



**PLANNING COMMISSION
MEETING AGENDA
SPECIAL/STUDY MEETING**

500 W. Big Beaver
Troy, MI 48084
(248) 524-3364
www.troymi.gov
planning@troymi.gov

John J. Tagle, Chair, Donald Edmunds, Vice Chair
Michael W. Hutson, Edward Kempen, Tom Krent, Philip Sanzica
Gordon Schepke, Robert Schultz and Thomas Strat

July 23, 2013

7:00 P.M.

Council Board Room

1. ROLL CALL
2. APPROVAL OF AGENDA
3. MINUTES – July 9, 2013 Regular Meeting
4. PUBLIC COMMENT – For Items Not on the Agenda
5. ZONING BOARD OF APPEALS (ZBA) REPORT
6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT
7. PLANNING AND ZONING REPORT

SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW

8. PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 409) – Proposed Faith Lutheran Church, West side of Dequindre, North of Big Beaver (37635 Dequindre), Section 24, Currently Zoned R-1D (One Family Residential) District

ZONING ORDINANCE TEXT AMENDMENT

9. PUBLIC HEARING - ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 245)
– Sober Living Facilities

CONDITIONAL REZONING REQUEST

10. PUBLIC HEARING – CONDITIONAL REZONING APPLICATION (File Number CR 009)
– Proposed Troy Marriott Hotels, West side of Stephenson Highway, North of 14 Mile (333 Stephenson Highway), Section 35, From O (Office) District to OM (Office Mixed Use) District

OTHER BUSINESS

11. **PUBLIC COMMENT** – Items on Current Agenda
12. **PLANNING COMMISSION COMMENT**

ADJOURN

NOTICE: *People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at 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.*

Chair Tagle called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on July 9, 2013 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds
Michael W. Hutson
Edward Kempen
Tom Krent
Philip Sanzica
Gordon Schepke
Thomas Strat
John J. Tagle

Absent:

Robert Schultz

Also Present:

Brian Kischnick, City Manager
R. Brent Savidant, Planning Director
Lori Grigg Bluhm, City Attorney
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2013-07-053

Moved by: Sanzica
Seconded by: Edmunds

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Schultz

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2013-07-054

Moved by: Edmunds
Seconded by: Krent

RESOLVED, To approve the minutes of the June 25, 2013 Special/Study meeting as published.

Yes: Edmunds, Hutson, Kempen, Krent, Sanzica, Schepke, Strat
Abstain: Tagle
Absent: Schultz

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

City Manager Brian Kischnick introduced himself and his family.

REZONING REQUEST

5. PUBLIC HEARING - REZONING APPLICATION (File Number Z 744) – Proposed Belleclair 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

PRELIMINARY SITE PLAN REVIEW

- 6. **PRELIMINARY SITE PLAN REVIEW (File Number SP 986)** – Proposed MJR Theatres Troy Grand Cinema 16, Southeast Corner of Maple and Livernois (100 E Maple), Section 34, Currently Zoned MR (Maple Road) District

Mr. Carlisle gave an overall review of his report prepared for the proposed MJR Theatres. Mr. Carlisle addressed:

- Building placement.
- Traffic studies.
- Pedestrian access.
- Parking requirements, parking deviation.
- Landscaping, screening along Livernois.
- Photometric plan.

Mr. Carlisle stated he and City staff worked diligently with the applicant to address concerns prior to consideration of the Board this evening. He strongly supports the proposed development and recommends preliminary approval of the site plan with the six conditions as specified in his report, dated July 2, 2013.

Michael Mihalich, founder and CEO of MJR Digital Cinemas, was present. Mr. Mihalich said the conditions to site plan approval would be met. He said they are on a fast track and anxious to hit ground. Mr. Mihalich briefly addressed the use of bicycle racks.

Brent LaVanway of Boss Engineering addressed stormwater management.

Chair Tagle opened the floor for public comment.

Bruce Gershenson, representing the property owners, said they are very pleased and very lucky to have MJR coming in. He said it will be a tremendous boon to the area.

Chair Tagle closed the floor for public comment.

Resolution # PC-2013-07-056

Moved by: Edmunds

Seconded by: Krent

RESOLVED, The Planning Commission hereby approves a reduction in the total number of required parking spaces for the proposed MJR Theatres Troy Grand Cinema 16 to 770 when a total of 1,067 spaces are required on the site based on the off-street parking space requirements for movie theaters. This 297-space reduction maintains a ratio of 1 space per 4 seats which meets industry standards and is sufficient to meet parking demands on similar sites in Michigan, as described in a parking study submitted by the petitioner. This reduction meets the standards of Section 13.06; and,

BE IT FURTHER RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed MJR Theatres Troy Grand Cinema 16, located on the southeast corner of Maple and Livernois (100 E Maple), Section 34, within the MR (Maple Road) district, be granted, subject to the following:

1. Install right-in/right-out traffic divider at the westernmost entrance along Maple Road
2. Provide an 8-foot sidewalk along Maple and Livernois
3. Increase internal pedestrian spine sidewalk to 6-feet
4. Provide tree preservation plan
5. Submit fixtures and detailed Photometric Plan
6. Provide parking lot screening along Livernois through a hedge row or screen wall

Yes: All present (8)
 Absent: Schultz

MOTION CARRIED

SITE CONDOMINIUM DEVELOPMENT

7. PRELIMINARY SITE PLAN REVIEW – Proposed Adria Estates Site Condominium, 7 units/lots, East side of Rochester, South of Square Lake, Section 11, Currently Zoned R-1C (One Family Residential) District

Mr. Edmunds said he lives within close proximity of the proposed development and asked to be recused from discussion and action on the item.

[Mr. Edmunds exited the meeting.]

Mr. Carlisle reviewed the proposed site condominium development and reported the project meets all the requirements of the Zoning Ordinance. Mr. Carlisle recommended approval conditioned on the removal of the ‘eyebrow’ along the curve and redistributing the 55 spruce trees along the entire length of Rochester Road.

Joseph Maniaci of Mondrian Properties and Nathan Robinson of Horizon Engineering were present.

Chair Tagle opened the floor for public comment.

There was no one present who wished to speak.

Chair Tagle closed the floor for public comment.

Resolution # PC-2013-07-057

Moved by: Krent

Seconded by: Strat

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Adria Estates Site Condominium, 7 units/lots, East side of Rochester, South of Square Lake, Section 11, Currently Zoned R-1C (One Family Residential) District, be granted, subject to the following:

1. Remove “eyebrow” along curve; and
2. Redistribute the 55 spruce trees along entire length of Rochester Road

Yes: Hutson, Kempen, Krent, Sanzica, Schepke, Strat, Tagle

Absent: Schultz

MOTION CARRIED

[Mr. Edmunds returned to the meeting.]

OTHER BUSINESS

10. **PUBLIC COMMENTS** – For Items on Current Agenda

There was no one present who wished to speak.

11. **PLANNING COMMISSION COMMENTS**

There were general Planning Commission comments relating to:

- Residential garages as social centers.
- Development of challenging sites; protection of negative impact on neighbors.

The Regular meeting of the Planning Commission adjourned at 7:44 p.m.

Respectfully submitted,

John J. Tagle, Chair

Kathy L. Czarnecki, Recording Secretary

DATE: July 19, 2013

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 409) – Proposed Faith Lutheran Church, West side of Dequindre, North of Big Beaver (37635 Dequindre), Section 24, Currently Zoned R-1D (One Family Residential) District

The petitioner Faith Lutheran Church submitted the above referenced Special Use Approval and Preliminary Site Plan Approval application for the addition to the Youth Center, a detached Recreation Building and sports fields.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the application. 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 recommends approval of the project, as noted.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Public Comment

cc: Applicant
File/ SU 409

G:\SPECIAL USE\SU 409 Faith Lutheran Church Sec 24\SU 409 PC Memo 07 23 2013.docx

PROPOSED RESOLUTION

SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 409) – Proposed Faith Lutheran Church, West side of Dequindre, North of Big Beaver (37635 Dequindre), Section 24, Currently Zoned R-1D (One Family Residential) District

Resolution # PC-2013-07-

Moved by:

Seconded by:

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the improvements proposed for Faith Lutheran Church, West side of Dequindre, North of Big Beaver (37635 Dequindre), Section 24, Currently Zoned R-1D (One Family Residential) District be (granted, subject to the following conditions):

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons: _____)

1. Provide tree survey.
2. Based on the direction of the Planning Commission, the applicant shall consider additional landscaping or tree preservation to protect adjacent single-family properties.
3. Resubmit full cut-off or fully shielded fixtures.

Yes:

No:

Absent:

MOTION CARRIED / FAILED



Legend:

Form Based Zoning (Current)

- (PUD) Planned Unit Development
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road (Form Based)
- (MR) 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
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales

631 0 315 631 Feet

Scale 1: 3,784



CARLISLE

WORTMAN
associates, inc.

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

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

Date: July 11, 2013

Preliminary Site Plan and Special Use Review For City of Troy, Michigan

Applicant:	Joseph Casiglia
Project Name:	Faith Lutheran Church – Youth Center Addition, Recreation Building, and Sports Fields
Plan Date:	May 24, 2013
Location:	37635 Dequindre Road
Zoning:	R-1D, Single Family Residential
Action Requested:	Preliminary Site Plan and Special Use Approval

PROJECT AND SITE DESCRIPTION

The existing Faith Lutheran Church is seeking approval to add the following facilities to their site on Dequindre Road:

- A 4,000 sq/ft addition to their youth center building;
- A new 3,400 sq/ft indoor recreation building; and
- 2 volleyball courts, 2 soccer fields, 2 baseball fields, and 1 football field.

All improvements are located on the north side of the property. The area where the recreation building and fields are proposed is located on a parcel that was recently purchased by the church. The existing single-family home on this parcel will be demolished, and the existing curb cut on Dequindre will be removed. There are no proposed changes to the existing church building and the site's 764 space parking lot. The applicant notes that the use of the fields is limited to church member only and will not be open to the general public. The applicant notes that the use of the youth center and recreation building will not be conducted during worship hours and thus the existing site parking can accommodate

all existing and proposed uses on site. Places of Worship, and associated uses, are permitted in the R-1D District subject to Special Use approval. As set forth in Section 9.04, the Planning Commission may at its discretion impose additional conditions when it is determined that such increases in standards or additional conditions are required to achieve or assure compatibility with adjacent uses and/or structures or to implement the Master Plan.

Location of Subject Property

The property is located on the west side of Dequindre Road north of Big Beaver.



Size of Subject Property:

The overall size of the subject property is 18.8 acres.

Current Zoning:

The property is currently zoned R-1D, Single-Family Residential

Direction	Zoning	Use
North	R-1D, Single-Family Residential	Single-Family Residential
South	R-1E, Single-Family Residential	Single-Family Residential
East	City of Sterling Heights	Single-Family Residential
West	R-1D, Single-Family Residential	Single-Family Residential

SITE HISTORY

The original Special Use permit for this site dates back to 1967. Since 1967, the applicant has received the following amendment to their original Special Use approval:

- 1974: 5,700 sq/ft building expansion for addition of classrooms
- 1985: Expansion of site for acquisition of a 5-acre parcel to the north improved with an existing single-family residential. No church building expansion.
- 1988: 14,450 sq/ft building expansion and 83-space parking lot addition. Condition of approval was the granting of a 30-foot access easement.
- 1991: 134 parking space addition
- 1994: 1,400 seat sanctuary addition
- 2003: the 30-foot access easement granted in 1988 is sold back to Church.

AREA, WIDTH, HEIGHT, SETBACKS

Section 4.06 establishes the dimensional requirements for R-1D district. In addition, places of worship are required to meet the supplemental standards set forth in Section 6.21. The requirements and the proposed dimensions listed below are only reviewed in relation to the proposed youth center addition, recreation building, and sports fields:

	<u>Required:</u>	<u>Provided:</u>	<u>Compliance</u>
All Yards (Section 6.21)	50 feet	Minimum 50 feet	Compliant
Building Height (Section 4.06)	30 feet	17 feet	Compliant
Open Space (Section 4.06)	30%	41%	Compliant

The proposed recreation building and six (6) of the seven (7) sports fields are proposed to be located 50-foot from the northern property line. The proposed youth center addition is 140-feet from the northern property line and 90-feet from Dequindre.

