



CITY COUNCIL ACTION REPORT

DATE: December 8, 2008

TO: Phillip L. Nelson, City Manager

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

SUBJECT: City Council Public Hearing – Rezoning Application – Proposed Office Building, South side of Wattles, East of Rochester Rd. (1100 and 1120 E. Wattles), Section 23 – R-1C to O-1 (File Number Z-732)

Background:

- The applicant provided a letter requesting postponement so that they can submit a conditional rezoning application.
- The Planning Commission recommended denial of the request to rezone the parcel to O-1 at the November 11, 2008 Regular meeting.
- The Master Plan proposes a Neighborhood Node at the corner of Wattles and Rochester (Neighborhood Node G). The node is described as “a careful blend of commercial uses and office uses, effectively transitioned into the adjoining residential neighborhoods”. It must be determined whether the subject parcel lies within the Neighborhood Node and consistent with the standards.
- The application is not consistent with the general character of the area and is incompatible with adjacent single family zoning districts and land uses.
- The attached Planning Commission memo outlines the issues associated with this rezoning.
- The Planning Commission recommended denial of the rezoning application because the request is incompatible with existing zoning and in conflict with the Master Plan’s conceptual idea of an economic node at this location.

Financial Considerations:

- There are no financial considerations for this item.

Legal Considerations:

- City Council has the authority to act on this application.

Policy Considerations:

- The application is not consistent with any of the “Outcome Statements” as established at the July 1 Special Council meeting.

Options:

- City Council can approve or deny the rezoning application.
- City Council can postpone the rezoning application for consideration of a conditional rezoning offered by the applicant.

Attachments:

1. Maps.
2. Minutes from the November 11, 2008 Planning Commission Regular meeting.
3. Planning Commission report dated November 5, 2008.
4. Letter from applicant.
5. Public comment.

Prepared by RBS/MFM

cc: Applicant
File /Z 732

G:\REZONING REQUESTS\Z-732 Wattles Office Complex Sec 23\CC Public Hearing 12 15 08.docx

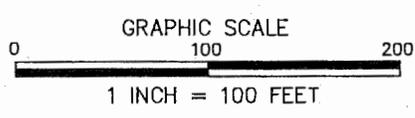
DRAFTED BY: D.K.	HOUSE #:	CITY: TROY	CUSTOMER:
CHECKED BY: JVH	STREET: WATTLES ROAD	COUNTY: OAKLAND	MODENA DEVELOPMENT

CERTIFICATE OF SURVEY

SURVEY NUMBER
03048-08
PREL.:
FINAL: 09-08-08
SCALE: 1"=200'

LEGEND:
 ○ = FOUND CAPED IRON
 ● = SET CAPED IRON
 * = SET PK
 ⊙ = FENCE POST

NOTE:
 BEARING REFERENCE TO
 NORTH LINE OF SECTION 23
 T.2N., R.11E., CITY OF TROY
 BEARING=S.89°35'18"E.

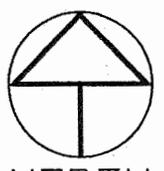


NOTE:
 FOR LEGAL DESCRIPTIONS
 SEE SHEET 2 OF 2

NOTE:
 THIS SURVEY IS SUBJECT TO ANY EASEMENT
 OF RECORD AND OTHER PERTINENT FACTS
 WHICH A TITLE SEARCH MIGHT DISCLOSE.

SURVEYORS NOTE:
 THIS SURVEY WAS COMPILED FROM SURVEY WORK
 PERFORMED IN THE YEAR 2003.

