



## CITY COUNCIL REPORT

DATE: November 24, 2008

TO: Phillip L. Nelson, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Economic Development Services  
Mark F. Miller, Planning Director

SUBJECT: Announcement of Public Hearing – Concept Development Plan Approval – BBK Mixed Use Project – Northeast corner of Big Beaver and Kilmer, Section 22, Currently Zoned O-1 (Low Rise Office) and R-1E (One Family Residential) District

### Background:

- A public hearing is scheduled on the December 15, 2008 City Council Regular meeting.
- The applicant proposes a mixed-use development on the 2.553-acre parcel. The project includes 14 residential units and 19,226 gross square feet of retail. The applicant proposes sustainable elements such as a green roof system on the retail component.
- The Planning Commission recommended Concept Development Plan Approval of PUD 10 at the November 11, 2008 Regular meeting.
- Richard Carlisle of Carlisle/Wortman Associates, Inc., the City's Planning Consultant, prepared a report summarizing the project and recommending Concept Development Plan Approval.
- The proposed PUD meets the Standards for Approval of Section 35.30.00 of the City of Troy Zoning Ordinance.
- The attached report was presented to the Planning Commission at the November 11, 2008 Regular meeting.

### Financial Considerations:

- There are no financial considerations for this item.

Legal Considerations:

- City Council has the authority to act on this application.
- Concept Development Plan Approval will have the effect of rezoning the subject parcel to PUD 10.

Policy Considerations:

- The application is consistent with the following “Outcome Statements” as established at the July 1, 2008 special Council meeting:
  - II. Troy adds value to properties through maintenance or upgrades of infrastructure and quality of life venues.
  - III. Troy is rebuilding for a healthy economy reflecting the values of a unique community in a changing and interconnected world.

Options:

- City Council can approve the application for Concept Development Plan Approval.
- City Council can approve the application for Concept Development Plan Approval with conditions.
- City Council can deny the application for Concept Development Plan Approval.
- No action required until the December 15, 2008 Regular meeting.

Approved as to Form and Legality:

\_\_\_\_\_  
Lori Grigg Bluhm, City Attorney

Attachments:

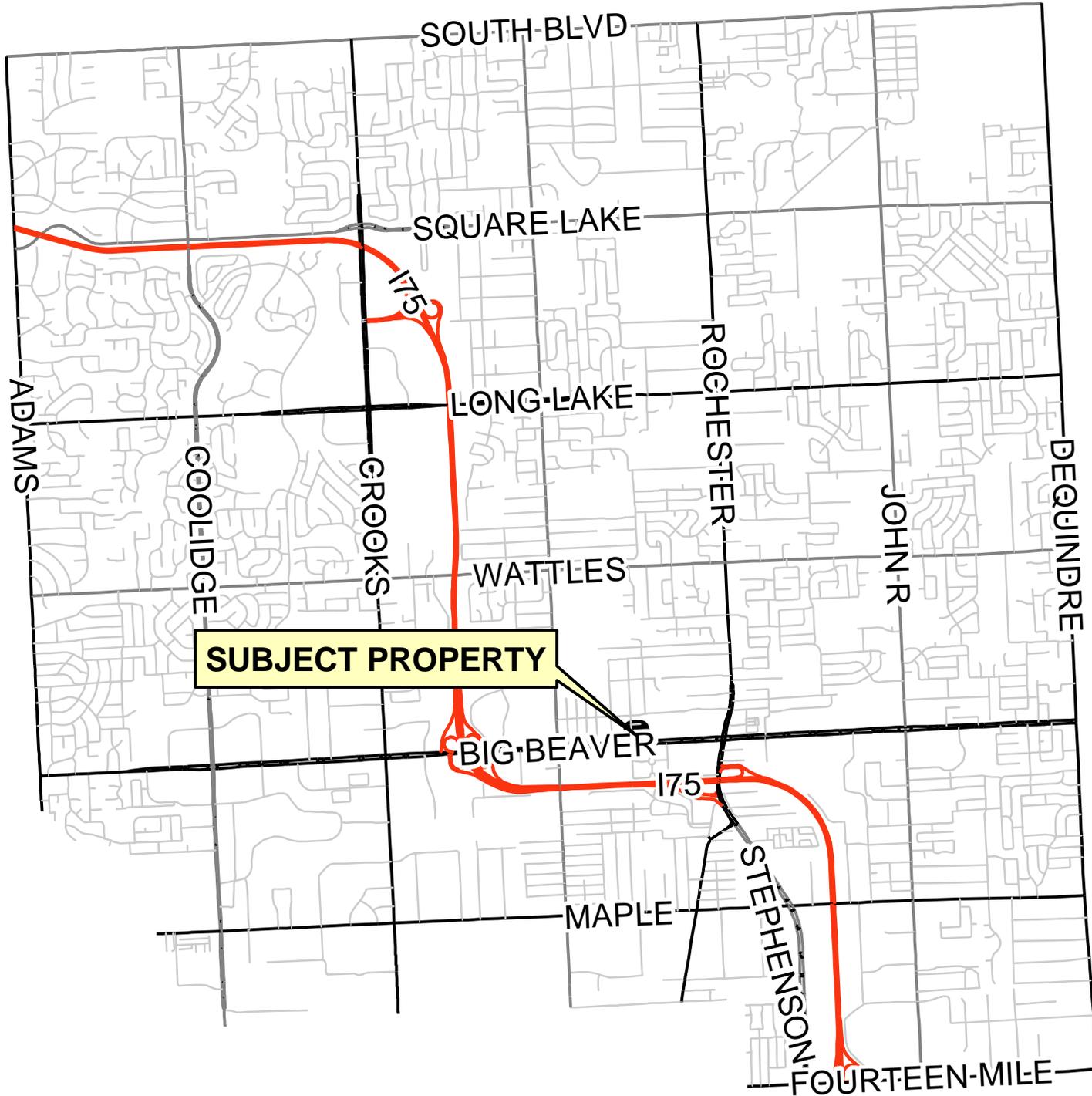
1. Maps.
2. Report prepared by Carlisle/Wortman Associates, Inc., dated November 6, 2008.
3. Traffic Impact Study Review prepared by OHM, dated November 5, 2008.
4. Traffic Impact Study Review prepared by OHM, dated October 22, 2008.
5. Planning Commission Minutes (draft) from the November 11, 2008 Regular meeting.
6. BBK PUD Conceptual Development Plan.

