



## CITY COUNCIL AGENDA ITEM

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Date: July 16, 2013

To: Brian Kischnick, City Manager

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

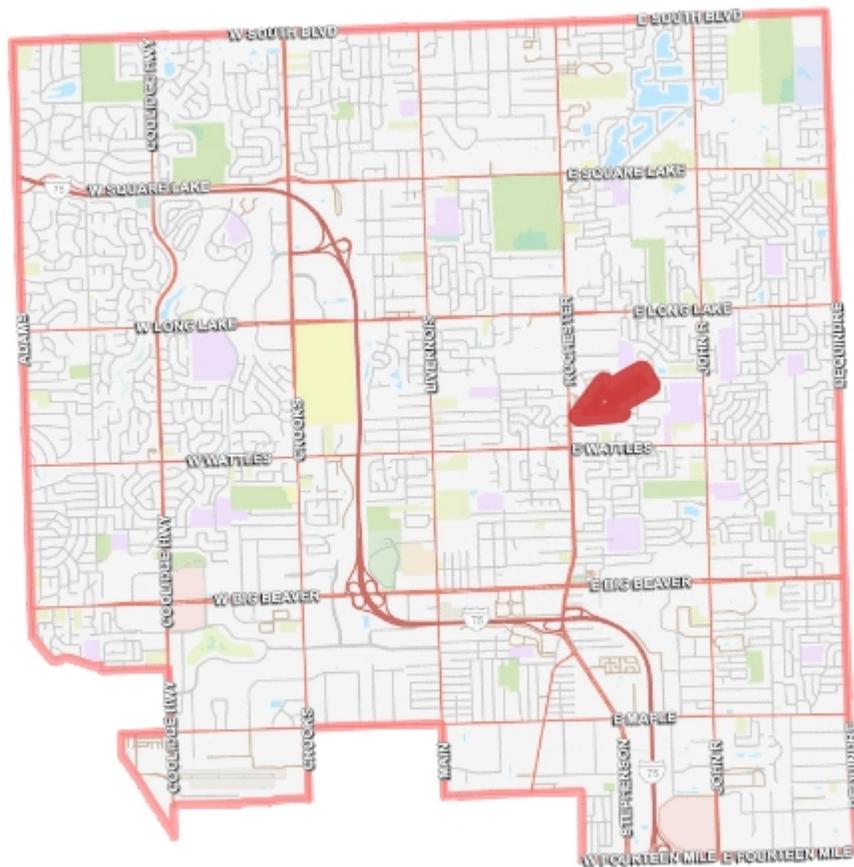
Subject: ANNOUNCEMENT OF PUBLIC HEARING (JULY 22, 2013) – REZONING APPLICATION (File Number Z 744) – Proposed Belleclaire Condominiums, East side of Rochester, North of Wattles, South side of Lamb (*part of* 4210 Rochester), Section 14, From R-1C (One Family Residential) District to RT (One Family Attached Residential) District

A public hearing for this item is scheduled for the August 12, 2013 City Council Regular meeting.

The public notice language is attached.

Attachments:

1. Locational Maps (2)
2. Planning Commission agenda item from July 9, 2013 Regular meeting.
3. Planning Commission Minutes from the July 9, 2013 Regular Meeting (draft excerpt)
4. Public notice language



20,203 0 10,101 20,203 Feet



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.

DATE: July 2, 2013

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PUBLIC HEARING - REZONING APPLICATION (File Number Z 744) – Proposed Belleclaire Condominiums, East side of Rochester, North of Wattles, South side of Lamb (*part of* 4210 Rochester), Section 14, From R-1C (One Family Residential) District to RT (One Family Attached Residential) District

The applicant, Mondrian Properties Belleclaire LLC, seeks a rezoning of the subject parcel from R-1C (One Family Residential) District to RT (One Family Attached Residential) District. The applicant indicated that the rezoning is needed in order to bring the site into closer compliance with the Master Plan.

The site is within the Rochester Road classification in the City of Troy Master Plan. This classification calls for lower impact uses such as condominiums along the corridor frontage between the more intense nodes located at the major road intersections.

