



CITY COUNCIL AGENDA ITEM

Date: December 17, 2012

To: Brian Kischnick, City Manager

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

Subject: PUBLIC HEARING – REZONING APPLICATION (File Number Z 741) – Proposed 1170 Woodslee, North of Maple Road between Rochester and Stephenson Highway, Section 27, From IB (Integrated Industrial and Business) District to RT (One-Family Attached Residential) District

Background

The applicant, Alvin Ballard, seeks a rezoning of the subject parcel from IB (Integrated Industrial and Business) District to RT (One-Family Attached Residential) District. The applicant indicated that the rezoning is needed in order to eliminate the legal nonconforming status of his home, so that he can sell it.

The site is adjacent to both IB and RT zoned property. The Master Plan classifies this property as being on the border of Single-Family Residential and 21st Century Industrial. Access to the property is provided through the existing single family residential neighborhood. The rezoning is consistent with the Master Plan by protecting the neighborhood. The attached report prepared by Carlisle/Wortman Associates, Inc. summarizes the application.

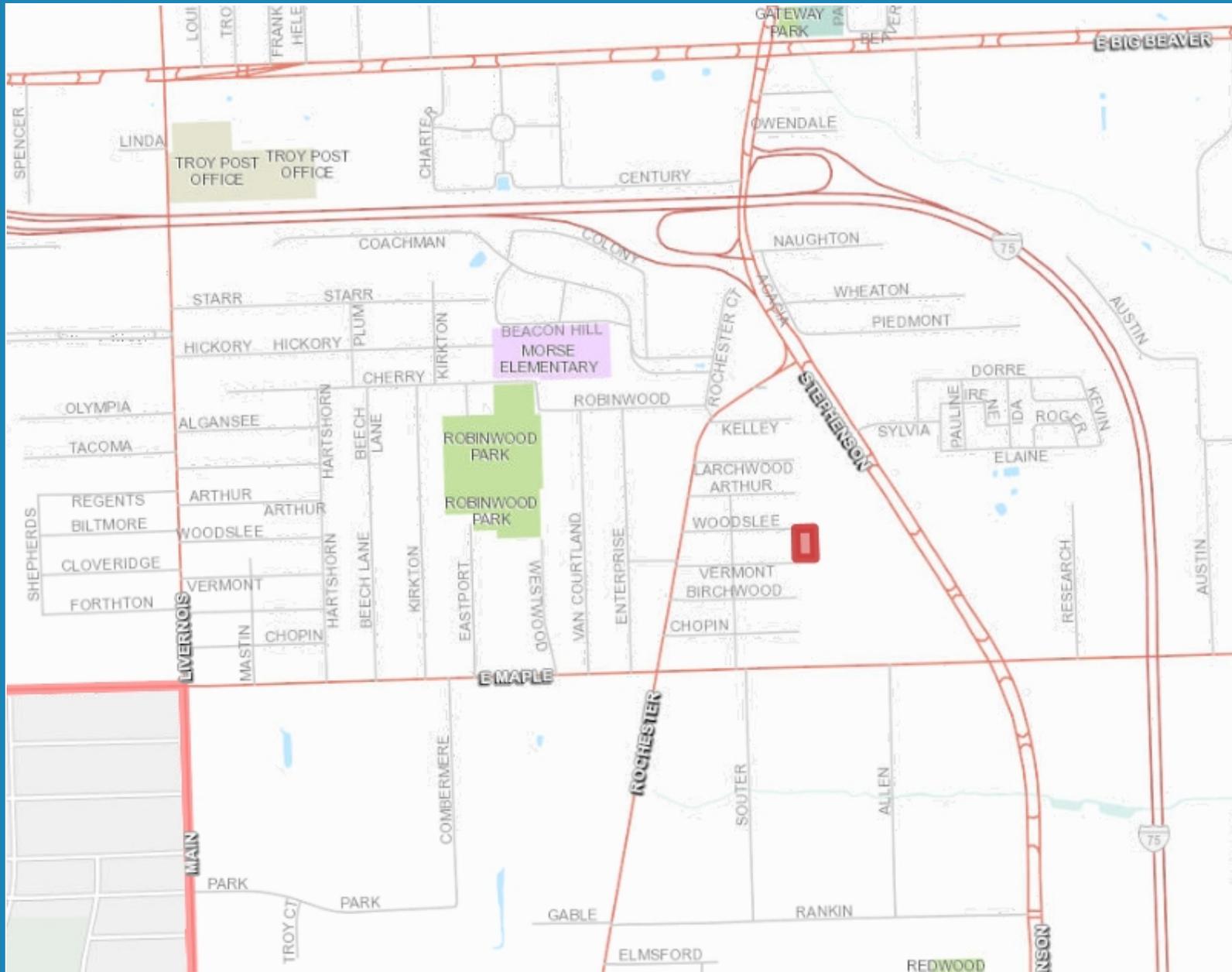
The Planning Commission held a public hearing on this item on December 11, 2012, and recommended approval of the rezoning.

