



CITY COUNCIL AGENDA ITEM

Date: March 11, 2013

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 742) – Proposed 1071 Villa Park (part of Parcel ID #88-20-02-301-010), East side of Rochester Road, South of South Boulevard, Section 2, From R-1D (One Family Residential) District to RT (One-Family Attached Residential) District

Background

The subject property was rezoned to CR-1 (One Family Cluster) district in 1972. During the comprehensive rewrite of the Zoning Ordinance, four zoning districts that permitted single family attached residential dwellings (CR-1, R-1T, R-2 and R-EC) were combined into one zoning district, the RT (One-Family Attached Residential) district. The zoning classification of the subject property was supposed to be changed from CR-1 to RT. The property was rezoned in error to the R-1D (One-Family Residential) district in April 2011 when the revised Zoning Map was adopted. Rezoning the subject property to RT will correct this administrative error.

The use of the subject property is Rochester Villas, a multi-family residential development consisting of attached one-family dwelling units. Under the current zoning classification, Rochester Villas is considered a legal nonconforming use, since attached dwelling units are not permitted in R-1D.

The subject property is within the Rochester Road classification of the Master Plan, which contemplates this type of residential development.

The Planning Commission held a public hearing on this item at the February 12, 2013 Regular meeting and recommended approval of the rezoning request.

Recommendation

City Management recommends approval of the rezoning for the following reasons:

1. The rezoning is consistent with the City of Troy Master Plan.
2. The rezoning is consistent with abutting zoning districts and land uses.
3. The rezoning will eliminate the nonconforming status of the subject property.
4. The rezoning will correct an administrative error.

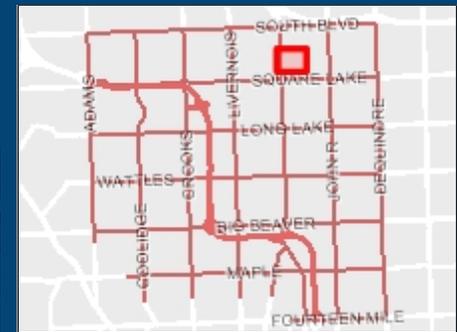
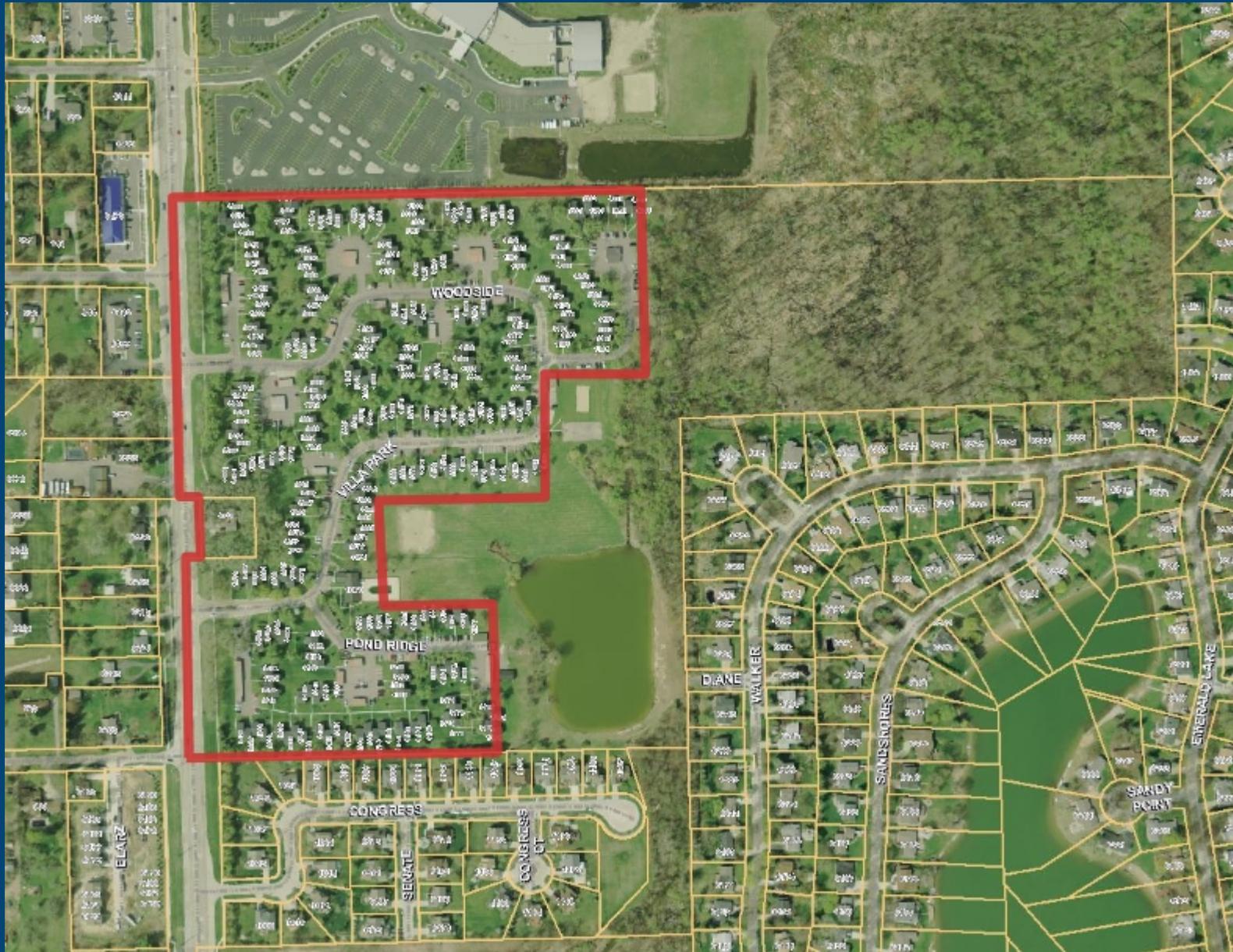