Prepared by RBS/MFM

cc: Applicant  
Richard Carlisle/CWA  
File /PUD 10

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# CITY OF TROY



PLANNED UNIT DEVELOPMENT REQUEST  
PROPOSED BIG BEAVER & KILMER DEVELOPMENT  
NE CORNER F BIG BEAVER & KILMER  
SEC. 22 (PUD 010)



TALBOT

LANGSTON

KILMER

SUBJECT SITE

E BIG BEAVER

CHARTER



PLANNED UNIT DEVELOPMENT REQUEST  
PROPOSED BIG BEAVER & KILMER DEVELOPMENT  
NE CORNER F BIG BEAVER & KILMER  
SEC. 22 (PUD 010)

R-1E

TALBOT

KILMER

LANGSTON

SUBJECT SITE

O-M

O-1

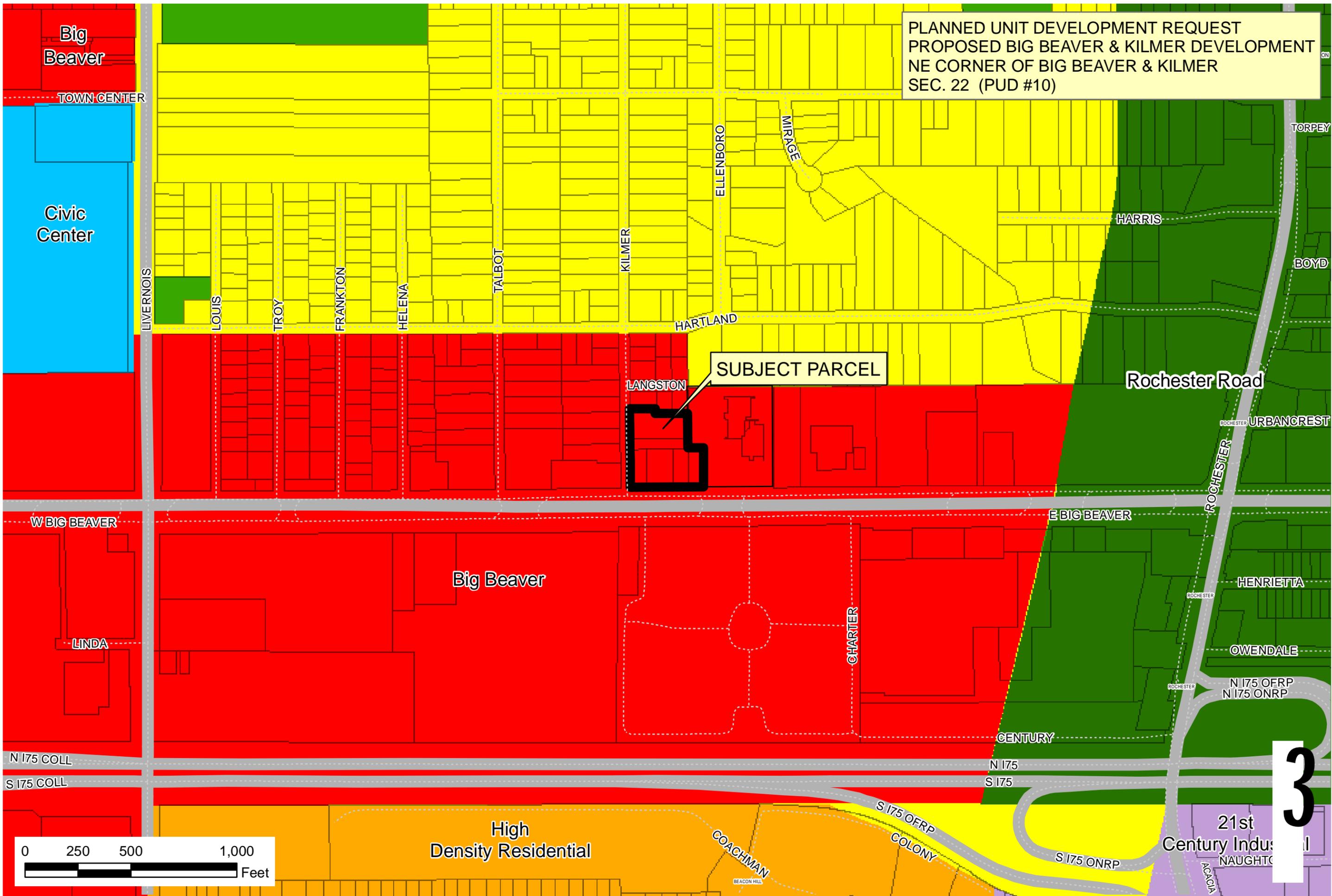
E BIG BEAVER

RM-1

CHARTER



PLANNED UNIT DEVELOPMENT REQUEST  
PROPOSED BIG BEAVER & KILMER DEVELOPMENT  
NE CORNER OF BIG BEAVER & KILMER  
SEC. 22 (PUD #10)



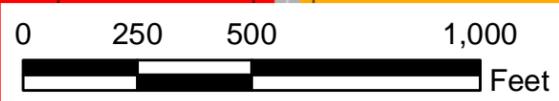
SUBJECT PARCEL

LANGSTON

Rochester Road

Big Beaver

High Density Residential



3



**CARLISLE/WORTMAN ASSOCIATES, INC.**  
*Community Planners /Landscape Architects*

605 S. Main, Suite 1  
Ann Arbor, MI 48104  
734-662-2200  
fax 734-662-1935

6401 Citation Drive, Suite E  
Clarkston, MI 48346  
248-625-8480  
fax 248-625-8455

Date: September 18, 2008  
Rev.: October 27, 2008  
Rev.: November 6, 2008

## **Planned Unit Development/Site Plan Review For City of Troy, Michigan**

### **GENERAL INFORMATION**

<b>Applicant</b>	Landus Development
<b>Project Name:</b>	BBK Mixed Use Development PUD
<b>Plan Date:</b>	November 4, 2008
<b>Location:</b>	Northeast corner of Kilmer Road and Big Beaver Road
<b>Zoning:</b>	O-1, Low Rise Office and R1-E, Single Family Residential (a small section is a current right-of-way for Myrtle Avenue)
<b>Action Requested:</b>	<p>Planning Commission review and recommendation to the City Council for approval of the Concept Development Plan. The procedure for review and approval of a PUD is a three-step process:</p> <ul style="list-style-type: none"><li>• The first step is an application for and approval of a Concept Development Plan, along with a Development Agreement. The Concept Development Plan and Development Agreement are approved by the City Council following recommendation of the Planning Commission. Such action, if and when approved, shall confer upon the applicant approval of the Concept Development Plan and shall rezone the property to PUD in accordance with the terms and conditions of the Concept Development Plan approval.</li><li>• The second step of the review and approval process is application for and approval of a Preliminary Development Plan (preliminary site plan) for the entire project, or for any one or more phases of the project. City Council shall have</li></ul>

