# PLANNING COMMISSION
## MEETING AGENDA
### REGULAR MEETING

500 W. Big Beaver
Troy, MI 48084
(248) 524-3364
www.troymi.gov
planning@troymi.gov

Donald Edmunds, Chair, Tom Krent, Vice Chair
Ollie Apahidean, Karen Crusse, Carlton M. Faison, Michael W. Hutson
Padma Kuppa, Philip Sanzica and John J. Tagle

**March 22, 2016** **7:00 P.M.** **Council Board Room**

1. ROLL CALL

2. APPROVAL OF AGENDA

3. MINUTES – March 8, 2016

4. PUBLIC COMMENT – For Items Not on the Agenda

5. ZONING BOARD OF APPEALS (ZBA) REPORT

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

7. PLANNING AND ZONING REPORT

**SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW**

8. SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU JPLN2016-0005) – Proposed K-9 Club, North side of Maple, West of Rochester between Eastport and Westwood, Section 27, Currently Zoned MR (Maple Road) District

**OTHER BUSINESS**

9. POTENTIAL ENHANCED CLUSTER OPTION – Discussion with Planning Commission

10. PUBLIC COMMENT – Items on Current Agenda

11. PLANNING COMMISSION COMMENT

ADJOURN

***NOTICE:*** *People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.*

Chair Edmunds called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on March 8, 2016 in the Lower Level Conference Room of the Troy City Hall.

1. ROLL CALL

Present:
Ollie Apahidean
Karen Crusse
Donald Edmunds
Carlton M. Faison
Michael W. Hutson
Tom Krent
Padma Kuppa
Philip Sanzica
John J. Tagle

Also Present:
R. Brent Savidant, Planning Director
Ben Carlisle, Carlisle Wortman Associates
Allan Motzny, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

***Resolution # PC-2016-03-019***
Moved by: Krent
Seconded by: Tagle

**RESOLVED**, To revise the Agenda by reversing the order of Agenda items 5 and 6.

Yes: All present (9)

**MOTION CARRIED**

3. APPROVAL OF MINUTES

***Resolution # PC-2016-03-020***
Moved by: Crusse
Seconded by: Kuppa

***RESOLVED***, To approve the minutes of the February 23, 2016 Regular meeting as published.

Yes: Apahidean, Crusse, Edmunds, Faison, Hutson, Krent, Kuppa, Sanzica
Abstain: Tagle

**MOTION CARRIED**

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

**SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW**

6. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU JPLN2016-0005) – Proposed K-9 Club, North side of Maple, West of Rochester between Eastport and Westwood, Section 27, Currently Zoned MR (Maple Road) District

Mr. Carlisle reported on the Special Use Request and Preliminary Site Plan application for the proposed kennel and dog day care facility. Mr. Carlisle recommended Preliminary Site Plan approval provided the applicant meets conditions as identified in his report dated February 18, 2016. He asked the applicant to address control and mitigation of noise and odor.

Mr. Motzny confirmed the Board can place reasonable conditions that relate to the use of the land when granting a Special Use.

Present were the applicant John Asselin of Asselin, McLane Architectural Group and Robert Cassidy, prospective purchaser of the property.

Mr. Asselin addressed the dumpster screening, lighting in the dog play area and the City's Master Plan.

Mr. Cassidy addressed:
- Capacity of dogs; day, evening; number of indoor kennels.
- Traffic impact; low trafficked operation.
- Noise control; management of barking.
- Building insulation, limited windows, environmentally controlled.
- Dog play areas.
  - Outdoor play time would be in shifts
  - Flexible with size of outdoor play area
  - 2000 square foot indoor play area
- Distance to residential homes.
- Fence height, structure and material.
- Dogs screened for temperament and socialization skills.
- Informational meeting held; invitations sent to those residents notified by City.
- Disposal of solid and liquid waste.
- Staff; training, on site 24-7.

Mr. Carlisle announced a letter received today from O'Donnell Properties was distributed to Board members prior to the beginning of tonight's meeting.

PUBLIC HEARING OPENED

The following spoke in opposition and all addressed concerns with noise.

- Tim Ostler, 1842 Eastport
- Jim Savoie, 1853 Eastport
- Kim Savoie, 1853 Eastport
- Elizabeth Ackerson, 1718 Eastport; addressed safety of children and traffic.
- Denise Carter, 1751 Eastport.
- John Dobrin, 1675 Eastport.
- Vinod Menon, 1687 Westwood; addressed distance to residential.
- Patricia O'Donnell, 505-513 E Maple and 507 E. Maple; addressed number of dogs, distance to existing business and floodplain.
- Jeff Melin, 1660 Eastport; addressed loss of green space, fence and traffic.

PUBLIC HEARING CLOSED

Mr. Cassidy again addressed noise concerns and how barking would be managed. He offered to give consideration to a different layout of the building and outdoor play area and to plant additional trees for buffering.

There was discussion on:

- Existing dog day care facilities.
- City's Code on noise control; code enforcement.
- Number of public hearing notifications sent.
- Building orientation; site layout.

Mr. Savidant said there are a number of existing dog day care facilities in the City and he has not done any research on the facilities as relates to the distance to residential homes or code enforcement action. Mr. Savidant said the proposed dog day care facility might be closer to residential homes than any existing dog day care facility. Further, Mr. Savidant said anecdotally he is not aware of any code violations at any existing facility.

Mr. Carlisle said orientation of a building is priority in the Maple Road form based zoning district. He further noted that access to the site would be a consideration should the applicant propose a different building orientation.

***Resolution # PC-2016-03-021***
Moved by: Sanzica
Seconded by: Faison

***RESOLVED***, To re-open the floor for public comment.

Yes: Apahidean, Crusse, Edmunds, Faison, Krent, Kuppa, Sanzica, Tagle
No: Hutson

**MOTION CARRIED**

Chair Edmunds opened the floor for public comment.

- John Hillert, 1867 Westwood, asked if applicant is required to meet requirements of newly adopted tree ordinance.
- Jim Savoie, 1853 Eastport, addressed soliciting comments from residents near existing dog day care facilities.
- Matt West, 1741 Westwood, addressed flooding of subject property driveway.
- Patricia O'Connell, 505-513 E Maple and 507 E. Maple, addressed applicant's statement of compatibility and number of dogs.
- Vinod Menon, 1687 Westwood, addressed distance to residential homes.

Chair Edmunds closed the floor for public comment.

Mr. Carlisle stated the application was submitted prior to the adoption of the Woodlands Protection ordinance; therefore, the ordinance is not applicable to the application. Mr. Carlisle shared with the audience the applicant states there are no landmark or woodland trees and the applicant intends to preserve the protected trees along the rear of the property.

***Resolution # PC-2016-03-022***
Moved by: Krent
Seconded by: Sanzica

***RESOLVED***, To postpone the item to give the applicant an opportunity to propose a different site plan, one that is less objectionable to the neighbors mainly because of the "sound" issue and to allow neighbors to do whatever research they would like to conduct so the Board has a more comprehensive view of the proposed development.

Yes: All present (9)

**MOTION CARRIED**

## PRELIMINARY SITE PLAN REVIEW

5. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2016-0004) – Proposed Eddie V's Prime Seafood Restaurant, North side of Big Beaver, West of Crooks between Lakeview and Alpine, Section 20, Currently Zoned BB (Big Beaver) District

Mr. Carlisle reported on the Preliminary Site Plan application for Eddie V's Prime Seafood Restaurant. He specifically addressed the relationship of the patio area to Big Beaver, screening of the porte cochere and the request for parking deviation. Mr. Carlisle gave support of the development but said there are a number of minor issues as identified in his report dated March 1, 2016 that should be addressed prior to granting approval.

Present were Todd Taylor, Vice President of Design, Darden Restaurants, and Thomas Dumond, Landscape Architect, Boss Engineering.

Mr. Taylor gave an introduction to Eddie V's restaurants and circulated sample building materials. He addressed:

- Building materials and elevation.
  - EFIS; durability, four colors
  - Stone accents
  - 'Fins' penetration
  - Character
  - Restaurant prototype
- Porte cochere.
  - Critical to have view of water element
  - Decorate, landscape during winter months
- Transparency calculations.
- Masonry wall; landscaping.
- Screening transformer.
- Amenable to bring patio within 30 feet of Big Beaver.
- Complimentary valet service.

Members discussed:

- Porte cochere; screening of vehicular drop-off area.
- Congested traffic area.
- Pedestrian access to/from parking area.
- Stormwater management.
- EFIS material; gap in quality from stone to EFIS.
- Pedestrian sidewalk lighting.
- Transparency requirements.

Mr. Dumond addressed the overall landscaping and said consideration would be given to bioswales.

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

***Resolution # PC-2016-03-023***

Moved by: Krent
Seconded by: Sanzica

***RESOLVED***, The Planning Commission hereby approves a parking space deviation of 5 spaces, bringing the total spaces provided to 131 spaces when 136 spaces are required by Zoning Ordinance.

***BE IT FINALLY RESOLVED***, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Eddie V's Prime Seafood Restaurant, located on the north side of Big Beaver and west of Crooks, Section 20, within the BB (Big Beaver) District, be granted, subject to the following:

1. Pull the patio and partial overhang over the patio to within 30 feet of Big Beaver.
2. Provide an additional street tree along Alpine ROW.
3. Screen transformer.
4. Provide transparency calculation and reflect same on site plan.
5. Consider alternative material than EFIS for primary exterior material along Alpine and Big Beaver.
6. Provide detail of bollard fixtures.
7. Provide details for additional pedestrian lighting along sidewalk on Big Beaver.
8. Work with the Engineering Department to widen Alpine from northern most exit off Alpine all the way to Big Beaver.
9. Review site for other best stormwater management practices.

Discussion on the motion on the floor.

The Board deliberated whether to grant approval this evening with conditions or to ask the applicant to come back before the Board with a revised site plan that reflects the conditions.

Vote on the motion on the floor.

Yes: All present (9)

**MOTION CARRIED**

## OTHER BUSINESS

7. APPLICATION TO DE-LIST 3645 CROOKS

Mr. Savidant gave a report on the history of 3645 Crooks and the Historic District Study Committee's review of the Final Report and recommendation to de-list the property.

Mr. Hutson said the final report indicates the home does not meet any of the three requirements for de-listing historical properties; therefore he would not vote in favor of de-listing the home.

***Resolution # PC-2016-03-024***
Moved by: Sanzica
Seconded by: Krent

***RESOLVED***, The Planning Commission hereby supports the de-listing of 3645 Crooks Road, as per the recommendation of the Historic District Study Committee.

Yes: Apahidean, Crusse, Edmunds, Faison, Krent, Kuppa, Sanzica, Tagle
No: Hutson

**MOTION CARRIED**

8. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

9. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

- Positive comments on the City Retreat were shared.

The Regular meeting of the Planning Commission adjourned at 9:44 p.m.

Respectfully submitted,

_____
Donald Edmunds, Chair

_____
Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2016 PC Minutes\Draft\2016 03 08 Regular Meeting_Draft.doc

# 5. ZONING BOARD OF APPEALS (ZBA) REPORT

Κατηψ Χζαρνεχκι

**From:** Sanzica, Philip <sanzicap@oakgov.com>
**Sent:** Friday, March 18, 2016 11:13 AM
**To:** Mc Conney, Edmond D; Brent Savidant
**Cc:** Kathy Czarnecki
**Subject:** ZBA Meeting- March 15th

Dear Don & Brent:
I will be out of town for the next Planning Commission Meeting and wanted to report the results of the proposed variance on the ZBA Meeting on March 15th.
The following item was approved by a unanimous vote:

A. VARIANCE REQUEST, RICK AND JEANINE KACZMAREK, 6714 EMERALD LAKE – In order to construct an addition to the house, a 6.3 foot setback variance from the requirement that the combined total of both side yard setbacks equal 20 feet.
ZONING ORDINANCE SECTION: 4.06 C, R-1D Single Family Zoning District

Have a great day!
Philip Sanzica

DATE: March 17, 2016

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU JPLN2016-0005) – Proposed K-9 Club, North side of Maple, West of Rochester between Eastport and Westwood, Section 27, Currently Zoned MR (Maple Road) District

The petitioner Asselin, McLane Architectural Group, LLC submitted the above referenced Special Use Request and Preliminary Site Plan Approval application for the K-9 Club pet daycare facility.

The Planning Commission held a public hearing on this item on March 8, 2016 and took the following action:

***Resolution # PC-2016-03-022***
Moved by: Krent
Seconded by: Sanzica

***RESOLVED***, To postpone the item to give the applicant an opportunity to propose a different site plan, one that is less objectionable to the neighbors mainly because of the "sound" issue and to allow neighbors to do whatever research they would like to conduct so the Board has a more comprehensive view of the proposed development.

Yes: All present (9)

**MOTION CARRIED**

The applicant revised the site plan based on feedback from neighbors and the Planning Commission.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the application. 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 recommends approval of the project, as noted.

Attachments:
1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Public Comment

cc: Applicant
File

G:\SPECIAL USE\SU JPLN 2016-0005 K-9 Club Sec 27\K-9 Club PC Memo 03 22 2016.docx

# PROPOSED RESOLUTION

SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU JPLN2016-0005) – Proposed K-9 Club, North side of Maple, West of Rochester between Eastport and Westwood, Section 27, Currently Zoned MR (Maple Road) District

***Resolution # PC-2016-03-***
Moved by:
Seconded by:

***RESOLVED***, That Special Use Request and Preliminary Site Plan Approval for the proposed K-9 Club, North side of Maple, West of Rochester between Eastport and Westwood, Section 27, Currently Zoned MR (Maple Road) District be (granted, subject to the following conditions):

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons:_____)

Yes:
No:
Absent:

**MOTION CARRIED / FAILED**

G:\SPECIAL USE\SU JPLN 2016-0005 K-9 Club  Sec 27\Proposed Resolution K-9 Club 2016 03 22.doc

# K-9 Club, 551 E Maple

City of Troy Planning Department

Legend:

Aerial

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

383 0 192 383 Feet

Scale 1: 2,300

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

Printed: 2/10/2016

# K-9 Club, 551 E Maple

City of Troy Planning Department

Legend:

Form Based Zoning 2

- (PUD) Planned Unit Development; (PUD-14) Development #14
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road
- (MR) Maple Road
- (NN) Neighborhood Nodes (A-U)
- (CB) Community Business
- (GB) General Business
- (IB) Integrated Industrial Business District
- (O) Office Building District
- (OM) Office Mixed Use
- (P) Vehicular Parking District
- (R-1A) One Family Residential District
- (R-1B) One Family Residential District
- (R-1C) One Family Residential District
- (R-1D) One Family Residential District
- (R-1E) One Family Residential District
- (RT) One Family Attached Residential Distric
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales

Aerial

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

467 0 233 467 Feet

Scale 1: 2,800

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

Printed: 2/10/2016

CARLISLE | WORTMAN associates, inc.

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

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

Date: February 18, 2016
March 11, 2016

# Preliminary Site Plan and Special Use Review
# For
# City of Troy, Michigan

**Project Name:** K-9 Club

**Plan Date:** March 9, 2016

**Location:** 551 E. Maple Road

**Zoning:** Maple Road, Site Type B

**Action Requested:** Site Plan and Conditional Use Approval

## PROJECT AND SITE DESCRIPTION

The applicant is proposing to construct a 9,800 sq/ft kennel and doggy day care facility at 551 E. Maple Road. The existing 2.05 acre parcel is vacant and adjacent to the Spencer Drain.

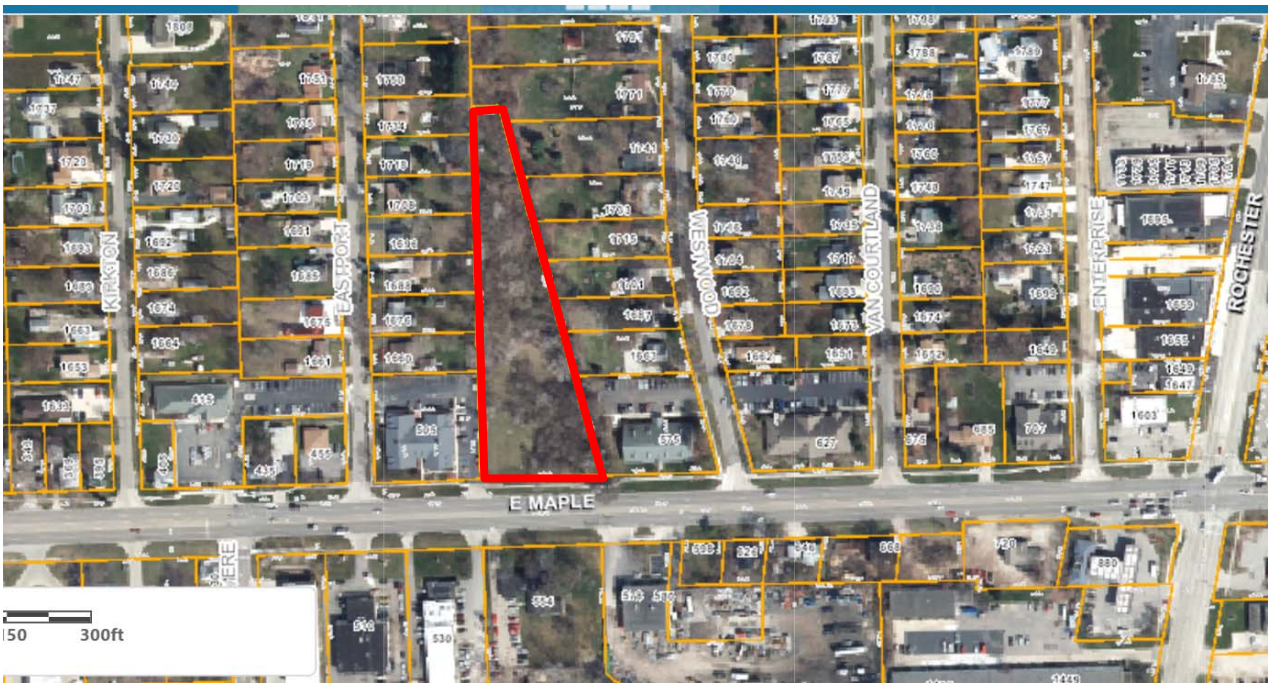
Much of the triangle shaped parcel is located within the 100-year floodplain. The building is located outside of the floodplain but part of the parking lot is located within the Spencer Drain easement. The proposed parking lot is permitted but no permanent structures are allowed within public easements. The Engineering Department notes that MDEQ and/or FEMA permit may be required.