Adjacent properties along Rochester Road to the north and south are presently zoned RT, as is a parcel to the southwest across Rochester Road.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the rezoning request. 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 agrees with the recommendation.

Please be prepared to discuss this item at the July 9, 2013 Planning Commission Regular meeting.

Attachments:

1. Maps
2. City of Troy Master Plan (excerpt)
3. Report prepared by Carlisle/Wortman Associates, Inc.

G:\REZONING REQUESTS\Z 744 Belleclaire Condominiums Sec 14\PC Memo 07 09 2013.doc

## PROPOSED RESOLUTION

REZONING APPLICATION (File Number Z 744) – Proposed Belleclaire Condominiums, East side of Rochester, North of Wattles, South side of Lamb (*part of* 4210 Rochester), Section 14, From R-1C (One Family Residential) District to RT (One Family Attached Residential) District

**Resolution # PC-2013-07-**

Moved by:

Seconded by:

**RESOLVED**, That the Planning Commission hereby recommends to the City Council that the R-1C to RT rezoning request, located on the east side of Rochester Road, north of Wattles, south side of Lamb Road, part of 4210 Rochester Road, in Section 14, being approximately 1.084 acres in size, be approved.

Yes:

Absent:

**MOTION CARRIED / FAILED**



Legend:

203 0 101 203 Feet

Scale 1: 1,216



## 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.





CARLISLE

WORTMAN  
associates, inc.

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

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

Date: June 28, 2013

## Rezoning Analysis For City of Troy, Michigan

<b>Applicant:</b>	Joseph Maniaci
<b>Project Name:</b>	Belleclaire Condominiums
<b>Location:</b>	4120 Rochester Road (northwest portion)
<b>Current Zoning:</b>	R-1C, Single Family Residential District
<b>Action Requested:</b>	To rezone northwest 1.1 acres of Tax Parcel #20-14-351-083 from R-1C to RT, One-Family Attached Residential
<b>Required Information:</b>	As noted in review.

### BACKGROUND

The purpose of this analysis is to assist the City in determining the appropriateness of rezoning the northwest 1.1 acres of 4120 Rochester Road from R-1C, Single Family Residential to RT, One-Family Attached Residential. The rezoning would allow development of a nine (9) unit attached single-family development at the southeast corner of Rochester Road and Lamb Drive. This site was formerly developed as a nursery containing an existing building, shed and greenhouse. The eastern portion of the site was recently approved for a nine (9) unit single-family residential development (Belleclaire Estates).

While a site plan was submitted by the applicant, site plan approval is not part of this application. A complete site plan application will be submitted by the applicant if the rezoning is granted by the City Council.

Location of Subject Property:

East side of Rochester Road and south side of Lamb Drive.

**Approximate Location of Site Development**



Size of Subject Property:

The parcel is 1.1 net acres in area:

Proposed Uses of Subject Parcel:

Nine (9) attached, single family homes.

Current Use of Subject Property:

The subject property is currently vacant

Current Zoning:

The property is currently zoned R-1C, One-family Residential District.

## MASTER PLAN

The subject site lies in the Rochester Road future land use category, on the edge of the Single-Family Residential category. The intent of the Rochester Road future land use category is described in the Master Plan as follows:

*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.*

*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.*

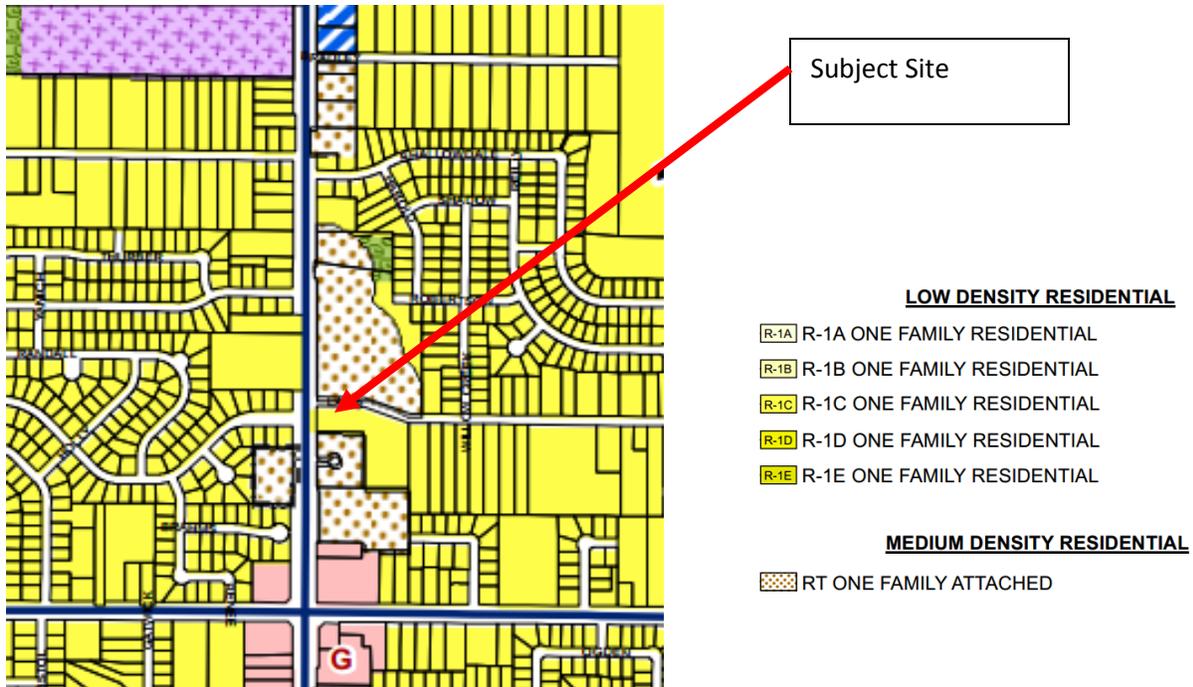
The Rochester Road category is designed to have "soft edges," that is, it does not closely follow parcel lines and is intended to be applied to a wide variety of sites having access to Rochester Road. The use of this site as attached residential uses will provide an appropriate transition between Rochester Road and the adjacent single-family residential neighborhood. The proposed rezoning to RT is consistent with the overall goals of the Master Plan and the specific recommendations for this area.

**Items to be Addressed:** None.

## ZONING and LAND USE

The zoning, land use and Master Plan designations for the surrounding parcels are shown in the table below:

	Zoning	Master Plan	Land Use
<b>North</b>	R-T, Residential Attached	Rochester Road	Single-family attached homes
<b>South</b>	R-T, Residential Attached	Rochester Road	Single-family attached homes
<b>East</b>	R-1C, One-Family Residential	Single Family Residential	Single-family homes
<b>West</b>	R-1C, One-Family Residential	Rochester Road	Single-family homes



The stated intent in the Zoning Ordinance of the R-1C District is as follows “...*The Master Plan recognizes that single-family residential neighborhoods are vital components of the City, and comprise the majority of the land area within the City. The intent of the R-1A through R-1E Districts is to provide areas for single-family dwellings with the primary distinction being a range of densities, implemented through varying lot sizes. The R-1A through R-1E Districts are further intended to preserve and improve upon the quality of residential neighborhoods while permitting a limited number of other compatible uses which support residential neighborhoods.*”

The R-1C District permits a narrow range of uses compatible with, or dedicated to, residential purposes.

The proposed RT District allows for two-family and attached single-family dwellings in addition to the narrow range of uses compatible with or dedicated to residential purposes. The RT district is designed to permit attached residential dwellings which may serve as a transition between high intensity or non-residential areas and low density residential areas. The RT District differs from the existing R-1C classification only in that it allows for two-family and attached single-family dwellings.

The subject site is surrounded by attached single-family and traditional single-family residential development. The proposed RT zoning district will provide a transition area from the Rochester Road corridor to the neighboring single-family residential developments to the east. We find the proposed rezoning request complies with the surrounding zoning and land uses.