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Attachments:

1. Maps
2. Planning Commission minutes from the February 12, 2013 Regular meeting (excerpt)
3. City of Troy Master Plan (excerpt)

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Legend

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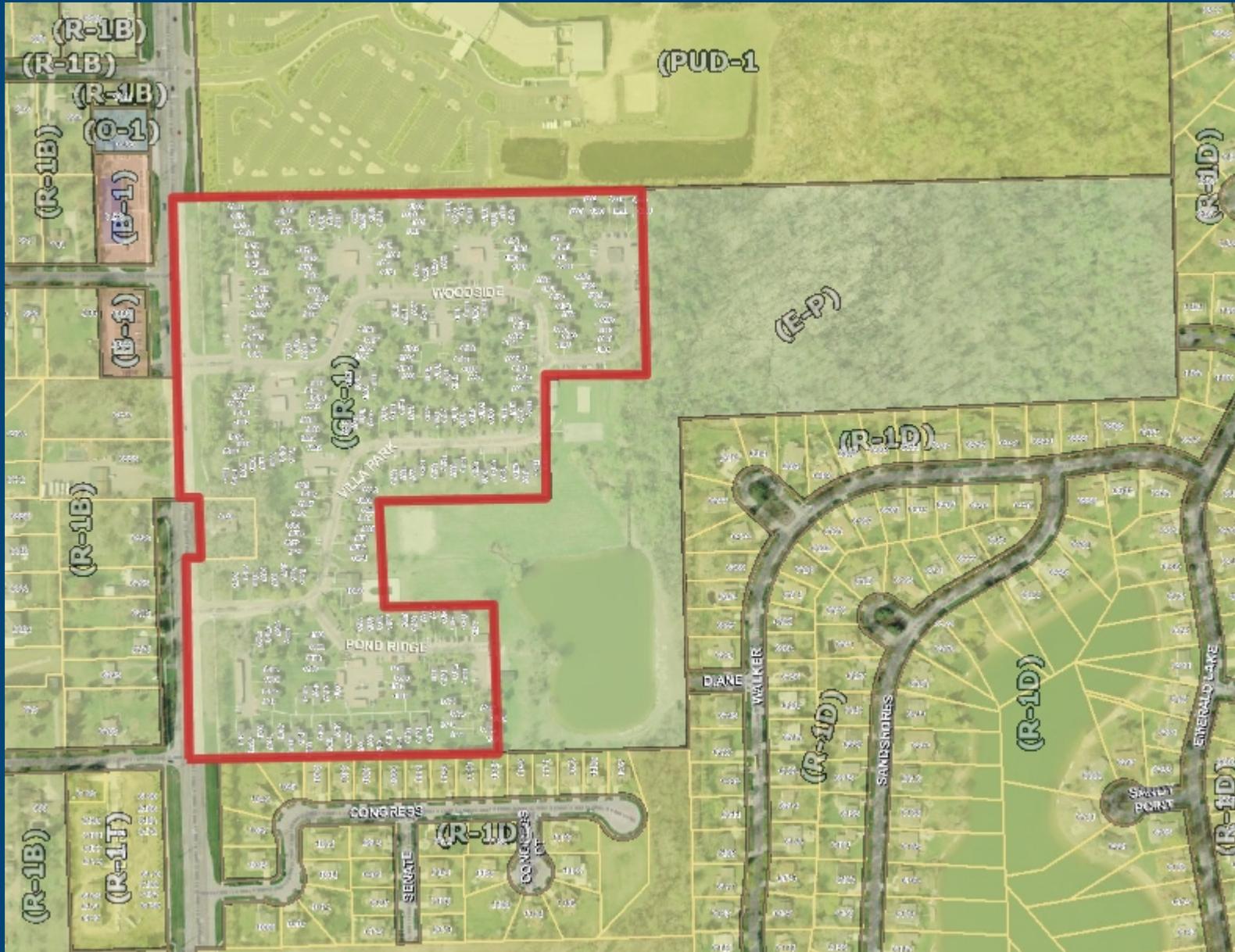
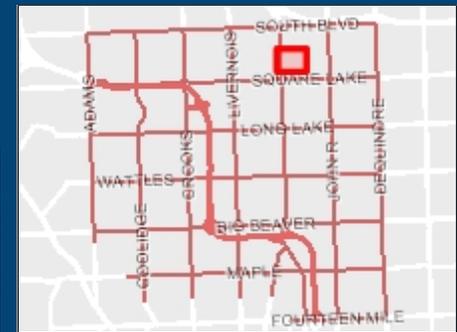
Scale 1: 6,509

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: 1/31/2013

1071 Villa Park - Previous Zoning

City of Troy Planning Department



Legend

Zoning (Old)

- (PUD) Planned Unit Development
- (B-1) Local Business District
- (B-2) Community Business District
- (B-3) General Business District
- (R-C) Research Center District
- (C-F) Community Facilities District
- (C-J) Consent Judgment
- (E-P) Environmental Protection District
- (R-EC) Residential Elder Care
- (P-1) Vehicular Parking District
- (H-S) Highway Service District
- (M-1) Light Industrial District
- (O-1) Office Building District
- (O-M) Office Mid-Rise District
- (OSC) Office Service Commercial District
- (CR-1) One Family Residential Cluster 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
- (R-1T) One Family Attached Residential District
- (R-2) Two Family Residential District
- (R-M) Multiple Family Residential Medium Dens
- (RM-1) Multiple Family Residential District (Low
- (RM-2) Multiple Family Residential District (Mid
- (RM-3) Multiple Family Residential District (High