Recommendation

The rezoning is consistent with the general character of the area and compatible with adjacent zoning districts and land uses. City Management recommends approval of the rezoning request from IB (Integrated Industrial and Business) District to RT (One-Family Attached Residential) District.

Attachments:

1. Maps
2. Planning Commission Minutes from the December 11, 2012 Regular Meeting (excerpt)
3. City of Troy Master Plan (excerpt)
4. Report prepared by Carlisle/Wortman Associates, Inc.



Legend

Notes

1170 Woodslee

3,369.8 0 1,684.90 3,369.8 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1170 WOODSLEE PROPOSED REZONING

City of Troy Planning Department



Legend

-  I-75
- Road Centerline**
 -  Major Road
 -  Industrial Road
 -  Local Road
-  Ponds and Basins
-  Streams and Creeks
-  Parcels
- Aerial Photos - 2010**
 -  Red: Band_1
 -  Green: Band_2
 -  Blue: Band_3

156 0 78 156Feet

Scale 1: 936



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: 10/29/2012



Legend

- I-75
- Road Centerline**
 - Major Road
 - Industrial Road
 - Local Road
- Current Zoning Ordinance**
 - (PUD) Planned Unit Development
 - (CF) Community Facilities District
 - (EP) Environmental Protection District
 - (BB) Big Beaver Road (Form Based)
 - (MRF) Maple Road (Form Based)
 - (NN) Neighborhood Nodes (A-U)
 - (CB) Community Business
 - (GB) General Business
 - (IB) Integrated Industrial Business District
 - (O) Office Building District
 - (OM) Office Mixed Use
 - (P) Vehicular Parking District
 - (R-1A) One Family Residential District
 - (R-1B) One Family Residential District
 - (R-1C) One Family Residential District
 - (R-1D) One Family Residential District
 - (R-1E) One Family Residential District
 - (RT) One Family Attached Residential District
 - (MR) Multi-Family Residential
 - (MHP) Manufactured Housing
 - (UR) Urban Residential
 - (RC) Research Center District
 - (PV) Planned Vehicle Sales
- Ponds and Basins
- Streams and Creeks
- Parcels
- Aerial Photos - 2010**
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

164 0 82 164 Feet

Scale 1: 983



REZONING REQUEST

- 5. **PUBLIC HEARING – REZONING APPLICATION (File Number Z 741)** – Proposed 1170 Woodslee, North of Maple Road between Rochester and Stephenson Highway, Section 27, From IB (Integrated Industrial and Business) District to RT (One-Family Attached Residential) District

Mr. Carlisle gave a brief report on the proposed rezoning application and recommended that the Planning Commission recommend to the City Council approval of the proposed rezoning.