The building, parking lot, and outdoor play area is adjacent to office uses to the west and east. The remaining portions of the parcel that are adjacent to single-family residential is proposed to remain undeveloped. Discussed in more detail in the body of this memo, the applicant has attempted to mitigate impacts of the noise and odor of the operation.

Daycare customers will dropoff their dogs between 6am – 8am and pick up their dogs between 4pm – 7pm. The average number of dogs participating in daycare is expected to be 30 per day, with a maximum capacity of 40 per day.

K9 Club will include approximately 70 overnight dog kennels. The average number of overnight dogs is estimated to be 25 or fewer. Many of these dogs will also be the same daycare guests. K9 Club anticipates that the overnight kennels will be filled to capacity only during major holidays. At maximum capacity, the total estimated number of dogs on the property is estimated to be 90.

The applicant has amended the site plan based on neighborhood and Planning Commission feedback.




Location of Subject Property:

551 E. Maple Road. North side of Maple Road.

Size of Subject Property:
2.05 acres in area

Proposed Uses of Subject Parcel:
New kennel and doggy day care facility

Current Zoning:
The property is currently zoned Maple Road

Surrounding Property Details

| Direction | Zoning | Use |
|---|---|---|
| North | R1-E, Single Family Residential | Single-family |
| South | IB, Integrated and Business | Light Industrial/Warehouse |
| East | Maple Road; R1-E, Single Family Residential | Office, Single-family residential |
| West | Maple Road; R1-E, Single Family Residential | Office, Single-family residential |

## CHANGES SINCE LAST PLANNING COMMISSION CONSIDERATION

At the March 8, 2106 meeting the Planning Commission continued the matter to allow the applicant to make changes to the site plan to address concerns over potential impact to adjacent properties.

Since the meeting the applicant has reduced the size of the outdoor play area by 75% and moved it to the north side of the building. By doing so the applicant has moved the outdoor play area further away from residential properties, and specifically, those along Eastport Drive. The applicant proposes to enclose the outdoor play area within a fifteen (15) foot wall. The wall has been designed to look like a wing of the building. In order to relocate outdoor play area, the applicant has relocated seven (7) parking spaces from the side to behind the building.

The applicant notes that they are going to hire an acoustical engineering company to create a predictive model to ensure the new dog outdoor exercise meets the Troy requirement of less than 65 decibels at the property line. The applicant has included a revised narrative to discuss attempts to address noise concerns.

All required bulk regulations, parking requirements, landscaping requirements, and lighting requirements have been met.

## SECTION 6.13 and OPERATIONS

Animal kennels and day care facilities are controlled by Section 6.13 of the Ordinance, which requires:

***A. Animal wastes, biohazard materials or byproducts shall be disposed of as required by the Oakland County Health Department, the Michigan Department of Public Health, or other duly appointed authority. All other wastes shall be contained in leak-proof and odor proof containers. No animal wastes, biohazard materials or byproducts shall be buried or incinerated on-site, or allowed to enter to groundwater.***

The applicant notes that solid waste will be collected and disposed in outdoor dumpsters. The dumpsters will be will be emptied as needed to manage offensive odors. It is anticipated that outdoor dumpsters will be emptied twice per week but may be more often as necessary during hotter summer months.

The applicant also notes that liquid dog waste will not be allowed to enter the groundwater. K9 Club's indoor play areas will each have a raised K9 grass dog waste relief area, sprayed with a natural and safe attractant to encourage use. Indoor dog waste relief areas will be connected to the sanitary sewer.

***B. Buildings where animals are kept, dog runs, and exercise areas shall not be located nearer than one hundred (100) feet to any adjacent occupied dwelling.***

The dog kennel building is over 100 feet from any adjacent occupied dwelling. This requirement is met.

***C. Dog runs and exercise areas shall not be located in any front yard and shall be screened with an opaque fence or wall at least six (6) feet in height.***

The outdoor play area is located adjacent to the building and enclosed within a fifteen (15) foot wall. This requirement is met.

***D. All principal use activities, other than outdoor dog runs or exercise areas, shall be conducted within a totally enclosed building.***

Other than the outdoor play area, all activities are conducted within the enclosed building. This requirement is met.

***E. All operations and the housing of animals are contained in one (1) or more completely enclosed buildings.***

Other than the outdoor play area, all activities are conducted within the enclosed building. This requirement is met.

The applicant has provided a narrative that describes in more details the site operations.

## SPECIAL USE

**Standards of Approval**

Section 9.03 states that before approving any requests for Special Use Approval, the Planning Commission shall consider:

*1.* ***Compatibility with Adjacent Uses. The Special Use shall be designed and constructed in a manner harmonious with the character of adjacent property and the surrounding area. In determining whether a Special Use will be harmonious and not create a significant detrimental impact, as compared to the impacts of permitted uses.***

The use of the site for commercial uses is consistent with commercial uses on Maple Road. The applicant has designed the site and proposed use operations that will mitigate impacts upon adjacent properties, as compared to the impacts of a permitted use.

2. ***Compatibility with the Master Plan. The proposed Special Use shall be compatible and in accordance with the goals and objectives of the City of Troy Master Plan and any associated sub-area and corridor plans.***

The Master Plan designates the subject site and the surrounding area as the Maple Road special area. The Maple Road Special Area Plan encourages entrepreneurism and infill development, including alternative land uses, between the development nodes at major mile intersections. Furthermore a tenet of the Master Plan is the preservation of residential neighborhoods. Through site layout and proposed use operations, the applicant will mitigate impacts upon adjacent properties.

3. ***Traffic Impact. The proposed Special Use shall be located and designed in a manner which will minimize the impact of traffic, taking into consideration: pedestrian access and safety; vehicle trip generation (i.e. volumes); types of traffic, access location, and design, circulation and parking design; street and bridge capacity and, traffic operations at nearby intersections and access points. Efforts shall be made to ensure that multiple transportation modes are safely and effectively accommodated in an effort to provide alternate modes of access and alleviate vehicular traffic congestion.***

A dog kennel and doggy day-care operation will not generate additional traffic than would normally be expected for a permitted use.

4. ***Impact on Public Services. The proposed Special Use shall be adequately served by essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools. Such services shall be provided and accommodated without an unreasonable public burden.***

There should not be any additional impact on other public services, such as police or utilities, beyond what would normally be experienced for like uses.

5. **Compliance with Zoning Ordinance Standards. The proposed Special Use shall be designed, constructed, operated and maintained to meet the stated intent of the zoning districts and shall comply with all applicable ordinance standards.**

The site complies with all zoning ordinance standards.

6. **Impact on the Overall Environment. The proposed Special Use shall not unreasonably impact the quality of natural features and the environment in comparison to the impacts associated with typical permitted uses.**

The applicant has designed the site to not impact onsite and adjacent natural resources. The building footprint is approximately 8% of the overall parcel size. The portions of the parcel that are adjacent to single-family residential is proposed to remain undeveloped. That area will remain ungraded and the existing vegetation will remain.

7. **Special Use Approval Specific Requirements. The general standards and requirements of this Section are basic to all uses authorized by Special Use Approval. The specific and detailed requirements relating to particular uses and area requirements must be also satisfied for those uses.**

The applicant has met all Special Use Specific Requirements.

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

## DESIGN STANDARDS

Developments within the Maple Road form-based district must comply with Design Standards outlined in section 5.05.

Building Orientation and Entrance

a. *Primary Entrance: The primary building entrance shall be clearly identifiable and useable and located in the front façade parallel to the street.* ***The primary entrance is located in the front façade facing Maple Road.***

b. *Recessed Doorways. Where the building entrance is located on or within five (5) feet of a lot line, doorways shall be recessed into the face of the building.* ***Not applicable***

c. *Residential Dwellings. Entrances for all residential dwellings shall be clearly defined by at least one (1) of the following:*
   I. *Projecting or recessed entrance. A recessed entrance is required if the building entrance is located on or within five (5) feet of the lot line.*
   II. *Stoop or enclosed or covered porch.*
   III. *Transom and/or side light window panels framing the door opening.*
   IV. *Architectural trim or unique color treatments framing the door opening*

   ***Not Applicable***

Ground Story Activation

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

   ***Through the use of both windows and architectural features, the applicant meets the transparency requirement.***

Transitional Features

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

*Transitional features are intended to be used in combination with landscape buffers or large setbacks.*

***The building, parking lot, and outdoor play area are adjacent to office uses. The portion of the site that is adjacent to residential is to remain undeveloped and with existing vegetation.***

Site Access and Parking

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

   ***The applicant meets the parking requirements.***

b. *Location.*

   I. *When parking is located in a side yard (behind the front building line) but fronts on the required building line, no more than fifty (50) percent of the total site's linear feet along the required building line or one hundred (100) feet, whichever is less, shall be occupied by parking.*

      ***Not Applicable***

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

      ***Not Applicable***

   III. *For a double frontage lot or a lot that has frontage on three (3) streets, the cumulative total of all frontages occupied by parking shall be no more than sixty-five (65) percent of the total site's linear feet along a required building line or one hundred and twenty-five (125) feet, whichever is less.*

      ***Not Applicable***

   IV. *Where off-street parking is visible from a street, it should be screened in accordance with the standards set forth in Section 13.02.C.*

      ***The applicant has screened their parking lot in compliance with section 13.0.2.C.***

***Items to be Addressed:*** *None*

## RECOMMENDATION

We support the development and find it will be an attractive use and major investment on Maple Road. The applicant is providing a unique building and attractive streetscape and has revised their application to address the concerns raised by the neighbors and Planning Commission. We recommend preliminary site plan and special use approval.

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

March 17, 2016

Planning Department
City of Troy
500 W Big Beaver
Troy, MI 48084

re: Special use request (reconsideration March 22 2016)
Pet daycare establishment
551 E Maple Rd
Parcel #88-20-27-402-009

To all members of the City of Troy Planning Commission:

I am writing to ask the commission to deny the special use request of this applicant. I live on Eastport Dr. approximately 800 feet from the applicant's property. Many of my neighbors and I attended the March 8th 2016 meeting in which this request was first considered. After many residents expressed their concerns about the noise from barking dogs that would accompany this type of business, the commission voted to postpone a decision in order for the applicant to respond to concerns brought up in this session.

My neighbors and I are concerned about how this business located at the end of our street will negatively effect the tranquility of our properties. Residents who have dogs are concerned about how this could affect their own pets. Common sense predicts that dozens of dogs in a close area would result in perpetual barking by multiple dogs. This barking would likely start a chain reaction of other area dogs until we are in the midst of a large city block full of constantly barking dogs.

Unique to this property is that it is bordered on the west of Spencer Drain. The banks of the drain are covered by tall, thick, mature trees. This tree line is going to cause noise from this applicant's business to be funneled up the street. Our concern is not necessarily an occasional barking dog or two, but a constant drone of barking dogs on a daily basis.

Troy city code (section 12.6.h page 263) expressly limits noise level at the boundary property line to 65 decibels. An average conversation between two people metered at 3 feet is 65 decibels. I tested a neighbor's two barking dogs at his fence line when the two dogs were 40 feet away at 85 decibels. Anyone who has ever been exposed to barking dogs knows that the level is aways going to exceed that of a normal conversation.

We are aware that there are other kennels located in the city, but from our investigation they are not located this close to residential properties. We understand and respect the applicant's desire to form a new business. We also understand the City's desire to grow its tax base with new business. However, we don't want to be harmed in the process. This parcel is subject to special use classification. The planning commission has the authority to say yes or no. I ask that each and every member say NO.

Thank you for your time considering my concern.

Timothy W. Ostler
1842 Eastport Dr.
Troy, MI 48083
(twostler@me.com)

RECEIVED
MAR 17 2016
PLANNING

March 17, 2016

Planning Department
City of Troy
500 W Big Beaver
Troy, MI 48084

re: K9 Club
551 E Maple Rd

To all members of the City of Troy Planning Commission:

I have owned my home at 1853 Eastport Dr for over 30 years. I am very concerned about the potential placement of this new business concern at the end of my street. I attended the most recent meeting of the planning commission and expressed my opposition along with many of my neighbors.

My neighbors and I are concerned about the noise that WILL come with this new business. Dogs bark. As a pet owner myself, this is a simple fact. Further, many dogs together tend to bark a lot and bark loudly. Many things were said at the March 8th meeting pertaining to "noise abatement", "placement of outdoor dog area(s)", "dropping off dogs barking", etc. The most common theme of this "debate" is the level of sound, nobody seems to argue that the dogs WILL bark.

I am concerned about the "tranquility" of my and my neighbor's property(s). My wife and I enjoy the outdoor aspect of our home very much. We have our extended family over to our home often and use our outdoor space extensively. Why do we have to be subject to this potential for a diminished lifestyle? The K9 club is asking for a "special use". I think the commission should say no in the interest of citizens who are already taxpaying residents.

A simple "goggle search" of "adjacent noise..kennel" returns hundred's of applicable similar concerns from citizens of other communities. ***Attached to this letter is another communities response to a smaller kennel facility that was proposed in Sonoma CA.*** I ask that you take 5 minutes to read this attachment.

I think this kind of a business should be placed in a non-residential location, such as an industrial park. I know Troy has many industrial parks that seem to have lots of "for sale or lease" signs. Maybe K9 club should investigate those locations.

It seems that the planning commission has the position to simply say yes or no to this request. Please support our existing neighborhood and say no.

James A Savoie

James Savoie
1853 Eastport Dr.
Troy, MI 48083

# Meadows Kennel Issues

**Updated April 13, 2012**

Meadows Kennel seeks a "Use Permit" for a 50-dog kennel & 37 kennel dog runs, but Meadows Kennel issues will negatively affect Oakmont and surrounding property owners adjacent to the kennel. [See location, plan drawing, and nearby residences]

Noise issues will impact 4 nearby neighborhoods in Oakmont with a total of 207 homes (Mesa Oaks: 40 homes; Meadowridge: 29 homes; Quail Run: 61 homes; Aspen Meadows Circle: 77 homes), plus all the surrounding homeowners in the county, directly adjacent to Meadows Kennel.

The following issues have already been identified with this kennel. Click on an issue to see full explanation:

1. Violates Legal Protections
2. Increases Traffic, Decreases Safety
3. 50 Dogs Outside and Barking Simultaneously
4. Required Home Sale Disclosure - Lower Property Value
5. Sets Precedent - Disruptive Enterprises Across From Residential OK
6. Owner Already In Non-compliance with Smaller Kennel
7. Lack of Recourse For Neighbors When Problems Arise
8. Applicant Claims Oakmont Supporters - Here Are The Facts
9. Convenience, NOT Necessity, And Detrimental

## Issue 1: A "Use Permit" Should Be Denied--This kennel project will not comply with basic legal protections for surrounding neighbors. Dog kennels next to residential areas simply do not mix.

According to the law, a "Use Permit" (for this 50-dog kennel) can only be granted by Sonoma County, if the use is not: "detrimental to the health, safety, peace, comfort, and general welfare of person residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area" (Sonoma County Zoning Code, and California Government Code).

Mitigation (trying to lessen the impact) of known problems of this kennel does not offer protections for the surrounding neighborhoods. There will still be major problems:

1. Traffic safety will be compromised on heavily traveled Route 12. with increased traffic from a 50-dog kennel.

2. Barking dog issues--the present kennel of 10 dogs is already a major problem for nearby home owners, the barking of 40 additional dogs cannot be mitigated. Even the applicant's own sound study by "Sound Solutions" looking at only (!) 20 dogs outside at a time, states: "the sound levels associated with dogs barking are close to or at the adjusted limits. This implies that if the numbers of dogs were increased, levels exceeding the limits could arise." (p 5, "Noise Impacts . . . ." by Sound Solutions, Acoustical Consulting Service.)

   Yet this sound study did not take into account that potentially all 50 dogs could be outside at the same time, because the proposed kennel buildings show that dogs inside the kennel building will be allowed to go outside into their individual dog runs. Site plans for the new kennel building show 35 outdoor dog runs directly from the kennel building while the existing kennel building has seven outdoor access dog runs. So there is a total of 42 outside access dog runs for this kennel.

3. All home sellers nearby to this kennel will have the property value of their homes negatively impacted. See Issue 4, below.