Items to be Addressed: None

HOURS

The applicant notes that game use of the fields are expected to occur on Saturdays from 9:00 a.m. to 6:00 p.m. Practices may occur any day of the week generally from 3:00 p.m to 9:00 a.m. The fields may be used by the preschool for recess between 9:00 a.m. to 3:00 p.m.

Within the purview of the Planning Commission for Special Uses, there may be a limitation placed on the hours of field use. Any restriction on the use of the fields must be reasonable in relation to the protection of public health, safety and welfare.

Items to be Addressed: Consider limiting hours of field use to no later than 9:00 p.m.

NATURAL RESOURCES / LANDSCAPING

There is an existing approximate 165-foot woodland buffer between the northern property line and the existing parking lot. The applicant proposes to clear cut all trees within this area. To meet landscaping and screening requirements the applicant has provided a landscape plan which includes two types of evergreen trees and a six-foot high precast masonry wall.

	<u>Required:</u>	<u>Provided:</u>	<u>Compliance:</u>
<u>Screening between land uses (table 13.02-A):</u> Screening is required between field and single-family residential uses.	1 tree per three lineal feet of narrow evergreen tree; or 1 tree per 10 lineal feet of large evergreen trees	1 evergreen per 30 feet on center + 6-foot wall.	Compliant with Planning Commission approval
<u>Site landscaping:</u> A minimum of twenty percent (20%) of the site area shall be comprised of landscape material.	20%	41%	Compliant

A combination of landscaping and a solid opaque wall or fence may be approved for screening between land uses if the Planning Commission finds that this provides more effective screening. The trees in 165 foot area do contain some dead ash trees but they are significant and currently provide a buffer from the church parking lot. We have requested, but the applicant has not yet provided, a tree survey to indicate the species and quality of trees within this area. In the review of the applicant’s proposals and the Planning Commission minutes since 1967, there has continuously been a concern expressed by adjacent neighbors regarding the continued expansion of the site and the loss of wooded areas within and to the periphery of the site.

One option that the Planning Commission may consider is whether the preservation of tree “collar” around the perimeter rather than installing the wall and new trees will better mitigate potential impact on adjacent neighbors. As noted, under a Special Use the Planning Commission has greater latitude to protect public health, safety, and welfare, which may include tree preservation or additional landscaping.

Trash Enclosure: A new trash corral and storage area is demonstrated adjacent to the recreation building. Detail of the proposed enclosure have been provided, and meets the standards of the Ordinance.

Items to be Addressed: 1). *Provide tree survey; and 2). Consider additional landscaping or tree preservation to protect adjacent single-family properties.*

PARKING/STACKING

Section 13.06 provides the following parking requirements:

	Required	Provided	Compliance
Places of Worship (1 space for every 3 seats)	1,400 seats= 467 spaces	764 spaces	Compliant

The site is currently over parked based on ordinance requirements. The applicant notes that the use of the recreation building and youth center will not occur during worship service time.

Items to be Addressed: None

SITE ACCESS AND CIRCULATION

Other than a pick up /drop off lane for the new recreation building, there are no proposed changes to the site access and circulation. As noted the applicant will remove the curb cut to the existing single-family home to be demolished.

Items to be Addressed: None

PHOTOMETRICS

The applicant has provided a lighting plan. The only proposed additional onsite lighting is four (4) building fixtures on the recreation building and two (2) building fixtures on the youth center addition. The submitted photometrics meet ordinance requirements; however the fixture is not full-cut off or fully shielded. The applicant shall resubmit fixtures.

The applicant is not proposing any site lighting of the fields. Any proposed site lighting of the fields will require an amendment to the Special Use approval.

Items to be Addressed: 1). Resubmit full cut-off or fully shielded fixtures; and 2). Any proposed site lighting of the fields will require an amendment to the Special Use approval.

SPECIAL USE

As set forth in Section 9.03, there are seven (7) standards the Planning Commission shall consider for Special Uses. We have not made findings based on the standards so that the applicant may address the noted issues.

RECOMMENDATION

Due to the number outstanding items we recommend that the applicant address the following issues prior to Planning Commission granting preliminary site plan and special use approval:

1. Consider limiting hours of field use to no later than 9:00 p.m.
2. Provide tree survey.
3. Based on the direction of the Planning Commission, the applicant shall consider additional landscaping or tree preservation to protect adjacent single-family properties.
4. Resubmit full cut-off or fully shielded fixtures.
5. Any proposed site lighting of the fields will require an amendment to the Special Use approval.

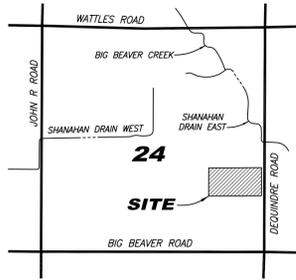
Sincerely,



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

#225-02-1317

Cc:



LOCATION MAP

SCALE: 1"=2000'

PROPERTY DESCRIPTION

PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE NORTH 00 DEGREES 10 MINUTES 36 SECONDS EAST 1320.45 FEET ALONG THE EAST LINE OF SECTION 24; THENCE SOUTH 89 DEGREES 41 MINUTES 50 SECONDS WEST 60.00 FEET ALONG THE NORTH LINE OF "GOLDEN GATE SQUARE SUB." AS RECORDED IN LIBER 163, PAGES 9 AND 10 OF OAKLAND COUNTY RECORDS TO THE WESTERLY RIGHT-OF-WAY LINE OF DEQUINDE ROAD (120 FEET WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID "GOLDEN GATE SQUARE SUB." SOUTH 89 DEGREES 41 MINUTES 50 SECONDS WEST 1245.38 FEET TO THE NORTHWEST CORNER OF SAID "GOLDEN GATE SQUARE SUB." AND THE EAST LINE OF "BEAVER TRAIL SUB." AS RECORDED IN LIBER 130 OF PLATS, PAGES 35 AND 36 OF OAKLAND COUNTY RECORDS; THENCE NORTH 00 DEGREES 13 MINUTES 50 SECONDS EAST 659.41 FEET ALONG THE EAST LINE OF SAID "BEAVER TRAIL SUB." AND "BEAVER TRAIL SUB. NO. 2" AS RECORDED IN LIBER 134, PAGES 20-23 OF OAKLAND COUNTY RECORDS; THENCE NORTH 89 DEGREES 40 MINUTES 40 SECONDS EAST 1244.76 FEET ALONG THE SOUTH LINE OF SAID "BEAVER TRAIL SUB. NO. 2" TO THE WESTERLY RIGHT-OF-WAY LINE OF DEQUINDE ROAD; THENCE SOUTH 00 DEGREES 10 MINUTES 36 SECONDS WEST 659.42 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF DEQUINDE ROAD TO THE POINT OF BEGINNING.

SITE CRITERIA

PARCEL SUMMARY:
 ADDRESS: 37635 DEQUINDE ROAD
 PARCEL ID NO.: 20-24-430-006
 EXISTING ZONING: R-1D (SINGLE FAMILY RESIDENTIAL)
 ADJACENT ZONINGS: R-1D (NORTH AND WEST), R-1E (SOUTH & S.W.)
 GROSS AND NET SITE AREA: 821,230 S.F. (18.853 ACRES)

BUILDING & USE SUMMARY:
 EXISTING & PROPOSED USE: PLACE OF WORSHIP (CHURCH)
 TOTAL BUILDING FOOTPRINT AREA: 93,290 S.F. ±
 EXISTING CHURCH: 3,814 S.F.
 EXISTING YOUTH CENTER: 4,050 S.F.
 PROPOSED RECREATION BUILDING: 3,440 S.F.
 TOTAL BUILDING FOOTPRINT AREA = 104,594 S.F. (APPROX.)

SETBACK SUMMARY:

BUILDINGS & FIELDS:	REQUIRED:	PROVIDED:
FRONT:	50'	75.8' (MINIMUM, EXISTING)
REAR:	50'	50' (PROPOSED)
SIDE (NORTH):	50'	50' (PROPOSED)

PARKING SUMMARY:
 SPACES REQUIRED: 1 SPACE FOR EACH 3 SEATS IN WORSHIP UNIT.
 1400 SEATS / 3 = 467 SPACES
 SPACES PROVIDED: 764 SPACES EXISTING.

NOTE: USE AND OCCUPATION OF THE RECREATION BUILDING AND YOUTH CENTER DOES AND SHALL NOT OCCUR DURING WORSHIP SERVICE TIME FOR THE MAIN CHURCH BUILDING. THE PARKING REQUIREMENTS SHOWN ABOVE ARE BASED ON THE MORE RESTRICTIVE SCENARIO OF OCCUPATION OF WORSHIP HALL DURING REGULAR SERVICE TIME.

LANDSCAPING SUMMARY:
 LANDSCAPE OPEN SPACE REQUIRED: 20%
 LANDSCAPE OPEN SPACE PROVIDED: 343,915 S.F./821,230 = 41.9%

LEGEND

- SECTION CORNER AS DESCRIBED
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR WITH CAP #46724
- UTILITY POLE
- TRAFFIC SIGNAL POLE
- UTILITY RISER
- LIGHT POLE
- SIGN POST
- FLAG POLE
- AIR-CONDITIONING UNIT
- SEWER MANHOLE
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- END OF PIPE
- FIRE HYDRANT
- GATEWELL/WATER SHUTOFF
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING CONIFEROUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED
- BARRIER-FREE PARKING STALL
- PARKING STALL COUNT
- OVERHEAD LINES
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- EXISTING WATER LINE
- EXISTING TREE LINE TO REMAIN
- EXISTING TREE LINE TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO REMAIN
- EXISTING CONCRETE PAVEMENT TO REMAIN

SHEET INDEX

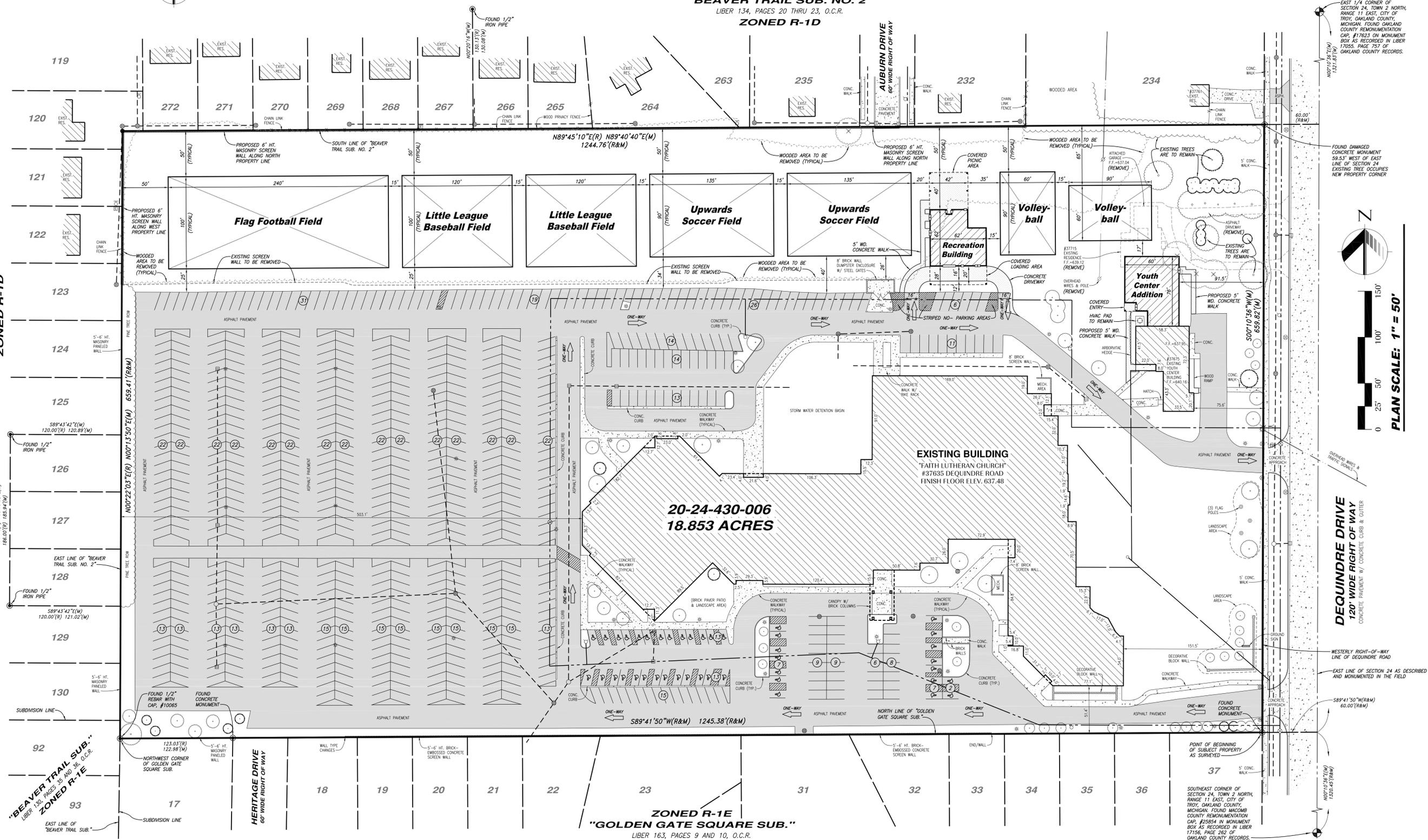
- SITE PLAN.
- TREE PRESERVATION & LANDSCAPE PLAN.
- PRELIMINARY GRADING & UTILITY PLAN.
- SITE LIGHTING & PHOTOMETRIC PLAN.

