buildings are very **"unappealing"** and bring no value to the neighbors.

Most of the neighbors would agree that a better use would be retail shops on the lower level with housing units on top. This would allow the neighborhood to benefit from shopping and continue the entertainment theme that MJR Theater has brought to the area.

In closing, my family (Bogdanovic) we own over 10 homes on Chopin, Birchwood, and Vermont. We would support a live/work/retail development but **"not" t**he type Amber is proposing.

Zoran Bogdanovic
(Direct) 248-379-6458

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JUL 20 2015
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COMPOSE

Inbox (4)
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Important
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Drafts
Travel
More

John

No Hangouts Contacts
Find someone

Rezoning request

Inbox x

John Hillert <jhillert@gmail.com> Jul 18 (2 days ago)

to planning

An Amber apartment complex at 1870 Livernois would be a major departure in architecture in contrast to most of the existing buildings in close proximity. Planner Micheal Hutson according to the somerset gazette called the architectu bland and vanilla. I agree , Section 27 and 26 are NOT industrial areas like the architect wants to match. And how long will it be before they finish the project? Will we in section 26 and 27 have to look at this project drag on like the one just north of the Troy community center?

The city at this point in time does have the right
to keep this property zoned office to preserve the aesthetics, integrity and property values of the neighborhood. These reasons and other concerns brought up by the planning department (and I'm sure by some adjacent and nea by home owners),make it important to deny this particular zoning request.

John R Hillert
1867 Westwood
Troy Michigan
48083

Mail Delivery Subsystem <mailer-daemon@go Jul 18 (2 days ago)

to me

Delivery to the following recipient failed permanently:

planning@troymi.gov

Joseph M. Farrug
274 Lesdale St.
Troy, MI 48085-1590

METROPLEX MI 480

25 JUL 2015 PM 6 L

Liberty
FOREVER

Planning Commission, City of Troy
500 W Big Beaver
Troy, Mi
48084

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JUL 28 2015
PLANNING

July 25, 2015

To Planning Commission City of Troy:

We are happy to hear that you are considering building studio apartments and lofts with bicycle racks available which would appeal to a younger population. This is a direction that other communities are moving like R.O., Rochester etc.

Thank you

Joseph M Farrug
Virginia Farrug

Kathy Czarnecki

From: Brent Savidant
Sent: Tuesday, July 28, 2015 12:41 PM
To: Kathy Czarnecki
Subject: FW: Proposed conditional rezoning request and site plan approval ....

From: Ted Lavanway [mailto:tedlavanway@me.com]
Sent: Tuesday, July 28, 2015 12:40 PM
To: Brent Savidant <SavidantB@troymi.gov>
Subject: Proposed conditional rezoning request and site plan approval ....

July 27, 2015

Planning Commission Members
City of Troy
500 W. Big Beaver Rd.
Troy, MI 48084

Subject: Proposed Conditional Rezoning Request and Site Plan Approval vacant property on the east side of Livernois north of Maple .

Dear Planning Commission Members:

My name is Ted Lavanaway and I am a 23 year resident of Troy and a registered voter. I reside on Dublin Fair in northwest Troy.

I support conditional rezoning of the vacant property on Livernois Rd. north of Maple to the Maple Road District. This property has been dormant for a very long time, and being near the new MJR Theater and all of the businesses along Maple Rd. would be an excellent location for a new apartment development.

Young professionals with good educations and good jobs should be welcomed to the city of Troy. Those relocating from nearby cities and other states will shop in Troy and visit local restaurants and businesses. This helps everyone who lives in our city.

We should all welcome new developments to our city, especially those near the Maple Road Corridor. Accordingly, I urge the Planning Commission to support the conditional rezoning and site plan as I do.

Thank you,

_____

Ted Lavanaway
6952 Dublin Fair
Troy, MI 48098

Ted LaVanway

-2- cont.

Planning Commission
City of Troy

Once the younger generation becomes accustomed to the amenities offered by the city of Troy, they will be enticed & become long residents.

My understanding is the residents of Troy constitute an older population.

Also the cities of Royal Oak, Birmingham, and Rochester have shops already, and this appears to be the wave of the future.

The area seems ripe for new development and what is being proposed seems a step in the right direction.

I support the proposed zoning change and the petition for a variance which will gene

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1/24/15

Planning Commission
City of Troy

Dear Sirs:

The proposed development of 1824 Livernois Troy, MI, 48083 would enhance the site for the following reasons:

(1) The proposed development is attractive and will improve the site

(2) The seven vacant lots which have been vacant for years will be developed improving the tax base for the City of Troy

(3) The proposed lofts will be an attraction for the younger generation.

-3- Cont.

~~[illegible]~~ the developer enough acreage to develop the site in a manner which is consistent with the building ordinances in the City of Troy.

Thank you for ~~considering~~ considering my position, and I see this as an opportunity to make a great city even greater.

Sincerely Yours,

Michael J. Farrey
6781 Little Creek Ct
Troy, Mi 48085

July 27, 2015

To: Planning Commission Members

Subject: Proposed New Apartment Development on Livernois

I am an almost 30 year resident of Troy and longtime supporter of the Troy Community.