**Items to be Addressed: None.**

## TRAFFIC IMPACT AND SITE ACCESS

The proposed rezoning would allow development of a nine (9) unit attached single-family condominium building and associated site improvements. This type of development will result in minimal daily trips, and will not negatively impact traffic patterns.

**Items to be Addressed:** None.

## STANDARDS OF REVIEW

Section 16.03 C. states that a rezoning may only be approved upon a finding and determination that all of the following are satisfied:

1. *The proposed rezoning is consistent with the Master Plan. If the current zoning is in material conflict with the Master Plan, such conflict is due to one of the following:*
  - a. *A change in City policy since the Master Plan was adopted.*
  - b. *A change in conditions since the Master Plan was adopted.*
  - c. *An error in the Master Plan.*
2. *The proposed rezoning will not cause nor increase any non-conformity.*
3. *Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.*
4. *The rezoning will not impact public health, safety, or welfare.*
5. *The rezoning will ensure compatibility with adjacent uses of land.*

The rezoning of the subject site to RT is in compliance with the City of Troy Master Plan. Further, it is consistent with the development pattern of this area of the City, and will not be a detriment to the public health, safety or welfare, and will not burden public services and facilities.

**Items to be Addressed:** None.

## SITE PLAN COMMENTS

While a review of the site plan is not part of the rezoning application review process, we note the following issues should be considered by the applicant for the future site plan submittal:

1. Confirmation that the westerly dwelling unit will face Rochester Road, providing a street presence.
2. Consolidate curb cuts.
3. A rear yard is provided along the east property line, and a side yard along the south property line distancing the proposed development from the single-family development to the east.

**SUMMARY**

We find the proposed rezoning request is consistent with the Master Plan and complies with the surrounding zoning and land uses. We recommend approval of the proposed rezoning of the northwest portion of Parcel #20-14-351-083 from R-1C, One Family Residential to RT, One Family Attached.



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

#225-02-1318

Cc: Joe Maniaci via [JManiaci@mondrianproperties.com](mailto:JManiaci@mondrianproperties.com)  
Horizon Engineering via [nrobinson@horizoneng.net](mailto:nrobinson@horizoneng.net)

May 23, 2013

Planning Department  
City of Troy  
500 West Big Beaver Road  
Troy, Michigan 48084

Re: Rezoning Request for "Belleclaire Condominiums"  
Part of #4210 Rochester Road

Dear City of Troy Planning Department:

Attached to this letter please find the following items:

- One (1) Rezoning Request Application.
- One (1) Rezoning Application Checklist.
- One (1) Certified Topographical (Boundary) Survey.
- One (1) Site Plan & Rezoning Plan.
- One (1) CD containing PDF copies of the above items.
- Two (2) checks (\$1,800 Rezoning Request Fee and \$1,500 Escrow Fee).

These materials are being submitted for your review pursuant to placement on a Planning Commission agenda for a Rezoning Request for a part of the property located at #4210 Rochester Road and as described on the enclosed Site Plan & Rezoning Plan.

The subject property is currently zoned R-1C, one-family residential district. An application for Site Condominium review has been filed with the City for the easterly portion of the property to be developed as zoned into a one-family residential site condominium (proposed "Belleclaire Estates").

The balance of the property, being the westerly portion and the subject of the enclosed Rezoning Application, is proposed to be developed as a one-family attached residential condominium, which requires rezoning from the R-1C district to the RT district.

Though zoned R-1C, the property has historically been used as a commercial operation for landscaping and nursery sales and services. Redeveloping as an attached condominium reduces the intensity of the use and brings the site into closer conformity to the City's Master Plan which generally calls for lower-impact uses, such as condominiums, along the Rochester Road corridor between the higher-intensity commercial nodes located at the main roadway intersections.

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May 23, 2013  
Planning Department, City of Troy  
Re: Rezoning Request for "Belleclaire Condominiums"

Neighboring developments to the north and south are zoned RT and developed as one-family attached condominiums. This property currently interrupts an otherwise contiguous district. By rezoning from R-1C to RT and redeveloping from a commercial operation to condominiums the property becomes more harmonious with surrounding developments and the neighborhood in general, and provides a more acceptable transition in use and intensity between Rochester Road and the single family R-1C district to the east.