SUPPLEMENTALS:

- TOPOGRAPHIC SURVEY.

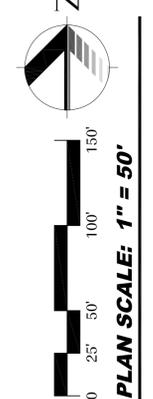
"BEAVER TRAIL SUB. NO. 2"
 LIBER 134, PAGES 20 THRU 23, O.C.R.
 ZONED R-1D

WOLVERINE DRIVE
 60' WIDE RIGHT-OF-WAY
 60' WIDE RIGHT-OF-WAY



20-24-430-006
 18.853 ACRES

ZONED R-1E
 "GOLDEN GATE SQUARE SUB."
 LIBER 163, PAGES 9 AND 10, O.C.R.



DEQUINDE DRIVE
 120' WIDE RIGHT-OF-WAY
 CONCRETE PAVEMENT W/ CONCRETE CURB & GUTTER

REVISIONS:
 6-17-13 REBID PER PLANNING DEPT.

CLIENT:
 MR. JOE CASCIOLA
 FAITH LUTHERAN CHURCH
 37635 DEQUINDE ROAD
 TROY, MI 48063
 (248) 404-6248

JOB NO: 12-156
 DATE: 5-24-13
 DRAWN BY: N.P.R.

HORIZON
 ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
 P.O. Box 1827158, Shelby Township, Michigan 48318
 Phone 586-453-8097 Fax 586-580-0053

PROJECT:
Faith Lutheran Church
 #37635 DEQUINDE ROAD
 PARCEL NO. 20-24-430-006
 PART OF THE SOUTHEAST 1/4 OF SECTION 24,
 T.2N., R.1E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

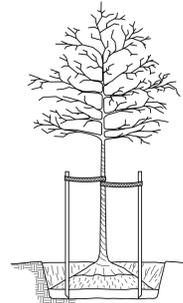
PLAN:
Site Plan

SHEET:
1 OF **4**

MUNICIPAL REVIEW NUMBERS:

PLANTING NOTES

- ALL CONSTRUCTION AND PLANT MATERIAL LOCATIONS TO BE ADJUSTED ON SITE IF NECESSARY.
- ANY SUBSTITUTIONS OF PLANT MATERIAL OR ALTERATION IN PLANT SIZES OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE ORDINANCE STANDARDS.
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED, AND WRAPPED.
- PLANT BEDS TO BE MULCHED AND DRESSED WITH 4" OF SHREDDED HARD BARK.
- DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALLS. BACKFILL WITH ONE PART TOP SOIL FROM EXCAVATED PLANTING HOLE.
- REMOVE ALL TWINE, WIRE, AND BURLAP FROM THE TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS.
- LAWN TREES TO BE MULCHED WITH A 2" WIDE MINIMUM OF 6" DEEP SHREDDED BARK RING OR APPROVED ALTERNATE DESIGN FOR TRUNK PROTECTION.
- PROVIDE HYDRO-SEEDING AND/OR SOD FOR ALL NEW LAWN AREAS OR EXISTING LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES.
- INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- PLANT MATERIAL, ESPECIALLY EVERGREENS, TO BE PLANTED HIGHER THAN NORMAL WHEN HEAVY SOIL CONDITIONS (CLAY, ETC.) PREVAIL.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS, AND PARKING STALLS:
 - SHADE TREES.....5 FT.
 - ORNAMENTAL AND EVERGREEN TREES.....10 FT. (CRAB, PINE, SPRUCE, ETC.)
 - SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY.....2 FT.
- NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES.
- ALL LANDSCAPING SHALL BE MAINTAINED IN A REASONABLE HEALTHY CONDITION, FREE FROM REFUSE AND DEBRIS. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR OF DAMAGE OR DEATH OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST.

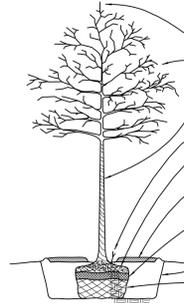


TREE PLANTING DETAIL

(NO SCALE)

DO NOT STAKE UNLESS IN HEAVY CLAY SOIL, WINDY CONDITIONS, 3" OR GREATER DIAMETER TREE TRUNK OR LARGE CROWN. IF STAKING IS NEEDED DUE TO THESE CONDITIONS:

- STAKE WITH 2 x 2 HARDWOOD STAKES OR APPROVED EQUAL DRIVEN 6" - 8" OUTSIDE OF ROOTBALL.
- LOOSELY STAKE TREE TRUNK TO ALLOW FOR TRUNK FLEXING.
- STAKE TREES JUST BELOW FIRST BRANCH WITH 2" - 3" WIDE BELT-LIKE NYLON OR PLASTIC STRAPS (2 PER TREE ON OPPOSITE SIDES OF TREE, CONNECT FROM TREE TO STAKE HORIZONTALLY. DO NOT USE ROPE OR WIRE THROUGH A HOSE).
- REMOVE ALL STAKING MATERIALS AFTER 1 YEAR.



- DO NOT PRUNE TERMINAL LEADER OR BRANCH TIPS.
- PRUNE AWAY DEAD OR BROKEN BRANCHES ONLY.
- REMOVE NURSERY APPLIED TREE WRAP, TAPE OR STRING FROM TREE TRUNK AND CROWN. REMOVE ALL TAGS OR LABELS.
- PRUNE SUCKERS OFF.
- SET ROOTBALL LEVEL TO GRADE OR SLIGHTLY ABOVE GRADE (1/2") IF IN CLAY SOIL.
- MULCH 2"-3" DEEP LEAVING 3" CIRCLE OF BARE SOIL AROUND TRUNK OF TREE.
- FOLD DOWN OR PULL BACK STRING, BURLAP OR PLASTIC EXPOSING ROOTBALL. REMOVE ALL NON-Biodegradable MATERIALS. DO NOT REMOVE SOIL FROM ROOTBALL.
- BREAK UP (SCARIFY) SIDES OF PLANTING HOLE.
- CENTER ROOTBALL IN PLANTING HOLE. LEAVE BOTTOM OF PLANTING HOLE FIRM. DO NOT AMEND SOIL OR BUILDING RUBBLE. USE WATER TO SETTLE SOIL AND REMOVE AIR POCKETS AND FIRMLY SETTLE TREE. GENTLY TAMP IF NEEDED.

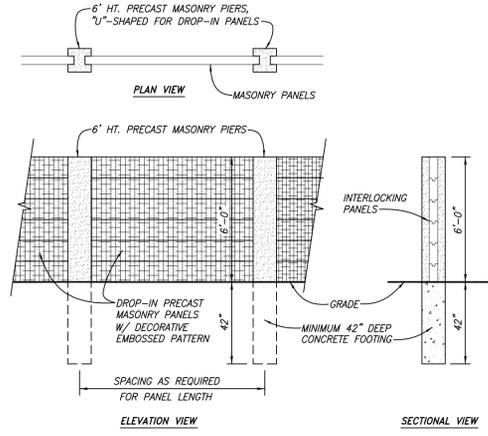
PLANT SCHEDULE & COST ESTIMATE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	UNIT PRICE	INSTALLATION	UNIT TOTAL
	38 EACH	PICEA PUNGENS	COLORADO SPRUCE	5'-6" HT.	B&B	\$225.00	\$50.00	\$10,450.00
	30 EACH	THUJA OCCIDENTALIS	NORTHERN WHITE CEDAR	5'-6" HT.	B&B	\$90.00	\$25.00	\$3,450.00
						SUBTOTAL COST:	\$13,900	
						5% CONTINGENCY:	\$695	
						TOTAL ESTIMATE:	\$14,595	

NOTE
REFER TO SHEET 1 FOR LEGEND OF SYMBOLS AND LINETYPES USED ON THIS PLAN.