The petitioner, Alvin Ballard, was present. Mr. Ballard provided interesting historical facts on the property.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2012-12-079

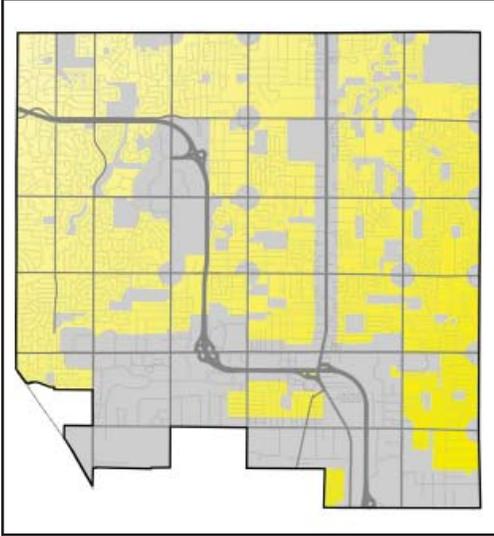
Moved by: Sanzica
 Seconded by: Schultz

RESOLVED, That the Planning Commission hereby recommends to the City Council that the IB to RT rezoning request, located north of Maple Road between Rochester and Stephenson Highway (1170 Woodslee), in Section 27, being approximately 1.02 acres in size, be approved.

Yes: All present (9)

MOTION CARRIED

Single-Family Residential: The Social Neighborhood



- *Social units of the City.*
- *Walkable, safe places to live.*
- *Centered on schools or other community facilities.*
- *Linked with nearby services.*

The predominant land use in the City of Troy is single family residential. **This category is intended to preserve the existing quality residential neighborhoods of the City while recognizing the need for other uses that support the main function of residential areas.** The single family areas of the City are arranged around Social Neighborhoods. Social Neighborhoods are unique, self-contained areas bounded by Troy’s main thoroughfares. They are mostly single-family areas centered on community elements like schools or parks. Social Neighborhoods are described in more depth at the end of this Chapter, and are illustrated by the solid circles shown on the Neighborhoods Map.

In the Single Family Residential areas of the City, non-residential uses will be considered only when the use is clearly incidental to and

ancillary to single-family residential, or when the use is a park, school, or other community-oriented public or quasi-public use.

The Social Neighborhoods of the City are bounded by the mile square grid pattern of Troy’s thoroughfares. These defined areas can provide the sense of place that Vision 2020 and this Master Plan are striving for. **In most cases, they have a school as central focus.** Schools continue to be a means of stimulating social interaction on many fronts; children establish their first friendships, parents meet other local parents, schools often host public events. Furthermore, the play areas at school provide readily accessible recreation opportunities. Many Social Neighborhoods in Troy have sidewalks promoting accessibility and exercise, and Troy schools have walking paths that are open to the public.

The ideal Social Neighborhood will exemplify the safer, more enjoyable walking environments envisioned by the “Safe Routes to School” program.

DESIGN CONCEPT

- Neighborhoods are approximately 15 minutes walking from end-to-end.
- A wide variety of residential architecture characterizes the various neighborhoods of the City. Non-residential architecture for schools and places of worship complement the residential setting.

BUILDING LOCATION

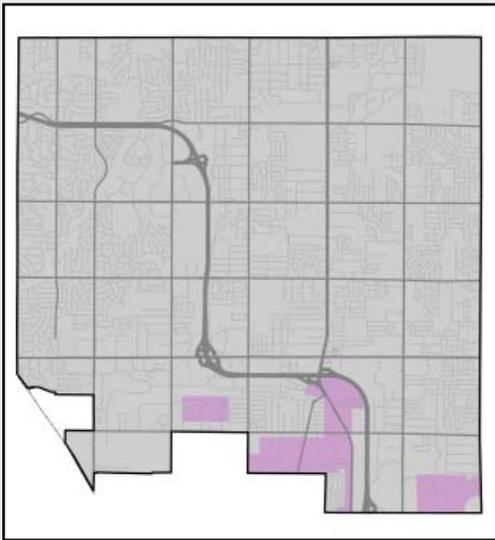
- Homes must be located in relation to the street in a manner that complements surrounding, established homes.

