DATE: July 20, 2005

TO: John Szerlag, City Manager

FROM: Douglas J. Smith, Real Estate & Development Director
Mark F. Miller, Planning Director

SUBJECT: AGENDA ITEM – PUBLIC HEARING – REZONING APPLICATION – 600 Stephenson Highway, East side of Stephenson Highway, North of Fourteen Mile Road, Section 35 – R-C to O-1 (Z-703)

RECOMMENDATION

The application is consistent with the Future Land Use Plan and the proposed zoning district is compatible with adjacent zoning districts and uses. The Planning Commission recommended approval of the rezoning request at the June 14, 2005 Regular Meeting. City Management recommends approval of the rezoning application.

GENERAL INFORMATION

Name of Owner / Applicant:
The owner and applicant is JB Davies of Allison Associates.

Location of Subject Property:
The property is located at 600 Stephenson Highway, on the east side of Stephenson Highway, north of Fourteen Mile Road, in Section 35.

Size of Subject Parcel:
The parcel is approximately 1.74 acres in area.

Current Use of Subject Property:
The subject parcel is currently used as an office.

Current Zoning Classification:
R-C Research Center.

Proposed Zoning of Subject Parcel:
O-1 Office Building.

Proposed Uses and Buildings on Subject Parcel:
The applicant is proposing to use the existing office building for a medical tenant. No physical improvements are proposed for the site.

Current Use of Adjacent Parcels:
North: Office/Research.
South: Office/Research.
East: I-75 Expressway
West: Office/Research.

Zoning Classification of Adjacent Parcels:
North: R-C Research Center
South: R-C Research Center
East: N/A (I-75 Expressway).
West: R-C Research Center

ANALYSIS

Range of Uses Permitted in Proposed O-1 Zoning District and Potential Build-out Scenario:

PRINCIPAL USES PERMITTED:

Office Buildings for any of the following occupations: executive, administrative; professional; accounting; writing; clerical stenographic; drafting; and sales.

Medical office, including clinics.

Banks, credit unions, savings and loan associations, and similar uses. Such uses may include drive-in facilities only as an accessory use.

Publicly owned buildings, exchanges, and public utility offices.

Other uses similar to the above uses.

USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:

Uses customarily supporting or serving the Principal Uses permitted in this District, such as pharmacies or drug stores, optical services, copy services, office supplies, book stores, art galleries, or restaurants; provided that these uses are within the building housing the Principal Uses which they support, and provided that there is no direct outside entrance for these uses separate from the entrance serving the Principal Uses.

Data processing and computer centers, including sales support, service and maintenance of electronic data processing equipment. The sales support, service and maintenance functions shall be accessory or secondary to the Principal Uses permitted in this District, and thus shall not be operated as independent businesses.

Technical training uses, when such are accessory or secondary to the Principal Uses permitted in this District, and thus not operated as independent businesses.

USES PERMITTED SUBJECT TO SPECIAL USE APPROVAL:

Mortuary establishments.

Private service clubs fraternal organizations and lodge halls, including accessory structures and uses customarily incidental to such uses, racquet and athletic clubs.

Private ambulance facilities.

Utility sub-stations, transformer stations or gas regulator stations (without storage yards).

Mechanical or laboratory research involving testing and evaluation of products, or prototype or experimental product or process development.

Child care centers, nursery schools, or day nurseries (not including dormitories).

Vehicular and Non-motorized Access:
The parcel has vehicular access on Stephenson Highway.

Potential Storm Water and Utility Issues:
The applicant is proposing to utilize an existing office building.

Natural Features and Floodplains:
The Natural Features Map indicates there are no significant natural features located on the property.

Compliance with Future Land Use Plan:
The parcel is classified on the Future Land Use Plan as Office/Research. Research has a primary correlation with the R-C Zoning District and a secondary correlation with the O-1 Zoning District. The rezoning application complies with the Future Land Use Plan.