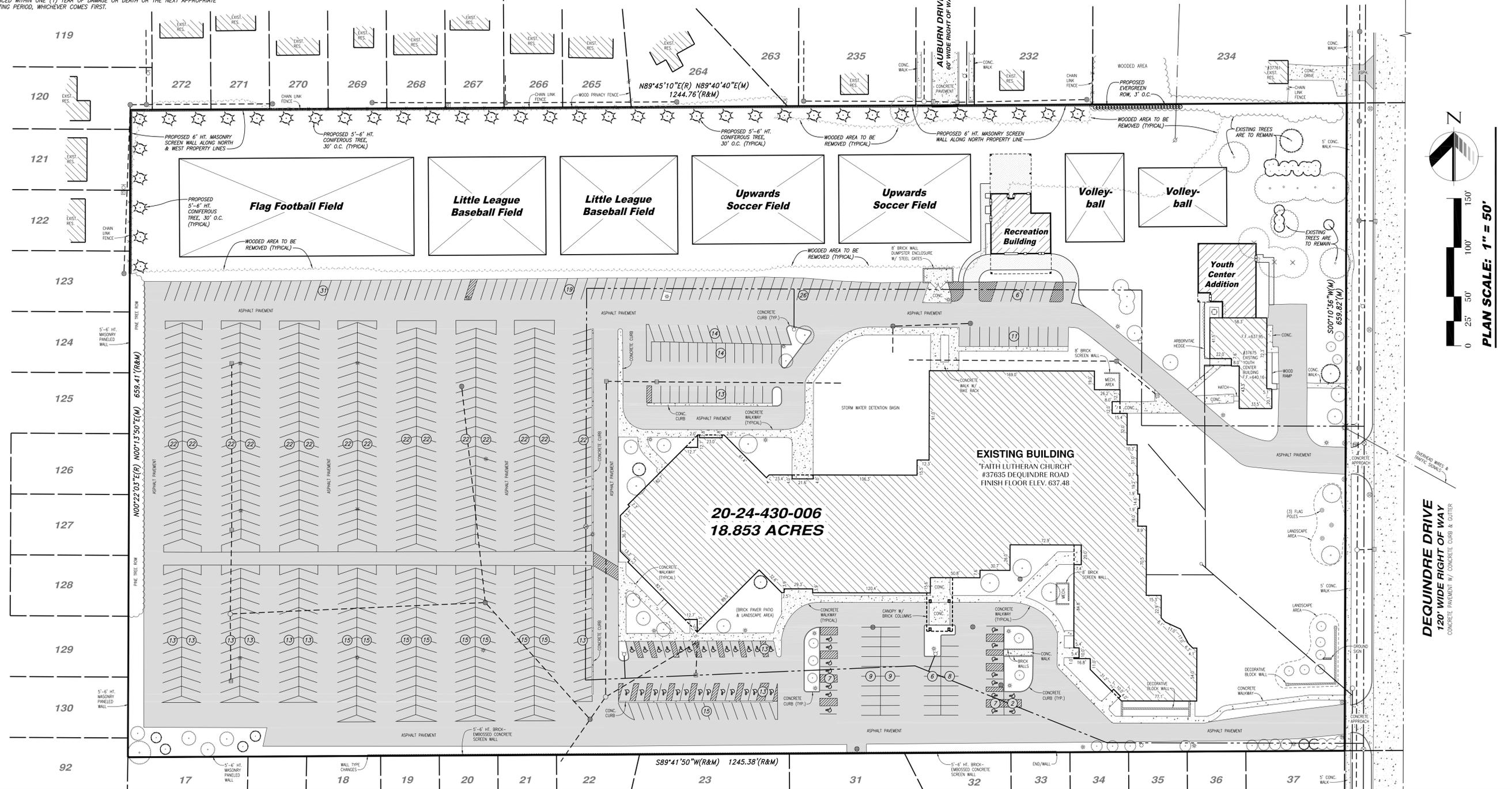
GENERAL NOTES

- SURVEY AND TOPOGRAPHIC INFORMATION SHOWN IS AS PERFORMED BY AZTEC LAND SURVEYORS INC., JOB NO. 12-255, DATED 3-15-2013.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE 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 HE DOES 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.
- A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.
- ANY WORK WITHIN DEQUINDRE ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE ROAD COMMISSION OF OAKLAND COUNTY.



SCREEN WALL DETAIL

(NO SCALE) (WALL DIMENSIONS AND SPECIFICATIONS SHALL BE VERIFIED WITH THE WALL MANUFACTURER. HEIGHT TO BE MINIMUM 6 FEET.)



PLAN SCALE: 1" = 50'

REVISIONS: 6-17-13 REISED PER PLANNING DEPT.

CLIENT: MR. JOE CASIELLA
FAITH LUTHERAN CHURCH
23765 DEQUINDRE RD.
TROY, MI 48063
(248) 404-6248

JOB NO: 12-156
DATE: 5-24-13
DRAWN BY: N.P.R.

SEAL: **HORIZON ENGINEERING LLC**

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 1827158, Shelby Township, Michigan 48318
Phone 586.453.8087 Fax 586.580.0053

PROJECT: **Faith Lutheran Church**
#37635 DEQUINDRE ROAD
PARCEL NO. 20-24-430-006
PART OF THE SOUTHEAST 1/4 OF SECTION 24,
T.2N., R.1E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLANNING: **Tree Preservation & Landscape Plan**

SHEET: **2** OF **4**

MUNICIPAL REVIEW NUMBERS:

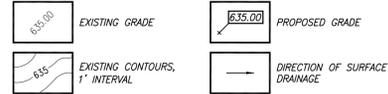
CONTRACTOR'S NOTE

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.

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG
 1-800-482-7171
 (TOLL FREE) for the location of underground utilities

The contractor shall be responsible for adhering to all applicable local, state, and federal standards, specifications, and guidelines for construction.

GRADING LEGEND



NOTE

REFER TO SHEET 1 FOR LEGEND OF SYMBOLS AND LINETYPES USED ON THIS PLAN.

UTILITY SUMMARY

SANITARY SEWER:
 YOUTH CENTER ADDITION TO BE SERVICED FROM SEWER WITHIN EXISTING BUILDING.
 RECREATION BUILDING TO BE SERVICED FROM EXISTING SANITARY SEWER WITHIN "BEAVER TRAIL SUB. NO. 2" AT THE SOUTH END OF EXISTING AUBURN DRIVE. SANITARY SEWER TO BE EXTENDED AS REQUIRED AND ALL NECESSARY CITY, COUNTY, AND STATE PERMITS SHALL BE APPLIED FOR. ALL WORK ON SITE SHALL BE DONE WITHIN EXISTING PUBLIC EASEMENTS AND/OR RIGHTS-OF-WAY.

STORM SEWER:
 STORM SEWER SHALL BE EXTENDED ON SITE FROM EXISTING STORM SEWER WITHIN DEQUINDRE ROAD RIGHT-OF-WAY AND/OR EXISTING STORM SEWERS ON-SITE. STORM WATER DETENTION ANALYSIS AND CALCULATIONS SHALL BE PROVIDED DURING THE ENGINEERING PERMITTING PHASE OF THE PROJECT AND IS ANTICIPATED TO CONSIST OF STORAGE WITHIN THE STORM SEWER PIPE AND/OR AT THE SURFACE LEVEL WITHIN DESIGNATED DRAINAGE SWALES. ALL OUTLETS TO EXISTING STORM SEWERS SHALL BE RESTRICTED AS REQUIRED. ALL WORK WITHIN DEQUINDRE ROAD RIGHT-OF-WAY SHALL BE PERMITTED THRU THE ROAD COMMISSION FOR OAKLAND COUNTY.

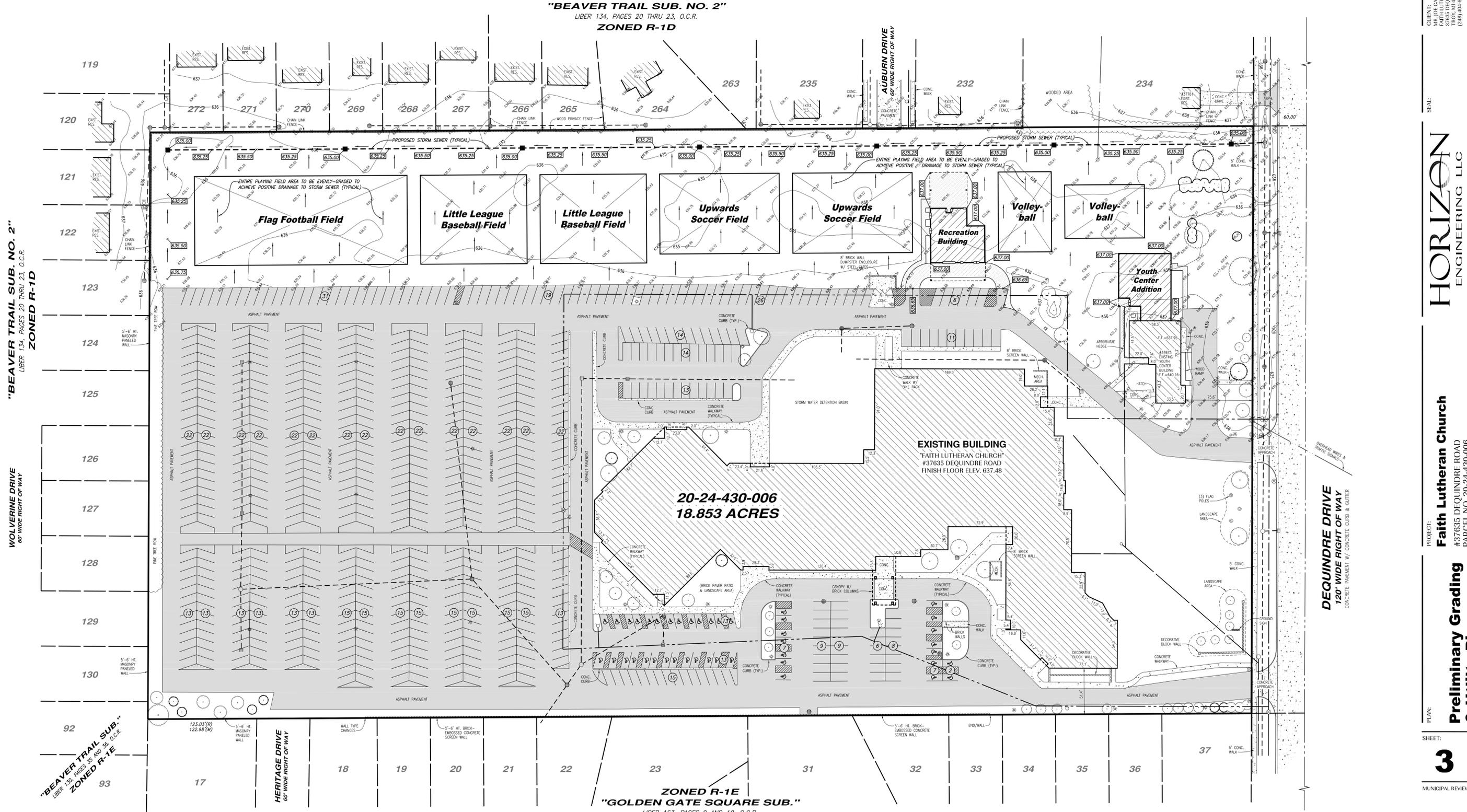
WATER MAIN:
 YOUTH CENTER ADDITION TO BE SERVICED FROM WATER WITHIN EXISTING BUILDING.
 RECREATION BUILDING TO BE SERVICED FROM EXISTING WATER MAIN LOCATED WITHIN THE EXISTING DRIVEWAY SOUTH OF THE PROPOSED BUILDING. ALL TAPS SHALL BE DONE IN ACCORDANCE WITH CITY STANDARDS.

GENERAL NOTES

- SURVEY AND TOPOGRAPHIC INFORMATION SHOWN IS AS PERFORMED BY AZTEC LAND SURVEYORS INC., JOB NO. 12-255, DATED 3-15-2013.
- 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 HE DOES 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.
- A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY. THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.
- ANY WORK WITHIN DEQUINDRE ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE ROAD COMMISSION OF OAKLAND COUNTY.
- UTILITY AND GRADING LAYOUT AND DESIGN SHOWN IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE DURING THE ENGINEERING PERMITTING PHASE OF THE PROJECT.

"BEAVER TRAIL SUB. NO. 2"
 LIBER 134, PAGES 20 THRU 23, O.C.R.
ZONED R-1D

"GOLDEN GATE SQUARE SUB."
 LIBER 163, PAGES 9 AND 10, O.C.R.



"BEAVER TRAIL SUB. NO. 2"
 LIBER 134, PAGES 20 THRU 23, O.C.R.
ZONED R-1D

WOLVERINE DRIVE
 60' WIDE RIGHT OF WAY

"BEAVER TRAIL SUB. NO. 2"
 LIBER 134, PAGES 20 THRU 23, O.C.R.
ZONED R-1E

HERITAGE DRIVE
 60' WIDE RIGHT OF WAY

DEQUINDRE DRIVE
 120' WIDE RIGHT OF WAY
 CONCRETE PAVEMENT W/ CONCRETE CURB & GUTTER

20-24-430-006
18.853 ACRES

ZONED R-1E
"GOLDEN GATE SQUARE SUB."
 LIBER 163, PAGES 9 AND 10, O.C.R.

REVISIONS:
 6-17-13 REVISION PER PLANNING DEPT.
 CLIENT:
 MR. JOE CASOLLA
 FAITH LUTHERAN CHURCH
 37635 DEQUINDRE ROAD
 TROY, MI 48063
 (248) 404-6248

SEAL:
HORIZON
 ENGINEERING LLC
 CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
 P.O. Box 182158, Shelby Township, Michigan 48318
 Phone 586.453.8097 Fax 586.580.0053

PROJECT:
Faith Lutheran Church
 #37635 DEQUINDRE ROAD
 PARCEL NO. 20-24-430-006
 PART OF THE SOUTHEAST 1/4 OF SECTION 24,
 T.2N., R.1E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN:
Preliminary Grading & Utility Plan

SHEET:
3
 OF: **4**
 MUNICIPAL REVIEW NUMBERS:



FEATURES & SPECIFICATIONS

INTENDED USE

For entrances, stairwells, corridors and other pedestrian areas.