## Issue 2: Traffic Impacts and Safety Issues.

- Present traffic analysis (not study), created by Transportation Consultants, is only two-pages long and essentially says, no traffic study is required. However, California Dept. of Transportation in it's March 9, 2012 letter to planner, Melinda Grosch, states that "the Department is concerned with potential adverse impacts on State Route (SR) 12, if and when an intensification of traffic-generating development occurs." The Department requested on Sept. 19, 2011, that the county monitor "traffic entering and exiting of the proposed use." We believe that any traffic in the Highway 12 corridor from Melita Road (to the west) and Oakmont Drive (to the east) will impact the safety of residents who travel to access the kennel road.

- Accident data is woefully incomplete. The California Dept of Transportation in it's March 9, 2012 letter to the planner, stated that two reported accidents occurred within 0.1 mile (about 500 feet) of the project driveway from July1, 2007 to June 30, 2010. However California Highway Patrol (CHP) accident data at local office in Rohnert Park for a 15 month period, from 2010 to March 2012 for Melita Drive to Oakmont Drive (approximately 1.2 miles) which is the traffic corridor for this kennel, shows 37 accidents in these 15 months.

- In fact, a recent letter to Melinda Grosch from Gary Arnold, Calif. Dept of Transportation, District Branch Chief, shows concerns about adverse impacts when "traffic-generating development occurs." There are several big developments along this corridor which will increase traffic: Elnoka Village, a 14.15 acre multi-family project roughly at the intersection of HW 12 and Melita Road and a new vineyard along with tasting rooms, etc. across from Oakmont, near Oakmont Drive. Traffic will only be getting worse as continuing development occurs.

- Safety when making left turns from highway 12: The current two-page traffic analysis tries to paint a rosy picutre of left hand turns from HW 12 onto the kennel road. It states that due to the width of the highway lane (12 feet) and shoulders (9 feet) "vehicles slowing or stopped to make a southbound left turn movement into the private lane may be passed on the right with care." However, all of we local drivers are scared to death of being rear-ended while we slow or stop--and many times there are cyclists on the shoulder and we cannot pass on the right shoulder. In fact, a resident, using this dog kennel lane, Tammi Bernd reported that she has been rear-ended three times from highway 12 traffic while she attempted to turn into this lane. Another couple reported that their daughter was rear ended, also trying to turn into this lane, and suffered months recuperating from this accident. And while traffic is only supposed to go 55 mph on this road, we have all seen people fly over this highway at much greater speeds.

## Issues 3: Dog Barking Issues - This dog kennel with potentially 50 dogs barking will disrupt the health, comfort, peace, and general welfare of the surrounding neighbors.

- Barking noise is such a concern that the county required the applicant to submit a "Noise Impact . . ." study in order to address barking dog issues and possible mitigation efforts. (Report titled: Noise Impacts and Mitigation in Connection with the Proposed Meadows Kennel, 6445 Highway 12 Sonoma County, California. Prepared by acoutical consultant: Sound Solutions)

- The present noise study only examines 20 dogs outside at a time, when in reality ALL dogs could have outside access. A new kennel building will have 37 kennel "dog runs" which clearly show access doors to outside caged areas. Already, measuring only 20 dogs outside, this kennel is at the limit of noise allowed for barking dogs. The study states "the sound levels associated with dogs barking are close to or at the adjusted limits. This implies that if the numbers of dogs were increased, levels exceeding the limits could arise." (p 5, "Noise Impacts . . . ." by Sound Solutions) A valid acoustical barking noise study would have to measure not only 20 dogs outside at a time (which is what the county will require) but also all remaining dogs which have access to dog runs--as they could be outside as well.

- Even with steps in place to address barking issues (mitigation) there will be major problems with enforcing barking limits. The sound study states: Disciplining collars will be used as needed. Such collars vibrate, spray, or administer a small electric shock in response to barking." (p4, Sound Study). However, the "operational requirements" for this kennel, as prepared by the county planners, only states: "Discipling collars . . . .shall be used as needed." This word "shall" does not sound "mandatory" to us. The applicant herself, stated in a recent Dec. 7, 2011, to Melinda Grosh, county planner overseeing this project: "If owner has authorized use of citronella or bark collar we will use them." So the applicant seems ready to ignore the sound study and the county which would require use of barking collars and only use them if her clients agreed! Such statements show that the applicant is not clear about barking collars.

## Issue 4: Property Values of Nearby Homes Would Be Negatively Impacted: Homesellers Would

## Be Subject to California "Disclosure" Laws. This kennel would clearly be "detrimental or injurious to property and improvements in the neighborhood."

- Existing "Doggie Day Care" facility does not need disclosure apparently, but proposed Kennel would definitely need one. See more detail here: Commercial Kennel vs Doggie Day Care
- California Real Estate forms require that home sellers must disclose any problem that would affect the property's value or desirability. Neighborhood noise or other nuisance must be reported. A phone conversation with California Department of Real Estate confirmed this.
- McBride Real Estate and Century 21 real estate agents told us that homes with a kennel nearby would have to disclose this if they tried to sell their homes. This would directly affect our ability to sell our homes and devalue our property--there are 4 Oakmont neighborhoods plus all county homes directly adjacent to the proposed kennel expanison, that could be affected by disclosure laws.
- In fact, lawsuits can result if a home buyer buys a home then realizes that the homeseller did not disclose a dog kennel nearby. This was verified by the California Department of Real Estate. In fact, here is an example of a lawsuit that did result when a home seller did not disclose a dog kennel nearby: LA Times: Dogged By Noise, Homeowners Ask Kennel for Piece and Quiet, Feb. 14, 1993.

## Issue 5: This Kennel, If Approved, Sets Precedent That Enterprises Considered Industrial By Santa Rosa, Are Acceptable Near Santa Rosa Neighborhoods.

- The City of Santa Rosa places "kennels, animal boarding" in zoned industrial districts. See Santa Rosa City Code, Title 20, Division 2, Chapters 2024 Industrial district land uses - (kennel references will be highlighted in yellow).
- Of the 3 types of industrial districts defined by Santa Rosa, kennels are not allowed at all in Business Parks, are required to get a Conditional Use Permit in Light Industrial, and are required to get a Minor Conditional Use Permit for General Industrial. Unlike many other enterprises, they are not simply "Permitted" in any type of industrial district.
- To put this in true perspective, Warehouse Retail (think Costco), in Santa Rosa is another example of an enterprise which can be placed in Light Industrial,but only with a Conditional Use Permit, just like a full service kennel. The definition of Warehouse Retail in Santa Rosa is:

  "A retail store that emphasizes the packaging and sale of products in large quantities or volumes, some at discounted prices, where products are typically displayed in their original shipping containers. Sites and buildings are usually large and industrial in character. Patrons may be required to pay membership fees."

  Here is the link to the definition of Warehouse Retail (scroll down to yellow highlight at entry "W".)
- Approving this kennel would establish a precedent not only for full service dog kennels within a few hundred feet of Oakmont neighborhoods. It also would set a precedent that other noisy, disruptive enterprises in Sonoma County could point to if they wanted to build near Oakmont and other Santa Rosa neighborhoods.
- This precedent would apply to all neighborhoods in Santa Rosa near the border of Sonoma County, not just those near the proposed kennel.

## Issue 6: Applicant Heidi Niemann, Owner of The Meadows Kennel, is Already Non-Compliant With a Number of Issues Regarding the Present Kennel. What would happen with a 50-dog kennel?

On Oct. 25, 2010, Ms. Niemann recevied "Conditions of Approval" (File UPE09-0069) for the present kennel of up to 10 dogs--only operating 7:30 am to 6 pm. Nearby residents are aware of a number of issues which show noncompliance with county requirements for this kennel:

1. Neighbors and residents in nearby Oakmont neighborhoods can clearly hear these dogs barking--and there are only

10 --in spite of the fact that Ms. Niemann was required to control the noise by following a noise exposure table for exterior noise exposures.

2. Ms. Niemann was recently cited by PRMD (Sonoma County Permit and Resource management Department) for an un-permitted restroom in her existing kennel.
3. Neighbors reported that Ms. Niemann was keeping dogs overnight--in violation of her present Use Permit which allows only daytime boarding. Ms. Niemann subsequently sent a letter to Sonoma County in which she addressed this issue stating "But I am no longer saying yes to overnights...no matter what." [email dated March 19, 2012 to planner Melinda Grosch.]

## Issue 7: In Reality, Residents Who Complain of Noise from Barking Dogs Will Have Very Little Recourse Under This Present Application.

If nearby residents complain about noise from barking dogs, PRMD staff (Sonoma County Permit and Resource Management Department) and Sonoma County Animal Care and Control will investigate. Staff will come out with sound or decibel meters and see if Table NE-2 (in Draft, Conditions of Approval) which shows "Allowable (decibel-sound) Exterior Noise Exposures." has been violated.

Residents have no faith in this system.

Dog barking, by its nature, can be variable and intermittent--especially if 20 dogs are running outside and kennel building dogs are using their outside dog runs. The barking situation might have eased by the time a measurement is done--only to reappear again. We also notice that weather conditions and time of year impact on sound levels. We strongly favor a "clearly audible" standard, which is presently used by Sonoma County Animal Control when dog owners have troublesome barking dogs. Nearby residents, some 1/4 to 1/2 mile away can clearly hear the 10 dogs from the present kennel--and have long complained about this problem to no avail.

## Issue 8: But Applicant Says: So Many People From Oakmont Support This Kennel.

Aspen Meadow's Association Chair, Mariellen Munson [Aspen Meadows is one of the Associations of which Oakmont is comprised], did an analysis of where Oakmont supporters of this kennel lived--based on letters, with addresses, on file for this project. Results showed that three supporters lived within 3/4 mile from the kennel while all other supporters lived 1 to 2 miles away from the kennel.

As of now (April 11, 2012), 4 homes associations in Oakmont, with a total of 207 homes, oppose this kennel. In addition, 12 of the 13 homes nearest this kennel in the County oppose the kennel. We would hope that Oakmont and County residents, even if they are not very close to the kennel, would think of their neighbors, fighting this kennel.

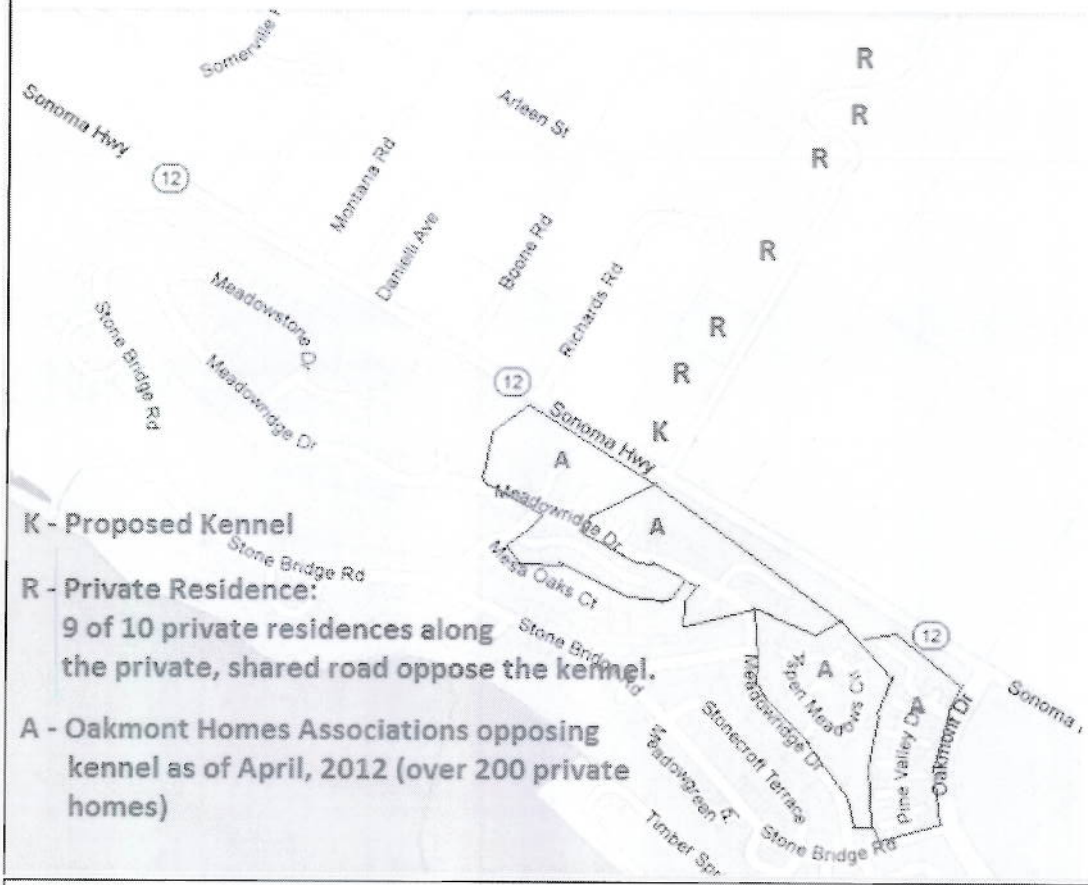
And while this kennel may be convenient to some, it is detrimental to others: the law states that a use permit (for this kennel expansion) must not be "detrimental to the health, safety, peace, comfort, and general welfare of person residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area" (Sonoma County Zoning Code, and California Government Code). No where is "convenience" used as a factor when evaluating this project. As we have shown, this kennel expansion is detrimental to the surrounding neighborhoods.

## Issue 9: This Kennel is a Convenience, Not a Necessity--Detrimental Effects Are Real to Nearby Homeowners.

We know that the applicant must demonstrate a "local need" in order for this kennel to be approved--but this kennel here, next to Oakmont, is a convenience. There are plenty of other kennels nearby. No amount of "convenience" is worth the detrimental effects this project will have on surrounding homes. An airport next door would certainly be convenient--but we would fight this all the way because of the noise. [return to top]

# Proposed Meadows Kennel Location and Plan Drawing

**Kennel Location** - The map shows the location of the kennel and nearby residences, the overwhelming majority of whom oppose the kennel. [See issues.] Click on the image to go to the Google map on which the image is based. Below the map is the plan for the proposed kennel.




**Kennel Plan Drawing** - Update 4/13/2012 - This plan will be replaced by a new/revised plan that the applicant states is currently being worked on. The applicant mentioned that this plan should be available by June and that it will increase number of dogs from 10 to 35, rather than 10 to 50. The City Planner said no date for the new/revised plan has been set yet. (Click on the image of the plan drawing to get a higher resolution image.)

Κατηψ Χζαρνεχκι

**From:** Yan Rong <yrong48084@gmail.com>
**Sent:** Thursday, March 17, 2016 9:56 PM
**To:** Planning
**Subject:** Maple Road Special Project - K-9 Club.

Dear Mr. Savidant, Planning Director:

As a long time residence of Troy, I **strongly** oppose this special project - K-9 Club.

This project is not good for this neighborhood due to the possible decline in property value, the increase in safety problems, the decrease in quality of life in the area, and damaging image of the city. It will bring more noise, more safety concerns. Many school kids are using the school bus along Maple Road.

Thank you very much.

Sincerely,

Yan Rong

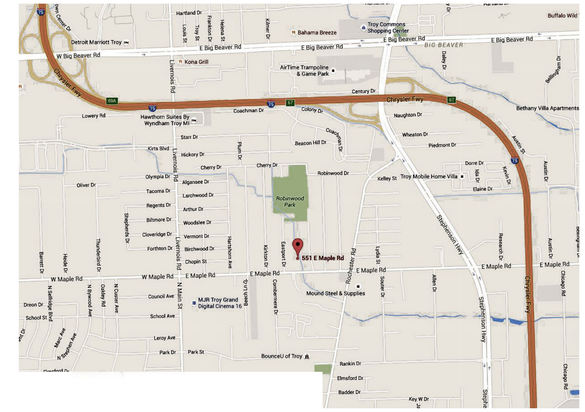
Residence: 1735 Eastport Dr., Troy, MI 48083
Cell: 248-835-6094

ASSELIN | MCLANE
ARCHITECTURAL GROUP
4488 WEST BRISTOL ROAD | FLINT | MI | 48507 | PHONE: [810] 230-9311 FAX: [230]-2831
WWW.AMARCHITECTURALGROUP.COM

# PROPOSED NEW URBAN PET CENTER FOR:

# K9 CLUB

551 E. MAPLE RD.
TROY, MI 48083




LOCATION MAP
NOT TO SCALE

NORTH

**LEGAL DESCRIPTION:**
LOT 73 OF "SUPERVISOR'S PLAT OF BEECH GROVE HEIGHTS SUB. NO.1" PART OF THE SE 1/4, SECTION 27, T.2N., R.11E., TROY TOWNSHIP, (NOW CITY OF TROY) OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 44 OF PLATS, PAGE 47, OAKLAND COUNTY RECORDS.