the final authority to approve and grant Preliminary Development Plan approvals, following a recommendation by the Planning Commission.

- The third step of the review and approval process is the review and approval of a Final Development Plan (final site plan) for the entire project, or for any one or more phases of the project, and the issuance of building permits. Final Development Plans for Planned Unit Developments are submitted to the Planning Department for administrative review, and the Planning Department, with the recommendation of other appropriate City Departments, has final authority for approval of such Final Development Plans.

**Required Information:** Provided.

## **PROJECT, SITE DESCRIPTION, AND CONCEPT PLAN**

We are in receipt of a revised application for a proposed Planned Unit Development (PUD) that includes 18,699 square feet of retail space in 3 buildings and 14 residential units of approximately 1,600 square feet in area. The 2.553 acre site is currently occupied by a vacant single-family home. The project is proposed in two phases, which are proposed for construction simultaneously.

We have reviewed conceptual submittals for this project on four previous occasions; the most recent review was in a letter dated October 27, 2008. Since that submittal, the applicant has met with the Planning Commission and City of Troy staff and consultants to resolve a series of remaining issues. The revisions include, but are not limited to, the following:

- The south drive on Kilmer Road has been turned into an exit only driveway.
- Outdoor seating between the retail buildings has been reconfigured and brought forward.
- All sheets have been updated to ensure consistency throughout.
- Eleven of the residential units have been revised in design to include 2-car garages, increasing the site's overall parking by 11 spaces.
- Clarification has been provided which ensures that the areas labeled "flex room" and optional office/retail spaces attached to units 11 and 12 will not be used for true public-access live/work units.
- Left turn only has been eliminated from both Kilmer driveways.
- The "chicane" south of Retail Building C has been softened to allow for improved alignment.
- The drive-through exit lane at Retail Building C has been altered to improve circulation.
- The outdoor seating near Retail Building C has been reconfigured.

