



## CITY COUNCIL AGENDA ITEM

---

Date: October 5, 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 (NOVEMBER 23, 2015) - PLANNED UNIT DEVELOPMENT APPLICATION (PUD 014) – Proposed Stonecrest Planned Unit Development, East side of Livernois between Big Beaver and Wattles, Section 22, Currently Zoned R-1E (One Family Residential) District

The applicant, Northpoint Development, seeks approval for the proposed Stonecrest Planned Unit Development (PUD). The applicant proposes a 100-bed, 70,000 square foot assisted living facility on the subject site.

The site abuts the undeveloped City park site to the north, which is proposed to include a trailhead and dog park. The applicant proposes to enter into a partnership with the City to increase the overall development potential of the subject site while also assisting the City with development of the park site. A significant portion of the applicant's site is encumbered by wetlands and floodplain. The applicant proposes to use the City's park site for land balancing, stormwater management and some parking. In exchange for using City property, the applicant proposes contributing the following benefits:

- Construction of an 80-space shared parking lot and entry drive located on City park property
- Construction of sidewalk along Livernois and internal sidewalks on City park property
- Site grading for City park property
- Construction of detention basin and fountain on City park property to be used as amenity for City park
- \$50,000 in contribution for City park improvements

Improvements on the City park property will be constructed concurrently with construction of the senior assisted living project.

The applicant indicated they have met with residential neighbors potentially affected by the development, to listen to their concerns and address these concerns through site design.

The Planning Commission held a public hearing on this item on September 22, 2015 and recommended approval of the application by an 8-0 vote, subject to a number of conditions. All conditions were addressed in the attached site plan.



## CITY COUNCIL AGENDA ITEM

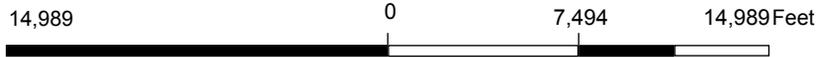
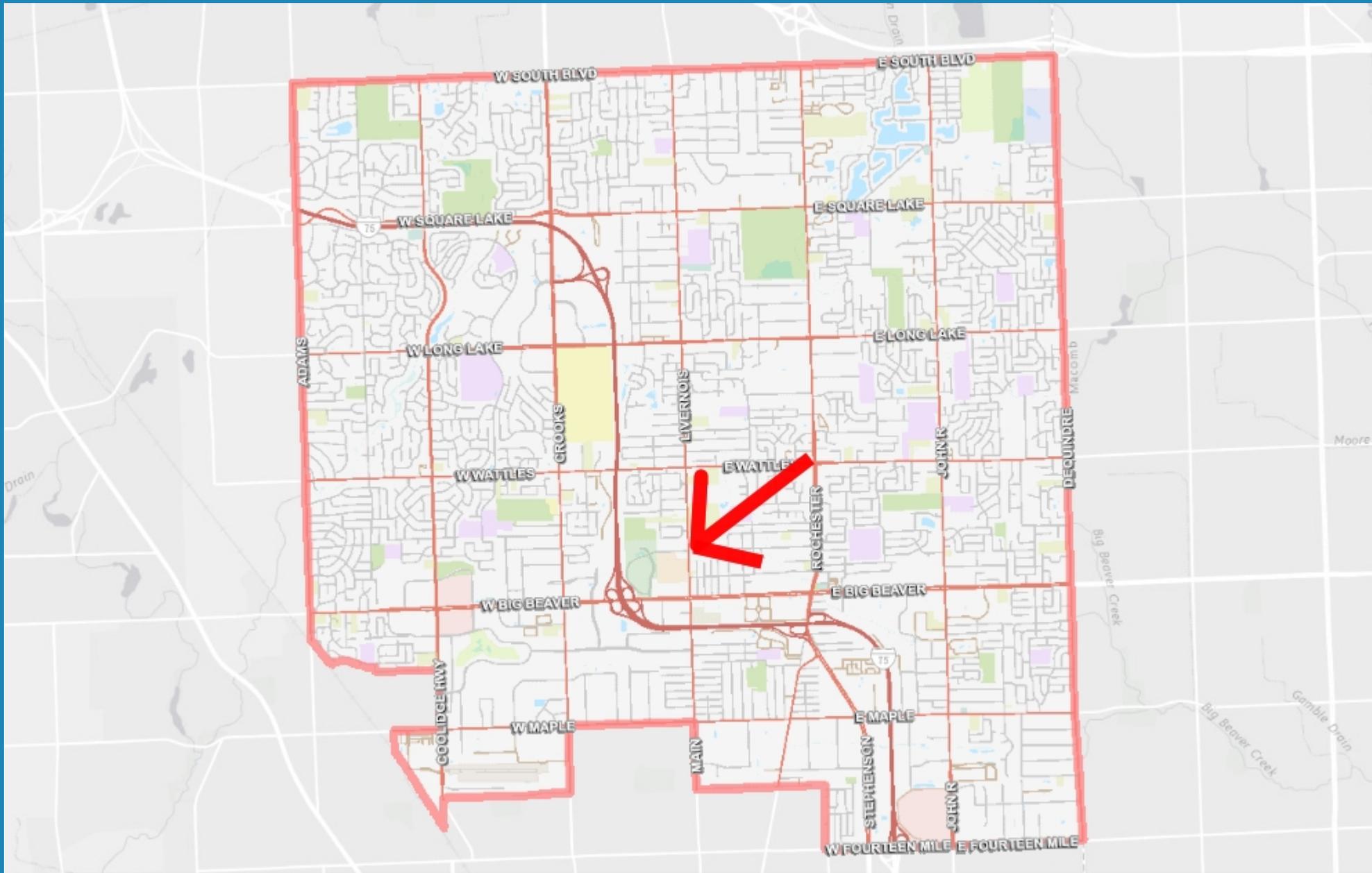
---

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the project. City Management recommends approval of the Planned Unit Development project. A City Council public hearing has been scheduled for October 23, 2015.

### Attachments:

1. Map
2. Site plan
3. Minutes from September 22, 2015 Planning Commission Regular meeting
4. Agenda item from September 22, 2015 Planning Commission Regular meeting
5. Public Comment

G:\PUD's\IPUD 014 Stonecrest\CC Memo\_Announce Public Hearing 2015 11 09.doc



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.

PRELIMINARY AND CONCEPTUAL SITE PLANS FOR

# STONECREST

PART OF THE SW 1/4 OF SECTION 22, T.2N., R.11E.,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN



LOCATION MAP - NOT TO SCALE

NO.	BY	CHK	DESCRIPTION	DATE
REVISIONS				



**CAUTION!!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. THEY ARE SUBMITTED ON THE CONDITION THAT THEY ARE NOT TO BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE PRIOR WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2014 PROFESSIONAL ENGINEERING ASSOCIATES, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERAL ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE BY ANY CONTRACTOR AND NOT LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL**

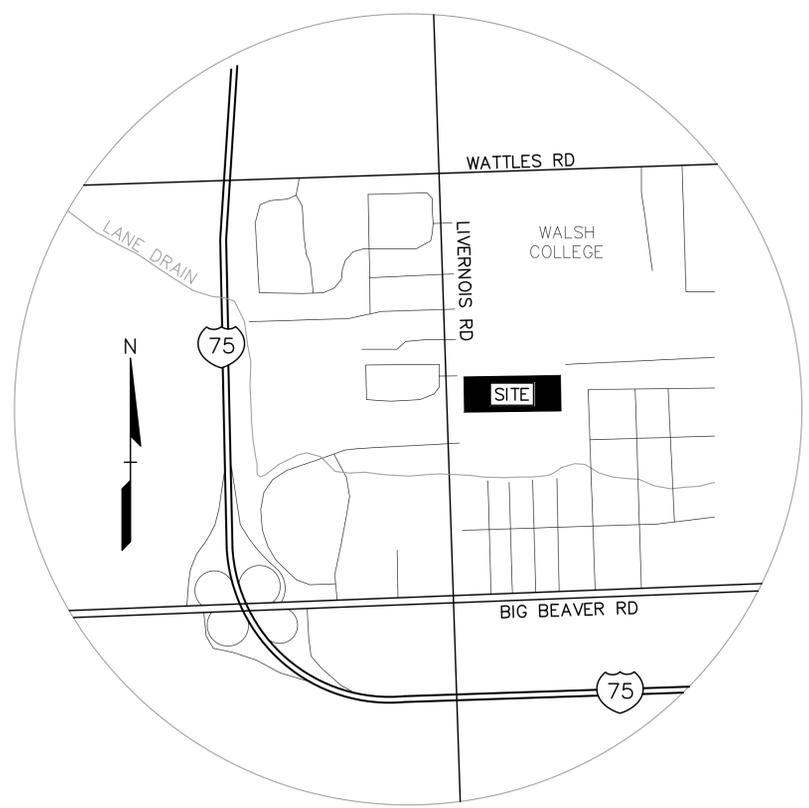
**811**

Know what's below  
Call before you dig

MISS DIG System, Inc.  
1-800-482-7171 www.missdig.net



**PROFESSIONAL ENGINEERING ASSOCIATES**  
2430 Rochester Ct., Suite 100  
Troy, MI 48063-1872  
Phone: (248) 689-9090  
Fax: (248) 689-1044  
website: www.peainc.com



LOCATION MAP  
NO SCALE

**DEVELOPER:**

NORTHPOINT DEVELOPMENT  
5015 NW CANAL STREET, SUITE 200  
RIVERSIDE, MO 64105  
CONTACT: MARK POMERENKE  
PHONE: (816) 888-7391

**ARCHITECT:**

PI ARCHITECTS  
3500 JEFFERSON ST. SUITE 303  
AUSTIN, TX 78731  
CONTACT: ERIC LANCON  
PHONE: (512) 231-1910

**CIVIL ENGINEER/LANDSCAPE ARCHITECT:**

PROFESSIONAL ENGINEERING ASSOCIATES, INC.  
2430 ROCHESTER CT., SUITE 100  
TROY, MI 48063  
PHONE: (248) 689-9090  
FAX: (248) 689-1044  
CONTACT: EMIL S. BUNEK III, PE  
JANET EVANS, R.L.A.

**INDEX OF DRAWINGS:**

- C-0.0 COVER SHEET
- C-1.0 TOPOGRAPHIC SURVEY
- C-1.1 TREE LIST
- C-1.2 TREE PRESERVATION PLAN
- C-2.0 PRELIMINARY SITE PLAN
- C-3.0 PRELIMINARY GRADING PLAN

- L-1.0 PRELIMINARY LANDSCAPE PLAN
- SITE PHOTOMETRIC PLAN

**ARCHITECTURAL PLANS**

- SK1 FIRST FLOOR PLAN
- SK2 FIRST FLOOR PLAN - WEST HALF
- SK3 FIRST FLOOR PLAN - MIDDLE SECTION
- SK4 FIRST FLOOR PLAN - EAST HALF
- SK5 FIRST FLOOR PLAN - SECOND FLOOR PLAN
- SK6 ROOM DETAILS
- SK7 ELEVATION PLAN
- SK9 SECTION @ LEFT WING

**NORTHPOINT DEVELOPMENT**  
5015 NW CANAL STREET, SUITE 200  
RIVERSIDE, MO 64105

**COVER SHEET**  
**STONECREST**

PART OF THE SW 1/4 OF SECTION 22, T. 2N., R. 11E.,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES. ESB DN. ESB / DRW. | SUR. PEA P.M. DNH

DATE: 09/02/2015 10:41 AM

ORIGINAL ISSUE DATE:  
SEPTEMBER 2, 2015

PEA JOB NO. 2015-141

SCALE: AS NOTED

DRAWING NUMBER:

**C-0.0**

**NOT FOR CONSTRUCTION**

XREF: S:\PROJECTS\2015\2015141\DWG\TOP\BASE-15141.DWG  
XREF: S:\PROJECTS\2015\2015141\DWG\CONSTRUCTION\BASE-15141.DWG  
XREF: S:\PROJECTS\2015\2015141\DWG\CONSTRUCTION\TBK-15141.DWG







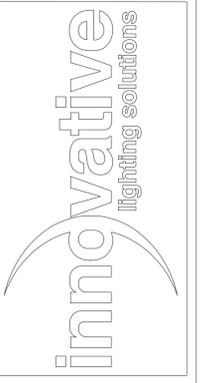




Design Control Document Only - (Not for Construction)  
 Recommended location and positioning is based on information provided. Illumination levels are calculated by laboratory data in accordance with IES approved methods. Performance may vary due to job specific variables. Calculations do not account for the influence of obstructions unless otherwise noted. An engineer and/or architect must approve the applicability of the layout for final construction documents.

Calculation Summary							
Scene: Scene_1							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE LIGHTING_Planar	Illuminance	Fc	1.51	7.7	0.0	N.A.	N.A.

GRID AT GRADE  
 POLE HEIGHT: 25'  
 MOUNTING HEIGHT: 12'