Sheet List

| Sheet Number | Sheet Name |
|---|---|
| CVR | COVER SHEET |
| 1 OF 1 | BOUNDRY AND TOPOGRAPHIC SURVEY |
| C101 | SDMO |
| C102 | SITE PLAN |
| C103 | GRADING PLAN |
| C104 | DETAILS |
| L101 | LANDSCAPE PLAN |
| LP101 | LIGHTING PLAN |
| A101 | FLOOR PLANS |
| A102 | EXTERIOR ELEVATIONS |

SITE PLAN REVIEW

STATE OF MICHIGAN
JOHN L. ASSELIN, JR.
ARCHITECT
NO. 31804
LICENSED ARCHITECT

| No. | Description | Date |
|---|---|---|
| | REV FOR SLU & SPR | 3.9.16 |

COVER SHEET

| | |
|---|---|
| Project number | 15110 |
| Date | 3/8/2016 |
| Checked by | Checker |

CVR

Scale

**BENCHMARKS:**

REF. B.M.#1 — ARROW ON HYDRANT LOCATED AT THE SOUTHEAST CORNER OF ROCHESTER RD AND LARCHWOOD AVE
ELEV. = 658.88'

REF. B.M.#2 — ARROW ON HYDRANT LOCATED ON THE WEST SIDE OF ROCHESTER RD, OPPOSITE WOODSLEE AVE
ELEV. = 659.53'

B.M.#3 — ARROW ON HYDRANT LOCATED ON THE NORTH SIDE OF MAPLE RD AND ±150' EAST OF EAST LIMIT OF SUBJECT PROPERTY (ALSO KNOWN AS CITY OF TROY BM#158)
ELEV. = 662.16' (MEASURED) (661.871 CITY OF TROY DATUM)

B.M.#4 — ARROW ON HYDRANT LOCATED ON THE SOUTH SIDE OF MAPLE RD, DIRECTLY OPPOSITE OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY
ELEV. = 662.36'

B.M.#5 — ARROW ON HYDRANT LOCATED AT THE NORTHEAST CORNER OF EASTPORT AND MAPLE RD
ELEV. = 662.59' (MEASURED) (662.306 CITY OF TROY DATUM)

B.M.#6 — SET GEAR SPIKE IN THE SOUTH FACE OF A POWER POLE LOCATED AT THE SOUTHEAST CORNER OF LOT 190
ELEV. = 662.56'

B.M.#7 — SET GEAR SPIKE IN THE SOUTH FACE OF A POWER POLE LOCATED ±75' EAST OF BM#6
ELEV. = 662.46'

(REFERENCE BENCHMARKS FROM PEA JOB NO. 2005-042)

(USGS DATUM)

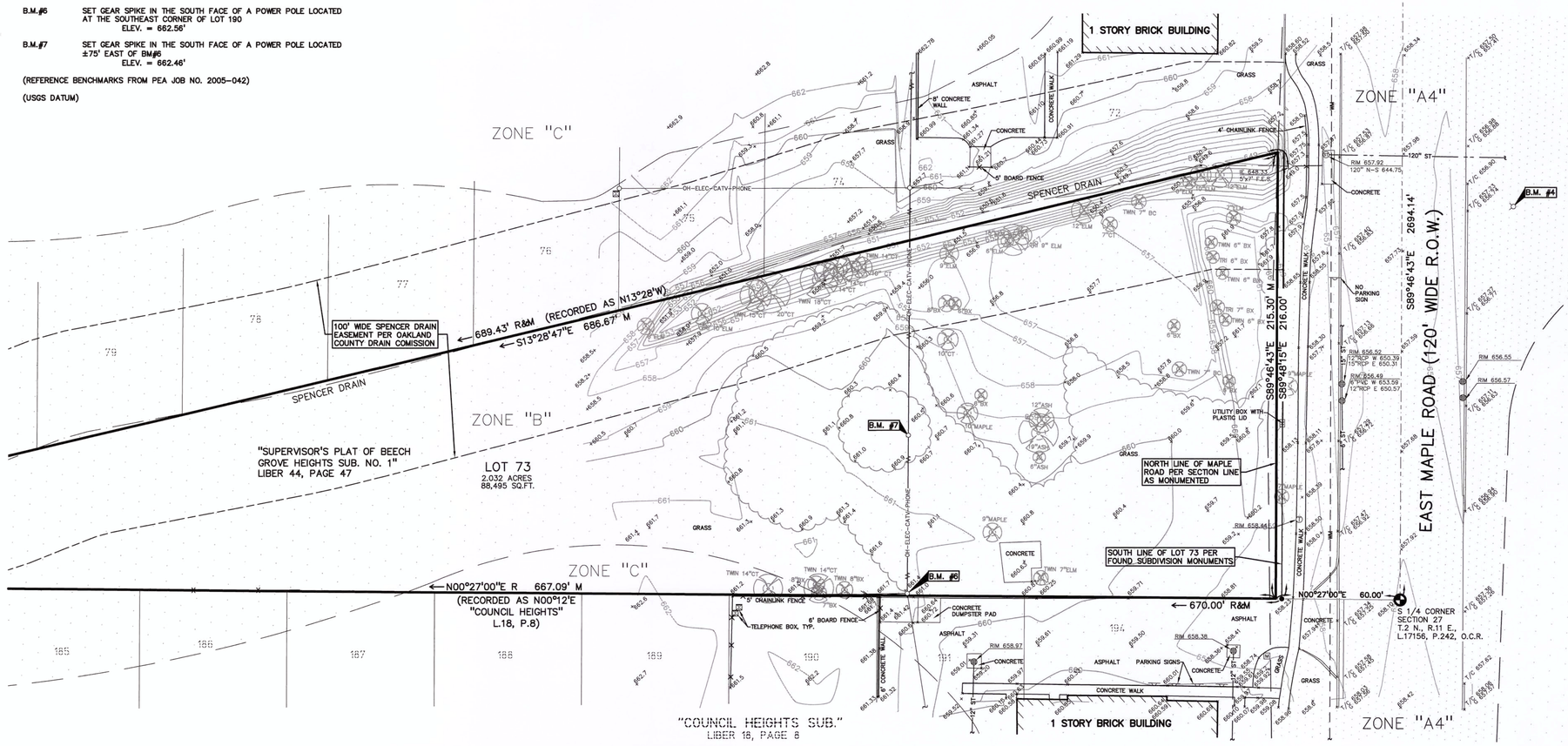
**FLOODPLAIN NOTE:**
PARCEL IS IN ZONE "A4", AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.
THE PARCEL IS ALSO IN ZONE "B", AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 260180 0006 E, DATED SEPT. 16 1988.

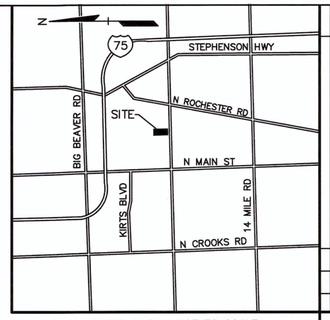
FLOOD ZONES ARE A GRAPHIC REPRESENTATION BASED ON FEMA F.I.R.M.

FLOOD ZONES SHOWN ARE NOT BASED ON THE CURRENT FEMA F.I.R.M. MAPS

**TREE LEGEND**

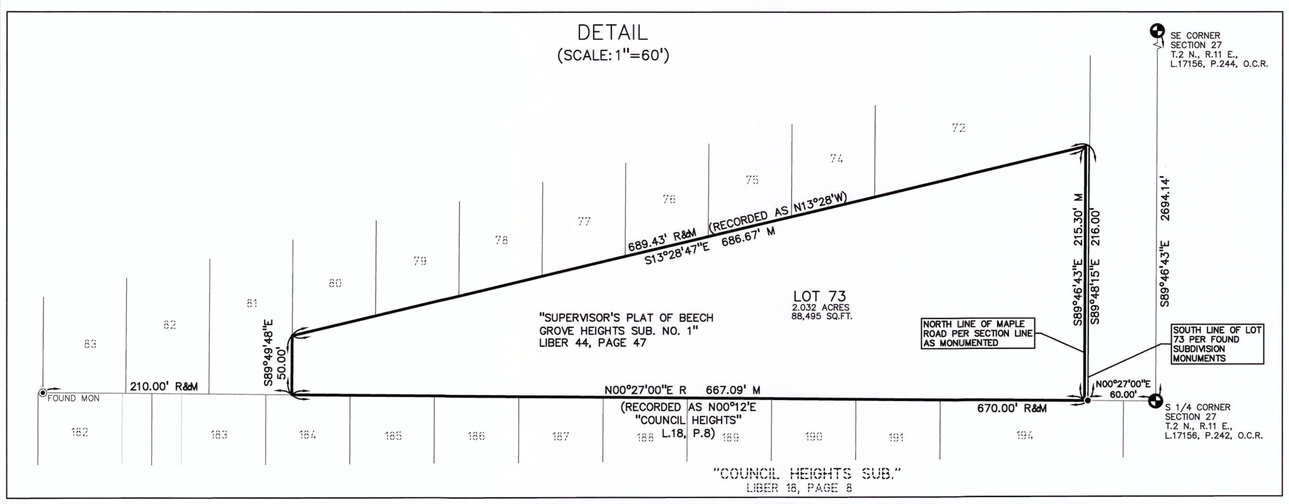
| ABBREVIATION | FULL NAME |
|---|---|
| ASH | ASH |
| BC | WILD BLACK CHERRY |
| BX | BOX ELDER |
| CT | COTTONWOOD |
| ELM | AMERICAN ELM |
| MAPLE | MAPLE |




LOCATION MAP – NOT TO SCALE

GRAPHIC SCALE
-30 0 15 30 60 120
( IN FEET )
1 inch = 30 ft.




## LEGEND

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING

- OH-ELEC — ELEC., PHONE OR CABLE TV O.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 MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SECTION LINE
- CATCH BASIN
- INLET (NO INCOMING LINES)
- YARD DRAIN (2" DIA. & SMALLER)
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX
- SERVICE SHUTOFF
- MAILBOX
- TRANSFORMER
- IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- AS BUILT ELEVATION
- 670 — CONTOUR LINE
- FENCE
- GUARD RAIL
- OVERHANG
- CENTER LINE OF DITCH
- TREE LINE
- STREET LIGHT
- SIGN
- MAILBOX
- TELEPHONE BOX
- CONC. — CONCRETE
- ASPH. — ASPHALT
- WETLAND
- FLOOD ZONE "A4"
- FLOOD ZONE "B"

## REFERENCE DRAWINGS

| | |
|---|---|
| WATER MAIN | NOT RECEIVED AT TIME OF SURVEY |
| SANITARY SEWER | NOT RECEIVED AT TIME OF SURVEY |
| STORM SEWER | NOT RECEIVED AT TIME OF SURVEY |
| COMBINED SEWER | NOT RECEIVED AT TIME OF SURVEY |
| ELECTRIC | NOT RECEIVED AT TIME OF SURVEY |
| TELEPHONE | NOT RECEIVED AT TIME OF SURVEY |
| GAS | NOT RECEIVED AT TIME OF SURVEY |
| PETROLEUM | NOT RECEIVED AT TIME OF SURVEY |
| CATV | NOT RECEIVED AT TIME OF SURVEY |
| OTHER | UTILITY INFORMATION FROM THE CITY OF TROY ENGINEERING DEPARTMENT |

**LEGAL DESCRIPTION**

LOT 73 OF "SUPERVISOR'S PLAT OF BEECH GROVE HEIGHTS SUB. NO.1" PART OF THE SE 1/4, SECTION 27, T.2N., R.11E., TROY TOWNSHIP, (NOW CITY OF TROY) OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 44 OF PLATS, PAGE 47, OAKLAND COUNTY RECORDS.

HAVE NOT BEEN PROVIDED WITH CURRENT TITLE COMMITMENT. A TITLE COMMITMENT COULD SHOW EASEMENTS AND OTHER ENCUMBRANCES THAT EFFECT THE PROPERTY.

BASIS OF BEARING
WEST LINE OF "SUPERVISOR'S PLAT OF BEECH GROVE HEIGHTS SUB. NO. 1"

STATE OF MICHIGAN
MARK DANDAR
PROFESSIONAL SURVEYOR
No 49330
LICENSED PROFESSIONAL SURVEYOR

**SURVEYOR'S COMMENTS**

- FIELDWORK PERFORMED IN FEBRUARY, 2006.
- FLOOD ZONES SHOWN BASED ON THE FEMA FIRM MAP COMMUNITY PANEL NUMBER 260180 0006 E, DATED SEPT. 16 1988 (HAS BEEN REVISED).
- FLOOD ZONES SHOWN ARE NOT BASED ON CURRENT FEMA FIRM MAP.
- ELEVATION DATUM IS USGS.
- SIZES OF TREES MEASURED FEBRUARY, 2006.

| No. | BY | CHK | DESCRIPTION | DATE |
|---|---|---|---|---|
| 1 | BY | MAD | ADDED NOTES AND SURVEYORS COMMENTS | 2-3-17 |

REVISIONS

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE E ETHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR IS NOT ONLY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PEA, 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 TO OTHERS, WITHOUT THE PRIOR WRITTEN CONSENT OF PEA, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2015 PEA, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION WILL BE CONDUCTED IN A SAFE MANNER AND THAT AS SUCH HE WILL BE SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSON AND PROPERTY; THAT THIS REQUIREMENT 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 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 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
(TOLL FREE)

PEA, Inc.
2430 Rochester Ct. Ste 100
Troy, MI 48083-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

ASSELIN MCLANE ARCHITECTURAL GROUP
4483 WEST BRISTOL ROAD
FLINT, MICHIGAN - 48507

BOUNDARY AND TOPOGRAPHIC SURVEY
PART OF THE SE 1/4 OF SECTION 27, T. 2N, R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

| DES. | XXX | DN. | DRW | SUR. | MAD | P.M. | MAD |
|---|---|---|---|---|---|---|---|

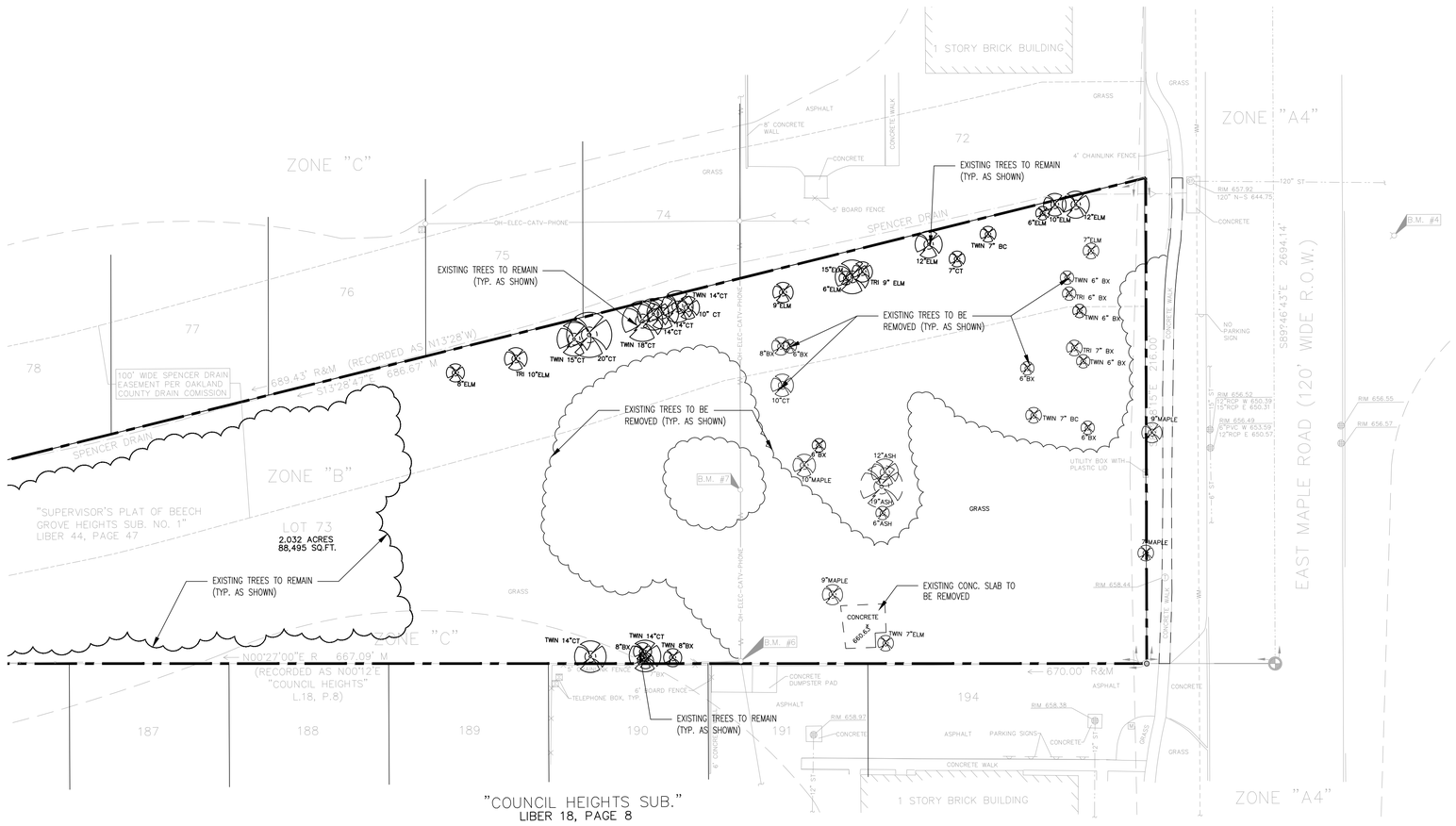
S:\PROJECTS\2006\2006026\PAD\2006-1970-BASE-C-2-FLOW.DWG

ORIGINAL ISSUE DATE: FEBRUARY 15, 2006

PEA JOB NO. 2006-026

SCALE: 1" = 30'

DRAWING NUMBER: 1

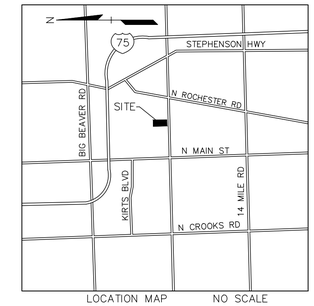



NORTH

# SITE DEMO / TREE PRESERVATION PLAN

SCALE : 1" = 30'-0"

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




LOCATION MAP NO SCALE

**LEGAL DESCRIPTION**

LOT 73 OF "SUPERVISOR'S PLAT OF BEECH GROVE HEIGHTS SUB. NO.1" PART OF THE SE 1/4, SECTION 27, T.2N., R.11E., TROY TOWNSHIP, (NOW CITY OF TROY) OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 44 OF PLATS, PAGE 47, OAKLAND COUNTY RECORDS.