1,085 0 542 1,085 Feet

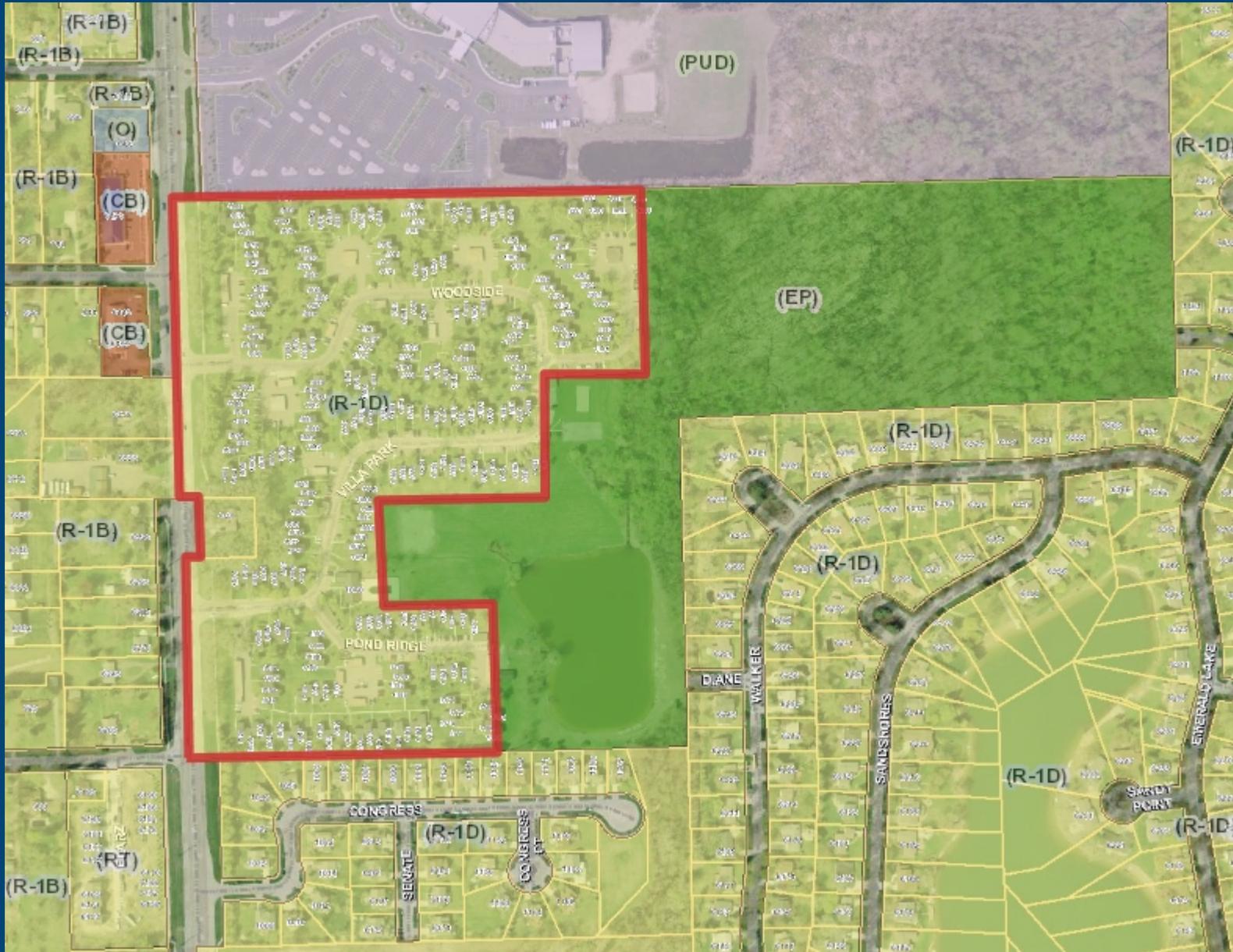
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1071 Villa Park - Current Zoning