The underlying zoning of the subject site would not permit the retail portion of the project or the attached residential portion of the project. The project would also require a series of deviations from the dimensional and parking requirements of the underlying zoning. Given these proposed use and dimensional deviations, the applicant has elected to pursue PUD approval for this project.

*Items to be Addressed: None.*

## **NEIGHBORING ZONING AND LAND USE**

The site is made up of a collection of parcels having two different zoning classifications. The 1.47 acres facing Big Beaver Road are zoned O-1, while the 0.77 acres along the north boundary of the site are zoned R-1E. A 50-foot wide strip between these two portions of the site is reserved as right-of-way for Myrtle Avenue. The residential area to the north is zoned R-1E, while property to the west and east are zoned O-1 and a mix of O-1 and R-1E. To the south across Big Beaver Road are O-M, RM-1, and O-1 districts.

Nearby land uses include a collection of office uses, retail establishments, and single family residential.

*Items to be Addressed: None*

## **MASTER PLAN**

The site is located at the northeast intersection of Big Beaver and is within the “Offices East” district of the Big Beaver Corridor Plan and is within the Big Beaver Corridor district in the Troy 2008 Master Plan.

In general, the primary focus of the Office East District with the Corridor Study is to promote general office uses along the frontage with residential uses transitioning to adjoining neighborhoods. The other key aspects of the Corridor relevant to this area include building height of 2-3 stories, locating buildings closer to the street, and encouraging pedestrianism.

The collection of uses that are proposed would be complementary to and would strengthen the overall office community in this area in that it would provide for a number of new housing types for potential workers who would like to live in a more urban situation, and would provide nearby restaurant and retail opportunities for workers.

The uses and character of Big Beaver Corridor district in the Troy 2008 Master Plan are driven by the recommendations of the Big Beaver Corridor Study and subsequent efforts of the Planning Commission to create new zoning techniques to implement those recommendations. The mixed-use nature of this project and the attention the applicant has given to pedestrian amenities, outdoor dining, innovative architectural design, interaction between the retail units and the streetscape through large glazed areas are elements specific to this project that are directly mentioned as desirable elements within the Big Beaver Corridor district in the Master Plan.

The applicant's desire to build this development to a green standard is a further example of this project's degree of compliance with the Troy 2008 Master Plan, which strongly encourages the incorporation of green design elements in new projects.

*Items to be Addressed: None.*

## **PUD STANDARDS**

The PUD provisions of the Zoning Ordinance are found in article XXXV. Criteria are set forth in Section 35.30.00 for consideration of a PUD project as a PUD. The following are our comments:

Section 35.30.00, A. The proposed development shall be applied for by a person or entity that has the legal right to execute a binding agreement concerning all process on the development.

*The submittal states that Landus Development, the applicant, is the owner of the property.*

Section 35.30.00, B.: The applicant shall demonstrate that through the use of the PUD option, the development will accomplish a sufficient number of the following objectives, as are reasonably applicable to the site, providing:

1. A mixture of land uses that would otherwise not be permitted without the use of the PUD provided that other objectives of this Article are also met.

*The project includes a mix of uses. The existing O-1 zoning along the south portion of the site is "... designed to accommodate office uses, office sales uses, and certain basic personal services. These districts are mapped typically in major shopping center locations related to the activity of the larger establishments generating greater volumes of vehicular and pedestrian traffic." The O-1 classification would permit some service-oriented uses specifically selected to serve an office environment. The proposed general retail and potential restaurant uses would not be permitted under the O-1 classification.*

*The existing R-1E classification is intended to "...to be the most restrictive of the residential Districts as to use. The intent is to provide for environmentally sound areas of predominantly low-density, single family detached dwellings, through the varying of lot sizes and the development options which will accommodate a broad spectrum of house sizes and designs appealing to the widest spectrum of the population." The existing classification would not permit the compact, attached single family residential dwellings at the density proposed by the applicant.*

2. A public improvement or public facility (e.g. recreational, transportation, safety and security) which will enhance, add to or replace those provided by public entities, thereby furthering the public health, safety and welfare.

*The proposed project does not constitute a public facility dedicated towards recreation transportation, safety or security. It does, however, integrate public spaces with outdoor cafes and water fountains that will allow users and residents of the property to gather in outdoor spaces which will enhance the health, safety, and welfare of those individuals.*

3. A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be infeasible or unlikely to be achieved absent these regulations.

*This project includes a collection of restaurant uses, retail spaces, and an under-represented type of residential unit in Troy. This compact project with a mix of uses will allow for a higher density residential project to be served by adjacent retail uses. This is especially true given the project's walkable design, easy access, and integrated public common areas. Without the PUD option, this compact mix of compatible uses would not be possible.*

4. Long term protection and preservation of natural resources, natural features, and historic and cultural resources, of a significant quantity and/or quality in need of protection or preservation, and which would otherwise be unfeasible or unlikely to be achieved absent these regulations.