## DEMOLITION NOTES

** NOTE: THIS IS SELECTIVE DEMOLITION!

1. ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES

2. THE GENERAL CONTRACTOR SHALL DISCUSS WITH THE OWNER PRIOR TO CONSTRUCTION, THE USAGE OF ALL UTILITIES TO COMMENCE WORK. THE CONTRACTOR SHALL PROVIDE A SAFE AREA WITH UTILITIES. ALL TURNOFF OF UTILITIES SHALL BE NOTIFIED TO THE OWNER, PRIOR TO NEW CONSTRUCTION.

3. ALL DEMOLITION MATERIAL SHALL BE PROPERLY REMOVED FROM THE SITE AND DISPOSED OF IN A LEGALLY DESIGNATED DISPOSAL AREA. NO ON-SITE BURRING WILL BE PERMITTED. PERMITS AND FEES FOR DISPOSAL OF DEMOTION MATERIAL SHALL BE OBTAINED AND PAID FOR BY THE GENERAL CONTRACTOR.

4. THE GENERAL CONTRACTOR IS RESPONSIBLE IN NOTIFYING ALL PROPER DEPARTMENTS PRIOR TO COMMENCEMENT OF ALL WORK, AND OBTAIN ALL NECESSARY PERMITS FOR ALL WORK.

5. AT THE CONCLUSION OF THE DEMOLITION OPERATIONS, THE ENTIRE WORK AREA SHALL BE LEFT IN A CLEAN CONDITION WITH PROTECTIVE DEVICES AND BARRIERS REMOVED.


ASSELIN | MCLANE
ARCHITECTURAL GROUP
4488 West Bristol Road | Flint | MI | 48507 | Phone: (810) 230-9311 | Fax: (230) 2831
www.AMARCHITECTURALGROUP.com


PROPOSED NEW URBAN PET CENTER
FOR:

# K9 CLUB

551 E. MAPLE RD.
TROY, MI 48083

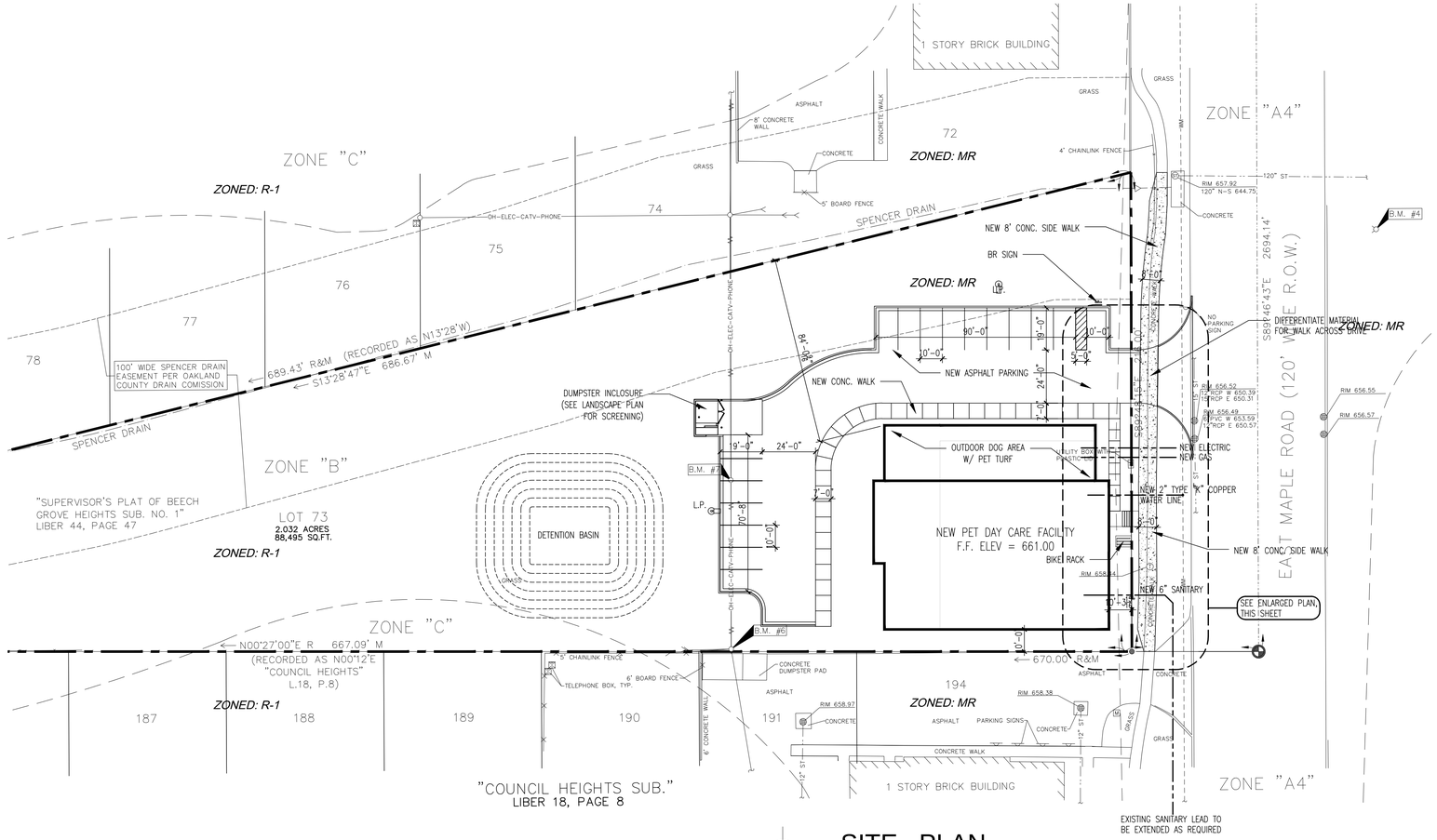
| No. | Description | Date |
|---|---|---|
| 1 | SPR AND SLU SUBMITTAL | 02-08-16 |
| 2 | REV FOR SPR AND SLU | 03-09-16 |

SITE DEMO/ TREE PRESERVATION PLAN

| | |
|---|---|
| Project number | 15110 |
| Date | |
| Checked by | JLA |

C101

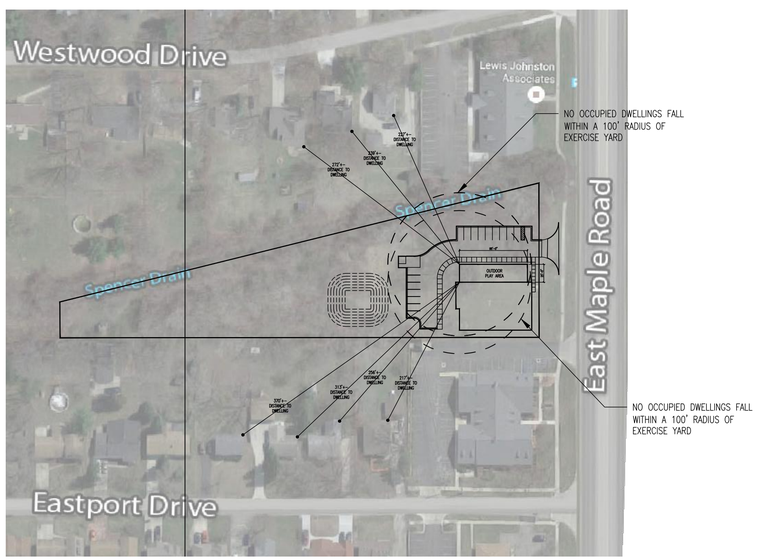
Scale AS NOTED




NORTH

## SITE PLAN

SCALE : 1" = 30'-0"




NORTH

## SITE BUFFER PLAN

SCALE : 1" = 100'-0"

## GENERAL NOTES

1) DO NOT SCALE DRAWINGS!!! ALL NECESSITY DIMENSIONS ARE GIVEN. SHOULD ANY QUESTIONS ARISE REGARDING DIMENSIONS THEY SHOULD BE DIRECTED TO THE ATTENTION OF THE ARCHITECT

2) ALL SITE INFORMATION WAS TAKEN FROM AN ARCHITECTURAL SURVEY

3) ALL WORK TO BE DONE ACCORDING TO ALL APPLICABLE CODES AND ORDINANCES AS WELL AS THE BEST PRACTICE AND STANDARDS OF THE TRADE. ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING PROPER PERMITS AND PAYING ALL APPLICABLE FEES.

4) WATER SERVICE IS NEW TYPE "K" COPPER

5) EROSION CONTROL NOTES:

DEVELOPER SHALL SUBMIT A DETAILED EROSION CONTROL PLAN AND OBTAIN A PART 91, ACT 451 PERMIT ( IF APPLICABLE ) PRIOR TO ANY EARTH CHANGES.

DEVELOPER SHALL PROTECT ALL EXISTING AND PROPOSED STORM SEWER FACILITIES ON AND ADJACENT TO THE SITE DURING EXCAVATION AND CONSTRUCTION.

6) AREA OF PARCEL IS 89,113 S.F. OR 2.05 ACRES

7) BUILDING FOOTPRINT AREA: 6,956 S.F.
SECOND FLOOR : 2,900 S.F.
TOTAL AREA : 9,856 S.F.

"OUTDOOR" PLAY AREA : 2,375 S.F.

8) LAND USE:
EXISTING USE: VACANT
NEW USE: PET DAY CARE

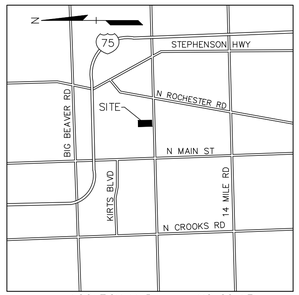
9) PARKING:

TOTAL PARKING PROVIDED = 17 SPACES PROVIDED INCLUDING (1) BARRIER FREE

10) PERCENT OF PARCEL COVERED BY MAIN BUILDING(S) = 7%

11) SITE ZONING:
EXISTING = MR/R-1
PROPOSED = MR/R-1

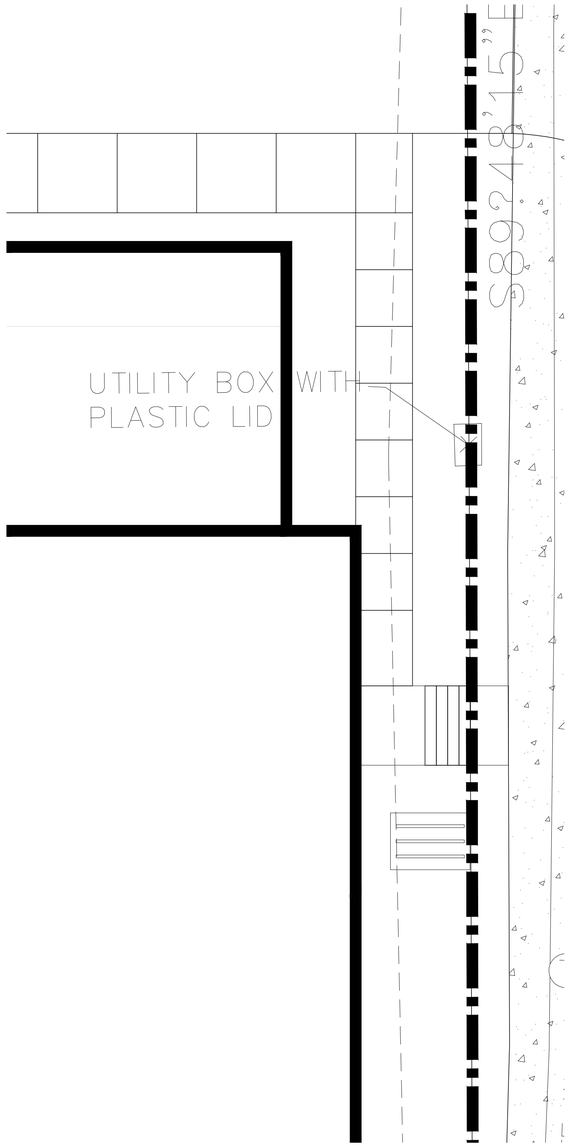
Know what's **below.**
**Call** before you dig.




LOCATION MAP NO SCALE

**LEGAL DESCRIPTION**

LOT 73 OF "SUPERVISOR'S PLAT OF BEECH GROVE HEIGHTS SUB. NO.1" PART OF THE SE 1/4, SECTION 27, T.2N., R.11E., TROY TOWNSHIP, (NOW CITY OF TROY) OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 44 OF PLATS, PAGE 47, OAKLAND COUNTY RECORDS.




NORTH

## ENLARGED SITE PLAN

SCALE : 1" = 10'-0"


**ASSELIN | MCLANE**
ARCHITECTURAL GROUP
4488 West Bristol Road | Flint | MI | 48507 | Phone: (810) 230-9311 | Fax: (230) 2831
www.AMARCHITECTURALGROUP.com


PROPOSED NEW URBAN PET CENTER FOR:

# K9 CLUB

551 E. MAPLE RD.
TROY, MI 48083

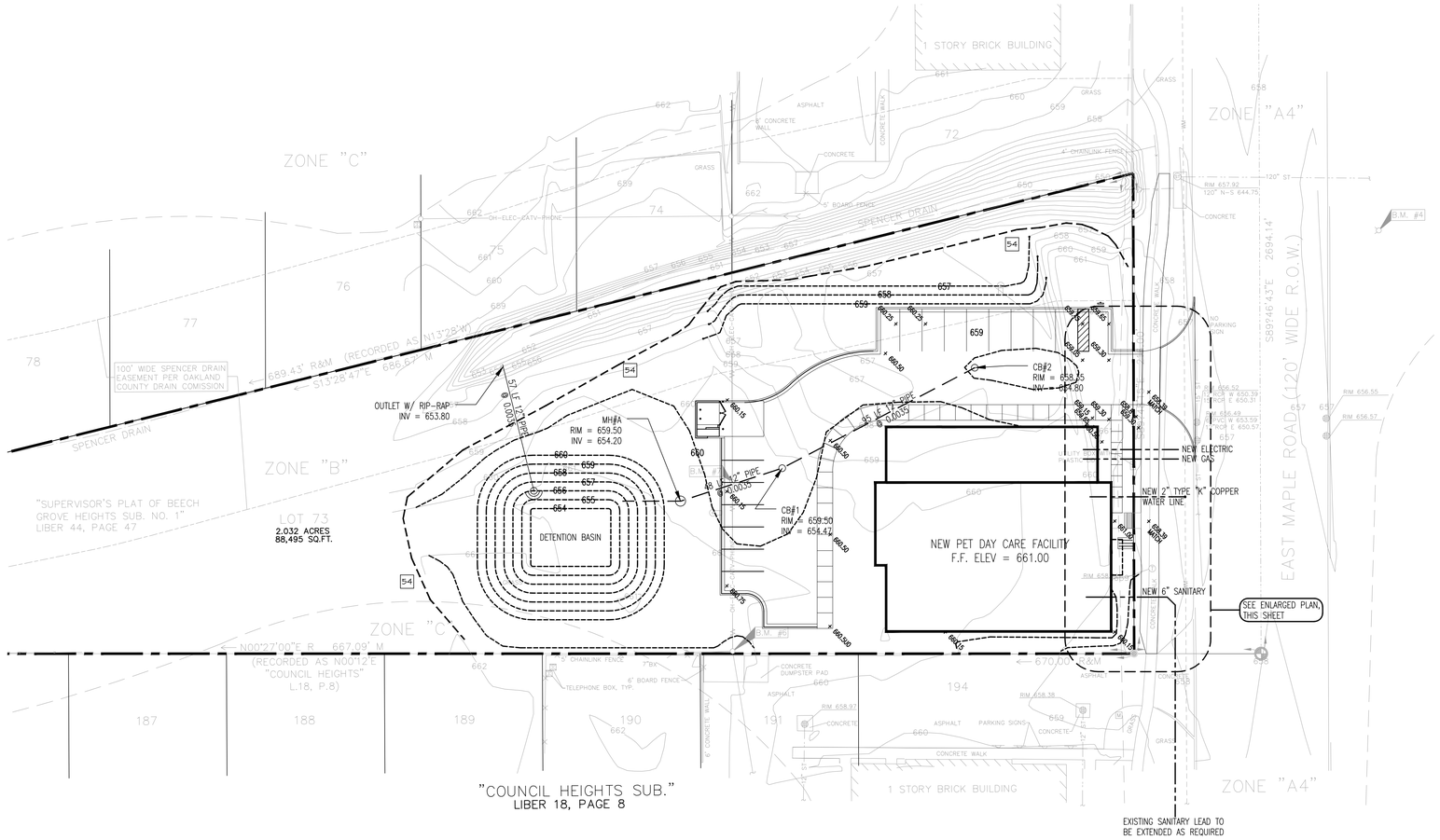
| No. | Description | Date |
|---|---|---|
| 1 | SPR AND SLU SUBMITTAL | 02-08-16 |
| 2 | REV FOR SPR AND SLU | 03-09-16 |