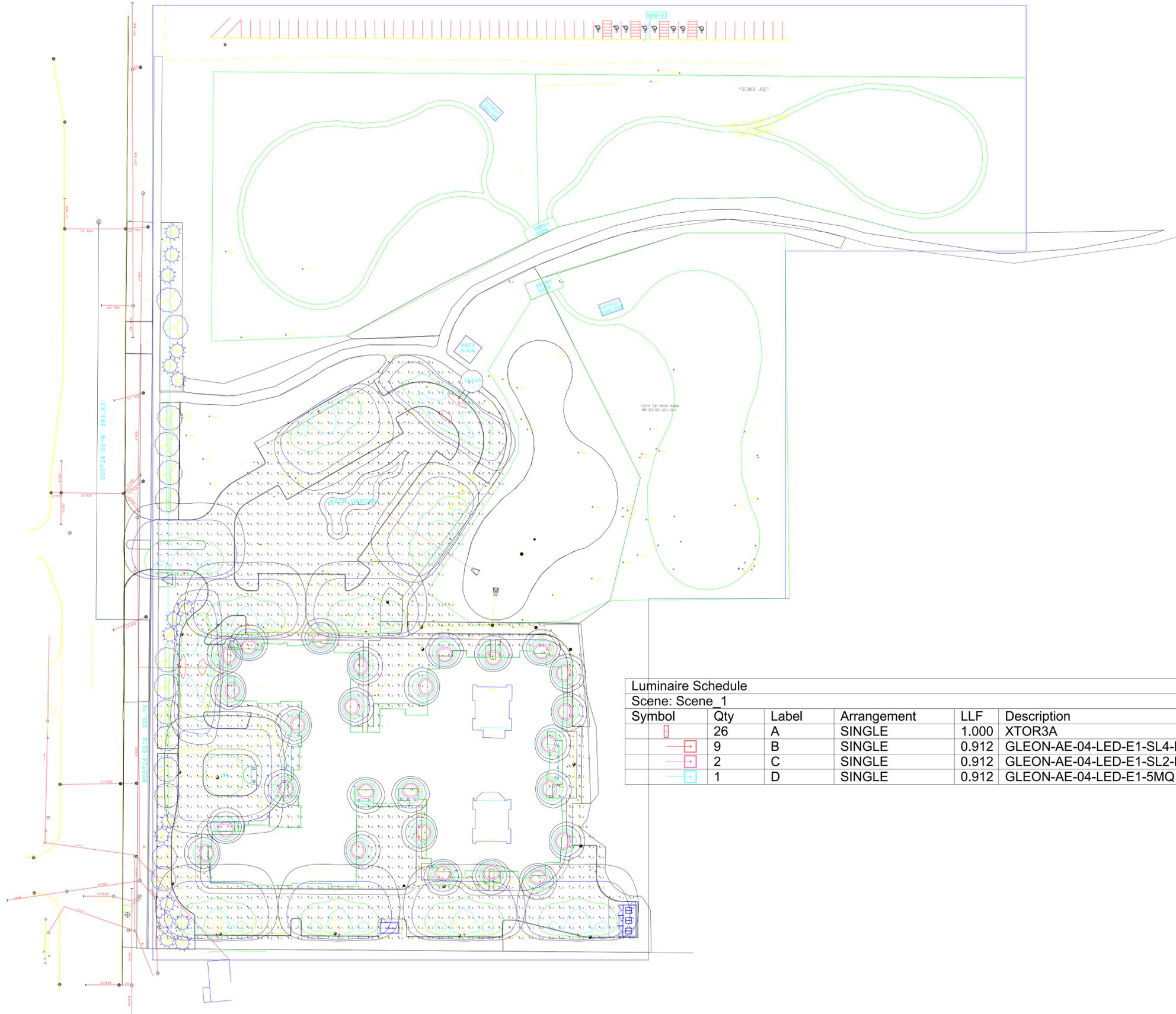


INNOVATIVE LIGHTING SOLUTIONS  
 5585 SPELLMIRE DRIVE  
 CINCINNATI, OHIO 45246  
 (513) 407-4442  
 WWW.ILSOHIO.COM

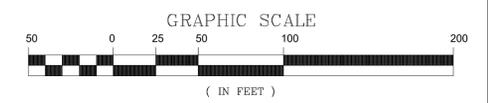
SITE PHOTOMETRIC PLAN  
 TROY MICHIGAN

DATE	ISSUE

Total Watts = 3258  
 SCALE  
 1" = 50'  
 DATE  
 9/15/2015  
 DRAWN BY  
 GOWTHAMI RAO



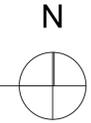
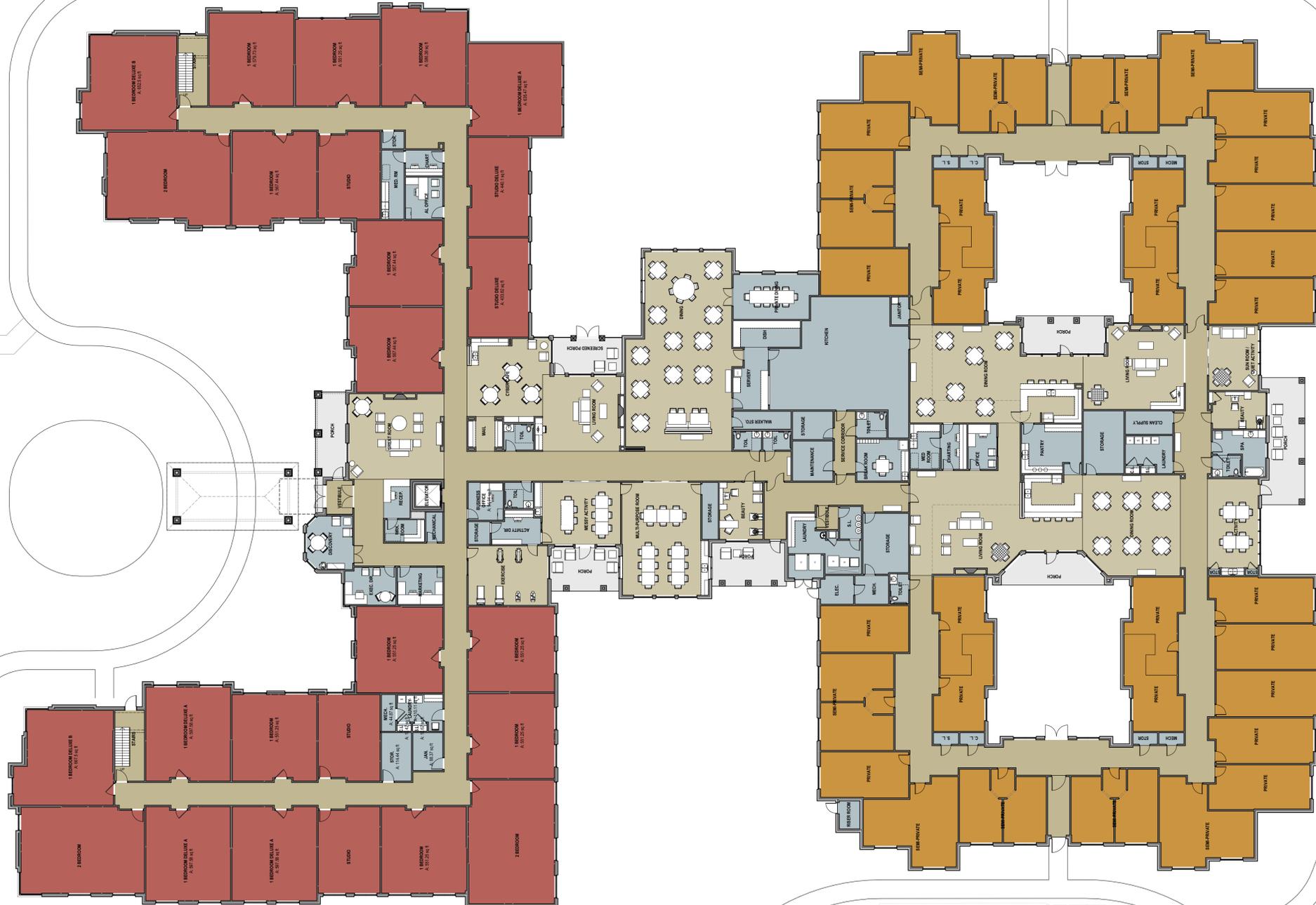
Luminaire Schedule							
Scene: Scene_1							
Symbol	Qty	Label	Arrangement	LLF	Description	Total Watts	Lum. Lumens
[Symbol A]	26	A	SINGLE	1.000	XTOR3A	702	2804
[Symbol B]	9	B	SINGLE	0.912	GLEON-AE-04-LED-E1-SL4-HSS	1917	16800
[Symbol C]	2	C	SINGLE	0.912	GLEON-AE-04-LED-E1-SL2-HSS	426	17145
[Symbol D]	1	D	SINGLE	0.912	GLEON-AE-04-LED-E1-5MQ	213	21745



**1 FIRST FLOOR PLAN**

SCALE: 1/16" = 1'-0"

25' FRONT YARD SETBACK



LOCATION MAP - NOT TO SCALE

NO.	BY	CHG. DESCRIPTION	DATE

**SEAL**

**CAUTION!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE ONLY FOR INFORMATION. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR OBTAINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. THEY ARE NOT TO BE LOANED, REPRODUCED, COPIED, OR IN ANY MANNER OR USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHER RIGHTS ARE HEREBY SPECIFICALLY RESERVED. © 2014 PROFESSIONAL ENGINEERING ASSOCIATES, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE HELD TO MAINTAIN, INSTALL AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTRACTOR'S AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS PROFESSIONAL ENGINEERING ASSOCIATES, INC. FROM AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL ENGINEERING ASSOCIATES, INC.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL 811**

Know what's below  
Call before you dig  
MISS DIG System, Inc.  
1-800-482-7171 www.missdig.net



**PROFESSIONAL ENGINEERING ASSOCIATES**  
2430 Rochester Ct. Suite 100  
Troy, MI 48063-1872  
Phone: (248) 689-9090  
Fax: (248) 689-1044  
website: www.peainc.com

**NORTHPOINT DEVELOPMENT**  
TROY, MI

**ASSISTED LIVING & MEMORY CARE**  
PART OF THE SW 1/4 OF SECTION 22, T. 4 N., R. 11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	ESB	DN.	ESB / DRW	SUR.	PEA	P.M.	D/NH
------	-----	-----	-----------	------	-----	------	------

ORIGINAL ISSUE DATE:  
09/01/2015

PEA JOB NO. 2015-141

SCALE:  
DRAWING NUMBER:

**SK1**

NOT FOR CONSTRUCTION



LOCATION MAP - NOT TO SCALE

No.	BY	CHG. DESCRIPTION	DATE

**SEAL**

**CAUTION!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE ONLY FOR INFORMATION. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. THEY ARE SUBMITTED ON THE CONDITION THAT THEY ARE NOT TO BE USED, REPRODUCED, OR COPIED, IN WHOLE OR IN PART, OR USED FOR FURNISHING INFORMATION FOR OTHERS, WITHOUT THE PRIOR WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2014 PROFESSIONAL ENGINEERING ASSOCIATES, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO MAINTAIN SCALE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY TO CONTRACTORS AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS PROFESSIONAL ENGINEERING ASSOCIATES, INC. FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN CONTRACTOR.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL 811**

Know what's below  
Call before you dig  
Miss Dig System, Inc.  
1-800-482-7171 www.missdig.net



**PROFESSIONAL ENGINEERING ASSOCIATES**  
2430 Rochester Ct., Suite 100  
Troy, MI 48063-1872  
Phone: (248) 689-9090  
Fax: (248) 689-1044  
website: www.peainc.com

**NORTHPOINT DEVELOPMENT**  
TROY, MI

**ASSISTED LIVING & MEMORY CARE**  
PART OF THE SW 1/4 OF SECTION 22, T. 14 N., R. 11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES. ESB DN. ESB / DRW. SUR. PEA P.M. DWH

ORIGINAL ISSUE DATE:  
09/01/2015

PEA JOB NO. 2015-141

SCALE:

DRAWING NUMBER:  
**SK2**

**1 FIRST FLOOR PLAN - WEST HALF**  
SCALE: 3/32" = 1'-0"

**NOT FOR CONSTRUCTION**



No.	BY	CHG. DESCRIPTION	DATE

**SEAL**

**CAUTION!**  
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE ONLY FOR INFORMATION. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. THEY ARE SUBMITTED ON THE CONDITION THAT THEY ARE NOT TO BE USED, REPRODUCED, OR COPIED, IN WHOLE OR IN PART, OR USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2014 PROFESSIONAL ENGINEERING ASSOCIATES, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO MAINTAIN SAFE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTRACTOR'S AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS PROFESSIONAL ENGINEERING ASSOCIATES, INC. FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL ENGINEERING ASSOCIATES, INC.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL 811**

Know what's below  
 Call before you dig  
 MISS DIG System, Inc.  
 1-800-482-7171 www.missdig.net



**PROFESSIONAL ENGINEERING ASSOCIATES**  
 2430 Rochester Ct., Suite 100  
 Troy, MI 48063-1872  
 Phone: (248) 689-9090  
 Fax: (248) 689-1044  
 website: www.peainc.com

**NORTHPOINT DEVELOPMENT**  
 TROY, MI  
**ASSISTED LIVING & MEMORY CARE**  
 PART OF THE SW 1/4 OF SECTION 22, T. 14 N., R. 11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

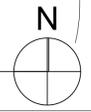
ORIGINAL ISSUE DATE:  
 09/01/2015

PEA JOB NO. 2015-141

SCALE:

DRAWING NUMBER:

**SK3**



**NOT FOR CONSTRUCTION**

**1 FIRST FLOOR PLAN - MIDDLE SECTION**  
 SCALE: 3/32" = 1'-0"

15' SIDE YARD SETBACK











## **PLANNED UNIT DEVELOPMENT**

5. **PLANNED UNIT DEVELOPMENT APPLICATION (PUD 014)** – Proposed Stonecrest Planned Unit Development, East side of Livernois between Big Beaver and Wattles, Section 22, Currently Zoned R-1E (One Family Residential) District

Mr. Carlisle gave an overall review of the proposed Stonecrest Assisted Living PUD development and the approval process of a Planned Unit Development application. He reported the application meets the PUD standards. He addressed the public benefit to include improvements for the development of a City park and trailhead. Mr. Carlisle recommended the Planning Commission recommend approval of the Preliminary Site Plan with the conditions as identified in his report dated September 11, 2015.

Mark Pomeranke, Vice President of Operations for North Point Development, gave a summary of the project. He said meetings were held with City staff, homeowners' associations and property owners within a radius of 300 feet of the proposed development. Mr. Pomeranke identified revisions to the site plan to address concerns of the property owner abutting directly to the south; additional screening, preservation of two existing trees, stormwater management, light and noise pollution.

Mr. Pomeranke said the height of the building would not exceed 38 feet. He stated they would comply with all the conditions as identified in the Planning Consultant report.

### **PUBLIC HEARING OPENED**

Joe Peterson, 118 Scottsdale, expressed opposition; not a good fit for the residential neighborhood, concerns with traffic, flooding, public notification.

Joyce Peterson, 118 Scottsdale, expressed opposition; not a good fit for the area, concerns with operations of such a facility, setback/screening from Livernois, public notification.

Duane Kristofice, 3404 Talbot, asked the applicant to acknowledge revisions to the site plan that was agreed to in their discussion.

Steve Toth, 2312 Niagara, spoke in favor.

### **PUBLIC HEARING CLOSED**

Mr. Pomeranke offered apologies to Duane Kristofice. He said additional evergreens would be planted, no less than five trees on the southeast corner, as promised; as well, noise and light pollution would be addressed.

### **Resolution # PC-2015-09-058**

Moved by:                      Sanzica  
Seconded by                      Krent

***WHEREAS***, The applicant NP Senior Living Development LLC submitted an application for a Planned Unit Development (PUD), located on the east side of Livernois, between Big Beaver and Wattles in Section 22; and

**WHEREAS,** The site abuts a City park site which is presently undeveloped but is proposed to include a trailhead and dog park; and

**WHEREAS,** The applicant is proposing a partnership with the City to increase the overall development potential of the subject site while also assisting the City with developing the park site; and

**WHEREAS,** The applicant intends to develop a 100-bed convalescent and nursing facility with thirty-seven (37) parking spaces on the subject property, while preserving a significant portion of wetlands on the eastern half of the site; and

**WHEREAS,** The applicant proposes a number of improvements to the City property including site grading work, sidewalks, construction of detention basin, and construction of eighty (80) shared parking spaces to be used by visitors to the facility and City park; and

**WHEREAS,** The proposed revision to the PUD meets the Standards for Approval set forth in Section 11.03.

**BE IT RESOLVED,** That the Planning Commission recommends to City Council that Concept Development Plan Approval and Preliminary Development Plan Approval for the proposed Stonecrest Planned Unit Development, including improvements and layout for the City park property, be granted, subject to the following:

1. Height of the structure shall not exceed 38 feet.
2. All area located outside of the “limits of tree removal” be placed in a conservation easement.
3. Applicant should add bike parking to the assisted living site and city park.
4. Submit a detailed landscape plan with species and sizes indicated.
5. Screen the southern row of parking from the adjacent single-family property.
6. Break up row of 28 spaces along south side of property with landscape peninsula.
7. Indicate trash enclosure screening.
8. Submit a lighting plan including fixtures and photometrics.
9. Additional evergreens on the southeast side of the property, as promised by applicant, to be provided for screening 3404 Talbot.