*The site is currently undeveloped, with the exception of an existing single family home. The site does not have rare or critical natural features. Given the proposed density and sensitive green building approach, the development would improve site conditions, especially when contrasted against the likely conditions that would occur under conventional zoning.*

5. A compatible mixture of open space, landscaped areas, and/or pedestrian amenities.

*The project would improve on the existing conditions in this regard and does include small pockets of open space and landscaped areas. While it does not provide a great deal of open space, it does make effective use of the remaining open areas for stormwater management and for landscape features.*

*The project does include a useful pedestrian network, and allows for effective, safe pedestrian access between the residential and retail components.*

6. Appropriate land use transitions between the PUD and surrounding properties.

*The project would reside between the Big Beaver Road corridor and an existing single family residential area. The project includes a mix of uses which are situated so as to separate the primary retail uses along Big Beaver from the single family neighborhood, locating a collection of townhomes in the transitional area. Given the small size of this project and the proximity of the adjacent single family neighborhood, we feel this project successfully provides for an appropriate land use transition.*

7. Design features and techniques, such as green building and low impact design, which will promote and encourage energy conservation and sustainable development.

*The project narrative and conceptual plan indicates that the project intends to promote*

*green building techniques and low impact design. The narrative indicates that designers will seek LEED Certification or “sustainable design implementation or certification.” While it is unclear what other certification the project may choose to pursue, the limited detail provided in the conceptual building elevations and floor plan drawings reveal that the applicant intends to incorporate a series of green design elements which may contribute to towards LEED certification including:*

- *Energy star roofing membrane*
- *Operable clerestory windows*
- *Rooftop gardens*
- *Sun shading overhangs*
- *Bioswales*
- *“Green” paving in certain parking areas*

8. Innovative and creative site and building designs, solutions and materials.

*The proposed PUD includes a compact, integrated collection of structures that maximizes the use of the property and allows for residents and visitors to access a series of goods or services within one project. The walkable character and provision of outdoor seating and decorative fountains add to the character of the site. The inclusion of contemporary townhomes in the project help to expand the housing types available in the City of Troy and will represent an alternative housing choice for new families, retirees, or homebuyers looking for entry-level or small-floor plan housing in a unique urban setting.*

9. The desirable qualities of a dynamic urban environment that is compact, designed to human scale, and exhibits contextual integration of buildings and city spaces.

*This project does have a strong emphasis on street activity, mixed use, and pedestrians. It is designed to create an alternative living environment and expand the scope of traditional “strip” retail. It includes a compact collection of uses with integrated public areas and extensive pedestrian amenities between the various project components.*

10. The PUD will reasonably mitigate impacts to the transportation system and enhance non-motorized facilities and amenities.

*Please refer to the section of this report entitled “Site Access and Circulation.”*

11. For the appropriate assembly, use, redevelopment, replacement and/or improvement of existing sites that are occupied by obsolete uses and/or structures;

*This project will be redeveloping what is mostly vacant with a single vacant structure. While the project does not necessarily allow for the positive redevelopment of an obsolete structure, it is appropriately using a small site along a major urban corridor.*

12. A complementary variety of housing types that are in harmony with adjacent uses;  
*While the proposed housing is at a far greater density than the adjacent residential uses to the north, it does provide an alternative, but complementary single family attached housing product which provides an effective transition between the Big Beaver Corridor and existing residential area.*
  
13. A reduction of the impact of a non-conformity or removal of an obsolete building or structure.  
*Please refer to comment #11 above.*
  
14. A development consistent with and meeting the intent of this Article; and will promote the intent of the plan meeting the requirements of the Municipal Planning Act or the intent of any applicable corridor or sub-area plans. If conditions have changed since the plan, or any applicable corridor or sub-area plans, were adopted, the uses shall be consistent with recent development trends in the area.  
*As mentioned earlier, the proposed uses are not the primary target of the Master Plan or the Big Beaver Corridor Study, but the collection of uses that are proposed would be complementary to and would strengthen the overall office community in this area in that it would provide for a number of new housing types for potential workers who would like to live in a more urban situation, and would provide nearby restaurant and retail opportunities for workers.*
  
15. Includes all necessary information and specifications with respect to structures, heights, setbacks, density, parking, circulation, landscaping, amenities and other design and layout features, exhibiting a due regard for the relationship of the development to the surrounding properties and uses thereon, as well as to the relationship between the various elements within the proposed Planned Unit Development. In determining whether these relationships have been appropriately addressed, consideration shall be given to the following:
  - A. The bulk, placement, and materials of construction of the proposed structures and other site improvements.  
*The site plan includes conceptual drawings of the proposed buildings, but detailed drawings that adequately describe materials of construction have not yet been provided.*
  
  - B. The location and screening of vehicular circulation and parking areas in relation to surrounding properties and the other elements of the development.

*The project incorporates parking all around its perimeter. Two rows of parking are situated along Big Beaver Road. We support the incorporation of shared parking to reduce new surface parking and encourage infill development.*

- C. The location and screening of outdoor storage, loading areas, outdoor activity or work areas, and mechanical equipment.