SITE PLAN

| | |
|---|---|
| Project number | 15110 |
| Date | |
| Checked by | JLA |

C102

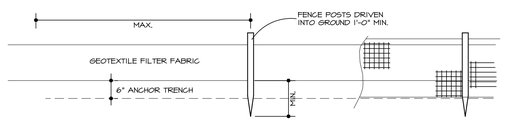
Scale AS NOTED



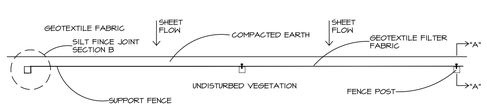

NORTH

## GRADING PLAN

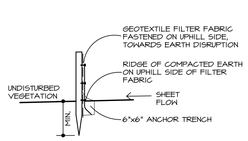
SCALE : 1" = 30'-0"



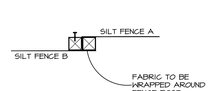

Front View




Plan View




Section "A"




Section "B"

## Michigan Unified Keying System

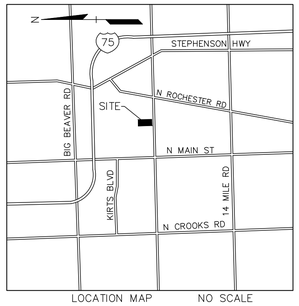
- 1 STRIPPING AND STOCKPILEING TOPSOIL
- 2 GRADING & SHAPING
- 6 SEED & MULCH
- 8 SOD (TYP. ALL EXPOSED AREAS)
- 13 RIP RAP
- 15 HARD SURFACE PAVING (TYP. PARKING LOT)
- 35 CATCH BASIN W/ FILTER
- 36 STORMWATER COLLECTION SYSTEM
- 54 SILT FENCE

811

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

NOTE

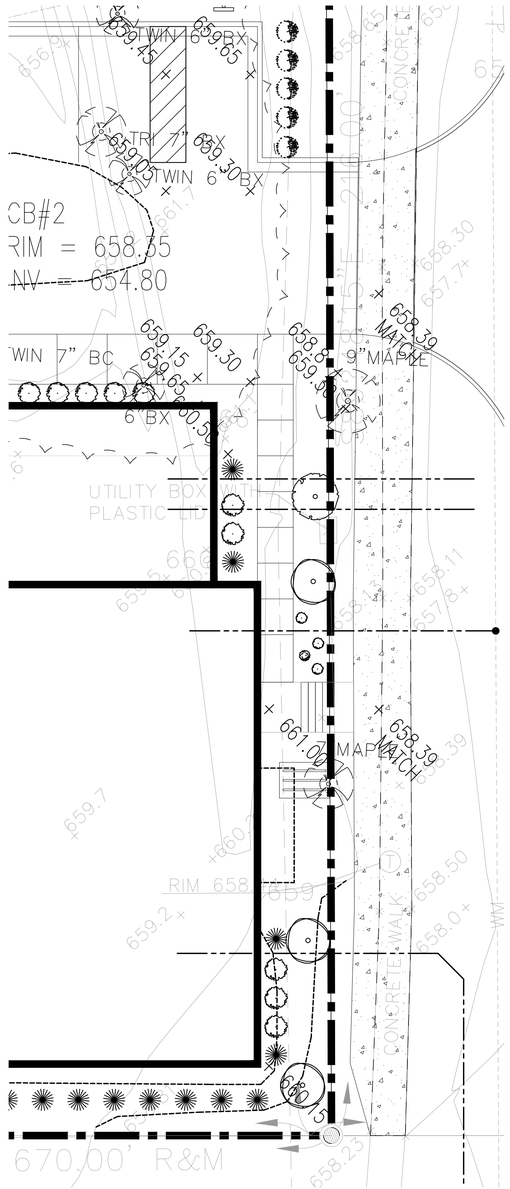
CONTRACTOR SHALL CHECK AND MAINTAIN ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING INSPECTING SILT FENCE DAILY AND REPAIRING AND RIPS AND TEARS, CHECKING STRAW BAIL FILTERS AND REPLACING IF NECESSARY. ALSO AFTER A HARD RAIN ALL CONTROL MEASURES WILL BE CHECKED AND REPAIRED IF NECESSARY INCLUDING ALL SLOPES ON SITE




LOCATION MAP NO SCALE

**LEGAL DESCRIPTION**

LOT 73 OF "SUPERVISOR'S PLAT OF BEECH GROVE HEIGHTS SUB. NO.1" PART OF THE SE 1/4, SECTION 27, T.2N., R.11E., TROY TOWNSHIP, (NOW CITY OF TROY) OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 44 OF PLATS, PAGE 47, OAKLAND COUNTY RECORDS.




NORTH

## ENLARGED GRADING PLAN

SCALE : 1" = 10'-0"


ASSELIN | MCLANE
ARCHITECTURAL GROUP
4488 West Bristol Road | Flint | MI | 48507 | Phone: (810) 230-9311 | Fax: (230) 2831
www.AsselinMcLaneArchitecturalGroup.com


PROPOSED NEW URBAN PET CENTER
FOR:

# K9 CLUB

551 E. MAPLE RD.
TROY, MI 48083

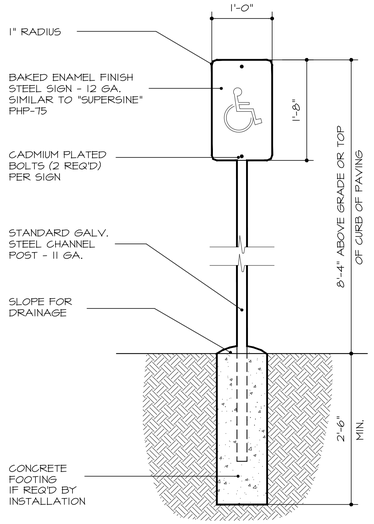
| No. | Description | Date |
|---|---|---|
| 1 | SPR AND SLU SUBMITTAL | 02-08-16 |
| 2 | REV FOR SPR AND SLU | 03-09-16 |

GRADING PLAN

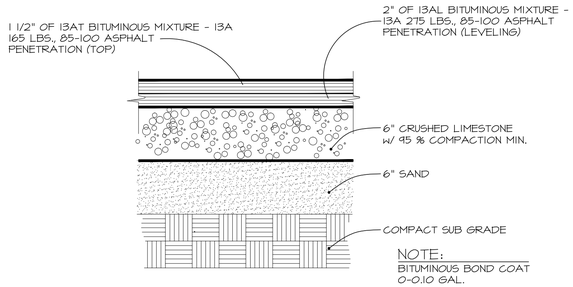
| | |
|---|---|
| Project number | 15110 |
| Date | |
| Checked by | JLA |

C103

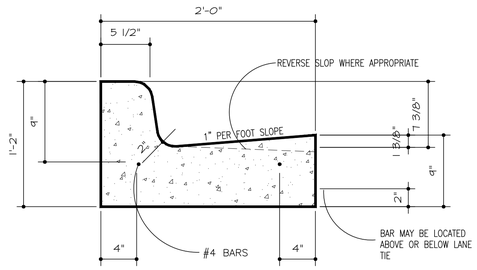
Scale AS NOTED



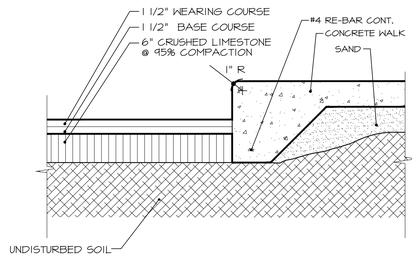

BARRIER FREE
**DETAIL** 1 / C104
SCALE: N.T.S.



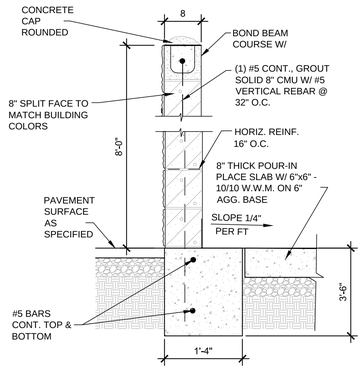

PRIVATE DRIVE
**DETAIL** 2 / C104
SCALE: N.T.S.



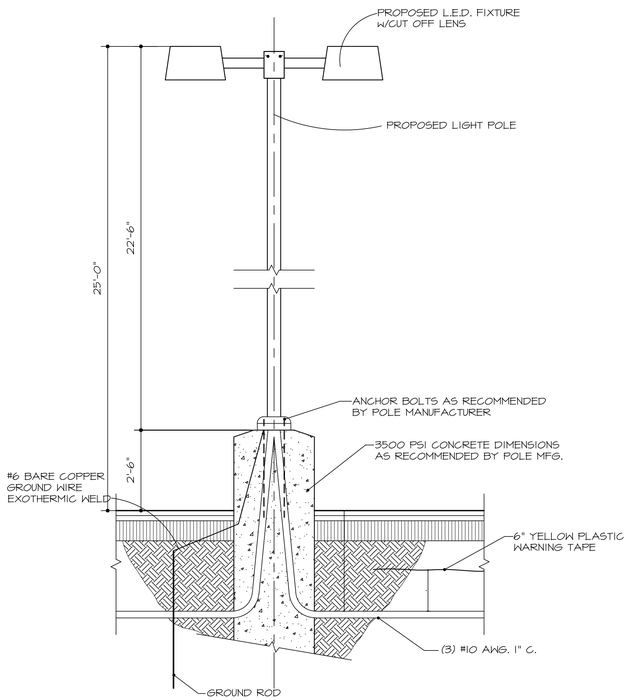

**CURB DETAIL** 6 / C104
SCALE: N.T.S.



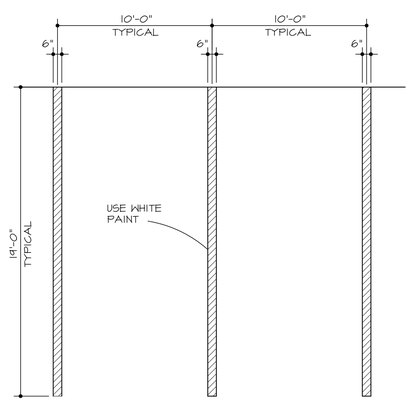

SIDE WALK/DRIVE
**DETAIL** 3 / C104
SCALE: N.T.S.



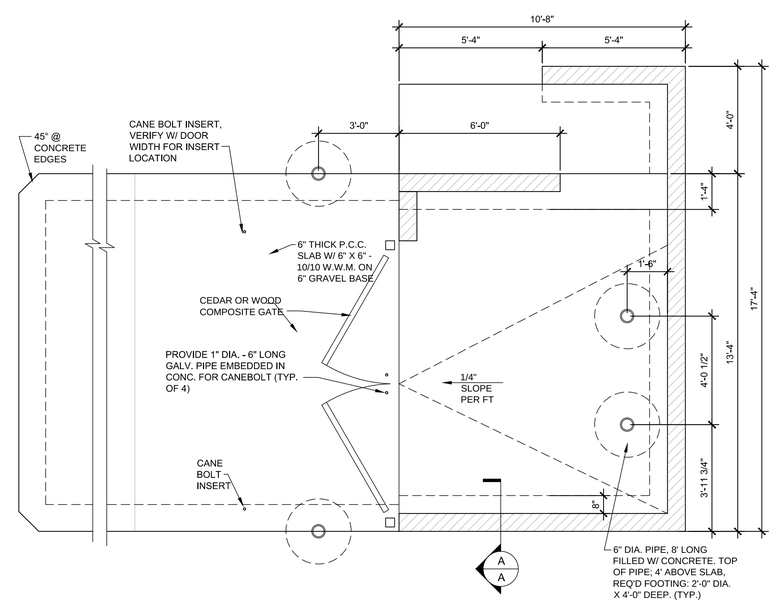

**DUMPSTER SECTION** A / A
SCALE: 3/8" = 1'-0"




LIGHT POLE
**DETAIL** 4 / C104
SCALE: N.T.S.




**STRIPING DETAIL** 5 / C104
SCALE: N.T.S.




**DUMPSTER SCREEN DETAIL** 7 / C104
SCALE: 3/8" = 1'-0"


ASSELIN | MCLANE
ARCHITECTURAL GROUP
4488 West Bristol Road | Flint | MI | 48507 | Phone: (810) 230-9311 Fax: (230) 2831
www.AssalinMcLaneArchitecturalGroup.com


PROPOSED NEW URBAN PET CENTER
FOR:

# K9 CLUB

551 E. MAPLE RD.
TROY, MI 48083

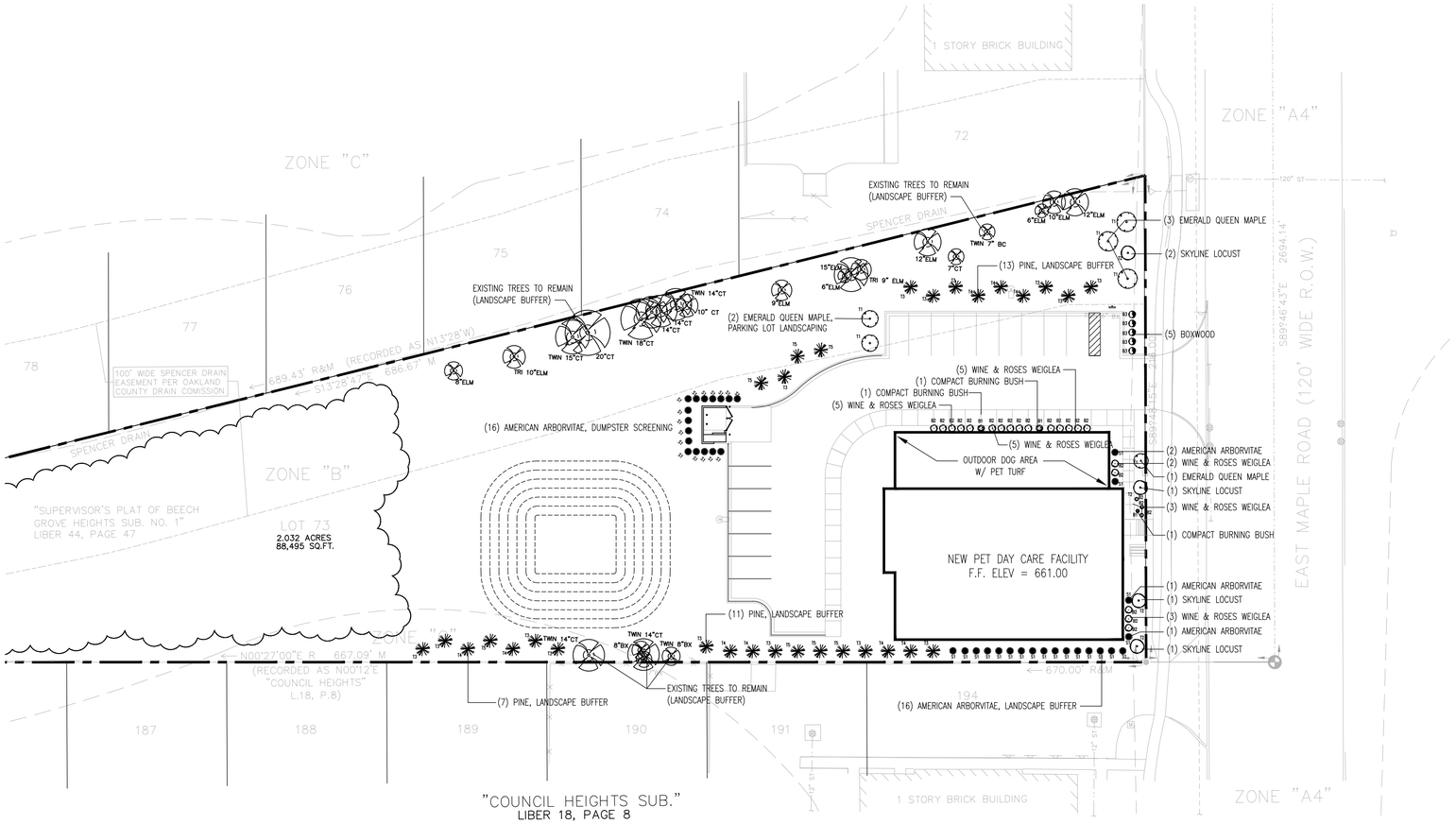
| No. | Description | Date |
|---|---|---|
| 1 | SITE PLAN REVIEW | 02-08-16 |
| 2 | REV FOR SPR AND SLU | 03-09-16 |

SITE DETAIL

| | |
|---|---|
| Project number | 1574 |
| Date | |
| Checked by | JLA |

C104

Scale




NORTH

# SITE PLAN

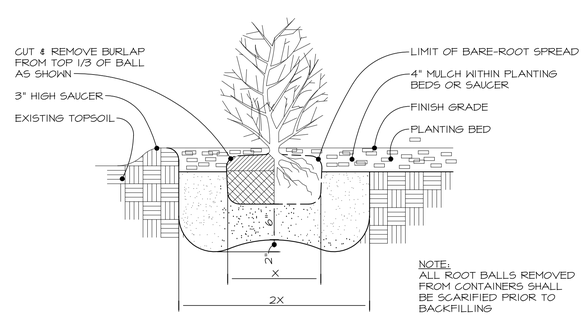
SCALE : 1" = 30'-0"

## LANDSCAPE NOTES

1. BLACK DIAMOND EDGING IS TO BE INSTALLED ALONG PLANTING BED EDGES WHERE MULCH AND LAWN MEET.
2. ALL TREES PLANTED IN LAWN AREAS ARE TO RECIEVE A 5'-0" DIA. x 2" DEEP WOOD MULCH RING.
3. ALL PLANTING BACK FILL IS TO CONSIST OF A 50/50 SCREEN TOP SOIL AND EXISTING SOIL MIX. (NOTE) ALL SOIL IS TO BE FREE OF ROCK, STONE, WOOD, ROOTS, ECT...
4. ALL SOD AREAS ARE TO RECIEVE 2" OF TOP SOIL AND GRADE IS TO BE FINISHED AT 3/4" BELOW CURBS AND WALKS.
5. ALL PLANTING BEDS ARE TO RECIEVE 2"-3" OF NATURAL WASH STONE MULCH OVER WEED FABRIC. ONLY LIVING PLANT MATERIAL IS PERMITTED
6. UNDERGROUND LANDSCAPE IRRIGATION WILL BE PROVIDED FOR ALL GREENBELT LANDSCAPING, ANY PLANTINGS NOT COVERED BY IRRIGATION WILL BE IN CLOSE PROXIMITY TO HOSE BIBS LOCATED ON THE BUILDING
7. ANY ADDITIONAL MECHANICAL AND/OR ELECTRICAL EQUIPMENT OR TRANSFORMERS SHALL BE SCREENED WITH APPROPIATE LANDSCAPING.
8. ANY DEAD, DAMAGED OR DYING PLANTINGS SHALL BE REPLACED WITH MATERIALS OF SIMILAR SPECIES AND SIZE OF ORIGIONAL PLANTING.