Compliance with Location Standards

The Location Standards in Article 24.40.10 state that the O-1 (Office Building) District may be applied when the application of such a classification is consistent with the intent of the Master Land Use Planning and policies related thereto, and therefore involves the following types of areas:

24.40.11 Areas indicated as low-rise office.

24.40.12 Portions of areas designated as community service centers or neighborhood service centers.

24.40.13 Areas designated for commercial or other non-residential development, or higher intensity office development, when one or more of the following determinations are made:

A. When the adjacent area and/or the total community would be more effectively served by the application of O-1 zoning than by the application of a commercial or other non-residential zoning District of a more intense office District.

B. When development in accordance with O-1 zoning would serve as a transitional element and would thus be more compatible with adjacent properties than would development under commercial or other office classifications.

Since the application is consistent with the Future Land Use Plan, it is therefore consistent with the Location Standards of the O-1 Office Building District.

Attachments:
1. Maps.
2. Applicant Statement of Request.
3. Minutes from the June 14, 2005 Planning Commission Regular Meeting.

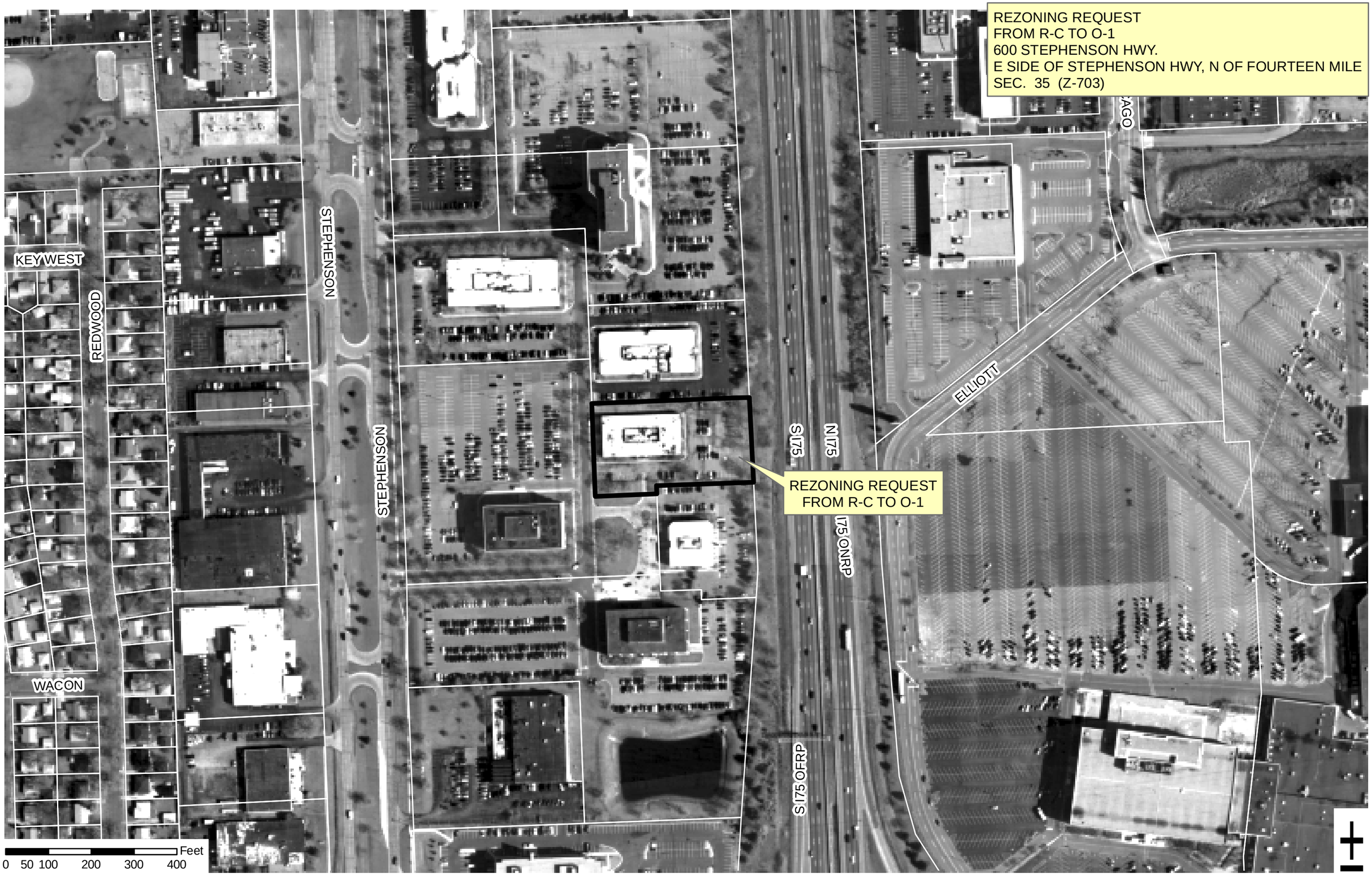
cc: Applicant
File / Z-703

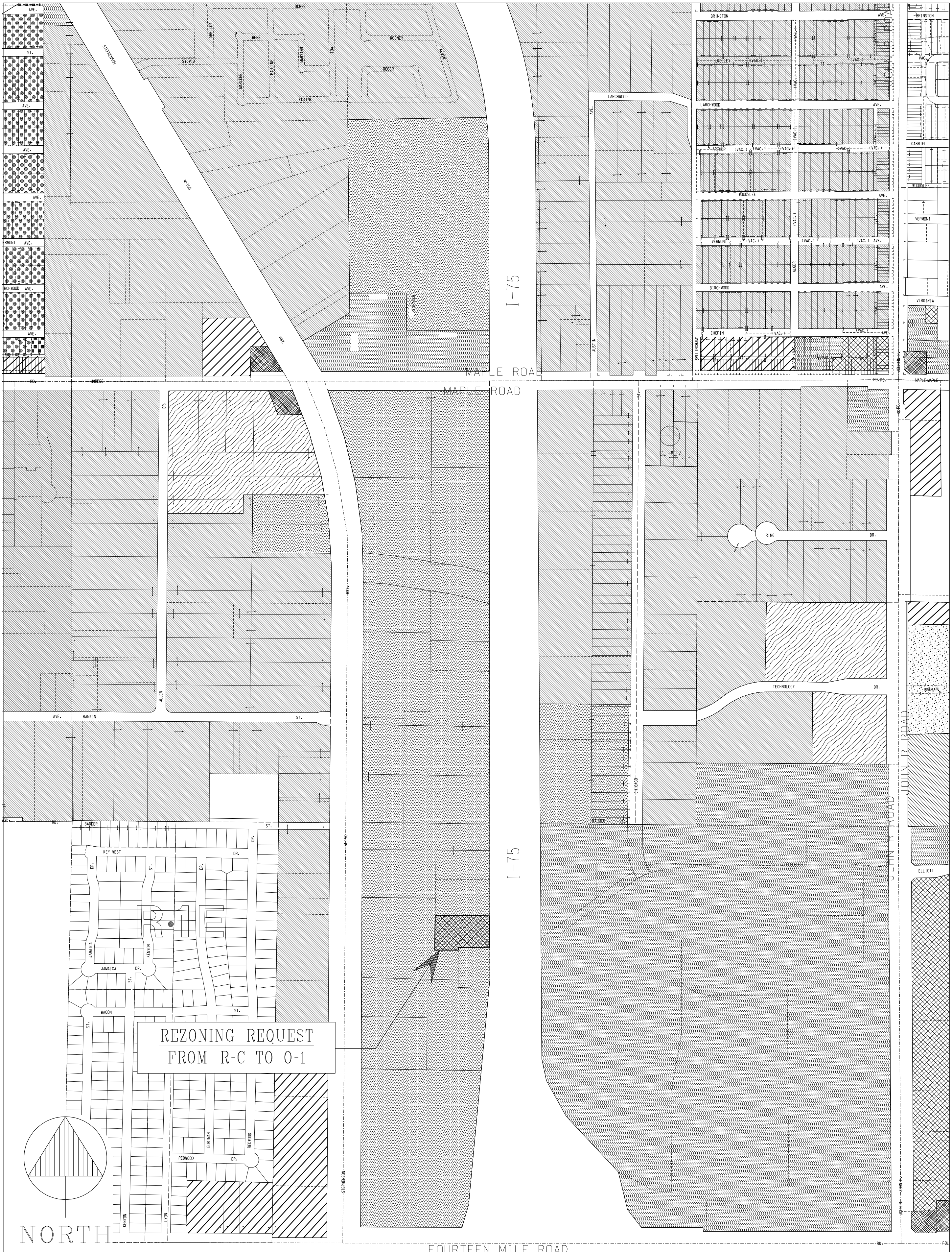
Prepared by RBS/MFM

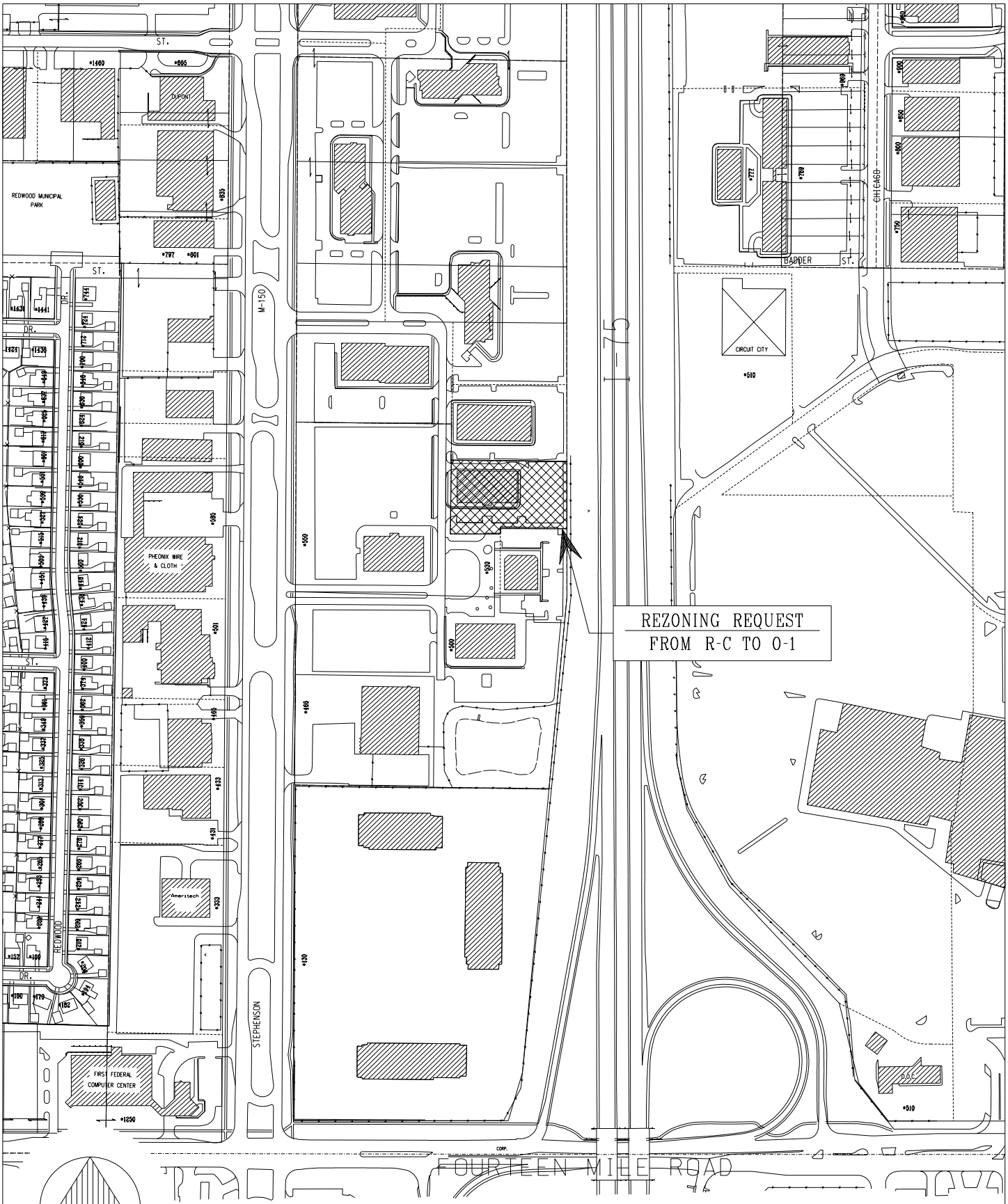
G:\REZONING REQUESTS\Z-703 600 STEPHENSON HWY SEC 35\CC Public Hearing Z-703 08 01 05.doc

CITY OF TROY

PREPARED BY CITY OF TROY PLANNING DEPT.