SITE DESIGN ATTRIBUTES

- Walks which link residences to destinations such as schools, libraries, abutting neighborhood commercial service areas, coffee shops, and other neighborhoods are critical.

- The neighborhoods must include improved perimeter walks that are functional and aesthetically pleasing. These exterior walks will directly connect to the activity nodes at major intersections and adjacent neighborhoods. Wide walks will be constructed which will incorporate landscaping and innovative stormwater detention areas. These areas will be artistically developed, but functional landforms that carry visual interest. The perimeter walks have the ability to bring residents of adjacent neighborhoods together.
- Neighborhoods should be connected to one another to increase the area where residents can readily navigate on foot and expand the boundaries of social interaction. Crosswalks near the mid-mile areas of each grid will improve outside linkages.
- Lighting will not encroach on adjacent properties, and will be used carefully to provide safety and security, and for accent illumination.

21st Century Industry: A New Opportunity for Growth



- *Continued encouragement of a variety of industrial uses*
- *Light industrial uses with no outdoor storage or external nuisances are especially encouraged*
- *The emphasis for site design should be on screening, landscaping, buffering, and effective transitioning to allow this important category to succeed without negative impacts on residential or commercial areas of the City*

The 21st Century Industry classification provides area for conventional manufacturing and assembly uses, but with a broader interpretation of what industrial areas can become. In addition to conventional industrial uses, shops, and warehousing, this category can be home to business-to-business uses that don't require a significant public presence, but which work in tandem with the Knowledge Economy uses encouraged within the Smart Zone and Northfield. Suppliers, fabricators, printers, and many other supporting uses which strengthen the City's appeal as a home to 21st Century businesses are all encouraged in this category.

An alternative use that may be considered on a very limited basis in the 21st Century Industrial area is loft-style residential development in reclaimed industrial buildings. Opportunities for artist lofts and open-floorplan residential development may exist within new, innovative mixed-use projects. Such projects would be an ideal fit within the 21st Century Industrial area. Such housing will only be considered when all potential environmental limitations have been identified, and if necessary, neutralized.

The majority of the 21st Century Industrial lands in Troy surround the Maple Road category (see page 105), although they are intermingled with areas planned for the Automall, the Smart Zone, and the Transit Center. **Existing land uses along Maple Road vary widely, and do not have a clear, identifiable character.** Maple Road is primarily experienced as a series of nodes that center on north-to-south traffic leading into and out of Troy from the Big Beaver Corridor. For this reason, Maple Road is planned as a series of areas designed to support the Big Beaver Corridor and the Smart Zone, such as the business-to-business uses noted above.

DESIGN CONCEPT

- This area will recognize that manufacturing and distribution will continue to provide valuable jobs and a tax base. Emphasis will be on maintaining a strong image by concentrating on site and building maintenance as well as redevelopment, rather than redevelopment alone.
- Code enforcement will be a critical tool to maintain the visual and physical health of the district.
- As land becomes available, green space should double and storm water management should improve.

SITE DESIGN ATTRIBUTES

- Primary parking areas are located within rear or interior side yards.
- Front yards will be landscaped and well-maintained to continue an improved image.
- Green space will be placed along property perimeters to assist with controlling surface storm water runoff.

BUILDING DESIGN ATTRIBUTES

- The office portion of industrial developments will locate nearest the public street.



CARLISLE

WORTMAN
associates, inc.

605 S. Main Street
Ste. 1
Ann Arbor, MI 48104
(734) 662-2200
(734) 662-1935 Fax

Date: November 20, 2012

Rezoning Analysis For City of Troy, Michigan

Applicant:	Alvin Ballard
Property Address:	1170 Woodslee Drive
Current Zoning:	IB, Integrated Industrial Business District
Requested Zoning:	RT, One-Family Attached Residential District
Action Requested:	Rezoning Request
Required Information:	The required information for a rezoning has been provided.