Discussion on the motion on the floor.

Mr. Krent identified buildings of similar height range (Zion Church, Walsh College) noting the proposed development is not an anomaly in this area.

Vote on the motion on the floor.

Yes: All present (8)  
Absent: Hutson

**MOTION CARRIED**

DATE: September 18, 2015

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PLANNED UNIT DEVELOPMENT APPLICATION (PUD 014) – Proposed Stonecrest Planned Unit Development, East side of Livernois between Big Beaver and Wattles, Section 22, Currently Zoned R-1E (One Family Residential) District

The applicant NP Senior Living Development LLC submitted an application for a Planned Unit Development (PUD) at the site located on the east side of Livernois. The site abuts the City park site which is presently undeveloped but is proposed to include a trailhead and dog park. The applicant is willing to enter into a partnership with the City to increase the overall development potential of the subject site while also assisting the City with developing the park site.

The Planning Commission discussed this application at the July 28, 2015 and August 25, 2015 Planning Commission Regular meetings. At the last meeting, the Planning Commission demonstrated consensus that the project was ready to be considered at a public hearing. A public hearing is scheduled for this item for the September 22, 2015 Regular meeting. The applicant seeks Concept Development Plan (CDP) and Preliminary Development Plan (PDP) approval concurrently.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the project as revised. 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. Report prepared by Carlisle/Wortman Associates, Inc.
3. Minutes excerpt from July 28, 2015 and August 25, 2015 Planning Commission Regular Meeting
4. Public input

G:\PUD's\PUD 014 Stonecrest\PC Memo 09 22 2015.doc

## **PROPOSED RESOLUTION**

### **Resolution # PC-2015-09-**

Moved by:  
Seconded by

**WHEREAS**, The applicant NP Senior Living Development LLC submitted an application for a Planned Unit Development (PUD), located on the east side of Livernois, between Big Beaver and Wattles in Section 22; and

**WHEREAS**, The site abuts a City park site which is presently undeveloped but is proposed to include a trailhead and dog park; and

**WHEREAS**, The applicant is proposing a partnership with the City to increase the overall development potential of the subject site while also assisting the City with developing the park site; and

**WHEREAS**, The applicant intends to develop a 100-bed convalescent and nursing facility with thirty-seven (37) parking spaces on the subject property, while preserving a significant portion of wetlands on the eastern half of the site; and

**WHEREAS**, The applicant proposes a number of improvements to the City property including site grading work, sidewalks, construction of detention basin, and construction of eighty (80) shared parking spaces to be used by visitors to the facility and City park; and

**WHEREAS**, The proposed revision to the PUD meets the Standards for Approval set forth in Section 11.03.

**BE IT RESOLVED**, That the Planning Commission recommends to City Council that Concept Development Plan Approval and Preliminary Development Plan Approval for the proposed Stonecrest Planned Unit Development, including improvements and layout for the City park property, be granted, subject to the following:

1. Clarify height of structure
2. All area located outside of the "limits of tree removal" be placed in a conservation easement
3. Applicant should add bike parking to the assisted living site and city park
4. Submit a detailed landscape plan with species and sizes indicated
5. Screen the southern row of parking from the adjacent single-family property
6. Break up row of 28 spaces along south side of property with landscape peninsula
7. Indicate trash enclosure screening
8. Submit a lighting plan including fixtures and photometrics

Yes:  
No:  
Absent:

**MOTION CARRIED/FAILED**

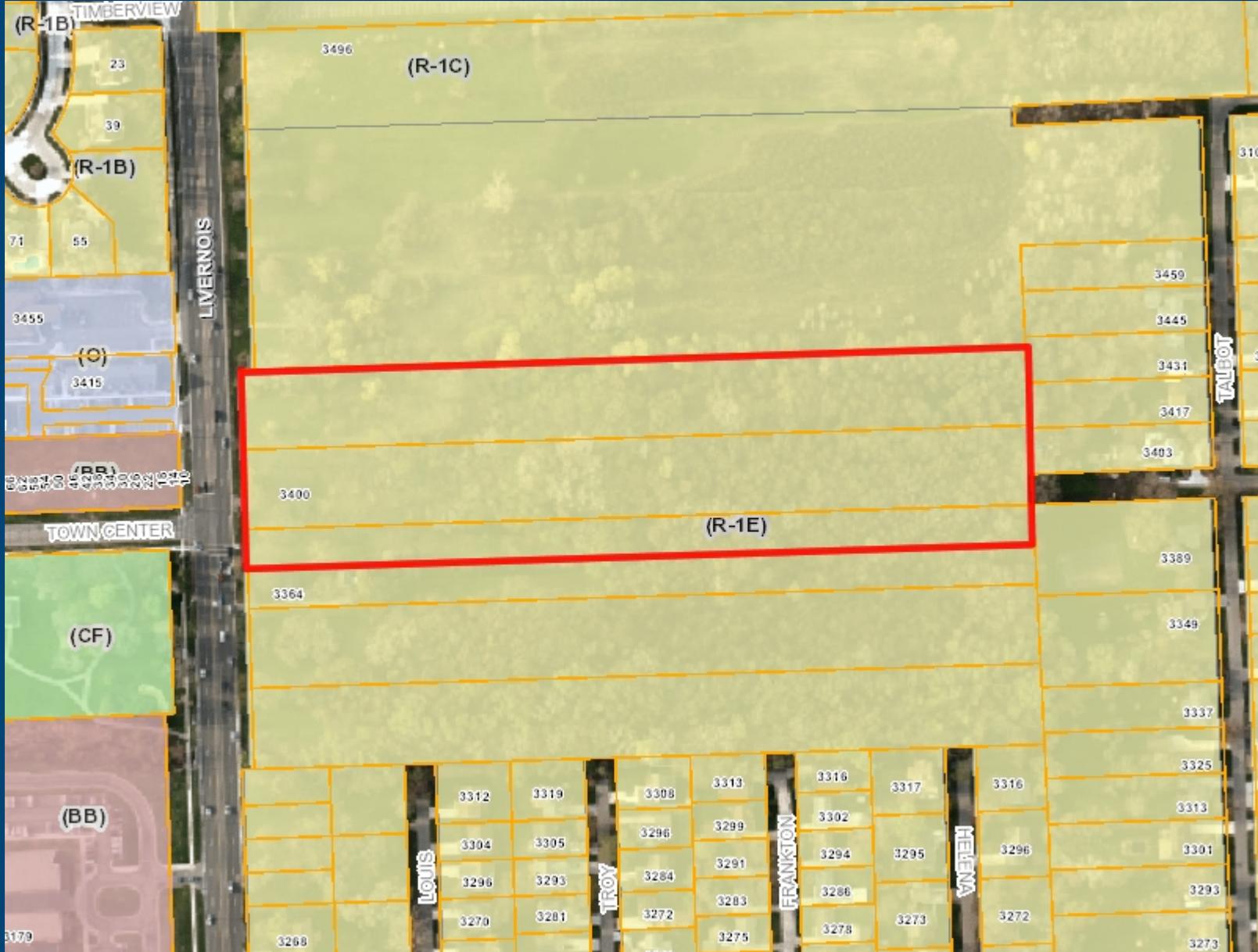


Legend:

- Aerial
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

533                      0                      267                      533 Feet

Scale 1: 3,200



**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 District
- (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

667 0 333 667 Feet

Scale 1: 4,000



CARLISLE

WORTMAN  
associates, inc.

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

(734) 662-2200

(734) 662-1935 Fax

# Concept and Preliminary Planned Unit Development and Preliminary Site Plan Review For City of Troy, Michigan

## GENERAL INFORMATION

<b>Applicant</b>	Northpoint Development
<b>Project Name:</b>	Stonecrest
<b>Plan Date:</b>	September 11, 2015
<b>Location:</b>	East side of Livernois, north of Big Beaver Road
<b>Zoning:</b>	R1-E to PUD
<b>Action Requested:</b>	Planning Commission review and recommendation to the City Council for approval of the Concept Development Plan, Preliminary Development Plan, and Preliminary Site Plan Review.

## BACKGROUND

The Planning Commission is to consider a Planned Unit Development for the construction of a new city park and senior assisted living facility. The site is located on the western side of Livernois, north of Big Beaver. The city park portion of the PUD includes an 80-space shared parking lot and development of a dog park/trailhead. The other portion of the PUD is a 70,000 square foot senior assisted living facility with a memory care residential complex. The complex includes 42 memory care beds, which are contained in 22 single-occupied rooms and 10 double-occupied rooms, and 55 assisted living care units, which include 5 types of units. The senior assisted living facility site is 9.59 acres, and includes three separate parcels. The site is currently undeveloped R1-E zoned property and encumbered with floodplain and a 4.9 acre wetland(s). The applicant will preserve the wetland as part of the development.

In part because of site limitations due to wetland(s) and floodplain, the applicant is proposing a unique partnership with the City. The applicant proposes to use the city's dog park site for stormwater management, obtaining of fill to raise their building out of the floodplain, and use for shared parking. In order to use the city property, the applicant is proposing the following benefits:

- Construction of an 80-space shared-use parking lot be located on city property;

- Construction of internal sidewalks;
- Construction of plaza and trailhead;
- Use of stormwater best management practices including rain garden;
- Construction of detention basin to be used as pond for dog park;
- Landscaping along Livernois;
- Sidewalk on Livernois; and
- \$50,000 in contribution for dog park improvements including internal paths/trails.

The proposed improvements will be constructed concurrently with the senior assisted living building construction.

The procedure for review and approval of a PUD is a three-step process; however, the action can be expedited to combine the concept and preliminary PUD approval:

- The first step is an application for and approval of a Concept Development Plan and Preliminary Development Plan. The Concept Development Plan and Development Agreement are approved by the City Council following recommendation of the Planning Commission. Such action, if and when approved, shall confer upon the applicant approval of the Concept Development Plan and shall rezone the property to PUD in accordance with the terms and conditions of the Concept Development Plan approval.
- The second step of the review and approval process is application for and approval of a Preliminary Development Plan for the entire project, or for any one or more phases of the project. City Council shall have the final authority to approve and grant Preliminary Development Plan approvals, following a recommendation by the Planning Commission. The preliminary Development Plan approval includes preliminary site plan approval.

At this meeting the applicant is seeking approval of both Concept and Preliminary Planned Unit Development, and preliminary site plan approval. Please note that if the Planning Commission recommends approval on the Concept PUD, Preliminary PUD, and preliminary site plan, the matter is then forwarded to the City Council. This matter will not come back before the Planning Commission unless a future amendment is sought.

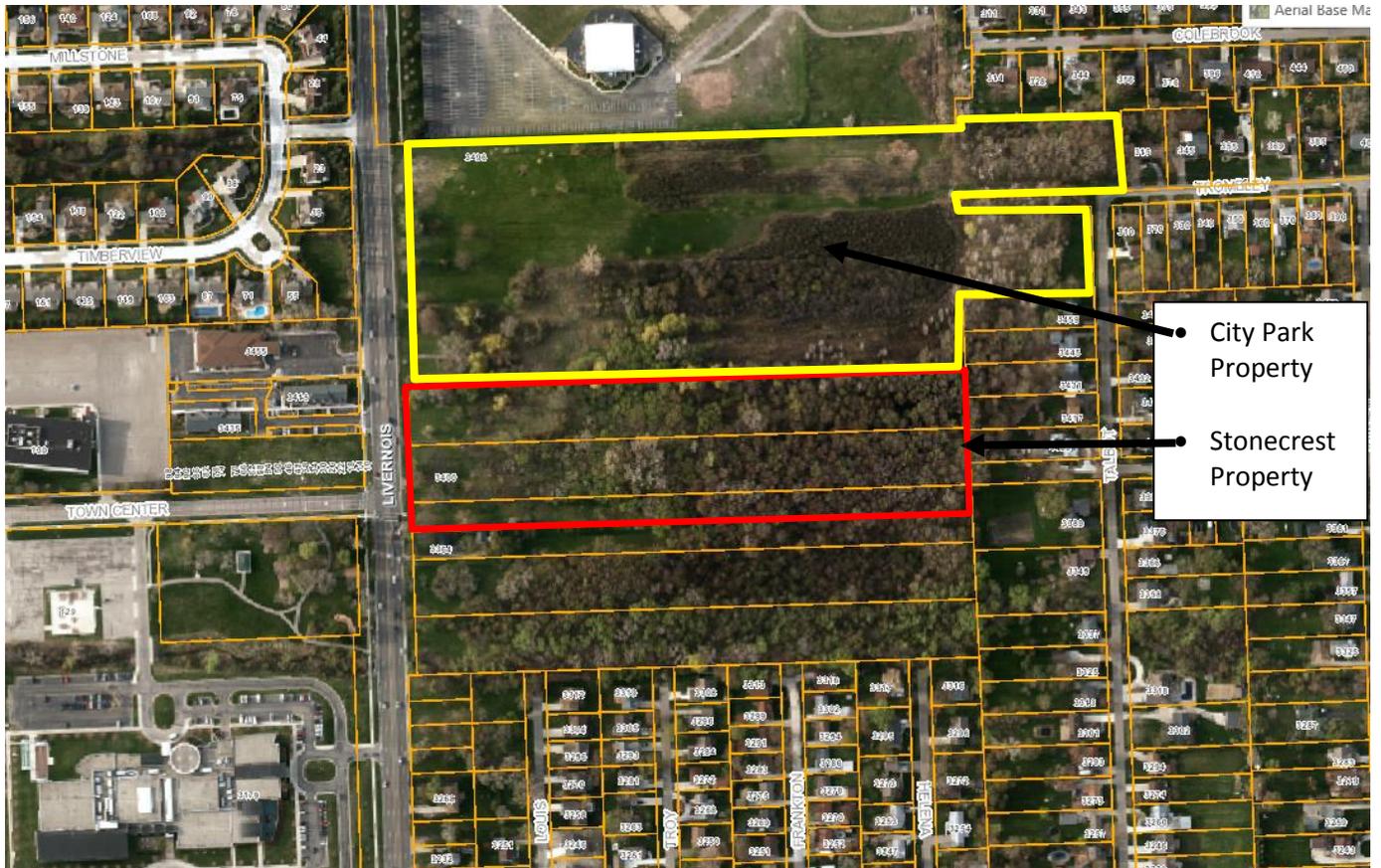
- The final step of the review and approval process is the review and approval of a Final Development Plan (final site plan) for the entire project, or for any one or more phases of the project, and the issuance of building permits. Final Development Plans for Planned Unit Developments are submitted to the Planning Department for administrative review, and the Planning Department, with the recommendation of other appropriate City Departments, has final authority for approval of such Final Development Plans.