REZONING REQUEST
FROM R-C TO O-1
600 STEPHENSON HWY.
E SIDE OF STEPHENSON HWY, N OF FOURTEEN MILE
SEC. 35 (Z-703)
REZONING REQUEST
FROM R-C TO O-1
KEY WEST
REDWOOD
WACON
STEPHENSON
STEPHENSON
S I75
N I75
I75 ONRP
S I75 OFRP
ELLIOTT
Feet
0 50 100 200 300 400

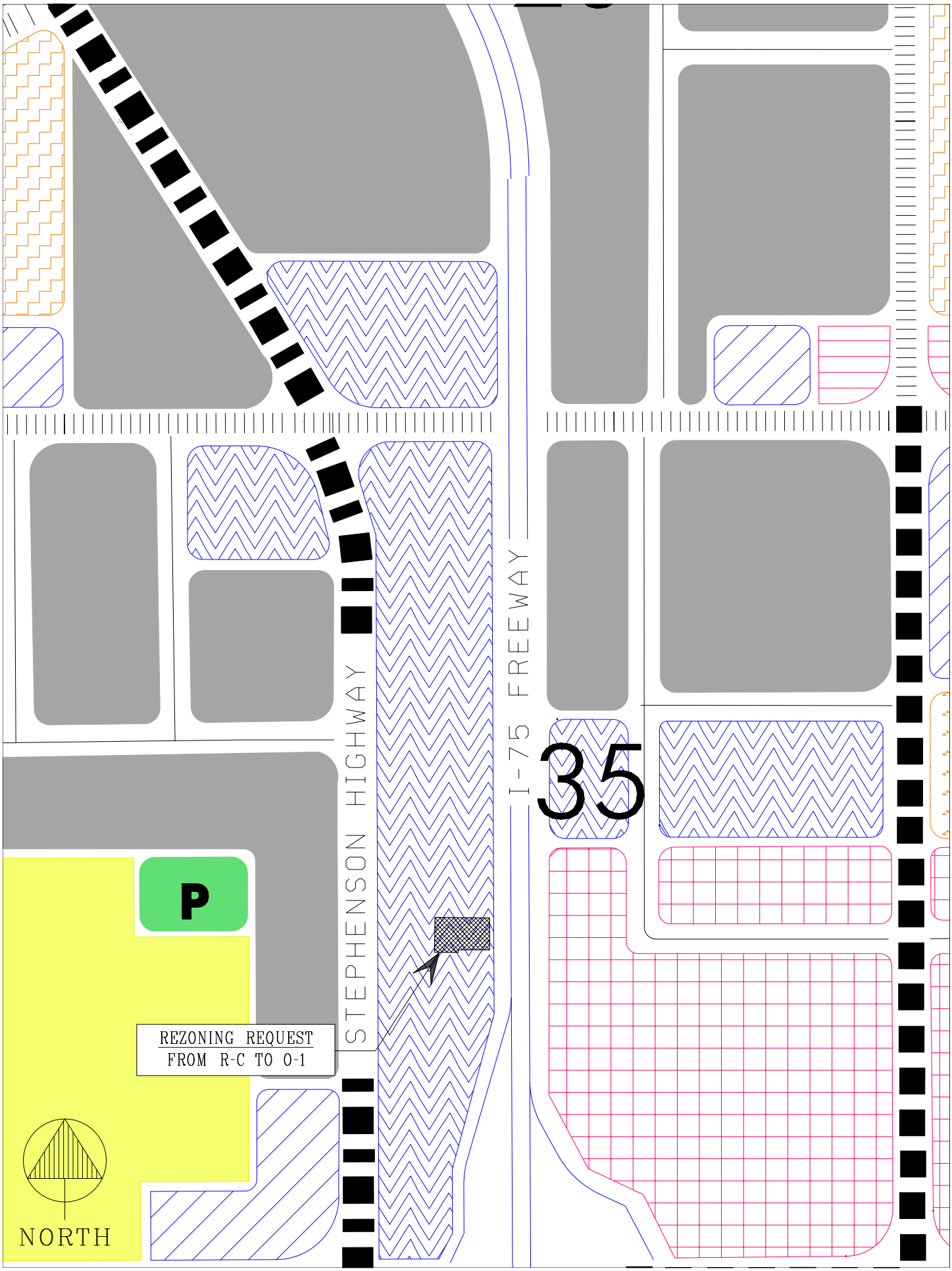

MAPLE ROAD
I-75
REZONING REQUEST
FROM R-C TO O-1
R1E
NORTH
FOURTEEN MILE ROAD
JOHN R ROAD
STEPHENSON HWY.
RANKIN
ALLEN
BADDER
KEY WEST DR.
JAMAICA DR.
KENYON
MACON
REDWOOD DR.
BURTMAN
TECHNOLOGY DR.
RING DR.
CJ-#27
LARCHWOOD
BRINSTON
KELLEY
WOODSLEE
VERMONT
BIRCHWOOD
CHOPIN
ALGER
AUSTIN
VIRGINIA
GABRIEL
ELLIOTT
SYLVIA
ELAINE
ROGER
ROONEY
MARLENE
PAULINE
IRENE



- REPRESENTS NON-RES. STRUCTURE OF NEWER CONSTRUCTION, IT DOES NOT ACCURATELY REPRESENT LOCATION OF STRUCTURES ON SITE OR LAYOUT OF STRUCTURES

- REPRESENTS DWELLING UNIT OF NEWER CONSTRUCTION, IT DOES NOT ACCURATELY REPRESENT LOCATION OF STRUCTURES ON SITE OR LAYOUT OF STRUCTURES

Z-703 / SEC. 35 / 05-17-05


STEPHENSON HIGHWAY
I-75 FREEWAY
35
P
REZONING REQUEST
FROM R-C TO O-1
NORTH

Statement for 600 Stephenson Highway

We are desirous to lease the building to a company that would utilize it for a medical purpose. In particular, the tenant is a specialty care provider to those suffering from closed head injuries. Their use is not materially different than previous users except for the fact that they would be seeing patients in a portion of the space. The current zoning will not condone this use, even though it is consistent with other businesses presently operating in Robbins Executive Park. The requested change in zoning will allow this socially responsible tenant the ability to occupy the building and thereby further enhancing the value of other property owners in the park. This change is necessary for the preservation and enjoyment of the substantial property rights of the existing owner