CONSTRUCTION

Rear housing is rugged, corrosion-resistant, die-cast aluminum. Front cover is one-piece UV-resistant injection molded polycarbonate. Internally painted. Cap-itive external hardware is specially treated for corrosion resistance and includes slotted hex-head and tamperproof fasteners.

FINISH

Dark bronze (DDB) corrosion-resistant polyester powder.

OPTICAL SYSTEM

One-piece die-normal reflector is diffused aluminum. Reflector is clear UV-stabilized polycarbonate. Front cover is sealed and gasketed to inhibit the entrance of outside contaminants.

ELECTRICAL SYSTEM

Ballast: Metal halide; high reactance, high power factor. HPS: 355, 505, 705, 120V are reactor; normal power factor. 1005, 120V to reactor; high power factor. High reactance, high power factor (XHP) optional for 505, 705 and 1005. 120V, 208, 240, 277, 347 and TB are standard XHP. Ballasts are 100% factory tested. UL listed 660W, 800W and 440 pulse rated.

All components are heat-sinked directly to the cast housing for maximum heat dissipation.

Socket: Porcelain, horizontally oriented medium-base socket with copper alloy, nickel-plated screw shell and center contact.

INSTALLATION

Mount to any vertical surface or to a 4" round square outlet box. Back access through gasketed slot. Top wiring access through 1/2" threaded conduit entry. Through-wiring requires use of a conduit tee. Photocalls are field-installable.

LISTING

UL listed for wet locations, IP65 rated. UL Listed to US and Canadian safety standards (see Options: NOM Certified (see Options)).

Note: Specifications subject to change without notice.

Notes	Type
-------	------



Mini Wall-Packs

TWA

METAL HALIDE
50-100W
HIGH PRESSURE SODIUM
35-100W

Specifications	11-1/2 (29.2)	9 (22.7)
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Height: 10" (25.4cm)

Width: 11-1/2" (29.2cm)

Depth: 9-15/16" (22.7cm)

*Weight: 10 lbs. (4.5kg)

**Weight as configured example below

ORDERING INFORMATION

For shortest lead times, configure product using standard options (shown in bold).

Example: TWA 50M 120 LPI

Series	Wattage	Voltage	Ballast	Options	Finish	Lamp ¹⁾
TWA	Metal halide	120	(blank) Magnetic	Shipped installed in fixture	(blank) Dark bronze	LPI Lamp included
	50M	208 ²⁾	CWI Constant wattage isolated	SF Single fuse (120, 277, 347V)	Natural aluminum	LAP Less lamp
	70M	240 ²⁾	XHP High reactance (flag), high power factor	DF Double fuse (208, 240V)	DBL Black	
	100M	277 ²⁾		EC Emergency circuit ³⁾	DMB Medium bronze	
	High pressure sodium	347		GRS Quartz restructu system ⁴⁾	DWH White	
	355⁵⁾	TB⁶⁾		CSA Listed and labeled to comply with Canadian Standards	DSS Sandstone	
	505	230/50HZ ⁷⁾		NOM NOM Certified ⁸⁾	CR CR	
	705			PE Photocell ⁹⁾	Enhanced corrosion-resistance ⁹⁾	
	1005			Shipped separately ¹⁰⁾	CRT Non-stick protective coating ¹⁰⁾	
				WG Wire guard		

NOTES:

- 120V only.
- Must specify CWI in Canada.
- Optional multi-tap ballast (120, 208, 240, 277V). In Canada 120, 277, 347V 180va as 100/50.
- Consult factory for available wattages.
- Optional for 120V HPS only (in a 355).
- Maximum allowable wattage lamp included.
- Not available with TB.
- May be ordered as an accessory as TWA/W U.
- Finish applied to housing only.
- Must be specified.

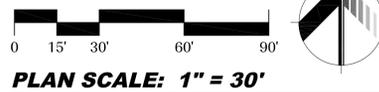
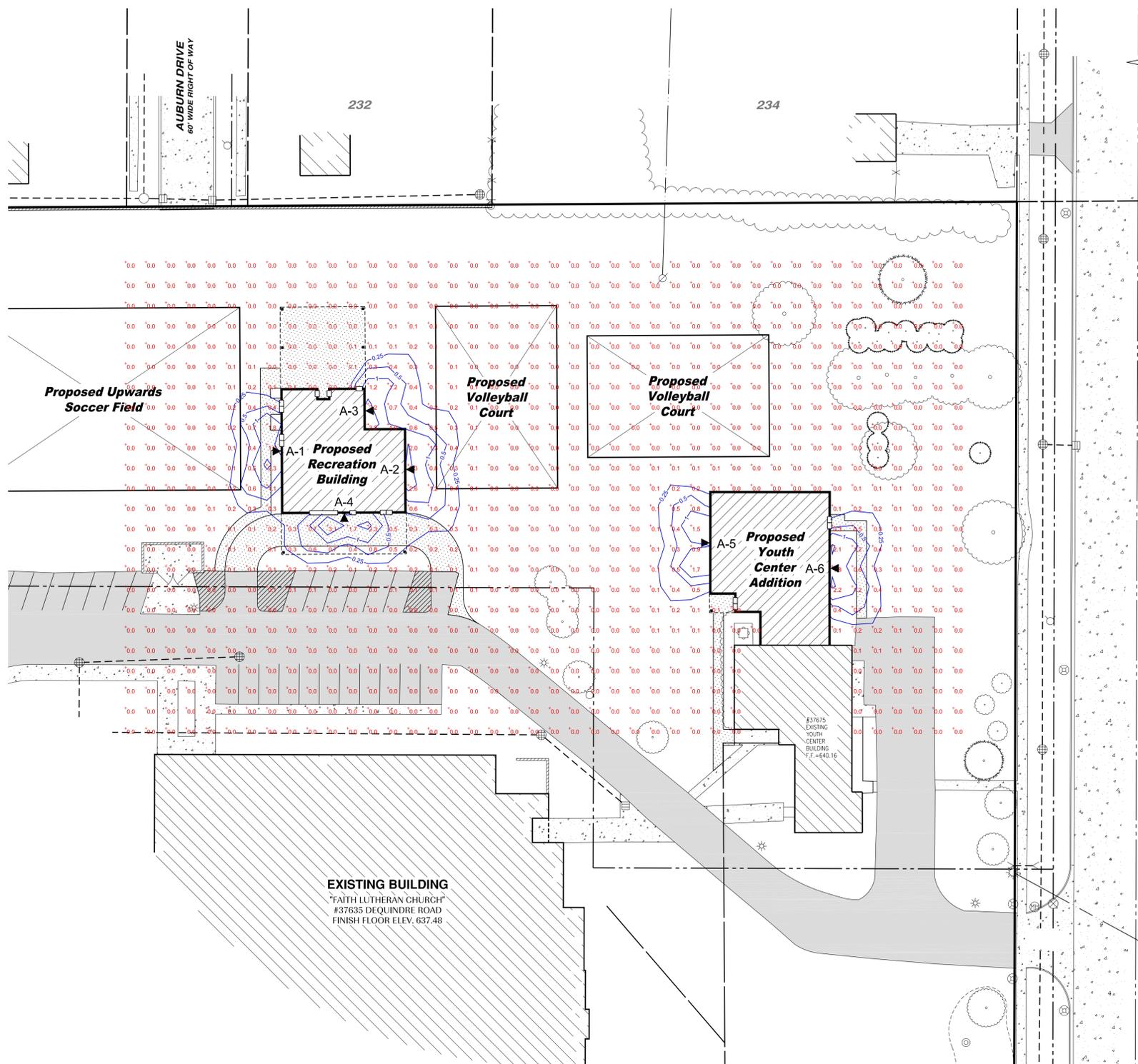
Outdoor Sheet #: TWA-M-S_0 BM-600

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
▶	A	6	TWA 50M	GENERAL PURPOSE BUILDING MOUNTED LUMINAIRE, 50W MH, W/ CLEAR LAMP.	ONE 50-WATT CLEAR ED-17 METAL HALIDE, TILTED 22-DEG.	TWA_50M.Jes	3500	1.00	72

LIGHTING NOTES

- THIS PLAN DEPICTS NEW LIGHTING ONLY. NO EXISTING LIGHT FIXTURES ON SITE WERE CONSIDERED FOR PURPOSES OF THIS PLAN.
- THE BUILDER SHALL VERIFY ALL LIGHT FIXTURE SPECIFICATIONS AND LOCATIONS WITH THE MANUFACTURER, ARCHITECT, AND LANDOWNER PRIOR TO INSTALLATION. ANY DEVIATIONS FROM THIS PLAN SHALL BE REVIEWED BY THE ENGINEER AND CITY OF TROY PLANNING DEPARTMENT PRIOR TO ACCEPTANCE.
- MOUNTING HEIGHT FOR EACH FIXTURE IS SET TO EIGHT (8) FEET ABOVE GRADE. ACTUAL MOUNTING HEIGHT SHALL BE VERIFIED BY THE BUILDER.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE OR AT SPECIFIED SURFACE.
- THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
- THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE BUILDER IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.



PLAN SCALE: 1" = 30'

REVISIONS:

CLIENT: MR. JOE CASICIA
FAITH LUTHERAN CHURCH
237635 DEQUINDRE RD.
TROY, MI 48063
(248) 404-6248

JOB NO: 12-156
DATE: 6-17-13
DRAWN BY: N.P.R.

SEAL:

HORIZON
ENGINEERING LLC
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8087 Fax 586.580.0053

PROJECT:
Faith Lutheran Church
#37635 DEQUINDRE ROAD
PARCEL NO. 20-24-430-006
PART OF THE SOUTHEAST 1/4 OF SECTION 24,
T.2N., R.1E., CITY OF TROY, OKLAND COUNTY, MICHIGAN

PLAN:
Site Lighting & Photometric Plan

SHEET:

4 OF **4**

MUNICIPAL REVIEW NUMBERS:

TOPOGRAPHIC SURVEY

CERTIFIED TO: FAITH LUTHERAN CHURCH

PROPERTY DESCRIPTION (AS SURVEYED):

PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE NORTH 00 DEGREES 10 MINUTES 36 SECONDS EAST 1300.45 FEET ALONG THE EAST LINE OF SECTION 24; THENCE SOUTH 89 DEGREES 41 MINUTES 50 SECONDS WEST 60.00 FEET ALONG THE NORTH LINE OF "GOLDEN GATE SQUARE SUB." AS RECORDED IN LIBER 163, PAGES 9 AND 10 OF OAKLAND COUNTY RECORDS TO THE WESTERLY RIGHT-OF-WAY LINE OF DEQUINDRE ROAD (120 FEET WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID "GOLDEN GATE SQUARE SUB." AS RECORDED IN LIBER 163, PAGES 9 AND 10 OF OAKLAND COUNTY RECORDS TO THE WESTERLY RIGHT-OF-WAY LINE OF DEQUINDRE ROAD (120 FEET WIDE) AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 41 MINUTES 50 SECONDS WEST 1245.38 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF DEQUINDRE ROAD (120 FEET WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID "GOLDEN GATE SQUARE SUB." AS RECORDED IN LIBER 163, PAGES 9 AND 10 OF OAKLAND COUNTY RECORDS TO THE WESTERLY RIGHT-OF-WAY LINE OF DEQUINDRE ROAD (120 FEET WIDE) AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 41 MINUTES 50 SECONDS WEST 1245.38 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF DEQUINDRE ROAD (120 FEET WIDE) AND THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 13 MINUTES 50 SECONDS EAST 659.41 FEET ALONG THE EAST LINE OF SAID "BEAVER TRAIL SUB. NO. 2" AS RECORDED IN LIBER 134, PAGES 20 THRU 23, O.C.R. TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID DEQUINDRE ROAD; THENCE SOUTH 00 DEGREES 10 MINUTES 36 SECONDS WEST 659.82 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF DEQUINDRE ROAD TO THE POINT OF BEGINNING.