Your consideration of our request is greatly appreciated. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,



Nathan P. Robinson, P.E.  
*President*  
*nrobinson@horizoneng.net*

cc.: Joseph Maniaci, Mondrian Properties

attachments



# TOPOGRAPHIC SURVEY

CERTIFIED TO: MONDRIAN PROPERTIES BELLECLAIR LLC

NORTH



SCALE: 1"=30'

**AZTEC**  
LAND SURVEYORS INC.  
P.O. BOX 393  
HOLLY, MI 48442

TOPOGRAPHIC SURVEY

PROJECT: TOPOGRAPHIC SURVEY  
CLIENT: MONDRIAN PROPERTIES  
5025 SCHROEDER ROAD  
SHELBY TOWNSHIP, MI 48315  
JOB NO: 13-095  
DATE: 3/14/13  
DRAWN BY: S.A.  
CHECKED BY: S.A.

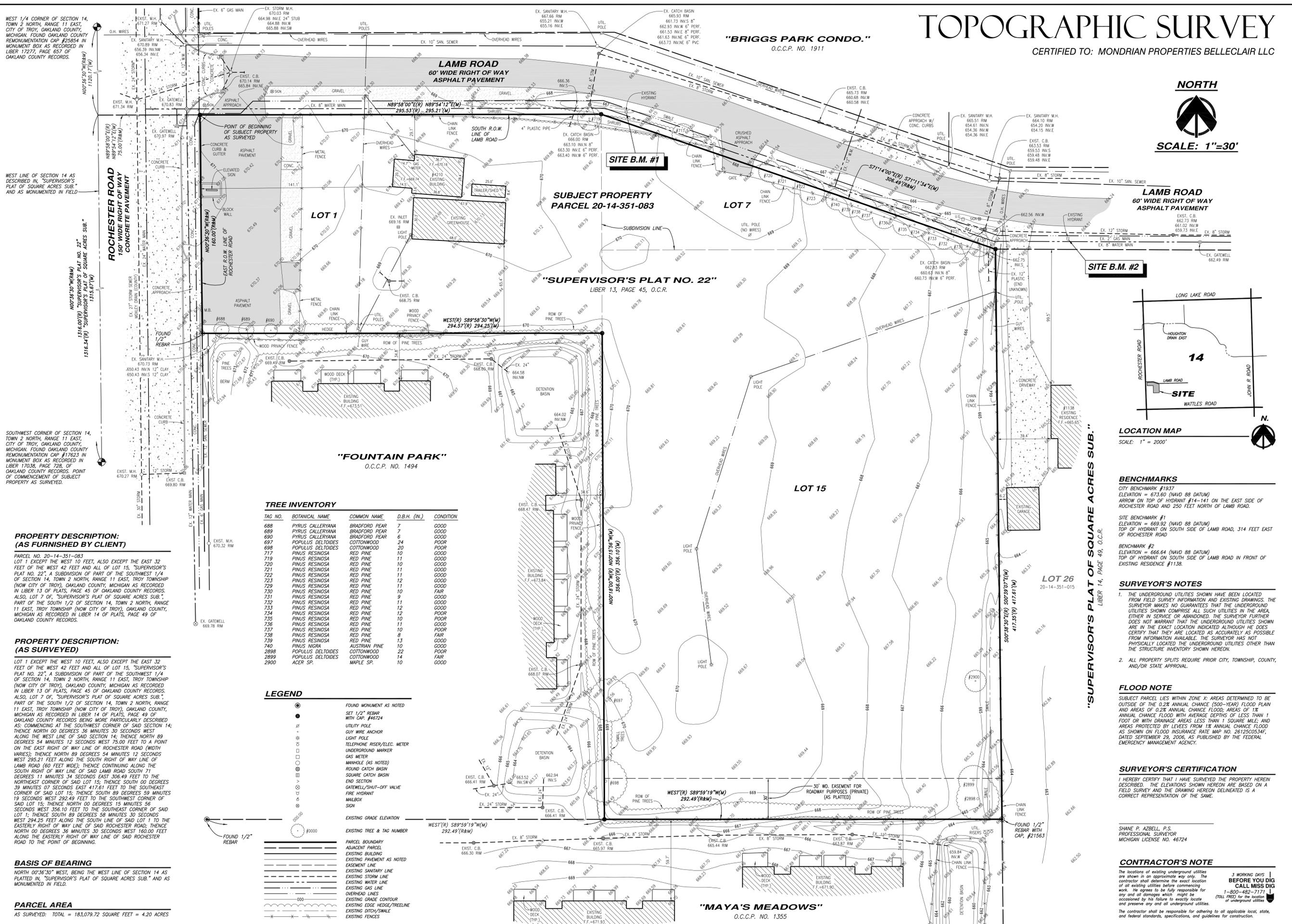
REVISIONS:

SCALE:

SHEET

1 OF 1

MUNICIPAL REVIEW NUMBERS:



WEST 1/4 CORNER OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, FOUND OAKLAND COUNTY REMONUMENTATION CAP #25854 IN MONUMENT BOX AS RECORDED IN LIBER 17271, PAGE 657 OF OAKLAND COUNTY RECORDS.

WEST LINE OF SECTION 14 AS DESCRIBED IN "SUPERVISOR'S PLAT OF SQUARE ACRES SUB." AND AS MONUMENTED IN FIELD.

SOUTHWEST CORNER OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 17623 IN MONUMENT BOX AS RECORDED IN LIBER 17638, PAGE 729 OF OAKLAND COUNTY RECORDS. POINT OF COMMENCEMENT OF SUBJECT PROPERTY AS SURVEYED.

"BRIGGS PARK CONDO."  
O.C.C.P. NO. 1911

LAMB ROAD  
60' WIDE RIGHT OF WAY  
ASPHALT PAVEMENT

LAMB ROAD  
60' WIDE RIGHT OF WAY  
ASPHALT PAVEMENT

ROCHESTER ROAD  
150' WIDE RIGHT OF WAY  
CONCRETE PAVEMENT

SITE B.M. #1

SUBJECT PROPERTY  
PARCEL 20-14-351-083

"SUPERVISOR'S PLAT NO. 22"  
LIBER 13, PAGE 45, O.C.R.

SITE B.M. #2

"FOUNTAIN PARK"  
O.C.C.P. NO. 1494



LOCATION MAP  
SCALE: 1" = 2000'

BENCHMARKS

CITY BENCHMARK #1937  
ELEVATION = 673.60 (NAVD 88 DATUM)  
ARROW ON TOP OF HYDRANT #14-141 ON THE EAST SIDE OF ROCHESTER ROAD AND 250 FEET NORTH OF LAMB ROAD.  
SITE BENCHMARK #1  
ELEVATION = 669.92 (NAVD 88 DATUM)  
TOP OF HYDRANT ON SOUTH SIDE OF LAMB ROAD, 314 FEET EAST OF ROCHESTER ROAD.  
BENCHMARK #2  
ELEVATION = 666.64 (NAVD 88 DATUM)  
TOP OF HYDRANT ON SOUTH SIDE OF LAMB ROAD IN FRONT OF EXISTING RESIDENCE #1138.

SURVEYOR'S NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE DECS CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.
2. ALL PROPERTY SPLITS REQUIRE PRIOR CITY, TOWNSHIP, COUNTY, AND/OR STATE APPROVAL.

FLOOD NOTE

SUBJECT PARCEL LIES WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE (500-YEAR) FLOOD PLAIN AND AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 26125C0534F, DATED SEPTEMBER 29, 2006, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED. THE ELEVATIONS SHOWN HEREON ARE BASED ON A FIELD SURVEY AND THE DRAWING HEREON DELINEATED IS A CORRECT REPRESENTATION OF THE SAME.

