

DATE: September 2, 2005

TO: John Szerlag, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Services
Mark Stimac, Director of Building and Zoning

SUBJECT: Agenda Item - Announcement of Public Hearing
Request for Parking Variance
UnaSource Health, LLC
4550 Investment Drive

We have received a building permit application from Debra Axelrood of the architectural firm of Harley Ellis to alter the medical office building at 4550 Investment Drive. The alteration includes the conversion of approximately 9,000 square feet of the current basement storage area to usable floor space for clinic space. The current facilities that are on the site have a parking requirement of 1,134 parking spaces. If constructed, this additional building area would result in a revised total parking of 1,224 parking spaces for the development. The existing parking lot has only 706 parking spaces and an additional 100 parking spaces can be provided in the area of the existing detention pond if the pond were to be reconstructed as an underground structure. This results in a total potential of 806 parking spaces available on the site. In February of 2001, City Council approved a variance to reduce the required parking by 336 spaces. This still leaves a deficiency of 82 spaces for the current scope of work. Because of the deficiency of the additional 82 spaces the building permit application has been denied. The petitioner has filed an application for variance for the additional 82 spaces.

A public Hearing has been scheduled for September 19, 2005, regarding this matter. If you would like any additional information regarding this appeal, kindly advise.

<p>PARKING VARIANCE APPLICATION FOR PUBLIC HEARING BEFORE CITY COUNCIL CITY OF TROY</p>	<p>RECEIVED SEP 06 2005 BUILDING DEPT.</p>
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TO TROY CITY COUNCIL

DATE: 9/6/05

Request is hereby made for a variance to modify the parking provisions of the Zoning Ordinance enacted by the City Council or contrary to a decision rendered by the Building Official in denying an application for a permit.

Applicant: Debra Axelrod, HarleyEllis Phone: 248-262-1543

Address: 26913 Northwestern Hwy., Suite 200 Southfield, MI 48034

Address of Property: 4550 Investment Drive

Lot # - Subdivision: -

Zoning District: 0-1 Sidwell # 20-17-226-009

Owner of Property: Unasource Health, Inc. c/o Dr. James Henderson Phone: 248-267-5000

Address: 4600 Investment Drive, Troy, Michigan

This appeal is made on a determination by the Director of Building & Zoning, in the enforcement of the Zoning Ordinance, in a letter dated: 9/2/05

Has there been a previous appeal involving this property? Yes If Yes, state date 2/19/01

and particulars Parking variance granted for 336 spaces with 100 landbanked spaces

REASON FOR VARIANCE:

Dimension of Stall? No Parking Spaces Required: 888*

Number of Stalls? Yes Parking Spaces Provided: 806**

Other Dimensions? No Variance Requested: 82

Outline your appeal, listing sections of the ordinance from which relief is sought and also outline your proposals, indicating your hardships. (continued on back of page)

(See attachments)

* 1224 spaces - 336 spaces (previous variance) = 888 spaces

** 706 spaces + 100 landbanked spaces = 806 spaces

HARLEYELLIS

September 6, 2005

Building Department
City of Troy
500 W. Big Beaver Rd.
Troy, MI 48084

Subject: Parking Variance for the UnaSource 2 Health Building
Project No. 68988.00

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26913 Northwestern Hwy.
Suite 200
Southfield, Michigan
48034-3476 | USA

248.262.1500 (telephone)
248.262.1515 (facsimile)
www.harleyellis.com

ISO 9001 | Q1

Partner Companies
Spectrum Strategies
HarleyEllis Build

Dear Mr. Stimac:

On behalf of UnaSource Health, LLC, HarleyEllis is seeking relief from the parking requirement outlined under Section 40.21.73 of the Zoning Ordinance. This Section states that a Medical Office use requires one (1) parking space for each one hundred (100) square feet of usable floor space, as provided in Section 04.20.63. We have calculated the amount of parking required to comply with this ordinance versus the maximum amount of parking that would be needed on the site, and have found the requirements to be greatly in excess of what is actually needed. The following summarizes the Parking Study for the Proposed Expansion of UnaSource Health Site, completed by Parsons Transportation Group, Inc., and projected parking calculations:

Total Phases 1 & 2 Existing Maximum Parking Needed:	514 Spaces
Total Phase 3 Proposed Maximum Parking Needed:	35 Spaces
Total Phases 1, 2 & 3 Proposed Maximum Parking Needed:	549 Spaces
Existing Total Parking:	706 Spaces
Proposed Total Parking (includes approximate 22% Parking Lot Vacancy Throughout Lot):	706 Spaces

This parking proposed is considered conservative for two reasons. The first is that a 15% vacancy rate is the recommended industry standard (typical to avoid excess driving through the lot looking for vacant spaces). At this rate, the existing 706 spaces are adequate to handle the proposed new basement fit-out. The second reason is that we are still proposing 100 landbanked parking spaces, in the extremely unlikely event that additional parking may be required in the future.

Detroit

Chicago
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Building Department
City of Troy
September 6, 2005
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This requirement is a hardship to the UnaSource Health, LLC, because there will be higher construction costs associated with building the extra parking which is not needed. In addition, UnaSource Health LLC has already built 192 spaces, as required by the City of Troy, which are not needed. Lastly, land which could be enjoyed as green space and provide additional permeable surface to absorb runoff water will be taken up with pavement.

We appreciate your consideration in this matter.

Sincerely,



Debra J. Axelrod, ASLA
Associate
Site Planning

DJA/bu

Enclosure

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DEVELOPMENT SUMMARY

Phase 1: 706 Code Parking Spaces Required
Phase 2: 428 Code Parking Spaces Required
Phase 3: 90 Code Parking Spaces Required
Total Phase 1, 2 & 3: 1224 Code Spaces Required
1224 - 336 Parking Space Variance Received =
888 Total Parking Spaces Required
Phase 1: 651 Parking Spaces Provided
Phase 2: 55 Parking Spaces Provided
Phase 3: 0 Parking Spaces Provided
100 Landbanked Spaces Provided
Total Phase 1, 2, 3 & Landbanked =
806 Parking Spaces Provided
(Allows 22% Parking Lot Vacancy Throughout Lot)
82 Current Parking Space Variance Requested
89,520 gsf Existing Phase 1 Building
70,582 usable sf Existing Phase 1 Building
49,999 gsf Existing Phase 2 (2 Story Medical Bldg.)
42,722 usable sf Existing Phase 2 Building
22,985 gsf Existing Phase 2 Basement
(Mechanical and Storage Only)
8,987 usable sf Proposed Phase 3 Basement Fit-Out
25 Existing Handicapped Spaces
9.5 x 19' Standard Space, typ.
24' Access Aisle, typ.

460,253 s.f. Net Site Area
513,773 Gross Site Area
67,904 s.f. Landscaped Open Space
14.8% Landscaped Open Space
(10% of Net Site Area Required)
(Landscape Open Space does not
include Landbanked Parking Area
& 10' Greenbelt)
41 Trees Required for Property
abutting R.O.W. (1 Tree per 30 I.f.)
These Trees are Already Existing
Coverage for Fire Hydrant, Fire Lanes,
Drive Radii and Water Main per
Engineering Dept. and Fire Department
Requirements.
Materials on Building to be Brick to match
existing UnaSource Building
31'-6" Building Height to Top of Parapet

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