Though we have tried to be as succinct as possible, we recognize that this review is rather lengthy. As a result we have divided it into three sections: 1). Project Summary: Master Plan and overall PUD design; 2). Site Plan Review; and 3). Standards for Approval.

## PART 1: PROJECT SUMMARY

### CONCEPT PLAN

Due to shared parking, shared access, and the provided public improvements, the proposed PUD includes both the city park property and the three parcels that make up the senior assisted living facility. A PUD agreement will be drafted that outlines improvements, timing, and each party's responsibility.



**NEIGHBORING ZONING AND LAND USE**

The site is bounded to the north, south, and east by single-family residential zoning. Surrounding uses include the Zion Church to the north, vacant property to the south, and single-family residential to the east

Across Livernois to the west includes a mix of zoning including Community Facility, Big Beaver, Office, and single-family residential. Uses to the immediate west include the Troy Community Center, Amber Apartment (under construction), office, and single-family residential.

Adjacent zoning and land uses to the subject property are listed below:



	<b>Use</b>	<b>Zoning</b>
North	Zion Church	R1-E: One Family Residential District
South	Vacant	R1-E: One Family Residential District
East	Single Family Residential	R1-E: One Family Residential District
West	Community Center, Office, Apartments, single-family residential	Community Facility, Big Beaver, Office, and single-family residential.

**Items to be Addressed:** None.

**MASTER PLAN**

While located in close proximity to the Big Beaver designation in the Master Plan, the site is designated as single-family residential. This category is intended to preserve the existing quality residential neighborhoods of the City while recognizing the need for other uses that support the main function of residential areas.

We note that due to the encumbrances of floodplain and a 4.9 acre wetland, the developable portion of the assisted living property is small and directly adjacent to Livernois. Due to these factors, construction of a single family neighborhood under R-1E zoning might not be feasible. However, the use as a senior assisted living is keeping character to the residential nature of this section of Rochester Road.

A tenet of the Master Plan is the protection of residential neighborhood. The combination of the proposed use, the size and scale of the building, and other proposed site improvements adequately protect the single-family properties in the adjacent area to the east and south. Furthermore, the use of the city property for a city park provide a social and recreational focus for the neighborhood and a public service to the Troy community as a whole.

Furthermore, the subject property is encumbered with floodplain, wetlands, and tree stands. The back two-thirds of the site, indicated as outside of the “limits of tree removal” will be preserved through a conservation easement. The preservation of the natural features including regulated wetland(s) and tree stands is consistent with the Master Plan.

The proposed rezoning to PUD is consistent with the Master Plan.

**Items to be Addressed:** None

## **PART 2: SITE PLAN REVIEW**

The R1-E Zoning Districts permits senior assisted living as a Special Use. However, the applicant is seeking approval of a PUD due to the proposed partnership with the City and a PUD will allow building/development flexibility to better organize site development.

The purpose of a Planned Unit Development is to permit flexibility in design and use that will result in a higher quality development and a better overall project than would be accomplished under conventional zoning. However, when considering a PUD, it is important to note the flexibility from the zoning ordinance that the applicant is seeking. In our preliminary review, we note two areas that the applicant is seeking relief:

- a. Height: For Senior Living facilities, the MF, Multiple-family District height regulations apply. The maximum building height in the MF District when adjacent to single-family residential is 25 feet. Sheet C-2.0 states that the maximum height is 44-feet at its highest point; however the submitted elevations show a height of 35’6” to the roof peak. The applicant should clarify the height.
- b. 50-foot greenbelt: A 50-foot greenbelt buffer shall be provided adjacent to any land zoned or used for residential purposes. Such greenbelt shall be maintained as landscaped open space and shall not include any buildings, parking, or drive-aisles. The building and parking encroach into the 50-foot greenbelt along the northern property line and the parking and drive-aisles encroach into the 50-foot greenbelt along the southern property.

We raise these issues not out of concern but rather for informational purposes. Again, the purpose of a Planned Unit Development is to allow flexibility in design and use to create a better designed development.

## **NATURAL RESOURCES**

The subject property is currently unimproved and is encumbered with flood plain, wetlands, and floodplain.

### Floodplain:

As can be seen in the aerial photo to the right, most of the site is located within the floodplain. The applicant proposes to build upon the front quarter of the site. A small portion of the back end of their building will be built within the flood plain.



As a result they will be cutting and filling using the city park property. The final amount of cut and fill will be determined as part of final engineering.

Wetlands:

As can be seen in the aerial photo to the right, the back half of the site is encumbered with a regulated wetland. The applicant is not building within the wetland and does not require any MDEQ approval.



Woodlands:

The applicant has provided a tree survey. A majority of the trees on the site are elder, maple, cottonwood, walnut, and elm. The applicant has provided a tree preservation plan that shows that the limits of grading are limited to the front third of the site. The trees outside of the limits of grading will not be touched and should be able to be preserved.

Conservation Easement:

The applicant indicates that the back two-thirds of the site, indicated on Sheet C-1.2 as “limits of tree removal” will be preserved. In order to ensure this area remains undeveloped in its natural state for perpetuity we recommend that the applicant place it in a conservation easement.

***Items to be Addressed:*** All area located outside of the “limits of tree removal” be placed in a conservation easement.

**PARKING**

As set forth by the zoning code, senior assisted living is required to provide the following parking:

	Required	Provided
Senior Assisted Living = 1 space for each 0.65 dwelling units; plus 1 space for each employee on the largest typical shift.	36 for units and 10 for employees = 46 spaces	37 on site and 80 shared parking spaces
Memory Care= 1 space per 3 beds; plus 1 space for each employee on the largest typical shift.	14 for units and 10 for employees = 24 spaces	
Barrier Free Accessible	2	6
Bicycle Parking	2	0
Loading	1	1

By code, the applicant is required to provide 70 parking spaces; however, the applicant notes that they need approximately 45-50 total spaces. City analysis of the proposed dog park determined that sixty (60) spaces are necessary to accommodate the anticipated average daily use of the dog park. The total parking provided is 117 spaces.

The applicant has reconfigured parking to put more parking closer to the front of the building. There are nine (9) spaces adjacent to the drop off area and fourteen (14) spaces adjacent to the north side of the building.

The city park parking lot has been designed to allow for future expansion if necessary.

**Items to be Addressed:** Applicant should add bike parking to the senior assisted living site and city park.

## TRAFFIC

The proposed use of the property as a dog park and senior assisted living facility does not warrant a traffic study.

**Items to be Addressed:** None

## SITE ACCESS, and CIRCULATION

Shared access to both sites will be provided on the City park site. The applicant will require an access easement to gain access to their site through the city park site. Engineering has preliminary reviewed access and finds it acceptable. The City will work with applicant to provide necessary cross access easement.

**Items to be Addressed:** None.

## PEDESTRIAN CIRCULATION

The applicant is proposing a significant benefit via pedestrian enhancements along Livernois. The applicant is building an 8-foot wide sidewalk along the assisted living site and the city park site. The assisted living facility has a direct pedestrian connection to the Livernois sidewalk. The city park is improved with internal sidewalks and trail to the Livernois sidewalk.

**Items to be Addressed:** None

## ESSENTIAL SERVICES

Preliminary grading and utilities have been shown. The City Engineer notes that this area is well served by water and sewer, and can serve the proposed development.

**Items to be Addressed:** None

## LANDSCAPING

The applicant has provided a landscape plan. The plan is preliminary and does not include species and sizes. The applicant should submit a detailed landscape plan with species and sizes indicated.

### Greenbelt and Street Trees

A twenty (20) foot wide greenbelt has been provided along Livernois Road. 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. As required by ordinance the applicant has provided sixteen (16) trees along Livernois Road.

### Minimum landscaped area:

The site plan must provide 20 percent of overall landscaped area. The landscape plan greatly exceeds the 20% overall site landscaping requirement.

### Parking lot landscaping:

Section 13.02.C establishes the requirements for parking lot landscaping. Based on 117 parking spaces provided, 15 parking lot trees are required. The plan includes 15 trees adjacent to the parking spaces.

Along the south side of the property, the applicant provides a row of 28 spaces with no landscape break. The applicant should add a landscape peninsula to this row to break up the parking.

### Screening:

The applicant has not screened the southern parking lot from the adjacent single-family property as required.

### Trash Enclosure Screening:

The applicant has not submitted screening details for the trash enclosure. The ordinance requires material that are consistent with the primary building material. Because it is adjacent to a single-family residential property the trash enclosure should include a both material (wood/masonry) screening and a dense landscape screen.

***Items to be Addressed:*** 1). Submit a detailed landscape plan with species and sizes indicated; 2). Screen the southern row of parking from the adjacent single-family property. 3). Break up row of 28 spaces along south side of property with landscape peninsula; and 4). Indicate trash enclosure screening.

## LIGHTING

The applicant has not submitted a photometric plan or lighting fixture cut sheet.

***Items to be Addressed:*** Applicant shall submit a lighting plan including fixtures and photometrics.

## FLOOR PLAN AND ELEVATIONS

Floor plans and elevations have been provided. The only significant design change since the last Planning Commission review was the use of cultured stone rather than brick as shown before. The applicant has been asked to provide a colored rendering at the meeting.

In addition, as required for Preliminary PUD approval the applicant needs to submit samples, swatches, or manufacturer's specification sheets of the predominant proposed exterior materials and colors of all buildings and permanent structures, including walls and fences.

**Items to be Addressed:** 1). Provide colored rendering at the Planning Commission meeting; and 2). Submit samples, swatches, or manufacturer's specification sheets of the predominant proposed exterior materials and colors of all buildings and permanent structures, including walls and fences.

## **PART 3: STANDARDS**

### **PUD STANDARDS**

The PUD standards are found in 11.03 of the Zoning Ordinance are found in Article 11. Many of the standards are addressed in our memo, however a summary of our comments in regards to the standards include:

**Section 11.03.B. The applicant shall demonstrate that through the use of the PUD option, the development will accomplish a sufficient number of the following objectives, as are reasonably applicable to the site, providing:**

- 1. A mixture of land uses that would otherwise not be permitted without the use of the PUD provided that other objectives of this Article are also met.**

Due to shared parking, shared access, and the required public improvements, the proposed PUD includes both the city park property and the three parcels that make up the senior living facility. The unique private partnership between the city and senior living facility is possible through a PUD.

- 2. A public improvement or public facility (e.g. recreational, transportation, safety and security) which will enhance, add to or replace those provided by public entities, thereby furthering the public health, safety and welfare.**

The applicant is proposing the following benefits:

- Construction of an 80-space shared-use parking lot be located on city property;
- Construction of internal sidewalks;
- Construction of plaza and trailhead;
- Use of stormwater best management practices including rain garden;
- Construction of detention basin to be used as pond for dog park;
- Landscaping along Livernois;
- Sidewalk on Livernois; and
- \$50,000 in contribution for dog park improvements including internal paths/trails.

These significant public benefits are achievable through the PUD process. Through the public benefits the city will be able to develop the city park and trailhead. The construction of the city property for a city park provide a social and recreational focus for the neighborhood and a public service to the Troy community as a whole.

- 3. A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be infeasible or unlikely to be achieved absent these regulations.**

The aforementioned public benefits would not be achievable without a PUD.

- 4. Long-term protection and preservation of natural resources, natural features, and historic and cultural resources, of a significant quantity and/or quality in need of protection or preservation, and which would otherwise be unfeasible or unlikely to be achieved absent these regulations.**

The subject property is currently unimproved and is encumbered with floodplain, wetlands, and tree stands. The back two-thirds of the site, indicated as outside of the "limits of tree removal" will be preserved through a conservation easement. The preservation of the natural features including regulated wetland(s) and tree stands is achievable through the PUD process.

- 5. A compatible mixture of open space, landscaped areas, and/or pedestrian amenities.**

As aforementioned, the applicant is proposing a significant amount of natural feature protection amenities. The overall land preserve greatly exceeds the minimum 20% open space requirement.

- 6. Appropriate land use transitions between the PUD and surrounding properties.**

The use as a senior assisted living is keeping character to the residential nature of this section of Rochester Road. A tenet of the Master Plan is the protection of residential neighborhood. The combination of the proposed use, the size and scale of the building, and other proposed site improvements adequately protects single-family properties in the adjacent area to the east and south. The adjacent single-family properties to the east is sheltered by over 800-feet of protected tree stands and wetlands.

- 7. Design features and techniques, such as green building and low impact design, which will promote and encourage energy conservation and sustainable development.**

The applicant is preserving natural features and using best management practices at the dog park.

- 8. Innovative and creative site and building designs, solutions and materials.**

The applicant has shown innovative and creative site and building design that presents a consistent street frontage, maintains the residential character of Livernois, and preserves natural resources.

- 9. The desirable qualities of a dynamic urban environment that is compact, designed to human scale, and exhibits contextual integration of buildings and city spaces.**

The applicant maintains the residential character of Livernois.

**10. *The PUD will reasonably mitigate impacts to the transportation system and enhance non-motorized facilities and amenities.***

The development of a trail head on the city property provides an enhanced non-motorized amenities.

**11. *For the appropriate assembly, use, redevelopment, replacement and/ or improvement of existing sites that are occupied by obsolete uses and/or structures.***

The existing site is vacant and underutilized. The proposed development will greatly improve the existing site and provide a significant community benefit in the form of a park and trailhead. We note that due to the encumbrances of floodplain and a 4.9 acre wetland, the useable portion of the assisted living property is small and directly adjacent to Livernois. Due to these factors, construction of a single-family neighborhood under R-1E zoning might not be feasible.

**12. *A complementary variety of housing types that is in harmony with adjacent uses.***

The proposed assisted living facility will provide a necessary residential use in close proximity to existing single-family neighborhoods. The location on Livernois will provide a transition to the single-family neighborhood to the east.

**13. *A reduction of the impact of a non-conformity or removal of an obsolete building or structure.***

Not applicable; however, as noted the site is vacant and underutilized. The proposed development will greatly improve the existing site and provide a significant community benefit in the form of a park and trailhead.

**14. *A development consistent with and meeting the intent of this Article, which will promote the intent of the Master Plan or the intent of any applicable corridor or sub-area plans. If conditions have changed since the Plan, or any applicable corridor or sub-area plans were adopted, the uses shall be consistent with recent development trends in the area.***

While located in close proximity to the Big Beaver designation in the Master Plan, the site is designated as single-family residential. This category is intended to preserve the existing quality residential neighborhoods of the City while recognizing the need for other uses that support the main function of residential areas.

We note that due to the encumbrances of floodplain and a 4.9 acre wetland, the useable portion of the assisted living property is small and directly adjacent to Livernois. Due to these factors, construction of a single family neighborhood under R-1E zoning might not be feasible. However, the use as a senior assisted living is keeping character to the residential nature of this section of Rochester Road.

A tenet of the Master Plan is the protection of residential neighborhood. The combination of the proposed use, the size and scale of the building, and other site proposed improvements, adequately protects single-family properties in the adjacent area to the east and south. Furthermore, the use of the city property for a city park provide a social and recreational focus for the neighborhood and a public service to the Troy community as a whole.