SHANE P. AZBELL, P.S.  
PROFESSIONAL SURVEYOR  
MICHIGAN LICENSE NO. 46724

CONTRACTOR'S NOTE

The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities. The contractor shall be responsible for adhering to all applicable local, state, and federal standards, specifications, and guidelines for construction.

**TREE INVENTORY**

TAG NO.	BOTANICAL NAME	COMMON NAME	D.B.H. (IN.)	CONDITION
688	PYRUS CALLERYANA	BRADFORD PEAR	7	GOOD
689	PYRUS CALLERYANA	BRADFORD PEAR	7	GOOD
690	PYRUS CALLERYANA	BRADFORD PEAR	6	GOOD
697	POPULUS DELTOIDES	COTTONWOOD	24	POOR
698	POPULUS DELTOIDES	COTTONWOOD	20	POOR
717	PINUS RESINOSA	RED PINE	10	GOOD
719	PINUS RESINOSA	RED PINE	11	GOOD
720	PINUS RESINOSA	RED PINE	10	GOOD
721	PINUS RESINOSA	RED PINE	11	GOOD
722	PINUS RESINOSA	RED PINE	11	GOOD
723	PINUS RESINOSA	RED PINE	12	GOOD
729	PINUS RESINOSA	RED PINE	11	GOOD
730	PINUS RESINOSA	RED PINE	10	FAIR
731	PINUS RESINOSA	RED PINE	9	GOOD
732	PINUS RESINOSA	RED PINE	11	GOOD
733	PINUS RESINOSA	RED PINE	12	GOOD
734	PINUS RESINOSA	RED PINE	12	POOR
735	PINUS RESINOSA	RED PINE	10	POOR
736	PINUS RESINOSA	RED PINE	11	GOOD
737	PINUS RESINOSA	RED PINE	10	POOR
738	PINUS RESINOSA	RED PINE	8	FAIR
739	PINUS RESINOSA	RED PINE	13	GOOD
740	PINUS INGRA	AUSTRALIAN PINE	10	GOOD
2898	POPULUS DELTOIDES	COTTONWOOD	22	POOR
2899	POPULUS DELTOIDES	COTTONWOOD	14	FAIR
2900	ACER SP.	MAPLE SP.	10	GOOD

**LEGEND**

- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR WITH CAP #46724
- UTILITY POLE
- GUY WIRE ANCHOR
- LIGHT POLE
- TELEPHONE RISER/ELEC. METER
- UNDERGROUND MARKER
- GAS METER
- MANHOLE (AS NOTED)
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- END SECTION
- GATEWELL/SHUT-OFF VALVE
- FIRE HYDRANT
- MAILBOX
- SIGN
- EXISTING GRADE ELEVATION
- EXISTING TREE & TAG NUMBER
- PARCEL BOUNDARY
- ADJACENT PARCEL
- EXISTING BUILDING
- EXISTING PAVEMENT AS NOTED
- EASEMENT LINE
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- OVERHEAD LINES
- EXISTING GRADE CONTOUR
- COTTONWOOD TREELINE
- EXISTING DITCH/SWALE
- EXISTING FENCES

**PROPERTY DESCRIPTION: (AS FURNISHED BY CLIENT)**

PARCEL NO. 20-14-351-083  
LOT 1 EXCEPT THE WEST 10 FEET, ALSO EXCEPT THE EAST 32 FEET OF THE WEST 42 FEET AND ALL OF LOT 15, SUPERVISOR'S PLAT NO. 22, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 13 OF PLATS, PAGE 45 OF OAKLAND COUNTY RECORDS. ALSO, LOT 1 OF SUPERVISOR'S PLAT OF SQUARE ACRES SUB. 1, PART OF THE SOUTH 1/2 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 14 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS.