DESCRIPTION

The applicant is requesting a rezoning from IB, Integrated Industrial Business District to Residential RT, One-Family Attached District. The 1.02 acre parcel is currently improved and used as a single-family home. The site is assessed via a driveway off Woodslee Road.

Due to IB zoning, the single-family residential use of the property is non-conforming. Rezoning to RT zoning would bring this property into use conformance.

SURROUNDING PROPERTY

The site is adjacent to both IB and RT zoned property. This parcel and the adjacent parcel directly south are pockets of IB zoned properties that do not have access to Stephenson Highway.



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

Adjacent Properties		
	Existing Use	Zoning
North	Light Industrial / Warehousing	IB, Intergrated Business
South	Vacant	IB, Intergrated Business
East	Light Industrial / Warehousing	IB, Intergrated Business
West	Single-family residential	Residential RT, One Family Attached

Items to be addressed: None

REZONING PROCEDURE

Unlike a Conditional Rezoning, there are no standards for a straight rezoning. The current procedure for a rezoning is as follows:

1. The Planning Commission shall review the application for rezoning, any supplementary materials, and the Planning Department report
2. The Planning Commission shall hold a public hearing.
3. Following the public hearing, the Planning Commission shall make a recommendation to the City Council.
4. City Council shall approve, approve with conditions, or deny rezoning.

Items to be addressed: None

MASTER PLAN RECOMMENDATION

The subject property is on the border of Single-Family Residential and 21st Century Industrial. The goal of the Single-Family Residential designation is to preserve the existing quality residential neighborhoods. The 21st Century Industry designation encourages a variety of general and light industrial uses including conventional manufacturing and assembly uses, but also promotes a broader spectrum of future higher technology industrial uses. Because this site is used as residential, has no access to Stephenson Highway, and the only access is through a single-family residential neighborhood, the current use of the property more closely aligns with the Single-Family Residential designation.

Items to be addressed: None

RT ZONING APPLICABILITY

The 1.02 parcel may be split however any split will require improvements to extend Woodslee Road as well as potential purchase of additional property to provide sufficient right-of-way. The applicant has not indicated that they intend to use the property as anything other than a single family residential property.

Items to be addressed: None

SUMMARY OF FINDINGS

After reviewing the current land use and adjacent zoning districts, we would recommend that the Planning Commission recommend approval of the rezoning request for this parcel from IB, Integrated Industrial Business District to Residential RT, One-Family Attached:

- A. The rezoning is supported by the Master Plan and advances the general and specific development policies of the Master Plan.
- B. If the site were developed in conformance with its underlying zoning, such development would be inconsistent and disruptive to the adjacent properties.

- C. The proposed rezoning would be consistent and non-disruptive to the surrounding land use pattern.

I look forward to discussing this with you at the next Planning Commission meeting.