Furthermore, the subject property is encumbered with floodplain, wetlands, and tree stands. The back two-thirds of the site, indicated as outside of the "limits of tree removal" will be preserved through a conservation easement. The preservation of the natural features including regulated wetland(s) and tree stands is consistent with the Master Plan.

The proposed rezoning to PUD is consistent with the Master Plan.

- 15. Includes all necessary information and specifications with respect to structures, heights, setbacks, density, parking, circulation, landscaping, amenities and other design and layout features, exhibiting a due regard for the relationship of the development to the surrounding properties and uses thereon, as well as to the relationship between the various elements within the proposed Planned Unit Development. In determining whether these relationships have been appropriately addressed, consideration shall be given to the following:**
- a. The bulk, placement, and materials of construction of the proposed structures and other site improvements.**
  - b. The location and screening of vehicular circulation and parking areas in relation to surrounding properties and the other elements of the development.**
  - c. The location and screening of outdoor storage, loading areas, outdoor activity or work areas, and mechanical equipment.**
  - d. The hours of operation of the proposed uses.**
  - e. The location, amount, type and intensity of landscaping, and other site amenities.**

The proposed development is complementary and greatly enhances the surrounding area. The applicant has taken the appropriate measures to mitigate any potential negative impacts upon the adjacent single-family residential neighborhood.

- 16. Parking shall be provided in order to properly serve the total range of uses within the Planned Unit Development. The sharing of parking among the various uses within a Planned Unit Development may be permitted. The applicant shall provide justification to the satisfaction of the City that the shared parking proposed is sufficient for the development and will not impair the functioning of the development, and will not have a negative effect on traffic flow within the development and/or on properties adjacent to the development.**

By code, the applicant is required to provide 70 parking spaces; however, the applicant notes that they need approximately 45-50 total spaces. City analysis of the proposed dog park determined that sixty (60) spaces are necessary to accommodate the anticipated average daily use of the dog park. The total parking provided is 117 spaces.

- 17. Innovative methods of stormwater management that enhance water quality shall be considered in the design of the stormwater system.**

The applicant is preserving natural features and using best management practices at the dog park.

- 18. The proposed Planned Unit Development shall be in compliance with all applicable Federal, State and local laws and ordinances, and shall coordinate with existing public facilities.**

The proposal complies with all federal, state and local laws and coordinates with existing public facilities.

## **SUMMARY OF FINDINGS**

We provide two parts to our recommendation, first with regard to the Planned Unit Development as reviewed under Section 11.03 and secondly in regards to the site plan.

### **Planned Unit Development Concept and Preliminary Plan**

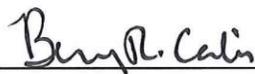
We find that the proposed development meets the PUD standards as outlined in Section 11.03. The applicant is proposing a unique partnership with the city. The city is obtaining a significant public benefit in the form of necessary improvements to develop the city park and trailhead as envisioned. These significant public benefits are achievable through the PUD process. The construction of the city property for a city park provide a social and recreational focus for the neighborhood and a public service to the Troy community as a whole.

The use as a senior assisted living is keeping character to the residential nature of this section of Rochester Road. The combination of the proposed use, the size and scale of the building, and other site proposed improvements, adequately protects single-family properties in the adjacent area to the east and south. The project will benefit Livernois and the City of Troy.

### **Site Plan**

We recommend that the Planning Commission recommend approval of the preliminary site plan with the following items addressed prior to City Council consideration:

- 1) *Clarify height of structure*
- 2) *All area located outside of the "limits of tree removal" be placed in a conservation easement*
- 3) *Applicant should add bike parking to the assisted living site and city park*
- 4) *Submit a detailed landscape plan with species and sizes indicated*
- 5) *Screen the southern row of parking from the adjacent single-family property*
- 6) *Break up row of 28 spaces along south side of property with landscape peninsula*
- 7) *Indicate trash enclosure screening*
- 8) *Submit a lighting plan including fixtures and photometrics*



---

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

11. PLANNED UNIT DEVELOPMENT APPLICATION (PUD 014) – Proposed Stonecrest Planned Unit Development, East side of Livernois between Big Beaver and Wattles, Section 22, Currently Zoned R-1E (One Family Residential) District

Mr. Hutson asked to be recused from discussion on this item because of his business relationship with Thomas Sawyer, the attorney representing the applicant.

The Board accepted Mr. Hutson's request to be recused. Mr. Hutson exited the meeting.

Mr. Carlisle reviewed the proposed Planned Unit Development application. He addressed the applicant's intent to partner with the City in an effort to increase the development potential of the site and assist the City with developing the City's dog park and trailhead.

There was discussion on:

- Concept of the development; partnership.
- Building design, layout.
  - Flip building, parking, detention 180 degrees
  - Single story near road; drop off at rear entrance
  - Reduce scale of building and hard pavement along road
  - Existing green visually appealing on right-of-way
  - Exclusivity of building; create privacy in front
- Dog park stand-alone vs partnership project.
- Conceptual dog park plans, overlay.
- Stormwater management; detention as feature.
- Property in floodplain; undevelopable, unbuildable.
- Shared parking.
- Access point.

Mark Pomerence, Vice President of Development of North Point Development, introduced Thomas Sawyer of Hutson, Sawyer, Rupp & Schroeder law firm and David Hunter of Professional Engineering Associates. Mr. Pomerence addressed:

- Company profile.
- Assisted living services.
- Building design, elevation; not a cookie-cutter development.
- Proposed improvements, amenities.
- \$50,000 assistance for dog park, trailhead, other improvements.
- Detention basin as amenity.
- Approximately \$12 million development.
- Traffic; lowest traffic-generated use.
- Desire to have building visibility from street.

Chair Edmunds opened the floor for public comment. There was no one present; the floor was closed for public comment.

## **PLANNED UNIT DEVELOPMENT**

8. **PLANNED UNIT DEVELOPMENT APPLICATION (PUD 014)** – Proposed Stonecrest Planned Unit Development, East side of Livernois between Big Beaver and Wattles, Section 22, Currently Zoned R-1E (One Family Residential) District

Mr. Savidant gave an explanation of a Planned Unit Development application and its approval process.

Mr. Carlisle noted a PUD application ties together the proposed rezoning and site plan as a complete package for consideration by the Planning Commission and City Council.

Mr. Carlisle addressed the revisions to the conceptual Preliminary Site Plan since last reviewed by the Board at their July 28, 2015 meeting:

- Relocation of shared access on City property.
- Reconfiguration of parking spaces; additional spaces closer to the building front.
- Increased landscape buffer for City dog park parking lot; greater screening from Livernois, includes rain garden.
- Increased size of shared detention basin.
- Addition of plaza and 10 foot path to serve as a trailhead.

Mr. Carlisle said the City dog park layout is conceptual and the orientation of the dog park in relation to the assisted living facility is flexible and a product both parties are working on. Mr. Carlisle reviewed the overall community benefits that are being offered by the applicant.

Present were Mark Pomerence, Vice President of Development of North Point Development, Thomas Sawyer of Hutson, Sawyer, Rupp & Schroeder law firm and David Hunter of Professional Engineering Associates.

Mr. Pomerence announced a meeting was held with homeowners in the Westwood Park and Troy Meadows subdivisions to discuss the proposed development and address questions and concerns. He addressed the Planning Commission comments relating to the massing and orientation of the building. Mr. Pomerence stated a change in the building orientation and site layout would adversely affect the interior design of the building and functionality of the assisted care facility.

Mr. Pomerence displayed a colored site plan. He addressed revisions to the site plan as follows:

- Floor layout (neighborhoods), level of security for memory care.
- Access; alignment with office buildings across the street, median, wayfinding.
- Stormwater detention basin; water feature.
- Plaza at trailhead; connecting sidewalk to trails.
- Parking; screening, spaces in future if needed, shared as relates employee parking.
- Building set back; building height lowered.
- Dumpster relocated off Livernois.
- Elevation; brick vs stone facade.
- Ambulatory runs; estimates five per month.
- Cost estimate of City improvements; \$606,233, inclusive of \$50,000 for dog park improvements.

There was discussion on:

- Building height.
- Grading, slope of property.
- Stormwater management; rain garden.
- Existing trees.
- Snow removal.
- Tax value, tax analysis.

Chair Edmunds opened the floor for public comment.

Duane Kristofice, 3404 Talbot, voiced opposition to the proposed development. He addressed concerns with size/height of building, parking, preservation of existing trees, property value and light and noise pollution.

Steve Toth, 2312 Niagara, voiced support of the proposed development in relation to the City dog park and its proximity to the central hub of the City. He said the development would be a good anchor and add quality and value to the dog park.

Chair Edmunds closed the floor for public comment.

It was the consensus of the Planning Commission to schedule a public hearing for the application.

## Kathy Czarnecki

---

**From:** Brent Savidant  
**Sent:** Tuesday, August 11, 2015 8:20 AM  
**To:** Planning  
**Subject:** FW: Stonecrest nursing home  
**Attachments:** To Troy Planning Commission stonecrest nursing home.docx

**From:** jandjandabbey@aol.com [mailto:jandjandabbey@aol.com]  
**Sent:** Monday, August 10, 2015 3:44 PM  
**To:** Brent Savidant <SavidantB@troymi.gov>  
**Subject:** Stonecrest nursing home

To Mr Savidant

We have attached a letter outlining our concerns about the Stonecrest nursing home proposed on Livernois between Wattles and Big Beaver. We're not sure when the planning commission will review/discuss their proposal, but we would like to be there to express our concerns.

Sincerely

Joyce and Joe Peterson  
118 Scottsdale Dr  
Troy, Mi 48084

To Troy Planning Commission

8/8/2015

We recently learned about the proposal from Stonecrest to build a nursing home with a memory wing along Livernois, south of Wattles in an area currently zone residential. We live across the street from the proposed nursing home in the Troy Meadows subdivision. We are strongly opposed to allowing this nursing home in this location for the following reasons.

Nursing homes do not add value to the nearby homes, but detract. Open space (current status) or single family homes (current zoning) add value, nursing homes detract. Who wants to live near a nursing home? Is this company going to reimburse nearby home owners for their loss in home values.

The Livernois corridor north of Big Beaver per the master plan is mostly residential and zoned accordingly. As a result, this corridor is fairly quiet and traffic patterns are much lower than most of areas of Troy. This is one of the reasons we purchased our home in this area. This facility, will add traffic to Livernois, approximately 100 cars at each rush hour. Also, we currently experience little ambulance traffic, this will significantly add to that noise source.

Our subdivision is starting to experience flooding problems. Our creek overflowed three times in the last two years and the streets flooded this year for the first time. Building near the flood plain with a massive facility such as proposed would further exacerbate this problem.

It seems that a lot of work has gone into their proposal, both from Stonecrest and Troy city officials, but without any feedback from nearby homeowners. Last winter, a similar proposal for a nursing home only several hundred yards from this location, attracted a standing room only crowd that were mostly against their proposal. I believed that that proposal died due to all of the negative issues associated with a nursing home along Livernois.

Thanks for listening to our concerns and hopefully find a different location for this nursing home in Troy, not in a residential area.

Sincerely

Joyce and Joe Peterson

118 Scottsdale

Troy, mi

## Kathy Czarnecki

---

**From:** dblack7701@wowway.com  
**Sent:** Thursday, September 17, 2015 5:14 PM  
**To:** Planning  
**Subject:** 9-17-15 Rezone concerns for Stonecrest PUD

Planning Department -

I am writing on behalf of my Father - William B. Black and myself - Debra A. Black in regard to the rezone request of the parcels north of our property to be rezoned to PUD 14 for Stonecrest Planned Unit Development. We reside at 3364 Livernois - parcel 88-20-22-301-007.

My brother was able to attend the meeting on September 8th that NorthPoint Development held at the Troy Community Center to explain the project they are pursuing for the PUD. Since this proposed project will directly impact us we do have some concerns that we would like addressed.

At the NorthPoint Development meeting Mr. Mark Pomerence and Mr. Jed Momot explained the layout of this project. I have listed our concerns based on the initial layout they described.

The parking accommodations for the employees of this facility would be at the south end of the complex which puts the parking lot next to our property. I believe they will request a variance to bring the parking lot closer to the property line than the standard allowance. This would not allow much of a barrier between the properties. The north rooms of our house are bedrooms. We are concerned with privacy, lighting, noise and pollution.

**We would like to request that they keep the standard distance required from the property line and even with that put up a proper barrier (with correct water drainage) and be responsible for maintenance.**

There will be a drive from the employee parking lot that runs along the south side of the complex; this will be along the north side of our property. There will be traffic in and out of this area (probably day or night so another reason for a proper barrier). The garbage dumpsters will be kept at this end of the complex. We are concerned about the smell, pollution and the noise.

**We would like to request the dumpsters be placed behind or at the north end of the complex.**

There will also be a generator at the south end of the complex. This generator will need to switch on and off periodically to maintain the proper running condition required.

We are concerned about noise.

**We would like to request the generator be placed in the back of the complex.**

The NorthPoint representatives did advise that they would work with us on the barrier and if a privacy fence was required that may be a workable solution. They also advised they would take another look at the layout to see if the garbage dumpsters and generator could be moved. We have not been contacted by NorthPoint Development since the September 8th meeting.

We have the notice for the Planning Commission meeting on September 22nd and we will be attending the meeting. We hope to hear more of an in depth discussion regarding the concerns listed. We have lived in Troy a very long time and we hope that NorthPoint Development is aware of the "good neighbor" policy this city has.

Sincerely,

William B. Black  
Debra A. Black

Planned Unit Development – Concept Development (CDP) Submittal

Project: Stonecrest / Trailhead

Date: June 24, 2015

Revised September 2, 2015

City of Troy, Planning Department  
City of Troy, 500 W. Big Beaver Rd Troy, Michigan 48084

September 2, 2015

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

RE: Application for Approval of a Planned Unit Development Concept Development Plan (CDP)

Dear Members of the City Council and the Planned Commission:

This letter is being submitted on behalf of NP Senior Living Development, LLC; owner of the Property on Livernois Road in Troy, Michigan as its PUD Concept Development Plan (CDP) in compliance with Section 11.06(C) of the City's Zoning Ordinance.

This PUD Application is made to request that the Property be approved as a Planned Unit Development pursuant to Article of the Ordinance for the purpose of developing and operating a senior housing development as further described in this Application in compliance with Section 11.06 of the Ordinance this letter shall serve as the narrative to the Application.

We have sought the input from the neighborhoods adjoining the project and considered their thoughts and opinions in our revised design considerations.

We would like to compliment the City's Planning Department for allowing our project the opportunity to be reviewed as a PUD project. The process has been streamlined, organized, and efficient and the staff members are truly a pleasure to work with. Lastly, we would like to thank the Planning Commission for taking the time to re- review the PUD submittal and provide input, we invite the opportunity for further dialogue and ultimately we look forward to working together to develop this project into a successful and award winning project for the City of Troy.