7. PUBLIC HEARING – PROPOSED REZONING (Z 703) – 600 Stephenson Hwy, North of Fourteen Mile Road, East side of Stephenson Hwy, Section 35 – From R-C to O-1

Mr. Savidant presented a summary of the Planning Department report for the proposed rezoning. Mr. Savidant reported that it is the recommendation of City Management to approve the rezoning application.

There was a brief discussion with respect to parking requirements. Mr. Savidant said there appears to be enough parking available for the medical use. He explained that a submission of a site plan through the Planning Commission would not be required because it is simply an office use replacing another office use. Mr. Savidant said that at the time of application to the Building Department, the Building Department, with input from the Planning Department, would make a determination on the required amount of parking spaces. Mr. Savidant said the Planning Commission would be the authoritative body should there be a request to reduce the number of parking spaces.

The petitioner, J. B. Davies of Allison Associates of 180 High Oak Road, Bloomfield Hills, was present. Mr. Davies said the family business of 30 years would make an application to Special Tree, a company who provides rehabilitation for those with closed head injuries. He said the majority of space would be for its headquarters and administration office; a minority of the space would be for medical. Mr. Davies believes the use would conform to the parking requirements.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2005-06-100
Moved by: Schultz
Seconded by: Wright

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-C to O-1 rezoning request, located on the east side of Stephenson Highway, north of Fourteen Mile Road, within Section 35, being approximately 1.74 acres in size, be granted.

Yes: All present (9)

MOTION CARRIED