BASIS OF BEARING

SOUTH 89°41'50" WEST, BEING THE NORTH LINE OF "GOLDEN GATE SQUARE SUB." AS PLATTED AND AS MONUMENTED IN FIELD.

PARCEL AREA

AS SURVEYED:
TOTAL = 851,229.78 SQUARE FEET = 18.853 ACRES

PARKING

BARRIER-FREE PARKING = 42 PAINTED STALLS
STANDARD PARKING = 728 PAINTED STALLS
TOTAL PARKING SPACES = 770 PAINTED STALLS

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 shall be held responsible for any and all damages which might be occasioned by his failure to exactly locate and protect 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.

BENCHMARKS

SITE BENCHMARK #1
ELEVATION = 637.871 (NAVD 88 DATUM)
CITY BENCHMARK NO. 0141
ARROW ON TOP OF HYDRANT #24-7 ON THE WEST SIDE OF DEQUINDRE ROAD IN FRONT OF HOUSE NO. 37675.

SITE BENCHMARK #2
ELEVATION = 635.00 (NAVD 88 DATUM)
CATCH BASIN RIM IN ASPHALT PARKING LOT APPROXIMATELY 44 FEET SOUTH OF THE SOUTH POINT OF THE MAIN CHURCH BUILDING.

SURVEYOR'S NOTES

- 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 HE DOES 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.
- A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY; THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

FLOOD NOTE

SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE (500-YEAR) FLOOD PLAIN, AS INDICATED ON FLOOD INSURANCE RATE MAP NUMBERS 261250055F AND 261250055AF, EFFECTIVE DATES SEPTEMBER 29, 2006, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

- SECTION CORNER AS DESCRIBED
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR WITH CAP #46724
- UTILITY POLE
- TRAFFIC SIGNAL POLE
- UTILITY RISER
- LIGHT POLE
- SIGN POST
- FLAG POLE
- AIR-CONDITIONING UNIT
- SEWER MANHOLE (AS NOTED)
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- END OF PIPE
- FIRE HYDRANT
- GATEWAY/WATER SHUTOFF
- BARRIER-FREE PARKING STALL
- PARKING STALL COUNT
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING ELEVATION
- PARCEL BOUNDARY
- SECTION LINE/CITY LINE
- ADJACENT PARCEL
- EXISTING BUILDING
- EXISTING WALL
- EXISTING PAVEMENT AS NOTED
- OVERHEAD LINES
- EXISTING SANITARY LINE
- EXISTING WATER LINE
- EXISTING CONTOUR, 1' INTERVAL
- EXISTING TREE LINE
- LANDSCAPE AREA

SURVEYOR'S CERTIFICATION

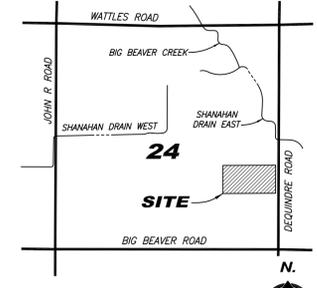
I HEREBY CERTIFY THAT I HAVE SURVEYED THE THE PROPERTY HEREIN DESCRIBED AND THAT THE DRAWING HEREON DELINEATED IS A CORRECT REPRESENTATION OF THE SAME. I ALSO CERTIFY THAT THE RATIO OF CLOSURE MEETS THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970 AND IS GREATER THAN 1 IN 5000.

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

NORTH



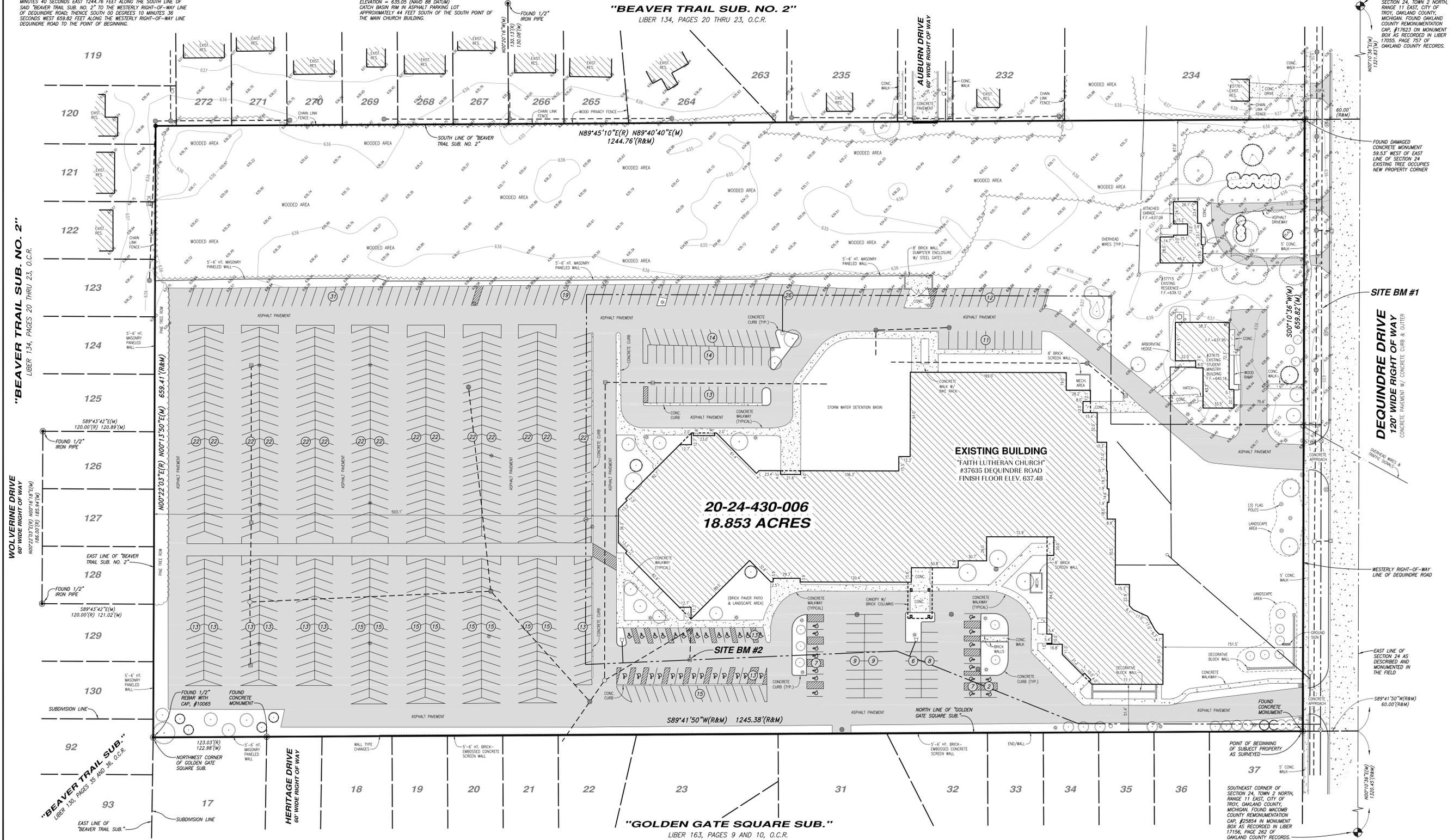
SCALE: 1"=50'



LOCATION MAP

SCALE: 1" = 2000'

EAST 1/4 CORNER OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN. FOUND OAKLAND COUNTY REMONUMENTATION CAP. #17823 ON MONUMENT BOX AS RECORDED IN LIBER 17055, PAGE 757 OF OAKLAND COUNTY RECORDS.



AZTEC

LAND SURVEYORS INC.

22495 COLONY AVENUE
ST. CLAIR SHORES, MI 48080
PHONE: 586-306-1253
FAX: 586-362-8194

TOPOGRAPHIC SURVEY

CLIENT: MR. JOE CASILIA
FAITH LUTHERAN CHURCH
37635 DEQUINDRE RD.
TROY, MI 48063
(313) 404-0230

JOB NO: 12-255
DATE: 3/15/2013
DRAWN BY: SA
CHECKED BY: SA

REVISIONS:

SEAL:

1

MUNICIPAL REVIEW NUMBERS:

May 16, 2013 Site Plan Approval	
SHEET INDEX	SHEET DESCRIPTION
SHEET NO.	SHEET DESCRIPTION
●	Drawing Issued For reference
*	
●	CVR COVER SHEET
●	ARCHITECTURAL
●	ASP-1 SPECIFICATIONS
●	A-100 YOUTH CENTER-PLANS & ELEVATIONS
●	A-101 RECREATION CENTER-PLANS
●	A-102 RECREATION CENTER-ELEVATIONS



May 16, 2013
Site Plan Approval



Site Location Map
no scale

CODE REVIEW	
2009 MICHIGAN BUILDING CODE - YOUTH CENTER ADDITION	
USER GROUPS* (Section 303 & 304)	A-3/B
CONSTRUCTION TYPE:	5-B
AREA LIMITATION* (TABLE 503)	6,000 SF- 1 STORY (BASED ON A-3 OCCUPANCY)
MODIFICATION FOR EXCESS ST. FRONTAGE:	((396.4/396.4-0.25)/30/30)-75% AREA INCREASE 6,000 SF x 1.75 = 10,500 SF.
TOTAL AREA	EXISTING 3,814SF. ADDITION 1 850SF. FIRE AREA 1 TOTAL 4664SF. ADDITION 2 3200SF. FIRE AREA 2 TOTAL 3200SF. BUILDING TOTAL 7864SF.
HEIGHT LIMITATIONS	1 STORY AND 40'-0"
HEIGHT OF ADDITION	21'-0" +/- TO MID POINT OF ROOF
EXTERIOR WALL RATINGS* (TABLE 602)	FIRE SEPERATION DISTANCE GREATER THAN 30' - 0 HOURS REQUIRED
2009 MICHIGAN BUILDING CODE - RECREATION CENTER	
USER GROUPS* (Section 303 & 304)	S-2
CONSTRUCTION TYPE:	5-B
AREA LIMITATION* (TABLE 503)	13,500 SF- 2 STORIES
MODIFICATION FOR EXCESS ST. FRONTAGE:	((248/248-0.25)/30/30)-75% AREA INCREASE 13,500 SF x 1.75 = 23,625 SF.
TOTAL AREA	BUILDING TOTAL 3440 SF.
HEIGHT LIMITATIONS	2 STORIES AND 40'-0"
HEIGHT OF ADDITION	20'-0" +/- TO MID POINT OF ROOF
EXTERIOR WALL RATINGS* (TABLE 602)	FIRE SEPERATION DISTANCE GREATER THAN 30' - 0 HOURS REQUIRED

NOTE: MECHANICAL & ELECTRICAL SYSTEMS SHALL BE DESIGN/BUILD

Project

Faith Lutheran Church

Youth + Recreation Center

Troy, Michigan

37635 Dequindre Rd.
Troy, Michigan 48083

SA + A Architects Inc. Project Number 1307



HORIZONTAL VINYL SIDING
NATURAL CLAY



VERTICAL METAL SIDING
NATURAL CLAY

PROJECT INTENT:

TO MATCH PROPOSED MATERIALS TO
EXISTING COLOR PALETTE OF EXISTING
BUILDINGS ON SITE.



ASPHALT SHINGLES
WEATHERED WOOD



CMU BLOCK



METAL ROOF
FOREST GREEN

From: [Richard Zager](#)
To: [Planning; Kia Zager](#)
Subject: Faith Lutheran Church
Date: Wednesday, July 10, 2013 2:38:42 PM

TO whom this may concern,

My family and I live in a home on Majestic Ct. Our back yard borders the wooded lot purchased by the church. We would like to know:

1. Will a fence be installed by the church to keep people from wandering from the athletic field onto personal property?
2. When will construction begin?

I will attend the hearing in order to have my other questions/concerns addressed.

Thank you

Kia and Richard Zager
2780 Majestic Ct.