Sincerely,



Mark Pomeranke  
NP Senior Living Development, LLC

**TABLE OF CONTENTS – INDEX**

**PAGE #**

- **FOREWORD**
- **TABLE OF CONTENTS – INDEX**
- **PUD – CONCEPT DEVELOPMENT PLAN (CDP)**
- **PRELIMINARY ENVIRONMENTAL IMPACT STATEMENT**

**PHYSICAL CONDITIONS - 07.20.00**

07.20.01 (A)	Certified Boundary Survey	1
07.20.02 (B)	Location Map	1
07.20.03 (C)	Land Use Map	1
07.20.04 (D)	Site Conditions	1
	1. Natural Features	1
	2. Facilities	1
07.20.05 (E)	Limitations Due to Proximity of Airports	1

**PROJECT DESCRIPTION - 07.30.00**

07.30.01 (A)	Description of Intended Uses	2
07.30.02 (B)	Quantities of Proposed Elements	2
	Density Characteristics	2
	Landscaping Requirements	2
07.30.03 (C)	Anticipated Number of Employees, School Children, and Senior Citizens	2
07.30.04 (D)	Anticipated Vehicular Generation	3

**PROJECT IMPACT ANALYSIS: SYSTEMS - 07.41.00**

07.41.01 (A)	Thoroughfares	3
07.41.02 (B)	Water Service Facilities	3
07.41.03 (C)	Wastewater Systems	3
07.41.04 (D)	Storm Sewers and Detention	3

**APPENDIX**

A	Certified Boundary Survey
B	Location Map
C	City of Troy Master Land Use Plan
D	City of Troy Zoning District Map
E	Preliminary Site Plan
F	Aerial Photograph
G	Traffic Study
H	Wetland Determination
I	Floodplain Maps

## 1. Development Concept:

NP Senior Living Development, LLC proposes to build an Assisted Living Facility with a Memory Care component in Troy, MI near the intersection of Livernois Rd and Town Center Drive. Our market studies indicate that there is demand and capacity in Oakland County and more specifically the City of Troy for an assisted living and memory care facility. It is our goal to meet that demand with a high-quality living environment designed to maximize the independence and comfort of our residents, and to provide “best in class” services in that environment.

The Memory Care component will provide care for individuals with Alzheimer’s disease and related dementias in a care setting that is less restrictive than a Skilled Nursing Facility. The Memory Care unit is designed and will be operated in a manner that will help to keep individuals as active as possible in a secure and specially-designed setting, and to provide care that recognizes their individual needs and preferences. The Memory Care Component will comprise 42 beds, which are contained in 22 single-occupied units and 10 double-occupied units. The Memory Care portion of the building is one-story and is split into 2 “neighborhoods” connected with common dining and living spaces and each having a separate interior courtyard to provide secure greenspace to the residents. The average length of stay for Memory Care residents is 12-24 months.

The project will include 55 units providing Assisted Living care, which contain 5 types of units including studios, studio deluxe, one bedroom, one bedroom deluxe, and two bedroom units. Generally units are single occupied, and we would generally expect 3 of the 6 total 2 bedroom units to be double occupied, often times this could be a healthy spouse of a resident requiring the assisted living care and services. The Assisted Living portion will be two-story and will include resident amenity spaces and administrative offices. The facility will also have ample outdoor green space available for resident use, and many planned activities to keep the community active. The average length of stay for the Assisted Living residents is 18-24 months.

Residency at Stonecrest will be offered on a monthly rental basis with no buy-in fees and will provide the following amenities:

- Private and shared apartments in a variety of configurations with individual thermostat control of heating & air conditioning, large windows for natural light, small kitchenettes and accessible bathrooms.
- Gracious dining room with outdoor seating for breakfast, lunch & dinner served restaurant-style every day.
- Private dining room for family and guest use
- 24 hour security, care team availability and emergency response system.
- Café / Bistro with coffee, juices, snacks and entertainment/activities for residents, families and guests.
- Wellness center an exercise room with senior friendly exercise equipment and space for chair exercises such as chair yoga, etc.
- Beauty salon with massage room.
- Theater.
- Art studio & indoor gardening room.
- Library / card room with computers and internet for resident use to include engaging programs for brain fitness, etc.
- Activity room with residential kitchen for activities, resident and family use.
- Outdoor green space for resident, family and guest use.
- Planned group outings.

- Regularly scheduled social, spiritual, recreational and educational events within the community.
- Art programs and music therapy for memory care residents.
- Regularly scheduled housekeeping.
- Complimentary wifi.
- Scheduled transportation for facility residents to local amenities such as the Somerset mall, library, and museums

The building will be constructed in a residential character with similar building materials to the surrounding neighborhood including brick, stone, and cementitious “hardi board” siding, and a pitched roof with architectural asphalt shingle, with some standing seam elements to add interest to the roof profile and *break up the building*. *The 2 story component of the building will face Livernois Road. The floor to floor height is 11’ and the pitched roof will make the total height of the building 38’ above grade at its highest point, which is a requested deviation from the current zoning district regulations.*

### **PUD Justification:**

The Existing Zoning on the Property is R1-E, which is a residential zoning district. The proposed use of Senior Assisted Living is permitted under this district, but requires special approval. The proposed project will have architecture complimentary to the surrounding residential uses, and will improve upon the quality of the residential neighborhood by offering an additional high quality housing option for the aging members of Troy’s population, that will allow them to stay in the area and live an environment that provides the assistance they need. Furthermore, the project fits in with the surrounding uses by offering substantial buffers between the building and the residential neighborhoods to the South and East, will provide a public benefit to all surrounding uses by providing infrastructure for a City Park to the site to the North, and will have little to no impact on the civic uses, office and residential neighborhoods to the west.

### **2. Density:**

The proposed development consists of the memory care component of 42 beds, 22 single occupied units and 10 double occupied units. The assisted living care consists of 55 units. The parcel is 9.59 acres in size.

### **3. Road System**

The project will have one entry points from Livernois Road. The entrance is shared with the proposed Trailhead Park Facility owned by the City of Troy. The roadways on-site will remain private, are designed for the most efficient flow of traffic and access to the building. For the safety of occupants, visitors and staff there will be extensive network of walkways and footpaths. Sidewalk walkways will be designed to be wide enough to accommodate residents who may need the assistance of a walker, wheelchair, or similar type of device. The walkways will include seating areas, site/water features and other amenities. The proposed development will be designed to integrate its pathways into the City Trailhead Facility.

#### **4. Utilities**

The Project will connect to the City's existing water, sewer and storm water systems. The design of the site will include storm water detention meeting all the city's requirements. The proposed plan contemplates the construction of parking, utility, storm water, and trail infrastructure for a city park on the site north and directly adjacent to the proposed property. This infrastructure will be constructed by the private development for the benefit of the city to lessen the impact of the project by providing a public benefit, and coordinating the engineering and construction on both sites.

#### **5. Open Space/Common Areas.**

The Natural Resources on the site will consist of over 5 Acres of woodlands and wetlands; the development of this site will not disturb and shall preserve the onsite delineated wetlands. Furthermore, the site green space will exceed 75% of the total project area, and will serve to expand the total community greenspace for the adjacent city park

#### **6. Uses.**

The parcel is being specifically developed for senior living uses.

#### **7. Development Guidelines.**

The attached site plan sets forth the setbacks, building heights, and size of the building to be constructed for the project and includes the paving, parking, drive lanes, lighting, landscaping, green space and common areas. In addition to city requirements, Applicant will limit site lighting to 12' tall poles and all exterior lighting should be down recessed lighting as to avoid light pollution on neighboring property.

#### **8. Parking and Traffic.**

The Assisted Living facility is ultimately a low traffic generating use. The parking demand for the project is roughly 45-50 spaces. These spaces are used for visitor and employee parking, and it is unusual for residents to have vehicles on site and in instances where residences do have a car, it is not normally used. Regular use of parking consists of about 5-10 spaces for normal visiting traffic and 20 spaces for employee parking, the remaining 20 stalls are typically provided for additional parking for community events and outreach activities or holidays such as Mother's Day. The proposed plan provides 37 stalls on site to provide normal dedicated parking, and will construct an additional 80 shared stalls on the city park that the facility could access for the overflow visitor traffic. In this regard, the proposed development is providing 72 additional parking spaces for the benefit of the city park that are not needed for the senior living facility. Sharing these resources, helps keep total paving down and maintain the site's green space and natural resources. In order to reduce impact on neighbors, the applicant will prohibit deliveries and trash service between the hours of 10pm and 8am.

#### **9. Landscaping.**

The landscaping for the Project will be installed and maintained in a first class manner. The Applicant intends for the landscaping to play an important role in in the Project and the lives of the residents. The landscaping is designed to encourage the residents to spend time outdoors by being viable, interesting and inviting and to encourage the use of a network of sidewalks for exercise and recreation. Please see the attached landscape plan. In consideration for the neighbor to the South,

the Applicant has relocated 5 parking stalls to allow for enough room to create a berm and add evergreen landscaping between the project and the neighbor's home.

#### **10. Natural Resources and Features.**

As noted the project will keep the five acres on the east side of the project undeveloped. This will keep the majority of the sites woodlands and all of wetland area unimpacted with any development. The existing flood plain will be filled on the development site and compensating cut will be performed on the City Trailhead facility property

#### **11. Phasing Information.**

The project will be completed in one phase.

#### **12. Public Service and Facilities.**

The project will utilize the City's water and sewer facilities. The current infrastructure is designed to accommodate a use with this density.

The project impact on municipal services, specifically ambulance, fire and police are managed by best practices and care and the project developer and operator are very open to developing an appropriate and low impact response protocol for the facility that is acceptable to the City and surrounding neighbors. Ambulance runs for facilities are historically 1 per week in ISL operated facilities. Police and fire runs are not anticipated beyond normal demands from the project census. Our building will be fully sprinkled and designed for higher levels of safety and egress than a typical residential building as the buildings are built to institutional type occupancy.

Use of 911 in Assisted Living:

- While there are no studies or statistics to quantify the use of emergency response in Assisted Living, there is some anecdotal evidence that suggests being proactive has a measureable impact on the use of emergency services. Specifically one study indicates seniors living alone are the majority of 911 calls. When Paramedics initiated weekly visits to these same seniors, the number of calls was reduced by 32%. Given that assisted living has on site care staff available with access to a licensed nurse 24/7, it would be safe to extrapolate the same, or likely better results.
- Assisted living staff members are not only trained to handle the day to day situations that arise, they are also extensively trained in emergency response. While in many cases they are not licensed medical professionals, they are trained to recognize, evaluate and intervene when a change of condition is determined.
- Generally speaking, an assisted living community with 150 residents will utilize emergency response an average of 5 times a month. In addition a recent CBS News Hour explored the use of emergency response in assisted living. It was determined that falls were the number one reason 911 is called. While clearly we as an industry are not able to "prevent" all falls, what we can do is to properly train our staff on fall risks and fall reduction. If we are able to do this, we are able to further reduce those numbers.

- Long gone is the term “aging in place”. The purpose of Assisted Living is to allow and assist our seniors to “live in place”. It is about quality of life while meeting the needs and demands of the seniors of today and tomorrow. Through active, ongoing and thorough training we as an industry have shown our commitment and resolve to provide the highest possible level of care while understanding we are working with an aging population. That said, now more than ever our seniors are healthier, more active and far more engaged in their own healthcare outcomes. It is because of this we as an industry are able to be more proactive in reducing the use of emergency services.

### **13. Historical Resources and Structures.**

There are no known historic resources located on the property.

### **14. Site Topography.**

Please see the attached topographic survey that sets forth the property’s topography grades and elevations.

### **15. Signage.**

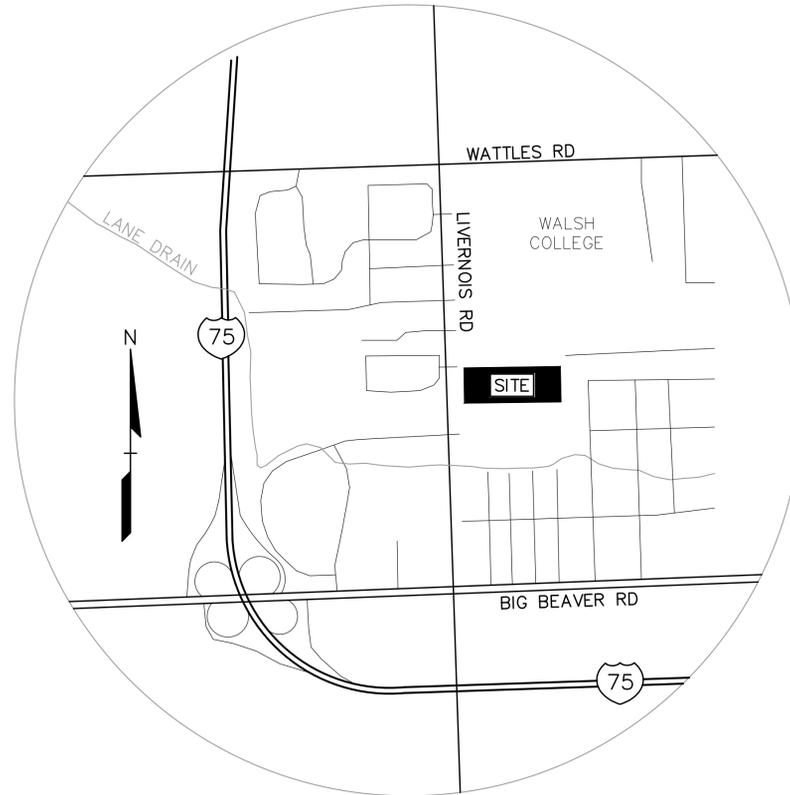
Applicant intends on installing a single ground monument sign at the NW corner of the site, setback 10 feet from the public right of way and will maintain a 25 foot clear vision area. The location of the monument sign is located on site plan. Internally, the project will include signage to accurately and efficiently identify the building access points, wayfinding through the shared parking lot, handicap parking and facilities, and other related services offered.

### **16. Amenities**

See section 1

# CONCEPTUAL SITE PLANS FOR STONECREST

PART OF THE SW 1/4 OF SECTION 22, T.2N., R.11E.,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN



LOCATION MAP  
NO SCALE

**DEVELOPER:**

NORTHPOINT DEVELOPMENT  
5015 NW CANAL STREET, SUITE 200  
RIVERSIDE, MO 64105  
CONTACT: MARK POMERENKO  
PHONE: (816) 888-7391

**ARCHITECT:**

PI ARCHITECTS  
3500 JEFFERSON ST. SUITE 303  
AUSTIN, TX 78731  
CONTACT: ERIC LANCON  
PHONE: (512) 231-1910

**CIVIL ENGINEER/LANDSCAPE ARCHITECT:**

PROFESSIONAL ENGINEERING ASSOCIATES, INC.  
2430 ROCHESTER CT., SUITE 100  
TROY, MI 48063  
PHONE: (248) 689-9090  
FAX: (248) 689-1044  
CONTACT: EMIL S. BUNEK III, PE  
JANET EVANS, R.L.A.