*Typical screening measures are shown on the site plan. Dumpster pads and loading and unloading areas are integrated throughout the project in accessible but unobtrusive areas.*

- D. The hours of operation of the proposed uses.

*The retail and restaurant uses typically have hours running until mid to late evening. The residences would allow for activity 24 hours a day.*

- E. The location, amount, type and intensity of landscaping, and other site amenities.

*The submittal adequately describes the conceptual landscaping plan.*

16. Parking shall be provided in order to properly serve the total range of uses within the Planned Unit Development. The sharing of parking among the various uses within a Planned Unit Development may be permitted. The applicant shall provide justification to the satisfaction of the City that the shared parking proposed is sufficient for the development and will not impair the functioning of the development, and will not have a negative effect on traffic flow within the development and/or on properties adjacent to the development.

*Please refer to the section of this report entitled Parking and Loading. The project relies heavily on shared parking to meet anticipated demand.*

17. Innovative methods of stormwater management that enhance water quality shall be considered in the design of the stormwater system.

*As indicated earlier, the project does include bioswales and a rain garden. The inclusion of "green" pavers in the project will also reduce the rate of stormwater runoff.*

18. The proposed Planned Unit Development shall be in compliance with all applicable Federal, State and local laws and ordinances, and shall coordinate with existing public facilities.

*On the basis of the information provided all applicable laws and ordinances will be observed.*

**Items to be Addressed: None**

**AREA, WIDTH, HEIGHT, SETBACKS**

The site plan includes a small table titled “Zoning Information” on Sheet A-101. This table provides dimensional requirements for the O-1 portion of the property, for the R1-E portion of the property, and for the right-of-way portion of the property.

Physical standards relating to matters such as building height, bulk, density, parking and setbacks will be determined based upon the specific PUD plan presented. The dimensional requirements for the underlying zoning and the proposed dimensions are as follows:

	<u>Required:</u>	<u>Provided:</u>
<i>Lot Area</i>	N/A	2.553 acres
<b>Setbacks</b>		
<i>Big Beaver Frontage</i>	30 feet (O-1 District)	75 feet (retail building C), 76 feet (A and B)
<i>Kilmer Frontage</i>	20 feet (O-1 portion), 25 feet (R-1E portion)	<b>Approximately 6 feet from residential porches in R-1E portion and 10 feet from retail building A in the O-1 portion</b>
<i>East Boundary</i>	20 feet (O-1 portion), 25 feet (R-1E portion)	<b>Approximately 10 feet for retail building C, 0 feet for residential unit 4</b>
<i>North Boundary</i>	25 feet (side yard setback) for the R-1E district	<b>10 feet for residential unit 1</b>
<b>Building Height</b>	Minimum of 3 stories for 80 percent of the project; setback requirements are tiered for building higher than 30 feet.	36 feet for the residential portion and 31.5 feet for the retail portion

*Items to be Addressed: None.*

**PARKING, LOADING**

The project is dependent upon a shared parking arrangement with the neighboring project. For the retail portion of the project, 42 of the provided spaces are created through shared parking. Since the last submittal, the applicant has increased the number of provided spaces by expanding 11 of the residential garages to accommodate a second car. This will reduce the demand on visitor parking for primary residents’ second vehicles.

Given that parking for the proposed project cannot be met on the site due to constraints in the site’s area, the applicant intends to utilize shared parking for the project. An agreement for the shared parking has been obtained, and has been provided. The applicant’s submittal does

provide sufficient documentation to illustrate that the proposed shared parking would not impact the adjacent office complex to the point that it would reduce the sites ability to accommodate the existing office center and Bahama Breeze restaurant.

The application reveals the following information about parking for the proposed project:

Required under conventional zoning for proposed uses:

- Phase 1: Retail.  $18,685/200 = 93.4$  (94) required spaces
- Phase 2: 14 residences with 2 spaces each = 28 required spaces

Provided:

- Retail: 74 spaces provided on-site and 42 spaces provided in shared parking
- Residential: 25 garage and 16 visitor spaces, provided on-site and on-street along Kilmer Road.

The clarification that the residential units will not contain live/work style space eliminates our previous concerns over the potential for increased demand. We do suggest that the development agreement include strict provisions on the flex room and optional office/retail spaces connected to units 11 and 12 to prohibit public traffic to these units, a limitation on deliveries, or other measures meant to preempt potential parking and circulation concerns.

***Items to be Addressed:** Include provisions in the development agreement to prohibit public traffic to the flex spaces within the residential units and the optional spaces attached to units 11 and 12, a limitation on deliveries, or other measures meant to preempt potential parking and circulation concerns.*

## **SITE ACCESS AND CIRCULATION**

Following the last Planning Commission discussion with the applicant, City of Troy staff members and consultants met with the applicant and discussed the site circulation concerns raised by the previous OHM review and Planning Commissioners. In response to the original OHM concerns, a series of changes have been made to the site plan and OHM has issued a new letter stating that they largely support the applicant's revised plan.