DATE: July 18, 2013

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PUBLIC HEARING - ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 245) – Sober Living Facilities

The Planning Commission discussed this item at a number of public meetings. The Planning Commission held a public hearing on this item on March 26, 2013 and recommended approval of the public hearing draft. City Council held a public hearing on this item on April 15, 2013 and postponed the item to provide City Council an opportunity to ask questions of staff. The item was considered again at the May 13, 2013 City Council meeting, where it was sent back to Planning Commission for further study.

The intent of the language is to regulate sober living facilities in the City of Troy. A definition for sober living facilities was created. Sober living facilities with 6 or fewer residents are treated as single family residential uses, similar to adult foster care small group homes. Sober living facilities with 7 or more residents are permitted subject to special use approval in the R-1A through R-1E, RT, MR, UR, IB and OM districts.

The attached Public Hearing Draft was prepared based on input from City Council and is consistent with the proposed language in the memo prepared by Carlisle/Wortman Associates, Inc., dated May 23, 2013. The Planning Commission reached a consensus on this language at the May 28, 2013 Special/Study meeting. The Planning Commission scheduled a public hearing for this item at their June 25, 2013 Special/Study meeting.

A public hearing will be held for this item at the July 23, 2013 Special/Study meeting.

Attachments:

1. Planning Commission Public Hearing Draft
2. Memo prepared by Carlisle/Wortman Associates, Inc., dated May 23, 2013

G:\ZOTAs\ZOTA 245 Recovery Centers\PC Memo 07 23 2013.doc

PROPOSED RESOLUTION

ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 245) – Sober Living Facilities

Resolution # PC-2013-07-

Moved by:

Seconded by:

RESOLVED, That the Planning Commission hereby recommends to the City Council that Articles 2, 4, 6, and 13 of Chapter 39 of the Code of the City of Troy, which includes miscellaneous provisions related to sober living facilities, be amended as printed on the proposed Zoning Ordinance Text Amendment.

Yes:

No:

Absent:

MOTION CARRIED / DENIED

CITY OF TROY

AN ORDINANCE TO AMEND
CHAPTER 39 OF THE CODE
OF THE CITY OF TROY
CITY COUNCIL PUBLIC HEARING DRAFT

The City of Troy ordains:

Section 1. Short Title

This Ordinance shall be known and may be cited as an amendment to Chapter 39, Zoning Ordinance, of the Code of the City of Troy.

Section 2. Amendment

Chapter 39 of the Code of the City of Troy is amended as follows

Add the following definition to Section 2.02 DEFINITIONS:

SOBER LIVING FACILITY: A temporary residential living arrangement for seven (7) or more adult persons leaving an institutional setting recovering from drug or alcohol addiction and in need of a supportive living arrangement in order to readjust to living outside the institution. These are persons who are receiving therapy and counseling from licensed or certified professional staff and trained non-professional or paraprofessional support staff who are present when residents are present, to help them recuperate from the effects of drug or alcohol addiction. Sober living facility may provide limited supportive services to residents only, including: mental health services; clinical rehabilitation services; social services; financial management services; legal services; and other similar supportive services. Residency is limited to a specific number of weeks or months, typically 24 months or less. This definition does not constitute halfway houses for those released from prison or a homeless situation.

Add the following to Section 4.21 SCHEDULE OF USE REGULATIONS:

Institutional

	R1A-R1E	RT	MF	UR	MHP	CF	EP	CB	GB	IB	O	OM	RC	PV	P
<u>Sober Living Facilities</u>	<u>NP</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>S</u>	<u>NP</u>	<u>S</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

Add Section 6.33 to read as follows:

SECTION 6.33 SOBER LIVING FACILITIES:

- A. All residents shall be eighteen (18) years of age or older.
- B. Frontage on either a major or minor arterial street shall be required.
- C. Appropriate licenses with the State of Michigan shall be maintained.
- D. The subject parcel shall meet the minimum lot area requirements for the zoning district in which it is located provided there is a minimum site area of four-thousand (4,000) square feet per resident, excluding employees, and/or caregivers.
- E. The total number of residents shall not exceed 20.
- F. Facilities may include ancillary facilities such as multi-purpose recreational rooms and meeting rooms.

Add the following to Table 13.06-A to read as follows:

Institutional and Places of Gathering

<u>Sober Living Facilities</u>	<u>1 space for each 1 per bed and 1 space per employee and/or caregiver at largest shift</u>
--------------------------------	--

Section 3. 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 4. Severability Clause

Should any word, 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 5. Effective Date

This amendment to the Zoning Ordinance shall take effect seven (7) days after publication, which shall be published within 15 days of adoption, as required the Michigan Zoning Enabling Act (Act 110 of 2006).

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, MI, on the _____ day of _____, 2013.

Dane Slater, Mayor

Aileen Bittner, City Clerk



CARLISLE

WORTMAN
associates, inc.

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

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

MEMORANDUM

TO: Troy Planning Commission
Brent Savidant, Planning Director

FROM: Ben Carlisle

DATE: May 23, 2013

RE: Sober Living Text Amendment

On April 15, 2013, the City Council held a public hearing for the Sober Living Text Amendment. At that meeting, they considered the Planning Commission recommended zoning regulatory language, as well as received public testimony. After a presentation by staff, public testimony, and deliberation, the matter was continued to the May 13, 2013 meeting to allow staff time to research and address specific questions from Council.

The questions from Council were mostly related to the demonstration of “need” and potential impact on single-family residential properties and neighborhoods. Attached is a memo prepared by staff addressing Council’s questions.

On May 13th, the City Council considered a presentation from staff specifically addressing the Council’s questions. After deliberation, the City Council remanded the matter to the Planning Commission for further study.

Planning Commission Consideration

Addressing the request of the Council, the Planning Commission is asked to further study the matter to ensure protection of single-family residential neighborhoods. Listed below are proposed options to be considered by the Planning Commission:

1. Permit Use only in Multiple-Family Residential, Integrated Business, and Office-Mixed Use Districts

	R1A- R1E	RT	MF	UR	MHP	CF	EP	CB	GB	IB	O	OM	RC	PV	P
Sober Living Facility	S NP	<u>S</u>	<u>S</u>	<u>S</u>	NP	NP	NP	NP	NP	<u>S</u>	NP	<u>S</u>	NP	NP	NP

2. Limit the Maximum Permitted Residents Per Facility to 20.

A 20 resident limit would be consistent with the resident limit for Foster Care Large Group Home. Limiting the overall number of residents reduces the potential for external impacts (parking, noise, light, etc) upon adjacent properties.

3. Increase minimum lot area per resident from 2,500 sq/ft to 4,000 sq/ft.

A 4,000 sq/ft minimum lot area per resident requirement would be consistent with the minimum sq/ft requirement for Adult Care Foster Facilities. Because the Ordinance only regulates facilities of seven (7) residents or more, the minimum lot area for a Sober Living Facility is 28,000 sq/ft. A 28,000 sq/ft minimum lot area would reduce the potential for external impacts upon adjacent properties by ensuring adequate area for parking, open space, and setbacks.

I look forward to discussing this further.

Sincerely,



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

Attachment: Council Question Memo
Sober Living Draft Text Amendment (dated 4-15-13)

DATE: July 19, 2013

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PUBLIC HEARING – CONDITIONAL REZONING APPLICATION (File Number CR 009) – Proposed Troy Marriott Hotels, West side of Stephenson Highway, North of 14 Mile (333 Stephenson Highway), Section 35, From O (Office) District to OM (Office Mixed Use) District

The applicant, A & M Hospitality, seeks a rezoning of the subject parcel from O (Office) to OM (Office Mixed Use) District. The parcel is approximately 4.5 acres in area. The conditions voluntarily offered by the applicant are described in the attached report prepared by Carlisle/Wortman Associates, Inc.

The Master Plan classifies this area as 21st Century Industrial. A description of this classification is attached.

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.

There will be a public hearing on this item at the July 23, 2012 Planning Commission Special/Study meeting.

Attachments:

1. Maps
2. Rezoning statement
3. City of Troy Master Plan (excerpt)
4. Report prepared by Carlisle/Wortman Associates, Inc.
5. Public Comment

G:\Conditional Rezoning\CR-009 Troy Marriott Hotels Sec 35\PC Memo 07 23 2013.doc

PROPOSED RESOLUTION

CONDITIONAL REZONING APPLICATION (File Number CR 009) – Proposed Troy Marriott Hotels, West side of Stephenson Highway, North of 14 Mile (333 Stephenson Highway), Section 35, From O (Office) District to OM (Office Mixed Use) District

Resolution # PC-2013-07-

Moved by:

Seconded by:

RESOLVED, That the Planning Commission hereby recommends to the City Council that the O to OM conditional rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the west side of Stephenson Highway, north of 14 Mile Road (333 Stephenson Highway), within Section 35, being approximately 4.5 acres in size, be granted, for the following reasons:

1. The conditional rezoning application is consistent with the Master Plan.
2. The conditional rezoning application is compatible with existing zoning districts and land uses.
3. The applicant has proposed conditions that reduce potential impacts of the proposed OM district on abutting residential properties.

Yes:

No:

MOTION PASSED / FAILED



Legend:

315 0 158 315Feet

Scale 1: 1,892



Legend:

Form Based Zoning (Current)

- (PUD) Planned Unit Development
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road (Form Based)
- (MR) 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
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales

378 0 189 378Feet

Scale 1: 2,271

Rezoning Consistency

333 Stephenson Highway

The rezoning of this property from Office Building District (O) to the Office Mixed Use District (OM) with conditions for the development of two national hotel brands will be an improvement to the community and adjacent uses.

Currently the zoning to the West is zoned Residential (R-1E). There is a limited hotel choice within the City of Troy for visitors of these residents. This rezoning would allow these residents the opportunity to have visiting guests stay within their community.

Currently the zoning to the South is Office Building District (O) with a Charter One Bank branch building and a large office building on the adjacent properties. Both of these uses could benefit from having a place for out-of-town office visitors to stay as well as providing a convenient place for visitors to perform their banking needs.

Currently the zoning across Stephenson Highway is Research Center District (RC). There is a North American Headquarters and a worldwide company regional office filling two of the large office buildings. A pair of hotels in the neighborhood would be an excellent fit to keep these corporate visitors working and staying within the City of Troy.

Currently the zoning to the North is Office Building District (O), Office Mixed Use (OM), and Integrated Industrial Business District (IB) as well as many other uses up the Stephenson Highway Corridor. The conditional rezoning of this property will provide these businesses with a place for corporate visitors to stay.

The proposed conditional rezoning will allow these hotels to be developed on this property and will complement this vibrant industry rich corner of Troy as well as the neighboring communities and future uses around it.

The rezoning will have the following conditions:

- Rezoned (OM) for lodging purposes only.
- The Front Setback shall be 40'.
- The Rear Setback shall be 100'.
- The Side Setbacks shall be 40'.
- The screening wall in the rear yard shall remain and is to be maintained in good condition.
- Landscape screening shall be provided along the rear of the site.
- The proposed building shall not exceed 4 stories.

There is no reason to believe that this hotel development will be detrimental to the area. It will remove a vacant office/research facility with expansive uninterrupted asphalt parking lots and large windowless

walls. In its place will be a brand new cohesive unit of short stay and longer stay hotels with a parking lot that is segmented with green space, resulting in a much more appealing site.