LOCATION MAP - NOT TO SCALE



**CAUTION!!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE THE PROPERTY OF THE ENGINEER AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. THEY ARE SUBMITTED ON THE CONDITION THAT THEY ARE NOT TO BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2014 PROFESSIONAL ENGINEERING ASSOCIATES, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERAL PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE BY ANY CONTRACTOR AND SHALL BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY AND HOLD DESIGN PROFESSIONAL WARRANTIES FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL**

**811**

Know what's below  
Call before you dig

MISS DIG System, Inc.  
1-800-482-7171 www.missdig.net



**PROFESSIONAL ENGINEERING ASSOCIATES**  
2430 Rochester Ct., Suite 100  
Troy, MI 48063-1972  
Phone: (248) 689-9090  
Fax: (248) 689-1044  
website: www.peainc.com

**INDEX OF DRAWINGS:**

- C-0.0 COVER SHEET
- C-1.0 TOPOGRAPHIC SURVEY
- C-1.1 TREE LIST
- C-1.2 TREE PRESERVATION PLAN
- C-2.0 PRELIMINARY SITE PLAN
- C-3.0 PRELIMINARY GRADING PLAN

- L-1.0 PRELIMINARY LANDSCAPE PLAN

**ARCHITECTURAL PLANS**

- SK1 FIRST FLOOR PLAN
- SK2 FIRST FLOOR PLAN - WEST HALF
- SK3 FIRST FLOOR PLAN - MIDDLE SECTION
- SK4 FIRST FLOOR PLAN - EAST HALF
- SK5 FIRST FLOOR PLAN - SECOND FLOOR PLAN
- SK6 ROOM DETAILS
- SK7 ELEVATION PLAN
- SK9 SECTION @ LEFT WING

NORTHPOINT DEVELOPMENT 5015 NW CANAL STREET, SUITE 200 RIVERSIDE, MO 64105	COVER SHEET STONECREST	PART OF THE SW 1/4 OF SECTION 22, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN	DES.	ESB	DN.	ESB / DRW	SUR.	PEA	DNH

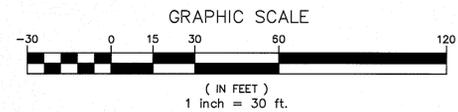
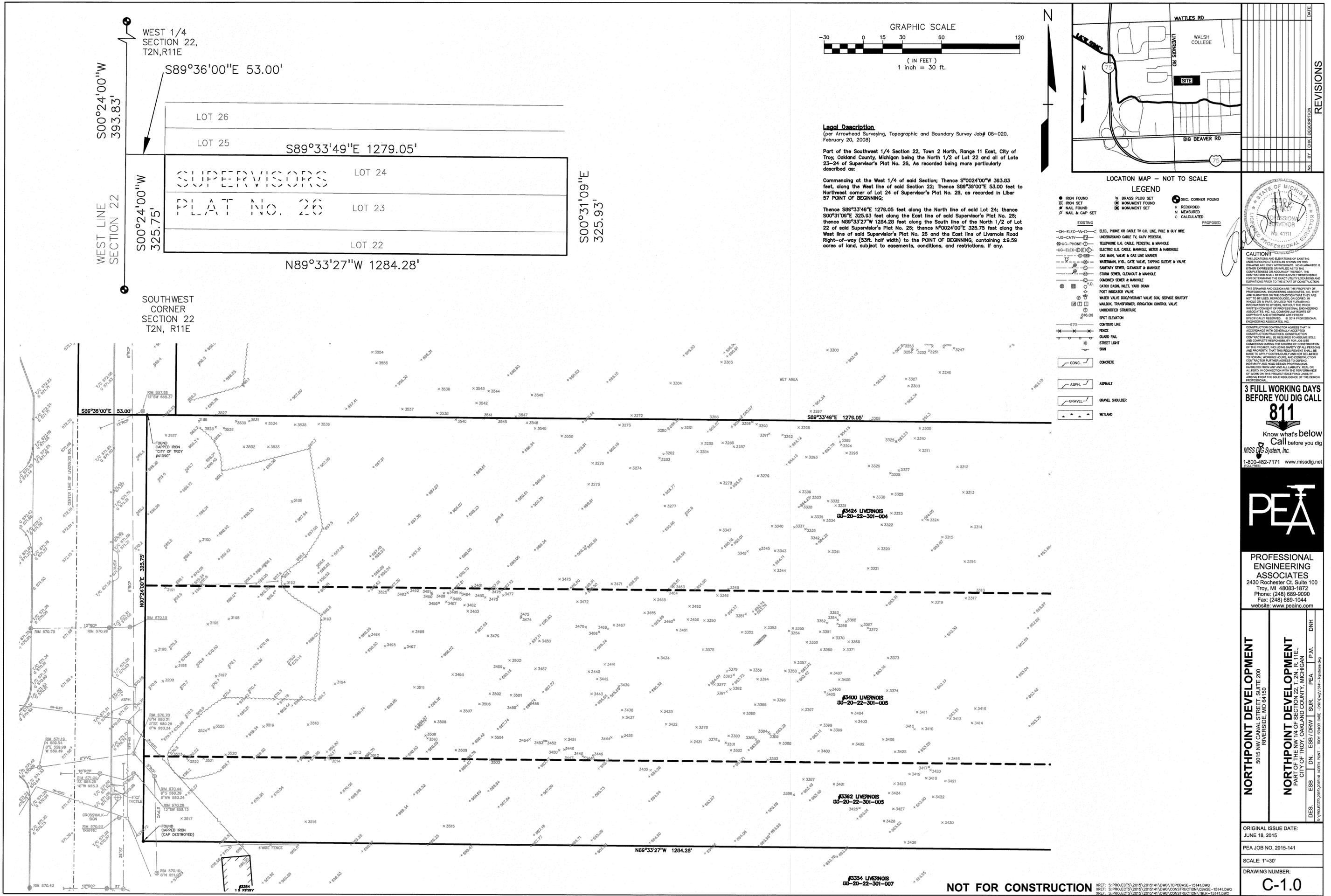
ORIGINAL ISSUE DATE:  
SEPTEMBER 2, 2015

PEA JOB NO. 2015-141

SCALE: AS NOTED

DRAWING NUMBER:

**C-0.0**



**Legal Description**  
 (per Arrowhead Surveying, Topographic and Boundary Survey Job# 08-020, February 20, 2008)  
 Part of the Southwest 1/4 Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan being the North 1/2 of Lot 22 and all of Lots 23-24 of Supervisor's Plat No. 26, As recorded being more particularly described as:

Commencing at the West 1/4 of said Section; Thence S°00'24\"/>

**LEGEND**

- IRON FOUND
  - ⊗ IRON SET
  - ⊗ NAIL FOUND
  - ⊗ NAIL & CAP SET
  - ⊗ BRASS PLUG SET
  - ⊗ MONUMENT FOUND
  - ⊗ MONUMENT SET
  - ⊗ SEC. CORNER FOUND
  - ⊗ RECORDED
  - ⊗ MEASURED
  - ⊗ CALCULATED
- EXISTING**
- OH-ELEC- W-C- ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
  - UG-CATV- CATV UNDERGROUND CABLE TV, CATV PEDESTAL
  - UG-PHONE- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
  - UG-ELEC- ELEC. U.G. CABLE, MANHOLE, METER & HANDHOLE
  - GAS- GAS MAIN, VALVE & GAS LINE MARKER
  - WATER- WATER MAIN, VALVE, TAPPING, SLEEVE & VALVE
  - SEWER- SANITARY SEWER, CLEANOUT & MANHOLE
  - STORM- STORM SEWER, CLEANOUT & MANHOLE
  - COMB- COMBINED SEWER & MANHOLE
  - CATCH- CATCH BASIN, INLET, YARD DRAIN
  - POST- POST INDICATOR VALVE
  - MFD- MFD BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
  - MTRD- MTRD TRANSFORMER, IRRIGATION CONTROL VALVE
  - UNDEF- UNIDENTIFIED STRUCTURE
  - ⊙ SPOT ELEVATION
  - ⊙ CONTOUR LINE
  - ⊙ FENCE
  - ⊙ GUARD RAIL
  - ⊙ STREET LIGHT
  - ⊙ SIGN
  - CONC. CONCRETE
  - ASPH. ASPHALT
  - GRAVEL GRAVEL SHOULDER
  - WETLAND WETLAND



**CAUTION**  
 THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PROFESSIONAL ENGINEERING ASSOCIATES AND THEY ARE NOT TO BE USED, REPRODUCED, OR COPIED, IN WHOLE OR IN PART, OR USED FOR FURNISHING INFORMATION TO OTHERS, WITHOUT THE PRIOR WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES. ALL RIGHTS ARE RESERVED. COPYRIGHT AND OTHER RIGHTS ARE HEREBY SPECIFICALLY RESERVED. © 2014 PROFESSIONAL ENGINEERING ASSOCIATES, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION SHALL BE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS EXISTING AT THE COMMENCEMENT OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS AGREEMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL LIABILITY FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL**

**811**

Know what's below  
 Call before you dig

MISS DIG System, Inc.  
 1-800-482-7171 www.missdig.net

**PEA**

**PROFESSIONAL ENGINEERING ASSOCIATES**  
 2430 Rochester Ct, Suite 100  
 Troy, MI 48063-1672  
 Phone: (248) 689-9090  
 Fax: (248) 689-1044  
 website: www.peainc.com

<b>NORTHPOINT DEVELOPMENT</b> 5015 NW CANAL STREET, SUITE 200 RIVERSIDE, MO 64150		DINH
<b>NORTHPOINT DEVELOPMENT</b> PART OF THE NW 1/4 OF SECTION 22, T. 2N, R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN		PEA
DES.	DN.	ESB / DRW
ORIGINAL ISSUE DATE: JUNE 18, 2015		PEA P.M.
PEA JOB NO. 2015-141		PEA P.M.
SCALE: 1"=30'		PEA P.M.
DRAWING NUMBER: <b>C-1.0</b>		PEA P.M.

**NOT FOR CONSTRUCTION**

REF: S:\PROJECTS\2015\2015141\DWG\TOPOBASE-15141.DWG  
 REF: S:\PROJECTS\2015\2015141\DWG\CONSTRUCTION\_CBASE-15141.DWG  
 REF: S:\PROJECTS\2015\2015141\DWG\CONSTRUCTION\_VBASE-15141.DWG

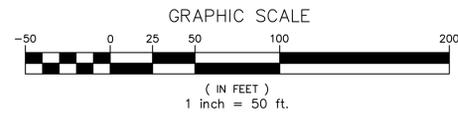






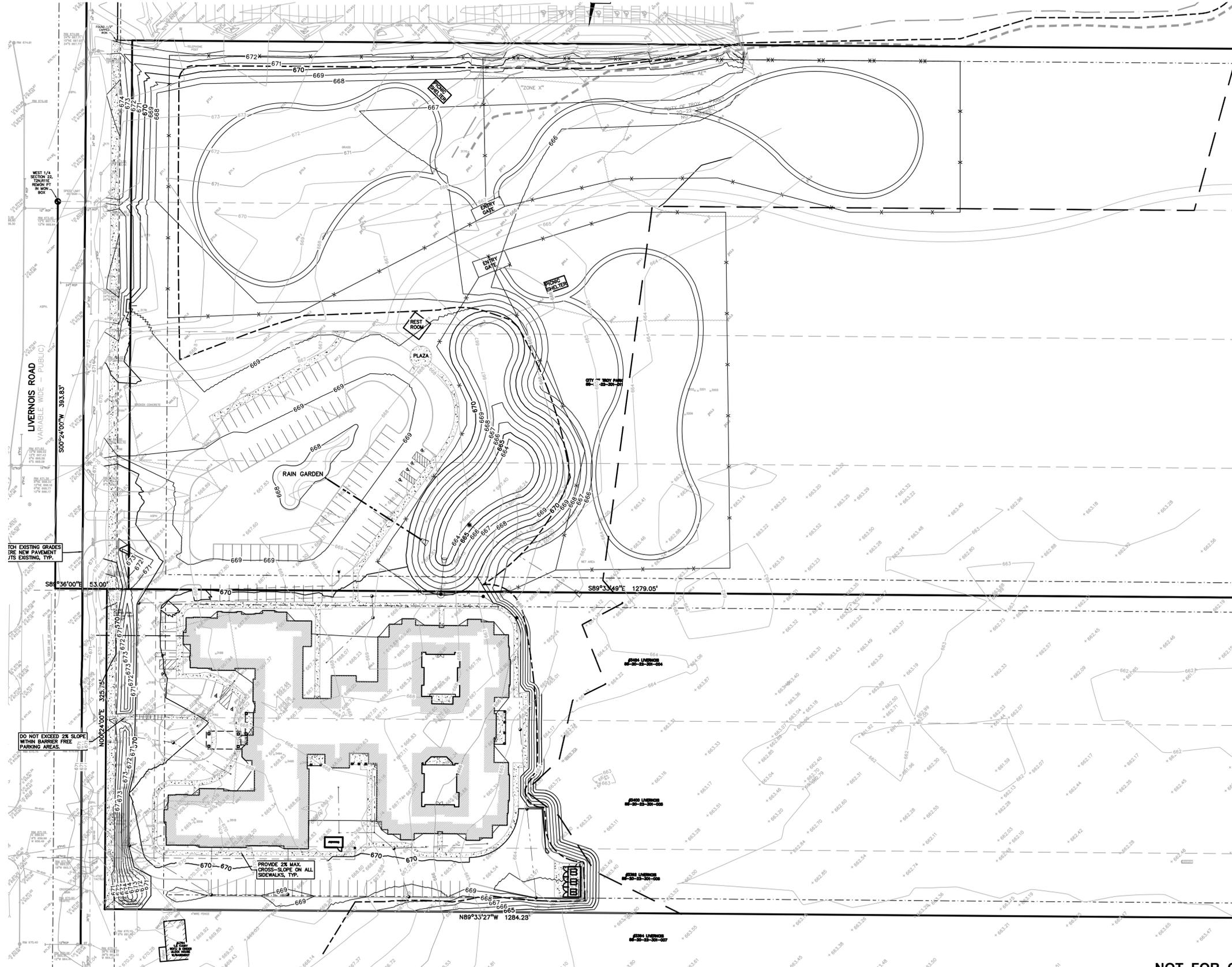
**SYMBOLS: GRADING**  
 PROPOSED SPOT GRADE ELEVATION. ALL GRADES INDICATED ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.  
 PROPOSED CONTOUR LINE

**EARTHWORK BALANCING NOTE:**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.



NO.	BY	CHK	DESCRIPTION	DATE

REVISIONS



**LEGEND**

● IRON FOUND	⊗ BRASS PLUG SET	⊕ SEC. CORNER FOUND
⊗ NAIL FOUND	⊗ MONUMENT SET	⊕ RECORDED
⊗ NAIL & CAP SET		⊕ MEASURED
		⊕ CALCULATED