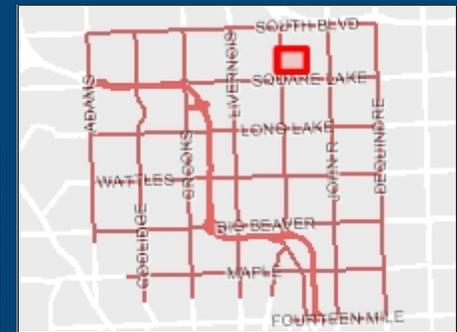
City of Troy Planning Department



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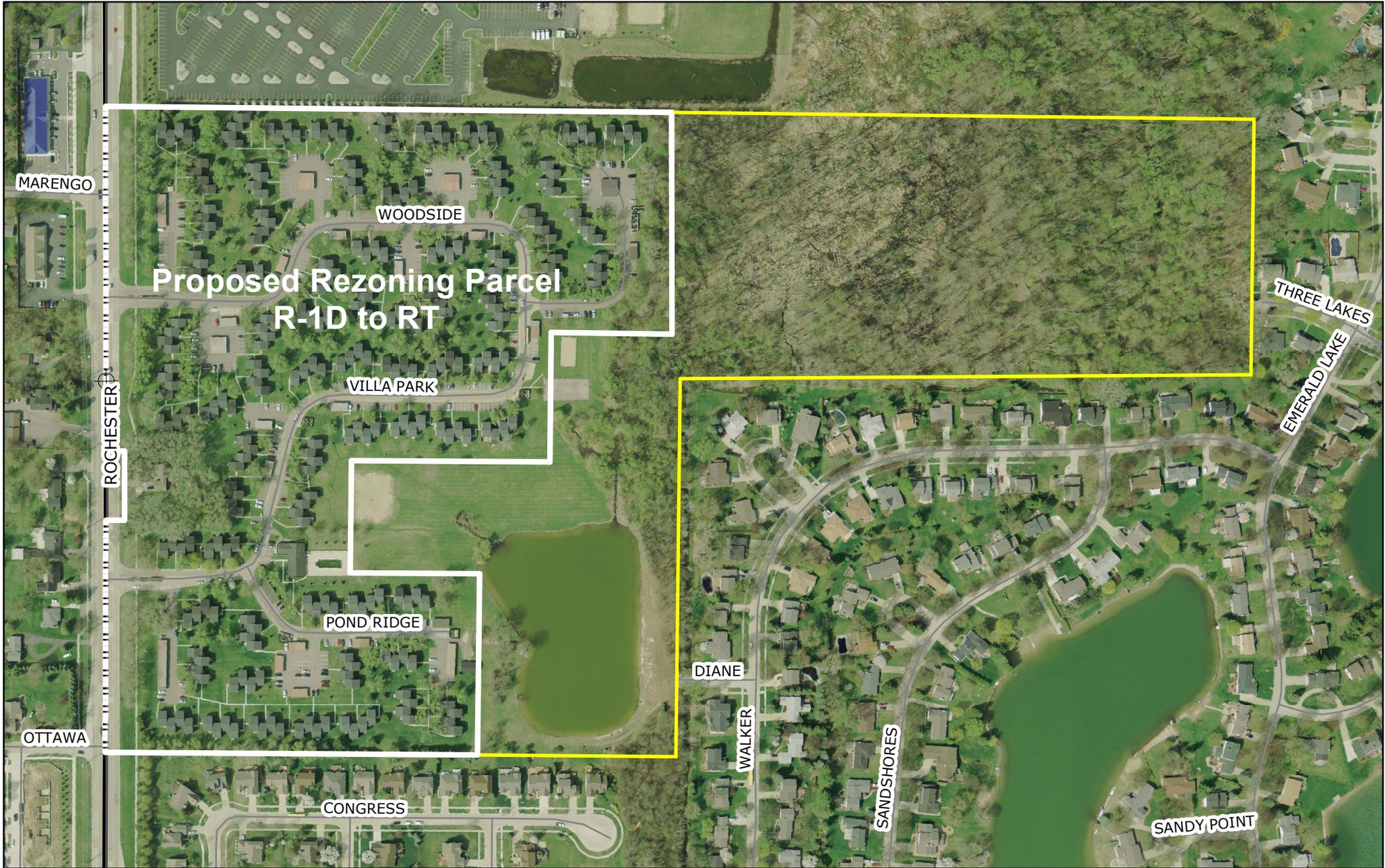


Legend

Form Based Zoning (Current)

-  (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

Printed: 1/31/2013



**Proposed Rezoning Parcel
R-1D to RT**

**Rochester Villas Proposed
Rezoning Sketch
Parcel #88-20-02-301-010**



1 inch = 300 feet

CITY OF TROY
AN ORDINANCE TO AMEND
CHAPTER 39 OF THE CODE
OF THE CITY OF TROY

The City of Troy ordains:

Section 1. Short Title

This Ordinance shall be known and may be cited as the _____ amendment to the Zoning District Map of the Code of the City of Troy.