In order to reduce the potential conflicts associated with the southern-most driveway on Kilmer Road, the design has been changed to an exit only driveway. This approach will permit vehicles to exit the west portion of the lot if they are unable to find a parking space or leave the development when finished with their stay. The exit only design will restrict the ability of vehicles to enter the site from Kilmer while reducing concerns over safety and circulation on site. Emergency vehicles will be able to access to site via this driveway as well.

The north driveway on Kilmer has been restored to a two way design, to ensure that visitors to the site that live north of the project can access their neighborhood without travelling back to Big Beaver Road.

The formerly abrupt chicane south of Retail Building C has been redesigned, along with the drive-through exit lanes, to enhance safety and circulation in this critical entry point to the project.

After careful review of the turning templates provided by the applicant, the Fire Department has no objection to the maneuvering lane design for the north portion of the project. Further, given that the applicant has agreed not to permit businesses within the residential units, we are no longer as concerned with access for large delivery vehicles. The turning templates suggest that in a worst-case scenario, delivery trucks could potentially access the units if necessary for moving, etc. It is our understanding that the applicant would agree to certain restrictions on large vehicles, the presence of businesses in the residential units, and other measures within the development agreement that would reduce the potential conflicts in this area of the site.

*Items to be Addressed: None.*

## **ESSENTIAL SERVICES**

The application includes a summary of proposed utility connections. The applicant intends to connect the site to the existing 10 inch water main and sewer lines on Big Beaver Road and provide a loop around the site. The site plan also includes a series of stormwater management elements, including bioswale, a rain garden, roof vegetation, and underground detention systems. We defer to the City Engineer in this regard.

*Items to be Addressed: Consult with City Engineer with regard to water and sewer service.*

## **RECOMMENDATIONS**

We believe the compact, integrated design and complementary mix of uses included in this project would benefit the Big Beaver Corridor and the City of Troy. The PUD option allows the City to permit a compact, higher-density project that incorporates a mix of retail and residential uses that would be highly beneficial in this office and research dominated area by providing alternative dwelling options and nearby services.

The majority of our issues raised in our previous review have been addressed by the applicant and discussions with the Planning Commission, City Staff, and consultants have resulted in alterations that continue to improve the plan. The incorporation of 11 additional spaces within the residential unit garages will significantly improve the parking situation and we support the applicant's proposed changes with regard to site circulation.

Given these positive changes and our conclusion that the project does qualify as a Planned Unit Development, we recommend that the Planning Commission recommend to the City Council that the proposed PUD concept plan be approved, conditioned on the applicant agreeing to include provisions in the development agreement to prohibit public traffic to the flex spaces within the residential units and the optional spaces attached to units 11 and 12, a limitation on deliveries, or other measures meant to preempt potential parking and circulation concerns.

CARLISLE/WORTMAN ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "R K Carlisle". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Richard K. Carlisle, PCP

# 225-02-2603

RKC: zb

November 5, 2008



Mr. William Huotari, PE  
Deputy City Engineer  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

Subject: Review of BBK Mixed-Use Development (Site Plan and Traffic Assessment Report)  
OHM JN: 0128-08-0020

Dear Mr. Huotari:

Based on information provided at the October 30, 2008 Planning Department Team Meeting for the BBK Mixed-Use Development we understand that the majority of comments from our October 22, 2008 letter have been superseded by previously made agreements between City Planners and the Development Team.

Coming out of the October 30 meeting, we requested the developer to revise the following items on the site plan:

- Revise the south drive along Kilmer Road to provide for "exit only" operation.
- Revise the sharp chicane along the east-west parking aisle closest to Big Beaver Road to provide more of a gradual shift.
- Remove the "left-turn only" restriction at the drives along Kilmer Road.

These concerns have been addressed with this submittal. Please contact me if you have any questions.

Sincerely,  
Orchard Hiltz & McCliment, Inc.

A handwritten signature in black ink, appearing to read "S. Loveland", is written over the typed name.

Steven M. Loveland, PE, PTOE

October 22, 2008



Mr. William Huotari, PE  
Deputy City Engineer  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

Subject: Review of BBK Mixed-Use Development (Site Plan and Traffic Assessment Report)  
OHM JN: 0128-08-0020

Dear Mr. Huotari:

As requested, we have reviewed the BBK Mixed-Use Development traffic assessment report and site plan for traffic related issues. The following comments are offered:

**Traffic Impact Assessment Review**

Based on the current site plan we agree with the conclusions provided in the assessment.

- The BBK Mixed-Use development will not adversely impact traffic in the immediate area of the development.
- The proposal to share 42 parking spaces located in the Willow Centre parking lot is justified based upon the full leasing potential of the center and the full occupancy of the BBK property.

However, there are a few items that should be considered:

- The first Kilmer Road access point is proposed to be located approximately 65 feet north of Big Beaver Road. According to the Michigan Access Management Guidebook, the desirable corner clearance is 115'. This corresponds to the location of the existing driveway for the office building on the west side of Kilmer.
- From the Michigan Access Management Guidebook, the Guideline for Unsignalized Driveway Spacing (Table 3-5) indicates a value of 350' for a 45 mph road. The proposed driveway spacing is 290' and 190' between driveway and Kilmer Road.
- The report indicates that the site will generate less than 100 peak hour trips, while trip generation calculations indicate otherwise.
- The document indicates that a background growth rate would not be appropriate, but later states that a 1.6% growth rate was applied. The figures do not apply the 1.6% growth rate.