Sincerely yours,

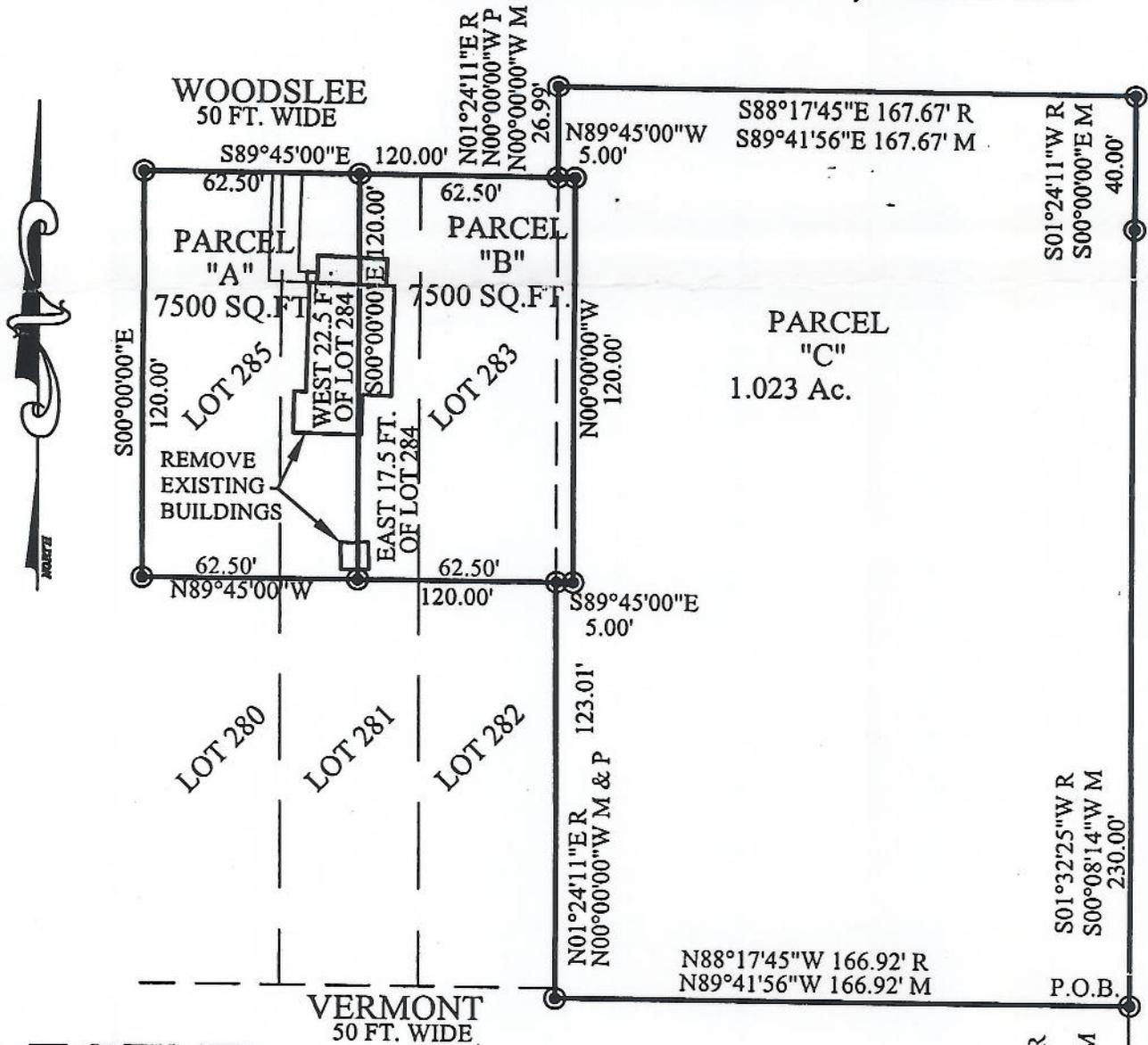


CARLISLE/WORTMAN ASSOC., INC.

Benjamin R. Carlisle, LEED AP, AICP

CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST 1/4 OF SECTION 27, T.2N., R.11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN



LEGEND:

- FOUND IRON
- SET IRON
- R RECORD DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



N01°32'25"E R
899.83' R
N00°08'14"E M
899.83' M

S.E. CORNER
SECTION 27
T.2N., R.11E.
CITY OF TROY

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND DESCRIBED ABOVE ON JULY 27, 2004 AND THAT THE RATIO OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS GREATER THAN 1:10,000 AND THAT ALL OF THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