Section 2. Amendment

Section 4.02 of Chapter 39 is hereby amended to permit the zoning map of said code to be, and the same is hereby amended to delineate the subject parcel as RT (One-Family Attached Residential), as described in the attached Rochester Villas Proposed Rezoning Sketch and Description of Proposed Rezoning.

The subject property is located on the east side of Rochester Road, south of South Boulevard (1071 Villa Park), in section 2, within the R-1D (One Family Residential) Zoning District, being approximately 34.169 acres in size.

Section 3. Repeal

All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 4. Savings

All proceedings pending, and all rights and liabilities existing, acquired or incurred, at the time this Ordinance takes effect, are hereby saved. Such proceedings may be consummated under and according to the ordinance in force at the time such proceedings were commenced. This ordinance shall not be construed to alter, affect, or abate any pending prosecution, or prevent prosecution hereafter instituted under any ordinance specifically or impliedly repealed or amended by this ordinance adopting this penal regulation, for offenses committed prior to the effective date of this ordinance; and new prosecutions may be instituted and all prosecutions pending at the effective date of this ordinance may be continued, for offenses committed prior to the effective date of this ordinance, under and in accordance with the provisions of any ordinance in force at the time of the commission of such offense.

Section 5. Severability Clause

Should any work, phrase, sentence, paragraph or section of this Ordinance be held invalid or unconstitutional, the remaining provision of this ordinance shall remain in full force and effect.

Section 6. Effective Date

This Ordinance shall become effective ten (10) days from the date hereof or upon publication, whichever shall later occur.

This Ordinance is enacted by the Council of the City of Troy, Oakland County, Michigan, at a regular meeting of the City Council held at City Hall, 500 W. Big Beaver, Troy, Michigan, on Monday, the 18th day of March, 2013.

Dane Slater, Mayor

M. Aileen Bittner
City Clerk

PUBLISHED: _____

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8. PUBLIC HEARING – CITY INITIATED REZONING APPLICATION (File Number Z 742) – Proposed 1071 Villa Park (part of Parcel Identification No. 88-20-02-301-010), East Side of Rochester Road, South of South Boulevard, Section 2, From R-1D (One Family Residential) District to RT (One Family Attached Residential) District

Mr. Savidant presented the report on the item.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2013-02-013

Moved by: Edmunds

Seconded by: Schultz

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1D to RT rezoning request, located on the east side of Rochester Road, south of South Boulevard (1071 Villa Park), in Section 2, being approximately 34.169 acres in size, be approved for the following reasons:

1. The rezoning is consistent with the City of Troy Master Plan.
2. The rezoning is consistent with abutting zoning districts and land uses.
3. The rezoning will eliminate the nonconforming use status of the subject property.
4. The rezoning will correct an administrative error.

Yes: All present (8)

MOTION CARRIED

Rochester Road: Green Corridor



- *Regional model for a green corridor*
- *A strong focus on access management*
- *Heightened emphasis on strong stormwater management techniques*
- *Retail catering to regional traffic*
- *Innovative site design techniques applied through PUD use to allow for redevelopment for shallow lots*

Rochester Road carries high volumes of traffic causing backups at intersections. The abutting development pattern from Big Beaver Road north to Long Lake Road is a continuous row of highway-oriented commercial uses. North of Long Lake Road, the land use pattern evolves, becoming a mix of commercial and office near the intersections and older single-family homes and multiple-family complexes in between.

If Rochester Road is to have a defined role and pleasing character in the City, it must undergo a significant transformation over time. Ultimately, the Rochester Road Corridor will become a regional showcase for effective stormwater management and enhancement of the natural environment, while encouraging a combination of high-quality land uses. Effective landscaping focused on

native plantings, and improved land use and access management along Rochester will create a green corridor that provides a high level of service for motorists, and which provides an effective natural buffer between high traffic volumes and people visiting adjacent properties. The creation of this green corridor would occur primarily in the right-of-way along road frontages and in the median of a future boulevard.