## PLANT LIST

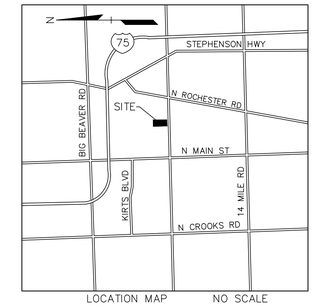
| MARK | QTY. | COMMON NAME | SIZE | CONDITION |
|---|---|---|---|---|
| T1 | 6 | EMERALD QUEEN MAPLE | 2 1/2" CAL. | B&B |
| T2 | 4 | SKYLINE LOCUST | 2 1/2" CAL. | B&B |
| T3 | 15 | AUSTRIAN PINE | 5'-0" HGT. | B&B |
| T4 | 9 | BLUE SPRUCE | 5'-0" HGT. | B&B |
| T5 | 7 | NORWAY SCOTCH PINE | 5'-0" HGT. | B&B |
| S1 | 36 | AMERICAN ARBORVITAE | 5'-0" HGT. | B&B |
| B1 | 3 | COMPACT BURNING BUSH | 18" -24" | B&B |
| B2 | 23 | WINE & ROSES WEIGLEA | #3 | |
| B3 | 5 | BOXWOOD | 18" -24" | B&B |




NOTE:
ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING

PLANTING
**DETAIL** 3 L101
SCALE: N.T.S.

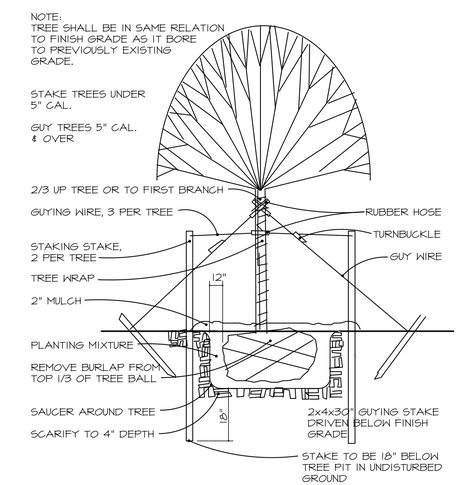
811
Know what's **below.**
**Call** before you dig.



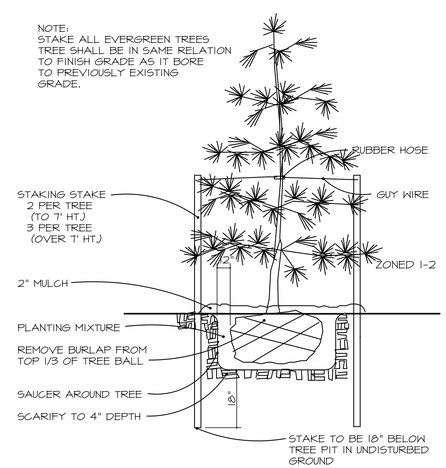

LOCATION MAP NO SCALE

**LEGAL DESCRIPTION**

LOT 73 OF "SUPERVISOR'S PLAT OF BEECH GROVE HEIGHTS SUB. NO.1" PART OF THE SE 1/4, SECTION 27, T.2N., R.11E., TROY TOWNSHIP, (NOW CITY OF TROY) OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 44 OF PLATS, PAGE 47, OAKLAND COUNTY RECORDS.




PLANTING
**DETAIL** 1 L101
SCALE: N.T.S.




PLANTING
**DETAIL** 2 L101
SCALE: N.T.S.


**ASSELIN | MCLANE**
ARCHITECTURAL GROUP
4488 West Bristol Road | Flint | MI | 48507 | Phone: (810) 230-9311 Fax: (230) 2831
www.AsselinMcLaneArchitecturalGroup.com


PROPOSED NEW URBAN PET CENTER
FOR:

# K9 CLUB

551 E. MAPLE RD.
TROY, MI 48083

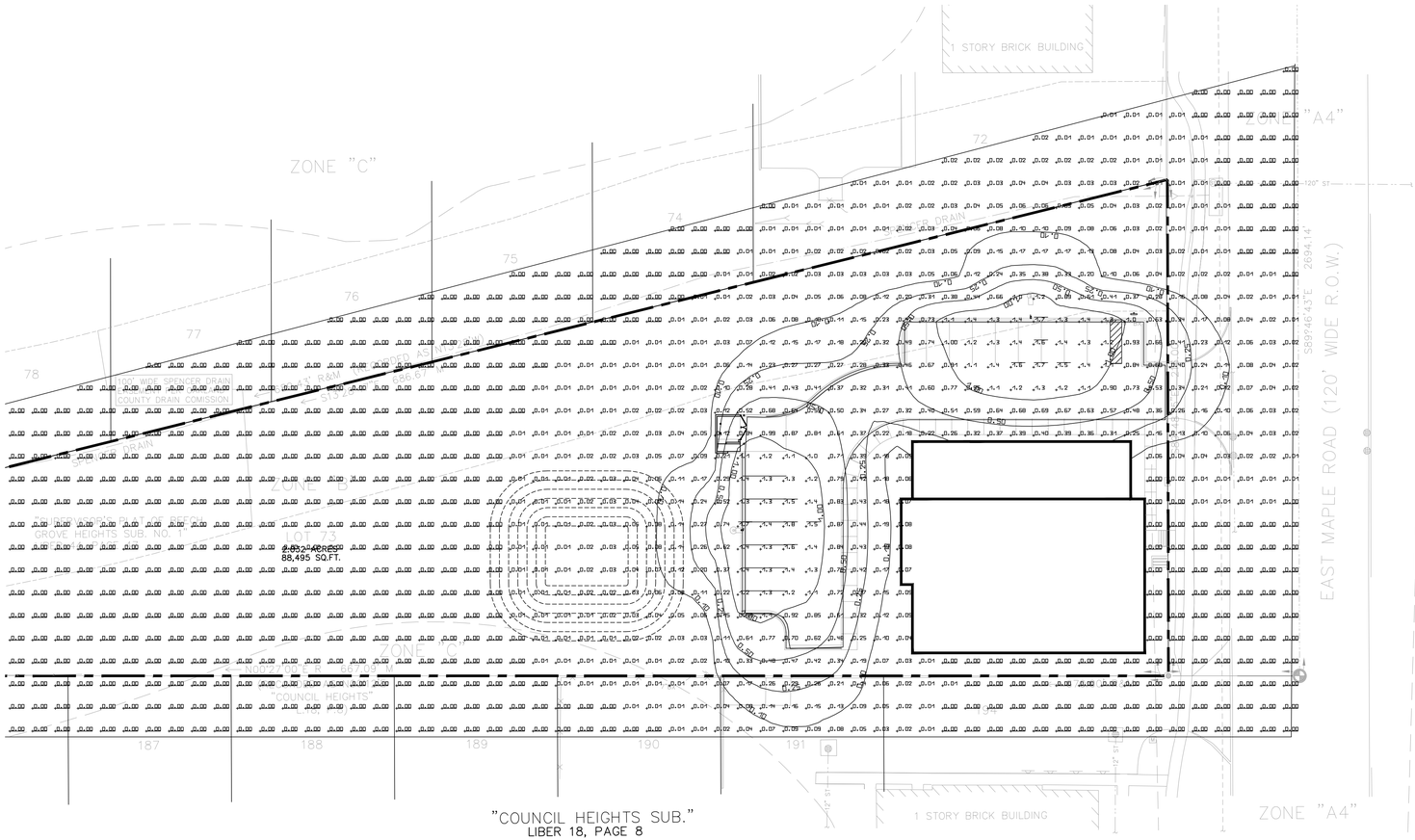
| No. | Description | Date |
|---|---|---|
| 1 | SPR AND SLU SUBMITTAL | 02-08-16 |
| 2 | REV FOR SPR AND SLU | 03-09-16 |

LANDSCAPE PLAN

| | |
|---|---|
| Project number | 15110 |
| Date | |
| Checked by | JLA |

L101

Scale AS NOTED




NORTH

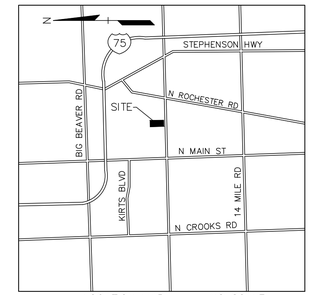
# PHOTOMETRIC PLAN

SCALE : 1" = 30'-0"

| Luminaire parts list | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Index | Manufacturer | Luminaire type | Item number | Fitting | Luminous flux | Light loss factor | Connected load | Quantity |
| 1 | EATON – McGRAW-EDISON (FORMER COOPER LIGHTING) | GALLEON LED AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1A LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III OPTICS | GLEON-AE-02-LED-E1-T3 | 32x | 10501.8655340398 lm | 0.8 | 107 W | 2 |

| Luminaire parts list | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Index | Manufacturer | Luminaire type | Item number | Fitting | Luminous flux | Light loss factor | Connected load | Quantity |
| 1 | EATON – McGRAW-EDISON (FORMER COOPER LIGHTING) | GALLEON LED AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1A LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III OPTICS | GLEON-AE-02-LED-E1-T3 | 32x | 10501.8655340398 lm | 0.8 | 107 W | 2 |

| # | Name | Parameter | Min | Max | Average | Mean/Min | Max/Min |
|---|---|---|---|---|---|---|---|
| 1 | Calculation surface 1 | Perpendicular Illuminance | 0.00 fc | 1.75 fc | 0.12 fc | 0.00 | 0.00 |
| 2 | Calculation surface 2 | Perpendicular Illuminance | 0.27 fc | 1.72 fc | 0.93 fc | 3.46 | 6.40 |




LOCATION MAP NO SCALE

## LEGAL DESCRIPTION

LOT 73 OF "SUPERVISOR'S PLAT OF BEECH GROVE HEIGHTS SUB. NO.1" PART OF THE SE 1/4, SECTION 27, T.2N., R.11E., TROY TOWNSHIP, (NOW CITY OF TROY) OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 44 OF PLATS, PAGE 47, OAKLAND COUNTY RECORDS.

## McGraw-Edison

| Catalog # | | Type |
|---|---|---|
| Project | | |
| Comments | | Date |
| Prepared by | | |

### DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

### SPECIFICATION FEATURES

**Construction**
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

**Optics**
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 6000K CCT and 3000K CCT.

**Electrical**
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

**Mounting**
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. 3G vibration rated. QUICK MOUNT ARM: Arm is bolted directly to the pole and the fixture slides onto the quick mount arm and is secured via a single fastener, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

**Finish**
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

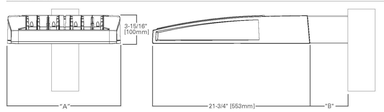
**Warranty**
Five-year warranty.

**GLEON**
GALLEON LED

**1-10 Light Squares**
**Solid State LED**

**AREA/SITE LUMINAIRE**

### DIMENSIONS




### DIMENSION DATA

| Number of Light Squares | "A" Width | "B" Standard Arm Length | "B" Optional Arm Length [1] | Weight with Arm (lbs.) | EPA with Arm [2] (Sq. Ft.) |
|---|---|---|---|---|---|
| 1-4 | 15-1/2" (394mm) | 7" (178mm) | 10" (254mm) | 33 (15.0 kgs.) | 0.96 |
| 5-6 | 21-5/8" (548mm) | 7" (178mm) | 10" (254mm) | 44 (20.0 kgs.) | 1.00 |
| 7-8 | 27-5/8" (702mm) | 7" (178mm) | 13" (330mm) | 54 (24.5 kgs.) | 1.07 |
| 9-10 | 33-3/4" (857mm) | 7" (178mm) | 16" (406mm) | 63 (28.6 kgs.) | 1.12 |

**NOTES: 1.** Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

### DRILLING PATTERN

TYPE "N"

EATON
Powering Business Worldwide

*www.designlights.org

### CERTIFICATION DATA

UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium™ Qualified*

### ENERGY DATA

**Electronic LED Driver**
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

TD500020EN
2016-01-29 10:56:52

# PARKING LOT LIGHT

ASSELIN | MCLANE
ARCHITECTURAL GROUP
4488 West Bristol Road | Flint | MI | 48507 | Phone: (810) 230-9311 Fax: (230) 2831
www.AsselinMcLaneArchGroup.com

PROPOSED NEW URBAN PET CENTER
FOR:

K9 CLUB

551 E. MAPLE RD.
TROY, MI 48083

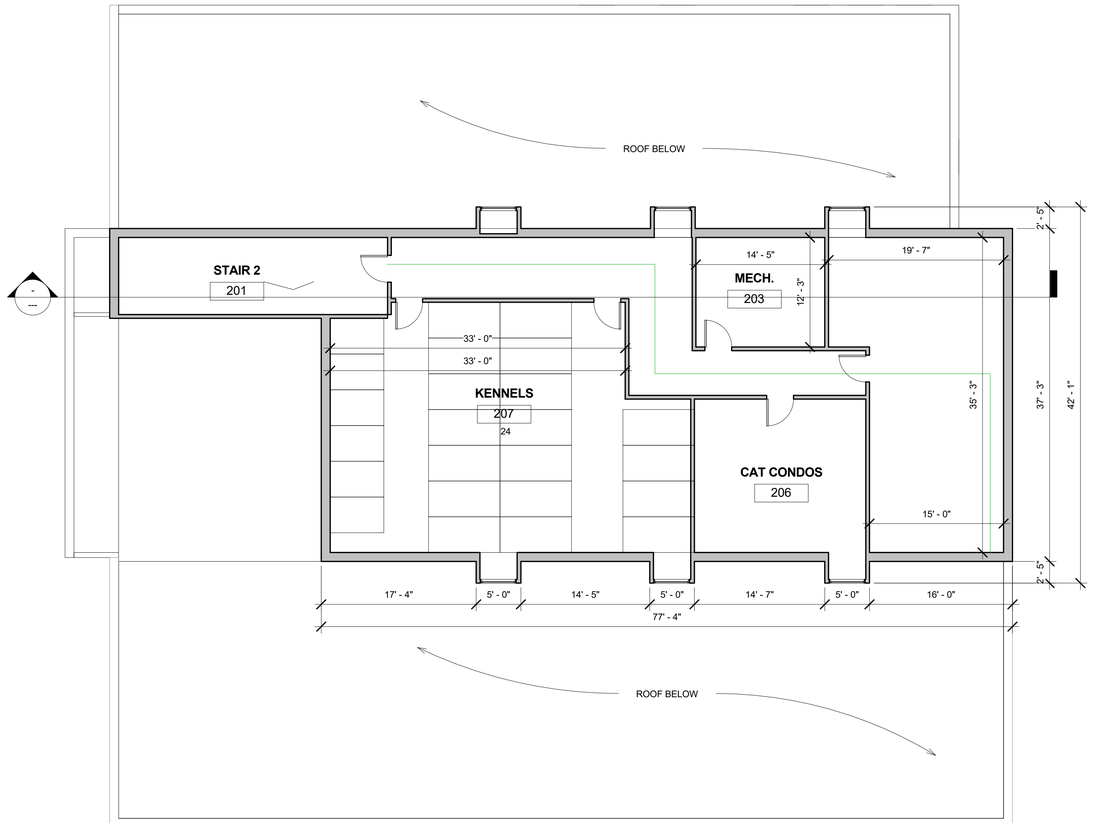
| No. | Description | Date |
|---|---|---|
| 1 | SPR AND SLU SUBMITTAL | 02-08-16 |
| 2 | PLAY AREA LIGHTING | 02-24-16 |
| 3 | REV FOR SPR AND SLU | 03-09-16 |