**PROPERTY DESCRIPTION: (AS SURVEYED)**

LOT 1 EXCEPT THE WEST 10 FEET, ALSO EXCEPT THE EAST 32 FEET OF THE WEST 42 FEET AND ALL OF LOT 15, SUPERVISOR'S PLAT NO. 22, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 14 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 00 DEGREES 36 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 14; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS WEST 295.21 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF LAMB ROAD (60 FEET WIDE); THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF SAID LAMB ROAD SOUTH 71 DEGREES 11 MINUTES 34 SECONDS EAST 306.49 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 00 DEGREES 39 MINUTES 07 SECONDS EAST 417.61 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 89 DEGREES 59 MINUTES 19 SECONDS WEST 292.49 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE NORTH 00 DEGREES 15 MINUTES 56 SECONDS WEST 356.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 58 MINUTES 30 SECONDS WEST 294.25 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE EASTERLY RIGHT OF WAY LINE OF SAID ROCHESTER ROAD; THENCE NORTH 00 DEGREES 36 MINUTES 30 SECONDS WEST 160.00 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID ROCHESTER ROAD TO THE POINT OF BEGINNING.

**BASIS OF BEARING**

N00°36'30" WEST, BEING THE WEST LINE OF SECTION 14 AS PLATTED IN "SUPERVISOR'S PLAT OF SQUARE ACRES SUB." AND AS MONUMENTED IN FIELD.

**PARCEL AREA**

AS SURVEYED: TOTAL = 183,079.72 SQUARE FEET = 4.20 ACRES

"MAYA'S MEADOWS"  
O.C.C.P. NO. 1355



**REZONING REQUEST**

5. PUBLIC HEARING - REZONING APPLICATION (File Number Z 744) – Proposed Belleclaire Condominiums, East side of Rochester, North of Wattles, South side of Lamb (*part of* 4210 Rochester), Section 14, From R-1C (One Family Residential) District to RT (One Family Attached Residential) District

Mr. Carlisle reviewed the proposed rezoning application. He reported the rezoning request is consistent with the Master Plan and complies with the surrounding zoning and land uses. Mr. Carlisle stated support for the rezoning request.

Joseph Maniaci of Mondrian Properties and Nathan Robinson of Horizon Engineering were present. Mr. Maniaci briefly addressed stormwater management for the proposed condominium development.

Several members applauded the petitioner for his interest and investment in the City.

**PUBLIC HEARING OPENED**

No one was present to speak.

**PUBLIC HEARING CLOSED****Resolution # PC-2013-07-055**

Moved by: Hutson

Seconded by: Krent

**RESOLVED**, That the Planning Commission hereby recommends to the City Council that the R-1C to RT rezoning request, located on the east side of Rochester Road, north of Wattles, south side of Lamb Road, part of 4210 Rochester Road, in Section 14, being approximately 1.084 acres in size, be approved.

Yes: All present (8)

Absent: Schultz

**MOTION CARRIED**

**CITY OF TROY**  
**PUBLIC HEARING**

A Public Hearing will be held by and before the City Council of the City of Troy at City Hall, 500 W. Big Beaver, Troy, Michigan, on Monday, August 12, 2013, at 7:30 p.m. or as soon thereafter as the agenda will permit, to consider a Rezoning Request to rezone the following described property from the R-1 C (One Family Residential) district to the RT (One-Family Attached Residential) district.

The subject property is located **on the east side of Rochester, north of Wattles, South side of Lamb.**

The subject property address is:       **4210 Rochester Road**  
  **Parcel ID # 88-20-14-351-083 (part of)**

Comments can be expressed at the Public Hearing, or written comments can be directed to the attention of the Planning Department, City of Troy, 500 W. Big Beaver Road, Troy, Michigan 48084, or by e-mail to [planning@troymi.gov](mailto:planning@troymi.gov) no later than 3:00 p.m. on the date of the meeting. If you have questions you may contact the Planning Department by e-mail or by phone at (248) 524-3364.

The application on file can be viewed and/or copies can be purchased at the Planning Department, City of Troy, 500 W. Big Beaver Road, Troy, Michigan 48084.

Notices and information for public hearings will also be posted on the City website at <http://troymi.gov/Government/PublicHearings> .

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Aileen Bittner, CMC  
City Clerk

**NOTICE:** *Persons with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at [clerk@troymi.gov](mailto: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.*