While the emphasis on innovative stormwater management is specifically called on for the Rochester Road Corridor, new low-impact techniques are to be encouraged elsewhere throughout the City of Troy. As noted in Chapter 7, innovative stormwater management is a priority for the community. Rochester Road will play an important role in this City-wide initiative by proving a regional showcase for such techniques.

New construction along the corridor may include detention and retention basins that work together from site-to-site with other features to create a continuous, linear landscape feature. By connecting properties, the basins create visual relief from traffic. **Low impact development methods will be used throughout the corridor to filter stormwater runoff.** Rochester Road will also be characterized by effective new signage, high-quality lighting, and effective, complementary site and architectural design.

Uses along Rochester Road will include a variety of mixed uses, established in a “pulsing” pattern where the most intense mixed-use or exclusively non-residential development will occur near the Neighborhood Nodes situated along its main intersections. Lower-impact uses, such as small scale retail or condominiums should be encouraged along the corridor frontage between these nodes.

DESIGN CONCEPT

- Commercial strip development should be limited and gradually replaced with mixed use.
- Commercial development should be encouraged to expand in the form of dense multi-story mixed-use concentrations at major intersections. Concentrations are limited to within 1,000 feet of the intersection.
- The areas between nodes should develop as lower-rise office and multiple-family. The height differences encourage a visual “pulse.”

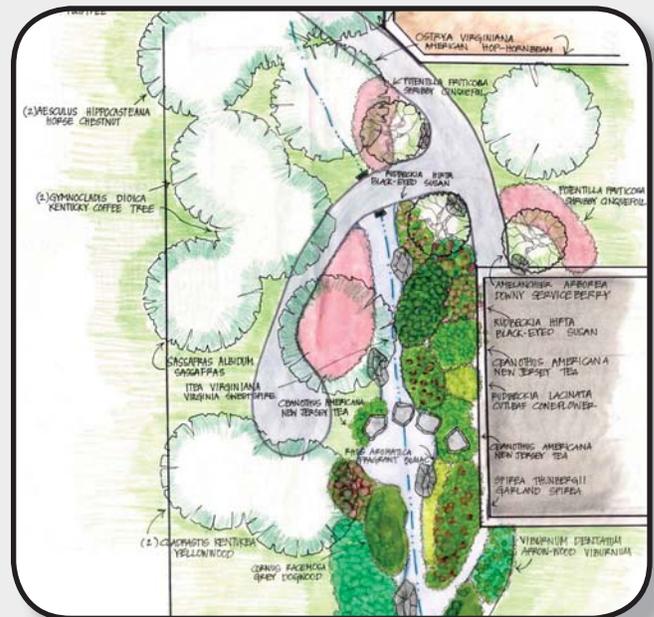
SITE DESIGN ATTRIBUTES

- Parking areas should be within rear yards or interior parts of the site. A single row of parking may be appropriate in front and exterior side yards in limited applications.
- Parking will connect to adjacent sites, eventually linking several developments with a rear access lane. The number of drives connecting to Rochester Road should be minimized.
- Defined internal walks will connect the businesses and buildings together.
- Internal walks will be connected to the public sidewalk system.
- Buildings will be separated from street traffic by a greenbelt or sculptural storm water detention basin.
- Height and size of signage will be reduced to contain visual clutter.

BUILDING DESIGN ATTRIBUTES

- The height at nodes will be multi-story not exceeding four stories.

- The height between nodes should not exceed two stories.
- Ground level stories should be, at a minimum, twelve feet in height; with large expanses of transparent glass at intersection nodes.
- Fenestration for the ground level of buildings in nodes will be accentuated through the use of awnings, overhangs or trim detailing.



Design for a Rain Garden in Troy; City of Troy



Lovell Pond in Troy; an example of an innovative, urban stormwater basin; Photo by Jennifer Lawson