



Memo

To: Philip L. Nelson, City Manager
From: Beth Tashnick, Administrative Aide
Date: February 4, 2008
Re: Irvin Swider

Mr. Swider has notified staff that he may request to speak before Council during the public comment section of the City Council Meeting this evening regarding his contact with the City of Troy.

This letter is being laid on the table in reference to Mr. Swider's contact with the City.



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November 12, 2007

Area code (248)

Assessing
524-3311

Bldg. Inspections
524-3344

Bldg. Maintenance
524-3368

City Clerk
524-3316

City Manager
524-3330

Community Affairs
524-1147

Engineering
524-3383

Finance
524-3411

Fire-Administration
524-3419

Human Resources
524-3339

Information Services
619-7279

Law
524-3320

Library
524-3545

Parks & Recreation
524-3484

Planning
524-3364

Police-Administration
524-3443

Public Works
524-3370

Purchasing
524-3338

Real Estate & Development
524-3498

Treasurer
524-3334

General Information
524-3300

Irv Swider
Future Products
885 N. Rochester Rd.
Clawson MI, 48017

Re: Required Parking for the Meadowbrook Shopping Center
5027-5137 Rochester Rd., Troy, Michigan

Dear Irv:

Per your request I have researched the records regarding the above referenced shopping center to determine the amount of required parking for that facility. The facility consists of two multi tenant retail buildings totaling 57,880 square feet located on the northwest corner of the intersection of Long Lake and Rochester located in the B-2 (Community Business) Zoning Classification.

The required parking for a shopping center comes from Section 40.21.42 of the Troy Zoning Ordinance. That section requires at least one parking space for each 200 square feet of gross building area for shopping centers. Based upon the size of the existing building a minimum of 289 parking spaces would be required. However, as also noted in Section 40.21.42, when shopping centers include a number of assembly uses (restaurants) in their tenant make up the ordinance requires that the parking requirement be calculated based upon the individual uses rather than the general shopping center factor. Because of the amount of this center that is occupied by restaurants, the individual uses would be used to calculate the required parking.

The enclosed chart shows the calculation of the required parking based upon the current uses within the shopping center. A total of 527 parking spaces are required for the center when calculated in that manner. In 1998 and again lastly in 2004, a variance was granted to allow for a lesser number of spaces to be provided for this center than would be required by the Ordinance. In October of 2004 the Troy City Council passed a resolution that would allow 319 parking spaces to be provided on the site when 527 parking spaces would be required. A copy of the minutes of

that meeting is enclosed for your reference. Based upon that action, the required number of parking spaces for this site is 319 based upon the uses outlined in the enclosed chart.

While the City of Troy encourages property owners to share parking facilities with adjacent uses to allow for effective and efficient land use, the parking on adjacent sites, or the lack thereof, does not have an impact on the requirement for or provision of required parking.

Please feel free to contact me if you have any additional questions regarding this matter.

Yours truly,

Mark Stimac, R.A., C.B.O.
Director of Building and Zoning

Copy: Brian Murphy, Asst. City Manager/Economic Development Services
Lori Grigg Bluhm, City Attorney

Meadowbrook Plaza - Parking Analysis

Address (Rochester)	Tenant	Area (s.f.)	Parking Factor	Req'd Parking
5017-5119	Shopping Center Main Bldg (gross sq. ft.)	52,252	1/200 G.S.F.	261
5127-5137	Shopping Center 2 nd Bldg (gross sq. ft.)	5,608	1/200 G.S.F.	28
		TOTAL 57,860		289
5047	Agrusa Market	19,272	1/200 G.S.F.	96
5055	Vacant	11,000	1/200 G.S.F.	55
5067	Eli's Menswear of Troy	2,200	1/200 G.S.F.	11
5071	Jazzy Java	(35 seats) 2,200	1:2+1:10	21
5075	Kimi K Salon	(30 chairs) 4,400	3:2 chairs + 1-1/2:1 chairs	48
5087	Mels Garden	(200 seats) 6,600	1:2+1:10	120
5107	Vacant	2,200	1/200 G.S.F.	11
5117	Mayur Indian Restaurant	(124 seats) 2,940	1:2+1:10	74
5119	Vacant	1,440	1/200 G.S.F.	7
		Total 52,252		
5127	Medical Office (Dental Office)	1,467	85%/100	12
5131	Insurance	1,280	1/200 G.S.F.	6
5137	Boston Market	(40 seats) 2,861	1:2+1:10	24
		Total 5,608	TOTAL	
			Required Parking TOTAL	485
	Less variance granted in 1998			76
	Less variance granted in 2004			132
	Parking Required			277
	Parking Provided			319