I like seeing some of the new developments that are coming to our city and I think we need to enthusiastically support them.

New apartments that will attract young professionals and millennials is just what we need in our city.

I therefore urge you to support Amber's conditional rezoning request and site pan approval for the land on the east side of Livernois north of Maple Rd. when this proposed project comes before you.

Thank you.

Vera Mitchell

Vera Mitchell
1063 Kirts Blvd #134
Troy, Mi 48084

July 23, 2015

Planning Commission Members
City of Troy
500 W. Big Beaver Rd.
Troy, MI 48084

Subject: Proposed Amber Studios and Lofts
1800 – 1870 Livernois Rd.
Troy, MI 48083

Ladies and Gentlemen:

I am a 26 year resident of Troy and moved into Amber Creek East Apartments on Kirts Blvd. in 1999. I'm a registered voter and proud to be a member of the Troy Community. I like renting from Amber Apartments and especially like that they handle the water bill, cut the grass, plow the snow, pay the taxes, and maintain my apartment so I don't have to.

I support Amber's conditional rezoning request and proposed site plan for the property on Livernois Rd. north of Maple Rd. and think a new apartment development there would greatly benefit the community as a whole. Young professionals who are looking for a nice place to live and want to move to Troy will find this location near the new MJR Theater and nearby businesses the place to be in the Maple Road District of the City.

I respectfully request that my letter of support for conditional rezoning of this property to the Maple Road District and the proposed Amber Studios and Lofts site plan be entered into the public record of the Troy Planning Commission Public Hearing scheduled for July 28, 2015.

Thank you for allowing me the opportunity to submit these comments.

Sincerely,

Robert M. Plater
659 Kirts Blvd., Apt. 110
Troy, MI 48084

Kathy Czarnecki

From: Peter Ruppe Jr <pruppejr@gmail.com>
Sent: Friday, July 24, 2015 7:18 PM
To: Planning
Subject: Conditional Rezoning Request - 1800-1870 Livernois, Apartment Use

Hi Brent,

We attended an informal presentation of the subject request last Tuesday evening by Amber Properties. Our opinion of the proposed conditional rezoning is as follows:

1. This use will be a good improvement of this vacant land.
2. The additional residents will create additional business opportunities for local vendors.
3. The curb view is attractive.
4. Parking and traffic based on this use will not be a negative impact.
5. This use is consistent with the theater district being created at this intersection in Troy.
6. Since this rezoning is conditional, any changes from the proposed use will need to pass additional Troy review, which protects the neighborhood from potential undesirable zoning or use changes.

Based on these assumptions and generally positive feedback at this meeting, we are therefore in favor of this zoning request. We were also pleased with the developer inviting the neighbors affected by this proposed rezoning to this informational meeting one week before the public hearing on July 28. This additional interest in developing this intersection is encouraging; hopefully there will be more development in accordance with Troy's master plan.

If you have any questions, please contact me at your earliest convenience, thank you.

Sincerely,

Peter P. Ruppe, Jr.
President - Peter P. Ruppe, Inc.
Cell: 313-929-2480 Fax: 313-882-4741
www.troymapleplaza.com

Kathy Czarnecki

From: Brent Savidant
Sent: Tuesday, July 28, 2015 8:36 AM
To: Kathy Czarnecki
Subject: FW: Planning Commission

Please distribute to Planning Commission tonight.

-----Original Message-----
From: Sharon [mailto:laboo106@yahoo.com]
Sent: Monday, July 27, 2015 9:22 PM
To: Brent Savidant <SavidantB@troymi.gov>
Subject: Planning Commission

It appears that the resolution BC-2015-07 recommending approval of the Amber Project 15 and Livernois is a good solution to help encourage young people to live and stay in Troy. I agree that it fits the City's Master plan. I support it's passage.

Sharon Wagner
6085 St Paul Rd
Troy, Michigan 48098

Sent from my iPad

Kathy Czarnecki

From: Brent Savidant
Sent: Tuesday, July 28, 2015 1:33 PM
To: Kathy Czarnecki
Subject: FW: Proposed New Apartment Development on Livernois

From: Grayson Welch [mailto:graysonwelch@gmail.com]
Sent: Tuesday, July 28, 2015 1:32 PM
To: Brent Savidant <SavidantB@troymi.gov>
Subject: Proposed New Apartment Development on Livernois

To: Planning Commission Members

I have lived in Troy for over four years now, and my family and I plan on staying here long-term. We like the schools, parks, and neighborhoods very much. We often frequent places such as the Troy Community Center, the Aquatic Center, and many Troy restaurants. As renters ourselves, we love to see new apartment buildings going up in the area. They will attract young professionals to our city, which is good for our neighborhoods and local businesses.

I therefore ask you to support the conditional rezoning and site plan approval for Amber Properties at Livernois north of Maple Rd. I believe this location is a perfect fit for a new apartment building.

Sincerely,

Grayson Welch
1035 Kirts Blvd.
Troy, MI 48084