**EXISTING**

—OH—ELEC—V—O—	ELEC. PHONE OR CABLE TV G.H. LINE, POLE & GUY WIRE
—UG—CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL
—UG—PHONE—	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
—UG—ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
—GAS—	GAS MAIN, VALVE & GAS LINE MARKER
—WATER—	WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
—SEWER—	SANITARY SEWER, CLEANOUT & MANHOLE
—STORM—	STORM SEWER, CLEANOUT & MANHOLE
—COMBID—	COMBID: SEWER & MANHOLE
—C&D—	C&D: BURN, INLET, HARD DRAIN
—PI—	POST INDICATOR VALVE
—WV—	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
—M/T—	MALIBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
—UNID—	UNIDENTIFIED STRUCTURE

**PROPOSED**

—670—	SPOT ELEVATION
—670—	CONTOUR LINE
—X—X—	FENCE
—X—X—	GUARD RAIL
—X—X—	STREET LIGHT
—X—X—	SIGN
—CONC.—	CONCRETE
—ASPH.—	ASPHALT
—GRAVEL—	GRAVEL SHOULDER
—WETLAND—	WETLAND

**OTHER SYMBOLS:**

—X—X—	STD HEAVY ROAD DUTY ONLY
—X—X—	STD HEAVY DEEP DUTY DUTY STRENGTH



**CAUTION!**  
 THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE NOT GUARANTEED. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.  
 THIS DRAWING AND DESIGN ARE THE PROPERTY OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. THEY ARE NOT TO BE USED, REPRODUCED, OR COPIED, IN WHOLE OR IN PART, OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2014 PROFESSIONAL ENGINEERING ASSOCIATES, INC.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL 811**  
 Know what's Below  
 Call before you dig  
 MISS Dig System, Inc.  
 1-800-482-7171 www.missdig.net



**PROFESSIONAL ENGINEERING ASSOCIATES**  
 2430 Rochester Ct. Suite 100  
 Troy, MI 48063-1872  
 Phone: (248) 689-9090  
 Fax: (248) 689-1044  
 website: www.peainc.com

- GENERAL GRADING AND EARTHWORK NOTES:**  
 THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT
- CONTRACTOR TO FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
  - ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
  - THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
  - ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE CITY OF TROY AND OAKLAND COUNTY. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE CITY PRIOR TO CONSTRUCTION.
  - SEE ADDITIONAL GRADING AND EARTHWORK NOTES ON DETAIL SHEET C-6.0
  - THE DETENTION BASIN SIDE SLOPES AND ALL SLOPE EXCEEDING 1:6 MUST BE STABILIZED BY SODDING OR BY PLACING A MULCH BLANKET PEGGED IN PLACE OVER SEED.
  - ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
  - THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE GEOTECHNICAL ENGINEER, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.

**NORTHPOINT DEVELOPMENT**  
 5015 NW CANAL STREET, SUITE 200  
 RIVERSIDE, MI 48150  
**PRELIMINARY GRADING PLAN**  
**STONECREST**  
 PART OF THE SW 1/4 OF SECTION 22, T. 2N., R. 1E.,  
 CITY OF TROY, OAKLAND COUNTY, MICHIGAN  
 DES. ESB DN ESB/DRW SUR PEA P.M. DNH  
 S:\PROJECTS\2015\2015141\DWG\CONSTRUCTION\2015-15141-DWG

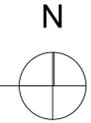
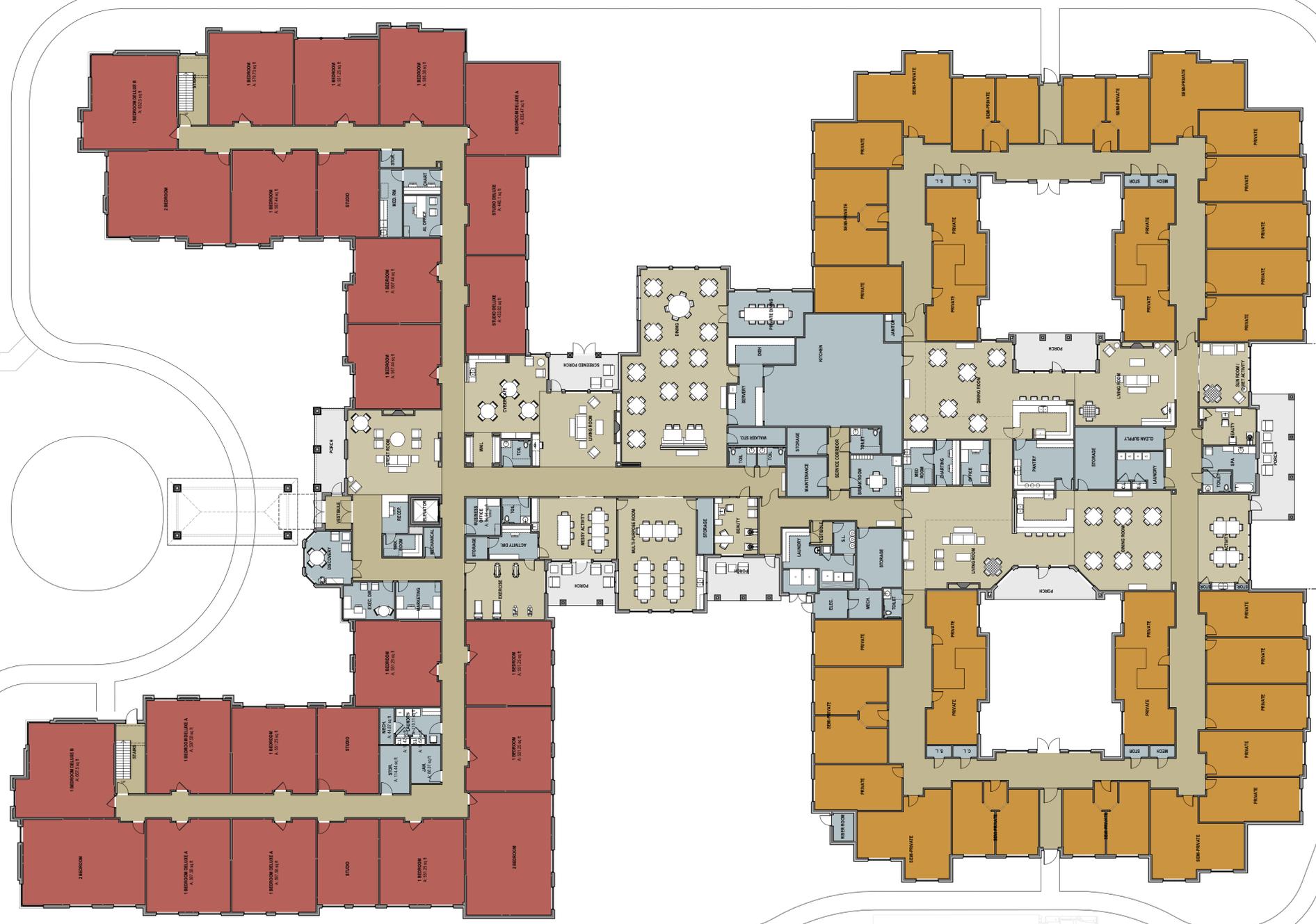
ORIGINAL ISSUE DATE:  
 SEPTEMBER 2, 2015  
 PEA JOB NO. 2015-141  
 SCALE: 1" = 50'  
 DRAWING NUMBER:  
**C-3.0**

**NOT FOR CONSTRUCTION**



**1 FIRST FLOOR PLAN**

SCALE: 1/16" = 1'-0"



**NOT FOR CONSTRUCTION**



No.	BY	CHKL DESCRIPTION	DATE

**SEAL**

**CAUTION!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE ONLY FOR INFORMATION. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. THEY ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, OR USED FOR ANY OTHER PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHER RIGHTS ARE HEREBY SPECIALLY RESERVED. © 2014 PROFESSIONAL ENGINEERING ASSOCIATES, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERAL ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE HELD TO ASSUME FULL AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTIES. THIS REQUIREMENT SHALL BE MADE TO APPLY TO CONTRACTORS AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL 811**

Know what's below  
Call before you dig  
MISS DIG System, Inc.  
1-800-482-7171 www.missdig.net



**PROFESSIONAL ENGINEERING ASSOCIATES**  
2430 Rochester Ct, Suite 100  
Troy, MI 48063-1872  
Phone: (248) 689-9090  
Fax: (248) 689-1044  
website: www.peainc.com

**NORTHPOINT DEVELOPMENT**  
TROY, MI

**ASSISTED LIVING & MEMORY CARE**  
PART OF THE SW 1/4 OF SECTION 22, T. 4 N., R. 11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	ESB	DN.	ESB / DRW	SUR.	PEA	P.M.	D/NH
------	-----	-----	-----------	------	-----	------	------

ORIGINAL ISSUE DATE:  
09/01/2015

PEA JOB NO. 2015-141

SCALE:  
DRAWING NUMBER:

**SK1**









No.	BY	CHKL DESCRIPTION	DATE

**SEAL**

**CAUTION!**  
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE ONLY FOR INFORMATION. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE CORRECTNESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. THEY ARE SUBMITTED ON THE CONDITION THAT THEY ARE NOT TO BE LOANED, REPRODUCED, COPIED, IN WHOLE OR IN PART, OR USED FOR ANY OTHER INFORMATION FOR OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2014 PROFESSIONAL ENGINEERING ASSOCIATES, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO MAINTAIN SCALE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY TO CONTRACTORS AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL, HEREIN AND HOLD DESIGN PROFESSIONAL, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN CONTRACTOR.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL 811**

Know what's below  
 Call before you dig  
 MISS DIG System, Inc.  
 1-800-482-7171 www.missdig.net  
 (TOLL FREE)



**PROFESSIONAL ENGINEERING ASSOCIATES**  
 2430 Rochester Ct, Suite 100  
 Troy, MI 48063-1872  
 Phone: (248) 689-9090  
 Fax: (248) 689-1044  
 website: www.peainc.com

**NORTHPOINT DEVELOPMENT**  
 TROY, MI  
**ASSISTED LIVING & MEMORY CARE**  
 PART OF THE SW 1/4 OF SECTION 22, T. 14 N., R. 11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN  
 DES. ESB DN. ESB/DRW | SUR. PEA P.M. DWH

ORIGINAL ISSUE DATE:  
 09/01/2015

PEA JOB NO. 2015-141

SCALE:

DRAWING NUMBER:

**SK5**

**1 SECOND FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"



**NOT FOR CONSTRUCTION**







## Kathy Czarnecki

---

**From:** dblack7701@wowway.com  
**Sent:** Thursday, September 17, 2015 5:14 PM  
**To:** Planning  
**Subject:** 9-17-15 Rezone concerns for Stonecrest PUD

Planning Department -

I am writing on behalf of my Father - William B. Black and myself - Debra A. Black in regard to the rezone request of the parcels north of our property to be rezoned to PUD 14 for Stonecrest Planned Unit Development. We reside at 3364 Livernois - parcel 88-20-22-301-007.

My brother was able to attend the meeting on September 8th that NorthPoint Development held at the Troy Community Center to explain the project they are pursuing for the PUD. Since this proposed project will directly impact us we do have some concerns that we would like addressed.

At the NorthPoint Development meeting Mr. Mark Pomerence and Mr. Jed Momot explained the layout of this project. I have listed our concerns based on the initial layout they described.

The parking accommodations for the employees of this facility would be at the south end of the complex which puts the parking lot next to our property. I believe they will request a variance to bring the parking lot closer to the property line than the standard allowance. This would not allow much of a barrier between the properties. The north rooms of our house are bedrooms. We are concerned with privacy, lighting, noise and pollution.

**We would like to request that they keep the standard distance required from the property line and even with that put up a proper barrier (with correct water drainage) and be responsible for maintenance.**

There will be a drive from the employee parking lot that runs along the south side of the complex; this will be along the north side of our property. There will be traffic in and out of this area (probably day or night so another reason for a proper barrier). The garbage dumpsters will be kept at this end of the complex. We are concerned about the smell, pollution and the noise.

**We would like to request the dumpsters be placed behind or at the north end of the complex.**

There will also be a generator at the south end of the complex. This generator will need to switch on and off periodically to maintain the proper running condition required.

We are concerned about noise.

**We would like to request the generator be placed in the back of the complex.**

The NorthPoint representatives did advise that they would work with us on the barrier and if a privacy fence was required that may be a workable solution. They also advised they would take another look at the layout to see if the garbage dumpsters and generator could be moved. We have not been contacted by NorthPoint Development since the September 8th meeting.

## Kathy Czarnecki

---

**From:** Brent Savidant  
**Sent:** Tuesday, August 11, 2015 8:20 AM  
**To:** Planning  
**Subject:** FW: Stonecrest nursing home  
**Attachments:** To Troy Planning Commission stonecrest nursing home.docx

**From:** jandjandabbey@aol.com [mailto:jandjandabbey@aol.com]  
**Sent:** Monday, August 10, 2015 3:44 PM  
**To:** Brent Savidant <SavidantB@troymi.gov>  
**Subject:** Stonecrest nursing home

To Mr Savidant

We have attached a letter outlining our concerns about the Stonecrest nursing home proposed on Livernois between Wattles and Big Beaver. We're not sure when the planning commission will review/discuss their proposal, but we would like to be there to express our concerns.

Sincerely

Joyce and Joe Peterson  
118 Scottsdale Dr  
Troy, Mi 48084

To Troy Planning Commission

8/8/2015

We recently learned about the proposal from Stonecrest to build a nursing home with a memory wing along Livernois, south of Wattles in an area currently zone residential. We live across the street from the proposed nursing home in the Troy Meadows subdivision. We are strongly opposed to allowing this nursing home in this location for the following reasons.

Nursing homes do not add value to the nearby homes, but detract. Open space (current status) or single family homes (current zoning) add value, nursing homes detract. Who wants to live near a nursing home? Is this company going to reimburse nearby home owners for their loss in home values.

The Livernois corridor north of Big Beaver per the master plan is mostly residential and zoned accordingly. As a result, this corridor is fairly quiet and traffic patterns are much lower than most of areas of Troy. This is one of the reasons we purchased our home in this area. This facility, will add traffic to Livernois, approximately 100 cars at each rush hour. Also, we currently experience little ambulance traffic, this will significantly add to that noise source.

Our subdivision is starting to experience flooding problems. Our creek overflowed three times in the last two years and the streets flooded this year for the first time. Building near the flood plain with a massive facility such as proposed would further exacerbate this problem.

It seems that a lot of work has gone into their proposal, both from Stonecrest and Troy city officials, but without any feedback from nearby homeowners. Last winter, a similar proposal for a nursing home only several hundred yards from this location, attracted a standing room only crowd that were mostly against their proposal. I believed that that proposal died due to all of the negative issues associated with a nursing home along Livernois.

Thanks for listening to our concerns and hopefully find a different location for this nursing home in Troy, not in a residential area.

Sincerely

Joyce and Joe Peterson

118 Scottsdale

Troy, mi

We have the notice for the Planning Commission meeting on September 22nd and we will be attending the meeting. We hope to hear more of an in depth discussion regarding the concerns listed. We have lived in Troy a very long time and we hope that NorthPoint Development is aware of the "good neighbor" policy this city has.

Sincerely,

William B. Black  
Debra A. Black