PHOTOMETRIC PLAN

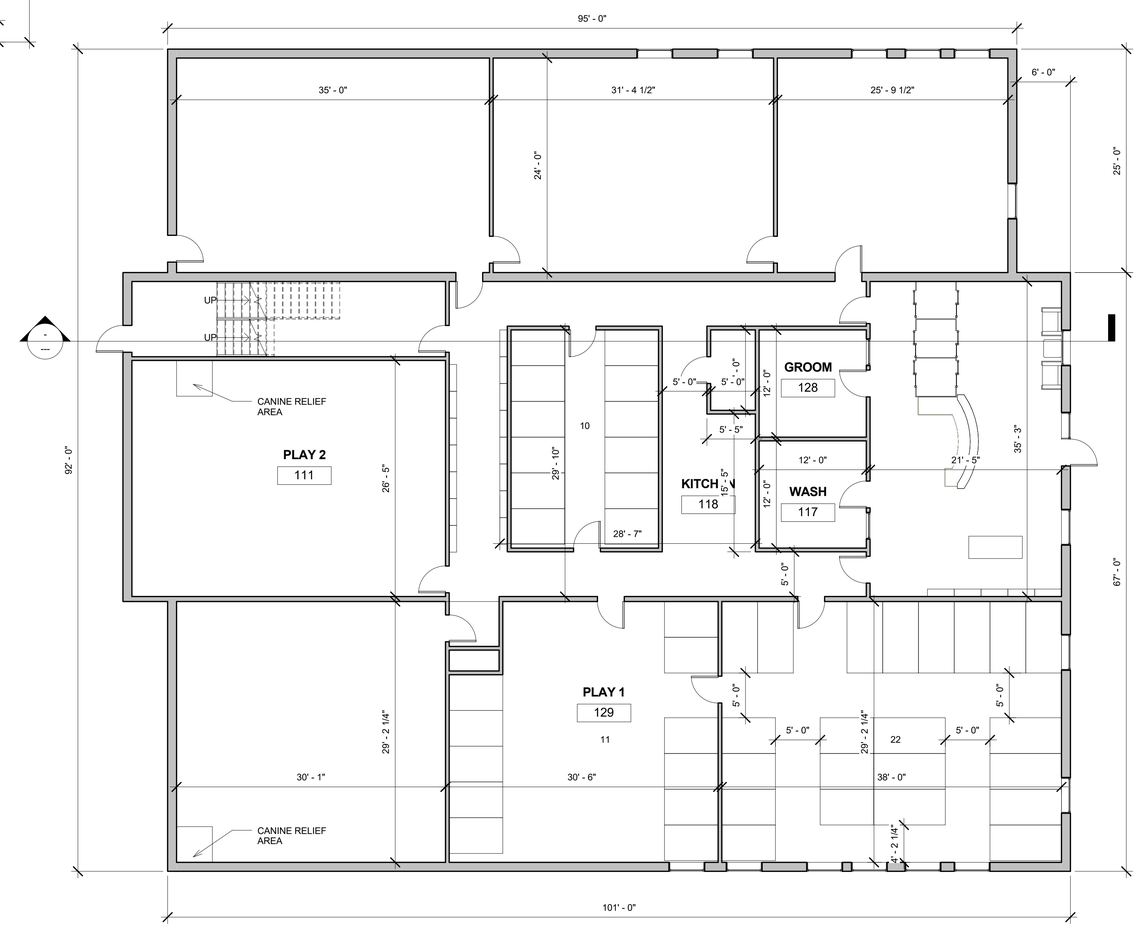
| | |
|---|---|
| Project number | 15110 |
| Date | |
| Checked by | JLA |

LP101

Scale AS NOTED




2 SECOND FLOOR PLAN
1/8" = 1'-0"




1 FIRST FLOOR PLAN
1/8" = 1'-0"

ASSELIN | MCLANE
ARCHITECTURAL GROUP
4488 West Bristol Road | Flint | MI | 48507 | Phone: (810) 230-9311 Fax: (230) 2831
www.amarchitectural-group.com

PROPOSED NEW URBAN
PET CENTER FOR:
K9 CLUB
551 E. MAPLE RD.
TROY, MI 48083

| No. | Description | Date |
|---|---|---|
| 1 | OWNER REVIEW | 02.12.16 |
| 2 | REV FOR SLU & SPR | 03-08-16 |

CONCEPTUAL DESIGN

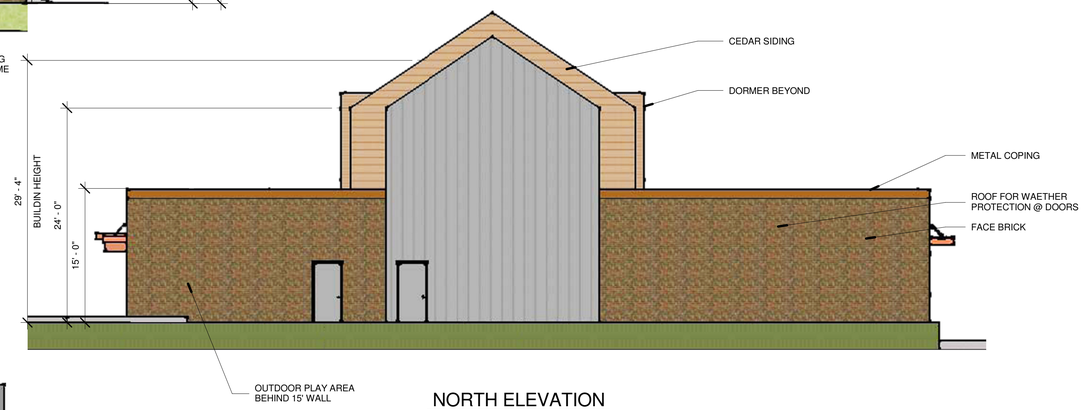
| | |
|---|---|
| Project number | Project Number |
| Date | Issue Date |
| Checked by | Checker |

A101

Scale 1/8" = 1'-0"

SOUTH ELEVATION
1/8" = 1'-0"

WEST ELEVATION
1/8" = 1'-0"




NORTH ELEVATION
1/8" = 1'-0"

EAST ELEVATION
1/8" = 1'-0"

ASSELIN | MCLANE
ARCHITECTURAL GROUP
4488 West Bristol Road | Flint | MI | 48507 | Phone: (810) 230-9311 Fax: (230) 2831
www.amarchitecturalgroup.com

PROPOSED NEW URBAN PET CENTER FOR:
K9 CLUB
551 E. MAPLE RD.
TROY, MI 48083

| No. | Description | Date |
|---|---|---|
| | REV. FOR SLU & SPR | 3.9.16 |

EXTERIOR ELEVATIONS

| | |
|---|---|
| Project number | 15110 |
| Date | 3/8/2016 |
| Checked by | JLA |

A102

Scale 1/8" = 1'-0"

**Managing Noise**

To comply with Troy's noise ordinance, K9 Club will follow these guidelines.

- No adjacent occupied dwelling will be within 100 feet of any building, dog run or exercise area.
- The dog exercise area will not be located within the front yard and will be screened with an opaque, solid fence 6 feet high.
- All principle uses other than dog runs and exercise areas will be in a totally enclosed building.
- All operations and housing of animals will be contained in a completely enclosed building.
- The outdoor exercise area will not be used outside of the hours of 7am – 8pm per the City of Troy's noise ordinance. And in fact, K9 Club's outdoor exercise schedule will be limited to between the hours of 8am –6pm. Dogs that are only participating in daycare will be ready for pickup by 4pm so no daycare dogs should be in the outdoor play area after that time.
- Outdoor exercise areas will include many features that will occupy the dog's attention, thereby reducing noise. The list includes: (a) separate exercise areas to reduce the number of dogs in one area, (b) lots of trees, boulders, landscaping, (c) exercise and climbing structures, (d) toys.

Additionally, the outdoor exercise area will be supervised by one or more employees when dogs are occupying this area. Excessively noisy dogs will be brought back inside to exercise. K9 Club's design includes nearly 2,000 square feet of indoor exercise area, which is the primary area for exercise/play.

**Special note**

After carefully listening to the valuable comments from both local Troy homeowners and Planning Commission board members, K9 Club has made the following changes to its outdoor dog exercise area.

- The outdoor exercise area has been reduced in size by over 75%, going from over 9,000 sq. ft. to 2,232 sq. ft. in size.
- The outdoor exercise area has been relocated from the rear of K9 Club's building to the east side of the building. By making this relocation, it has (a) moved the outdoor exercise area an additional 105' farther away from Eastport Drive homes, and (b) placed K9 Club's building between the outdoor play area and Eastport Drive homes.
- The outdoor exercise area is no longer surrounded by a 6' high opaque plastic fence, but instead is surrounded by a 15' high opaque, solid masonry brick wall. The outdoor exercise wall dimensions are as follows:
    - West wall: 23' high, 95' long (side of K9 Club building)
    - North wall: 15' high, 24' long
    - East wall: 15' high, 95' long
    - South wall: 15' high, 24' long

The relocaction of the outdoor exercise area, along with size and wall modifications, will reduce K9 Club noise levels at the property lines to within the Troy zoning ordinance requirements.

DATE: March 18, 2016

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: POTENTIAL ENHANCED CLUSTER OPTION – Discussion with Planning Commission

This item was initiated by the Planning Commission. It will complement the recently approved Woodland Protection provisions, based on a recognition that the Zoning Ordinance is presently silent on the issue of oil and gas extraction.

The attached report summarizes the issue and serves as a starting point for discussion. This discussion will provide direction for the enhanced Cluster Option provisions.

Please be prepared to discuss this item at the March 22, 2016 Planning Commission meeting.

Attachments:

1. Memo from CWA.

G:\ZOTAs\ZOTA 249 Enhanced Cluster Option\PC Memo 03 22 2016.doc

DATE: March 18, 2016

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: POTENTIAL ENHANCED CLUSTER OPTION – Discussion with Planning Commission

This item was initiated by the Planning Commission. It will complement the recently approved Woodland Protection provisions. It is intended that the existing cluster provisions be strengthened by further incentivizing cluster development.

The attached report summarizes the issue and serves as a starting point for discussion. This discussion will provide direction for the enhanced Cluster Option provisions.

Please be prepared to discuss this item at the March 22, 2016 Planning Commission meeting.

Attachments:

1. Memo from CWA.

G:\ZOTAs\ZOTA 249 Enhanced Cluster Option\PC Memo 03 22 2016.doc

**PC 2016.03.22**
**Agenda Item # 9**

CARLISLE | WORTMAN associates, inc.

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

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

**MEMORANDUM**

**TO:** Planning Commission, City of Troy

**FROM:** Richard K. Carlisle, AICP
Benjamin R. Carlisle, AICP

**DATE:** March 8, 2016

**RE:** Enhanced Cluster Development Ordinance

---

We have been requested to provide the Planning Commission with information regarding cluster development. Included in this discussion is the background and basis for cluster development, existing regulations, alternative approaches and examples from other communities, and discussion considerations for the Planning Commission in amending the cluster development ordinance.

**Background and Basis**

As the Planning Commission is aware, the City recently adopted a Woodland Protection Ordinance. As part of the Woodland Ordinance adoption the City Council directed the Planning Commission to review and revise the existing Cluster Development Ordinance in order to better facilitate implementation of the Woodland Ordinance and provide for a viable more alternative development option.

The intent is to both incentivize cluster development but also through design innovation, permit the applicant and the Planning Commission greater flexibility to provide a more creative approach to the development of single-family residential areas, and encourage a more efficient, aesthetic, and desirable use of the land. Incumbent upon this is also the need to protect the existing neighborhood patterns that exist throughout the City.

**Existing Ordinance**

The City has an existing Cluster Development Ordinance. Since the Ordinance was adopted, only one development has taken advantage of that development option. In conversations with the development community, they have noted that the benefit of doing a cluster is not offset by the restrictions.

Benefits of cluster development in current ordinance:

- Twenty-foot front yard, 25-foot rear yard, and 7.5-foot side yard setbacks
- Twenty-percent density bonus if 50% open space is provided
- A reduction in utilities due to reduced lengths of streets
- The use of a private road is permitted. In conventional developments, private roads are only permitted if the site is less than 5 acres.

The development community has specifically noted a few regulations of the existing ordinance that limit cluster development. These regulations include:

- A minimum of 25% of the site must be preserved as permanent open space
- The required rear yard setback has to be met along all adjacent boundaries
- Density bonus is very restrictive, 50% open space is very hard to achieve, and does not offset the loss in private yards that many home owners desire.
- In addition to 50% open space, a density bonus is only awarded if the applicant provides a Sustainable Design Project, perimeter "open space" cluster of 150-feet, donation of land for community benefit, or similar element as determined by City Council.

**Alternative Approaches**

Regulatory approaches can vary in terms of scope and approach. We reviewed a number of existing cluster ordinances for communities both within and outside of Michigan. We focused on similar built-out communities such as Troy; however, we note that many urban communities do not have a cluster ordinance. Most example were from Township ordinances. In general, there are several concepts that are prevalent in all cluster ordinances:

- All require a minimum amount of open space
- All allow a reduction in required setbacks
- All have some form of focus on environmental protection

Listed below are other communities that we researched where some of the regulations may be applicable to Troy:

Rochester Hills, MI

- Created a separate zoning district for cluster development
- Allows for single-family attached in single-family residential districts through the cluster option.

Wixom, MI

- Requires 20% open space. 30% open space is required in order to receive density bonus.
- City Council can grant up to a 25% density bonus based on recommendation from the Planning Commission.
- Permits attached units in a cluster development.

Brownstown Township, MI

- Permits a 10% density bonus if "a development provides a diverse variety of housing types or provides a type of housing that is desired, but not currently offered in the Township."
- Allows for single-family attached in single-family residential districts through the cluster option.

Blendon Township, MI

- Varies density bonus based on open space provided
    - 50% open space = 20% density bonus
    - 55% open space = 30% density bonus
    - 60% open space = 40% density bonus

Berkeley County, SC (Charleston area)

- Requires 20% open space
- For every 10% percent open space provided above 20%, a 5% bonus density may be applied, up to 25% density bonus
-

Kitsap County, WA (Seattle suburb)

- Forty-percent minimum required
- If forty-percent is provided, a 20% density bonus automatically applied.

**Discussion Considerations:**

In previous discussions with the Planning Commission regarding amendments to the cluster ordinance the following items were discussed. Please note that for each discussion point we have offered multiple options for the Planning Commission to consider.

- Reduce required open space for both non-density bonus and density bonus cluster developments

Options for Planning Commission to consider:

1. Maintain existing open spaces minimum of 25% and 50% for density bonus.
2. Reduce the open space requirement for non-density and/or density bonus cluster developments.

- Incentivize clustering though density bonus

Options for Planning Commission to consider:

1. Maintain existing density bonus.
2. Provide automatic density bonus if cluster development is provide. I.e if someone meets all minimum cluster requirements (open space requirements, etc) they are automatically eligible for a density bonus.
3. Allow for an increase in density commensurate with open space provided.

- Incentivize, through density, development that is not currently offered in the market.

Options for Planning Commission to consider:

1. Provide a density bonus for smaller housing products. What constitutes a smaller housing product can be discussed by the Planning Commission but generally anything less than 1,500 to 2,000 sq/ft.
2. Provide a density bonus for incorporation of sustainable design (stormwater best management practices, environmental protection, etc) .

- Allow attached housing in single-family zoning districts through cluster development.

In some cases, allowing for attached housing may be the only way to meet the required open space to obtain density bonus. Options for Planning Commission to consider:

1. Via a special use, allow for attached housing in cluster development if the site fronts and has access to a major mile road.
2. Option can be limited to specific zoning districts such as R1C-R1E zoning districts.

- Permit greater design flexibility.

Options for Planning Commission to consider:

1. Keep current setback requirements
2. Reduce setback requirements. Example:

| **Minimum Building Separation** | | | | | | |
|---|---|---|---|---|---|---|
| Minimum building separation from: | Internal drive to front loading garage | Internal drive to side loading or detached garage | Building Side to Building Side | Building Side to Building Front or Building Rear | Building Rear to Building Rear | Building to any adjacent property line. |
| | 25 feet | 15 feet | 10 feet | 20 feet | 30 feet | 35 feet |

3. Allow the Planning Commission to grant relief for said setbacks or building-to-building separation. Such flexibility can be permitted through a special use process.

- Eliminate density bonus requirement of a Sustainable Design Project, perimeter "open space" cluster of 150-feet, donation of land for community benefit, or similar element as determined by City Council.

These comments are not binding to what the adopted regulations may be but they were used to set the parameter of discussion in regards to possible cluster development amendments. Once the Planning Commission has had an opportunity to consider the best practices of other communities and consider the assumptions we will be able to provide a draft Ordinance for review.

In the meantime, if there are additional questions, please do not hesitate to ask.

Yours Truly,

**CARLISLE/WORTMAN ASSOC., INC.**
**Richard K. Carlisle, PCP, AICP**
**President**

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