BASIS OF BEARING: SOUTH LINE OF WOODSLEE PER PLAT

PREPARED FOR:
THORNHILL CONSTRUCTION
2977 LOVINGTON
TROY, MI. 48083
248-515-9061

REV 9-1-04 ADDED 5 FT.
SHEET 1 OF 2

George H. Reichert
GEORGE H. REICHERT P.S. #30099

Scale: 1"=50'	REICHERT SURVEYING INC. 140 FLUMERFELT LANE ROCHESTER, MICH. 48306 TELE: (248) 651-0592	Land Surveying
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CERTIFICATE OF SURVEY

PARCEL A:

LOT 285 AND THE WEST 22.5 FT. OF LOT 284 OF "STUMPF'S BEECH GROVE SUBDIVISION" OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 32 OF PLATS, PAGES 11 AND 12, OAKLAND COUNTY RECORDS.

PARCEL B:

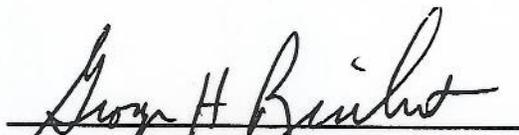
LOT 283, THE EAST 17.5 FT. OF LOT 284 OF "STUMPF'S BEECH GROVE SUBDIVISION" OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 32 OF PLATS, PAGES 11 AND 12, OAKLAND COUNTY RECORDS AND A PARCEL OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 27, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE N.00°08'14"E., 899.83 FT. (RECORDED AS N.01°32'25"E.); THENCE N.89°41'56"W., 166.92 FT. (RECORDED AS N.88°17'45"W.) TO A POINT ON THE EAST LINE OF SAID "STUMPF'S BEECH GROVE SUBDIVISION"; THENCE ALONG SAID EAST LINE N.00°00'00"W., 123.01 FT. (RECORDED AS N.00°24'11"E.) TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE N.00°00'00"W., 120.00 FT. (RECORDED AS N.01°24'11"E.); THENCE S.89°45'00"E., 5.00 FT.; THENCE S.00°00'00"E., 120.00 FT.; THENCE N.89°45'00"W., 5.00 FT. TO THE POINT OF BEGINNING.

PARCEL C:

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 27, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE N.00°08'14"E., 899.83 FT. (RECORDED AS N.01°32'25"E.) TO THE POINT OF BEGINNING; THENCE N.89°41'56"W., 166.92 FT. (RECORDED AS N.89°41'56"W.) TO A POINT ON THE EAST LINE OF SAID "STUMPF'S BEECH GROVE SUBDIVISION" AS RECORDED IN LIBER 32 OF PLATS, PAGES 11 AND 12, OAKLAND COUNTY RECORDS; THENCE ALONG SAID EAST LINE N.00°00'00"W., 123.01 FT. (RECORDED AS N.01°24'11"E.); THENCE S.89°45'00"E., 5.00 FT.; THENCE N.00°00'00"W., 120.00 FT.; THENCE N.89°45'00"W., 5.00 FT. TO A POINT ON SAID EAST LINE; THENCE ALONG SAID EAST LINE N.00°00'00"W., 26.99 FT. (RECORDED AS N.01°24'11"E.); THENCE S.89°41'56"E., 167.67 FT. (RECORDED AS S.88°17'45"E.); THENCE S.00°00'00"E., 40.00 FT. (RECORDED AS S.01°24'11"W.); THENCE S.00°08'14"W., 230.00 FT. (RECORDED AS S.01°32'25"W.) TO THE POINT OF BEGINNING. CONTAINING 1.023 ACRES OF LAND.

PREPARED FOR:
THORNHILL CONSTRUCTION
2977 LOVINGTON
TROY, MI. 48083
248-515-9061

REV 9-1-04 ADDED 5 FT.
SHEET 2 OF 2


GEORGE H. REICHERT P.S. #30099

Scale: 1"=50'
Date: 8-2-04
Job No. 04-169

 REICHERT SURVEYING INC.
140 FLUMERFELT LANE
ROCHESTER, MICH. 48308
TELE: (248) 651-0592


Land
Surveying