Sincerely,

Akram Namou,
President A&M Hospitality



LOCATION MAP
(NOT TO SCALE)

PAVING LEGEND:

- GRASS AREA
- CONCRETE
- 8" CONCRETE
- ASPHALT
- PATIO AREA

giffels webster
 Engineers
 Surveyors
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 Environmental Specialists
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Executive:	PM
Manager:	AW
Designer:	DH
Quality Control:	
Section:	35
T-2-N R-11-E	

Professional Seal:



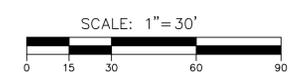
DATE:	ISSUE:

Developed For:
A&M HOSPITALITY
 24170 SHERWOOD AVE.
 CENTER LINE, MI 48015
 (248)-255-5946

CITIZEN PARTICIPATION PLAN
 TROY MARRIOTT HOTELS

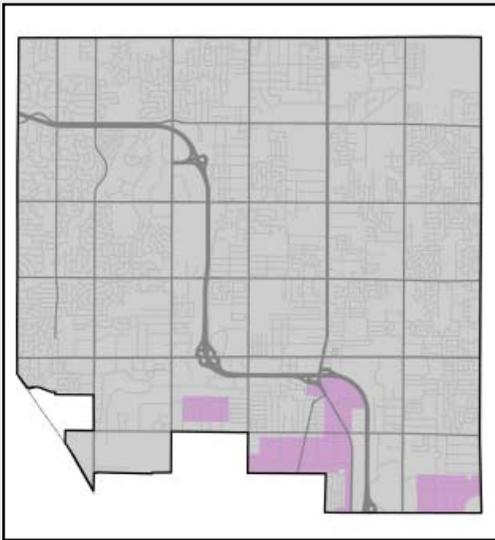
CITY OF TROY
 OAKLAND COUNTY
 MICHIGAN

Date:	07.03.2013
Scale:	1"=30'
Sheet:	
Project:	18452.00



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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: July 11, 2013

Conditional Rezoning For City of Troy, Michigan

GENERAL INFORMATION

Applicant	Akram Namou, A&M Hospitality
Project Name:	Troy Marriott Hotels
Plan Date:	July 6, 2013
Location:	333 Stephenson Hwy between 14 Mile and E. Maple
Zoning:	O, Office Building District
Action Requested:	Conditional Rezoning Request to OM, Office Mixed Use
Required Information:	Deficiencies noted.

SUMMARY OF DEVELOPMENT AND PROCEDURE

The applicant is requesting a conditional rezoning of 333 Stephenson Hwy from O, Office Building District to OM, Office Mixed Use District in order to develop two (2) hotels on this single parcel. The proposed conditional rezoning will allow these hotels to be developed on the subject property, as lodging is not permitted in the Office District, and is listed as a special use in the OM District.

As set forth in the Conditional Rezoning section of the ordinance the applicant has submitted a conceptual site plan. The conceptual site plan portrays the proposed conditions of the applicant; however site plan and special use approval is not being sought at this time. The applicant will submit for site plan and special use approval if the conditional rezoning is granted by the City Council.

Location of Subject Property

The property is located on the west side of Stephenson Highway north of 14 Mile.



Size of Subject Property:

The overall size of the subject property is 4.5 acres

Current and Proposed Uses of Subject Parcel:

Vacant 3-story office building

Current Zoning:

The property is currently zoned O, Office District.

Direction	Zoning	Use
North	O, Office	Office
South	O, Office (Planning Commission recommended approval of Conditional Rezoning to IB)	Office/Bank
East	RC, Research Center	Office
West	R-1E, Single-Family Residential	Single-Family Residential

SUMMARY OF DEVELOPMENT AND CONDITIONS

The applicant is proposing the development of two (2) Marriott hotels with a 195 space shared parking lot. The conditions offered by the applicant include:

1. Rezoning to OM, Office Mixed Use District for lodging purposes only
2. The front setback shall be 40 feet
3. The rear setback shall be 100 feet
4. The side setbacks shall be 40 feet each
5. The screening wall in the rear yard shall remain and is to be maintained in good condition
6. A landscape screening shall be provided along the rear of the site
7. The proposed buildings shall not exceed 4 stories

The table below outlines bulk, setback, and use comparisons between the Office Building District, the Office Mixed Use District, and the conditions placed by the applicant:

	Office	Office Mixed Use	Conditions by Applicant
Front Yard	10 feet	10 feet	40 feet
Side Yard	20 feet	20 feet	40 feet
Rear Yard / Boundary to Single Family	50 feet	50 feet	100 feet
Height	3 stories, 36 feet	5 stories, 75 feet	4 stories
Landscape Screening	80% opacity screening	80% opacity screening	80% opacity landscape screening and screening wall
Uses	Office, Bank, Research and Development, School, and Place of Worship	Office, Bank, Research and Development, School, Place of Worship, and hotels (special use)	Two (2) Hotels

As noted, the protection of single family residential is a stated intent of the zoning ordinance. To address potential impacts upon adjacent single-family properties the applicant has provided additional rear yard buffer, reduced the allowable building height than permitted in OM zoning, and provided additional landscaping and screening than required. The Planning Commission must determine if the conditions submitted by the applicant address potential impacts of a hotel use upon adjacent single-family properties. Other details such as lighting and finalized landscaping details will be considered in the site plan and special use review.

Items to be Addressed: None.

ZONING BACKGROUND

Stephenson Highway is a limited access major arterial designed to serve a mix of office, industrial, and lodging uses. The existing site in the surrounding area is a mixture of Integrated Business (IB), Research Center (RC), Office (O-1), Office Mixed Use (OM), and One-family residential (R1-E). The site to the south was recommended by the Planning Commission for conditional rezoning to IB, Integrated Business. The conditional rezoning was never considered by the City Council, as that applicant pulled their application.



The OM District is intended “...to provide areas for large office uses which serve large numbers of people, as well as the retail, service, restaurant, lodging, and residential options that should be provided to support such large employment centers. A major purpose of this District is to provide areas for buildings of greater height and more intensive land use activity in an otherwise low-density community, while providing amenities on-site or within the same immediate area to foster a walkable, compact, dense urban environment. The OM District is also intended to encourage the development of uses and services that will support and enhance the marketability of the City of Troy as a vibrant and desirable place to work where a high quality of life can be offered for both workers and residents. As such, it is a primary role of the OM District, along with the IB, RC, CB and GB Districts to preserve the economic vitality of the area.”

This applicant considered requesting a rezoning to IB, but felt a conditional rezoning to OM better met their site planning needs. Specifically, they were concerned with the IB District’s restriction of parking in the front of the building. This restriction would require all parking to be located behind the buildings and thus have a greater impact upon the adjacent single-family residents. A conditional rezoning to a specific use and other dimensional conditions as submitted by the applicant can limit concerns in regards to zoning consistency of the area and adjacency of other OM zoned properties.

Items to be addressed: None

MASTER PLAN

This site is located on the border of the Smart Zone and 21st Century Industry area of the Master Plan, which calls for “...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.” The Master Plan recognizes that a significant area of the City has been devoted to uses that may be conducive to be redeveloped to other uses. Both future land use classifications support areas for conventional manufacturing and assembly uses, but with a broader interpretation of what industrial

areas can become. However understanding the changing nature of the office market, proximity to I-75, and a renewed focus on providing a mix of complementary land uses, the proposed lodging use is consistent with this Master Plan designation of the area.

In short, provided impacts upon adjacent properties are mitigated, the conditional rezoning supports the surrounding office, research, and light industrial uses. We also recognize the compatible presence of existing OM properties immediately north of the site, and the desirable visibility of this site along Stephenson Highway and Interstate 75.

Items to be Addressed: None.

STANDARDS

The Zoning Ordinance identifies five (5) findings that the Plan Commission should evaluate when considering a Conditional Rezoning petition (Section 16.04.C). A Conditional Rezoning may only be approved upon a finding and determination that all of the following are satisfied:

- a) The conditions, proposed development, and/or proposed use of the land are designed or proposed for public health, safety, and welfare purposes.

The applicant has offered conditions which protect public health, safety, and welfare. The applicant has offered additional rear yard setback, reduced height, and increase landscape buffering. The specific use and development as a whole will greatly enhance the area and provide a benefit to the immediate area and the larger region by providing lodging for out-of-town guests. Congregating complementary uses will allow for reduction in automobile dependence, which increases public health, safety, and welfare.

- b) The conditions, proposed development and/or proposed use are not in material conflict with the Master Plan, or, if there is material conflict with the Master Plan, such conflict is due to one of the following:
 - I. A change in City policy since the Master Plan was adopted.
 - II. A change in conditions since the Master Plan was adopted.
 - III. An error in the Master Plan.

The proposed development is not in material conflict and is consistent with the Master Plan. The Master Plan recognizes that a significant area of the City has been devoted to uses that may be conducive to be redeveloped to other uses. This site is located on the border of the Smart Zone and 21st Century Industry area of the Master Plan, which calls for "...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." The 21st Century Industry classification provides area for conventional manufacturing and assembly uses, but with a broader interpretation of what industrial areas can become. However understanding the changing nature of the office market, proximity to I-75, and a renewed focus on providing a mix of complementary land uses, the proposed lodging use is appropriate for this area. The applicant has chosen the OM zoning district due to the applicant's desired use, consideration of the surrounding zoning, and consideration of the Master Plan. The proposed use will fully support and compliment the surrounding office and research center uses in the surrounding area.

- c) The conditions, proposed development and/or proposed use are in accordance with all terms and provisions of the zoning district to which the land is to be rezoned, except as otherwise allowed in the Conditional Rezoning Agreement.

The proposed conditions are in accordance with all terms of the OM zoning district.

- d) Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.

All necessary public services, utilities, and facilities already adequately serve this site. Any permitted uses and development within OM district would not require any additional public services and facilities than normally associated with a like use; however private utilities including water will be reviewed as part of the building permit process.

- e) The conditions, proposed development and/or proposed use shall insure compatibility with adjacent uses of land.

The site is adjacent to R-1E, One-Family Zoning to the west; O, Office Building District to the south; RC, Research Center District to the east across Stephenson Highway; and OM, Office Mixed District and IB, Industrial Business to the north. The applicant has chosen the OM zoning district due to the applicant's desired uses, consideration of the surrounding zoning, and consideration of the Master Plan.

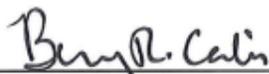
Items to be Addressed: None.

SUMMARY

We recommend that Planning Commission recommend to the City Council approval for the Conditional Rezoning provided that the Planning Commission finds that the conditions submitted by the applicant address potential impacts of a hotel use upon adjacent single-family properties.

Please contact me if you have any questions.

CARLISLE/WORTMAN ASSOCIATES, INC.



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

July 14, 2013

City of Troy
Planning Department
500 W. Big Beaver
Troy, Mi 48084

RE: Rezoning parcel 86-20-35-326-012 / 333 Stephenson Hwy

Rezoning to allow the construction of two hotels adjacent to a peaceful residential area with a mix of old and young families with young children would not be a healthy addition to an area dotted with many hotels/ motels that only have moderate occupancy.

Within the last year, a Holiday Inn Express and Suites opened a new building diagonally across from the proposed site. However, like other nearby hotel/motels, it backs to I-75, not residential property. This also holds true for four additional hotels nearby just east of the proposed site on Stephenson Highway. They are Hampton Inn, Extended Stay, Residence Inn and Fairfield Inn. The last two are currently operated by Marriott.

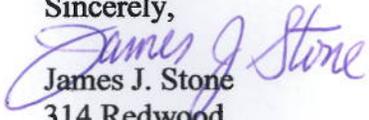
In addition to the five hotels/motels mentioned above, there are four more hotels/motels (Days Inn and Suites, Econolodge, Motel 6 and Red Roof Inn within a short distance of the proposed site. This makes a total of **9 large hotel/motels** within a short distance of the proposed site, **none of which are adjacent to residential property for good reason.** Also, occupancy rates do not warrant another hotel/motel, especially when you include the many other hotels directly off I-75 exits a short distance to the north.

The proposed hotel property poses a serious negative impact for Redwood homeowners.

1. Car and people noise 24/7 (currently quiet after 5 PM). This includes car alarms, late night arrivals, party-on people, annoying lighting and just plain loudness
2. Trash dumpsters within 20 yards of residential backyards attracting rodents
3. Even high end hotels attract problem people, specifically drug trade and prostitution. Many years ago, one high end well established hotel a short distance north of the proposed property failed and was torn down. It became known for high end illegal activity.

It would make much more sense for Marriott to purchase the vacant property on the southeast corner of 14 mile and Stephenson. It is directly next door to their current Fairfield Inn and a perfect location. I urge you to keep the current zoning.

Sincerely,


James J. Stone
314 Redwood

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