With revisions to site layout, including number and location of driveways, the traffic assessment document will need to be revised.

**Site Plan Review**

The proposed site plan has a number of inconsistencies with the *Big Beaver Corridor Study*.

- This site is located in the "Office East" portion of the corridor, with the intended building use of office and residential. The site plan proposes retail and residential.
- The Driveway Access section of the Corridor Study notes existing problems in the vicinity of this site. The problems include too many driveways, need for east-west cross access, and driveways too close to intersections. This site will add to these problems with the addition of another improperly spaced drive along Big Beaver Road and the driveway to Kilmer Road spaced too closely to Big Beaver Road.

The following comments are provided regarding the site layout:

- We recommend eliminating the proposed driveway along Big Beaver Road. Cross access to the existing driveway along Big Beaver Road plus the driveways along Kilmer Road provide more than adequate access to the site.
- Further, if the site is redesigned we would recommend only providing one driveway along Kilmer Road that would align with the existing driveway along the west side of Kilmer Road. Vehicles entering this drive could access both the residential and retail portions of the site.
- The proposed left-turn only exits at both drives along Kilmer Road will be very hard to enforce and the turn restrictions should be removed from the plan. If there is a potential for citizens from the neighborhood to the north to patronize the retail portions of this site, then right turns should not be prohibited. In restricting right-turns, traffic will unnecessarily have to enter Big Beaver Road to access northbound Kilmer Road.
- The east-west parking aisle closest to Big Beaver Road should be directly aligned with the Willow Centre parking aisle, and avoid the sharp chicane or shift in alignment that draws it closer to Big Beaver. Otherwise, the drive-thru exit from Retail "C" and the parking aisle curves will need to be revised. The current configuration provides for unsafe driving conditions due to the sharp curves transitioning between alignments and the location of the drive-thru exit relative to the curves. At a minimum, the left-turn only exit from the drive-thru should be further channelized to help drivers make the left-turn. Also, the curb line at the drive-thru exit will need to be shaved back to provide a more gradual shift along the parking aisle than accomplished with the curves currently shown.

Please contact me if you have any questions regarding our findings.

Sincerely,  
Orchard Hiltz & McCliment, Inc.



Steven M. Loveland, PE, PTOE

## **PLANNED UNIT DEVELOPMENT**

12. **PLANNED UNIT DEVELOPMENT (PUD 10)** – Proposed Big Beaver and Kilmer Planned Unit Development, Northeast Corner of Big Beaver and Kilmer, Section 22, Currently Zoned O-1 (Low Rise Office) and R-1E (One Family Residential) Districts

Zak Branigan of Carlisle Wortman Associates reported on the recent revisions of the proposed PUD development. It is their recommendation that the Planning Commission recommends to the City Council that the proposed PUD Concept Development Plan be approved, conditioned on the applicant agreeing to include provisions in the development agreement to prohibit public traffic to the flex spaces within the residential units and the optional spaces attached to units 11 and 12, a limitation on deliveries, or other measures meant to preempt potential parking and circulation concerns.

The petitioner, Ryan Marsh of Landus Development, 32121 Woodward Avenue, Royal Oak, was present. Mr. Marsh addressed the neighborhood support, executed lease and viability of the project. He asked the Commission's support and recommendation of the proposed Concept Development Plan.

There was brief discussion relating to deceleration lane, traffic management, storm water management and landscaping.

Chair Schultz opened the floor for public comment.

There was no one present who wished to speak.

Chair Schultz closed the floor for public comment.

### **Resolution # PC-2008-11-136**

Moved by: Tagle  
Seconded by: Strat

**WHEREAS**, The Planning Commission reviewed a Concept Development Plan for a Planned Unit Development, pursuant to Article 35.50.01, as requested by Landus Development for the BBK Mixed-Use Development Planned Unit Development (PUD 10), located on the northeast corner of Big Beaver and Kilmer, located in Section 22, within the O-1 and R-1E zoning districts, being approximately 2.546 acres in size; and

**WHEREAS**, The City's Planning Consultant Richard Carlisle of Carlisle/Wortman Associates, Inc. prepared a memorandum dated November 6, 2008 that recommends Concept Development Plan approval of BBK Mixed-Use Development Planned Unit Development; and

**WHEREAS**, The proposed PUD meets the Standards for Approval set forth in Article 35.30.00; and

**BE IT FINALLY RESOLVED**, That the Planning Commission recommends to City Council that Concept Development Plan Approval for BBK Mixed-Use Development Planned Unit Development be granted.

Yes: All present (6)  
Absent: Maxwell, Vleck, Wright

**MOTION CARRIED**

Plans are included with  
Council agenda packets  
and available for viewing at the  
City Clerk's Office and the Troy Public Library