SHEET 1 OF 2

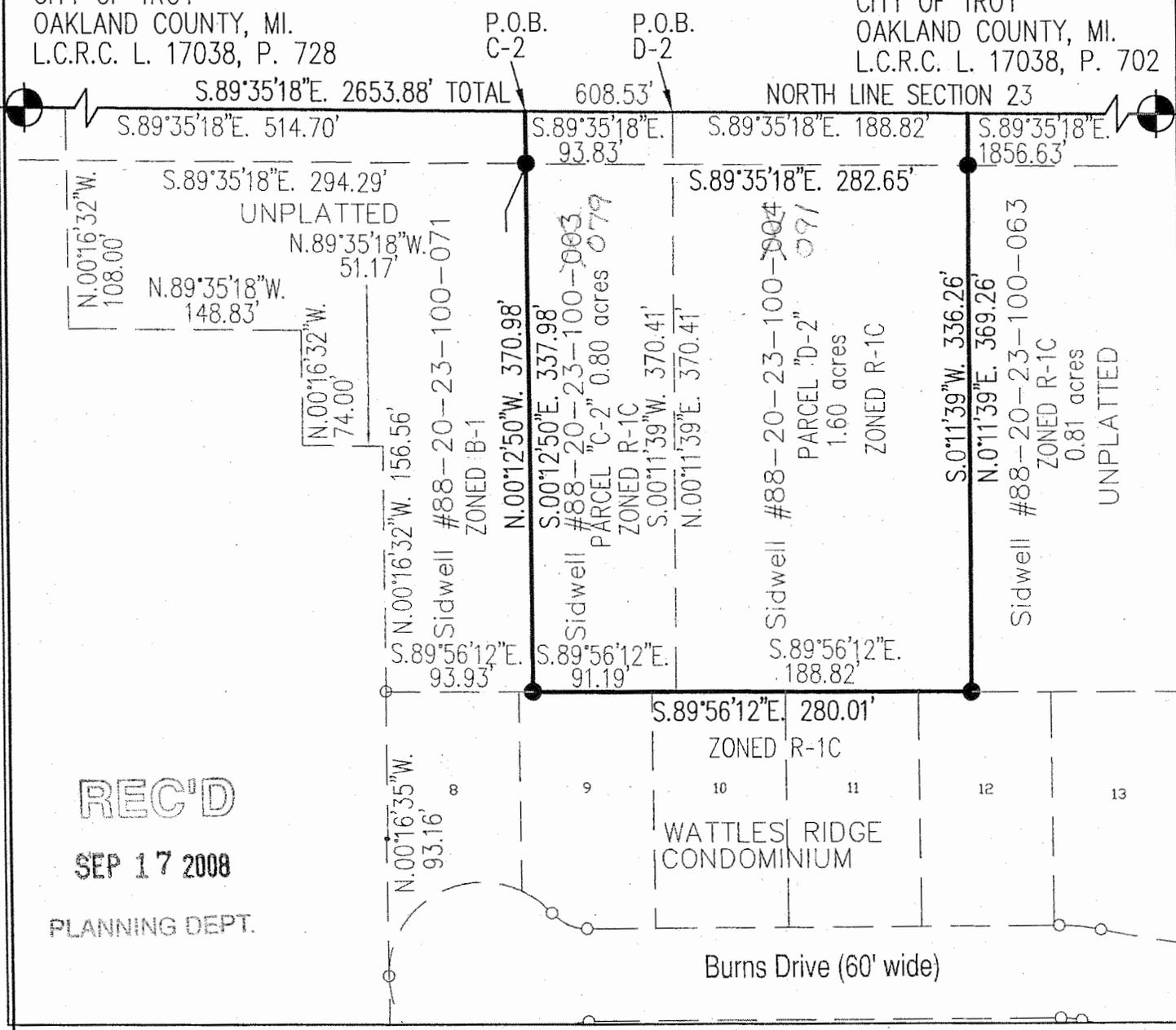


NORTH

NORTHWEST CORNER
 SEC. 23, T.2N., R.11E.,
 CITY OF TROY
 OAKLAND COUNTY, MI.
 L.C.R.C. L. 17038, P. 728

1/2 WATTLES ROAD 33' WD.

NORTH 1/4 CORNER
 SEC. 23, T.2N., R.11E.,
 CITY OF TROY
 OAKLAND COUNTY, MI.
 L.C.R.C. L. 17038, P. 702



REC'D

SEP 17 2008

PLANNING DEPT.

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, THAT THE ERROR OF CLOSURE IS NO GREATER THAN 1' IN 5000' AND THAT ALL OF THE REQUIREMENTS OF SECTION 3 OF P.A. 132 OF 1970, AS AMENDED HAVE BEEN COMPLIED WITH.

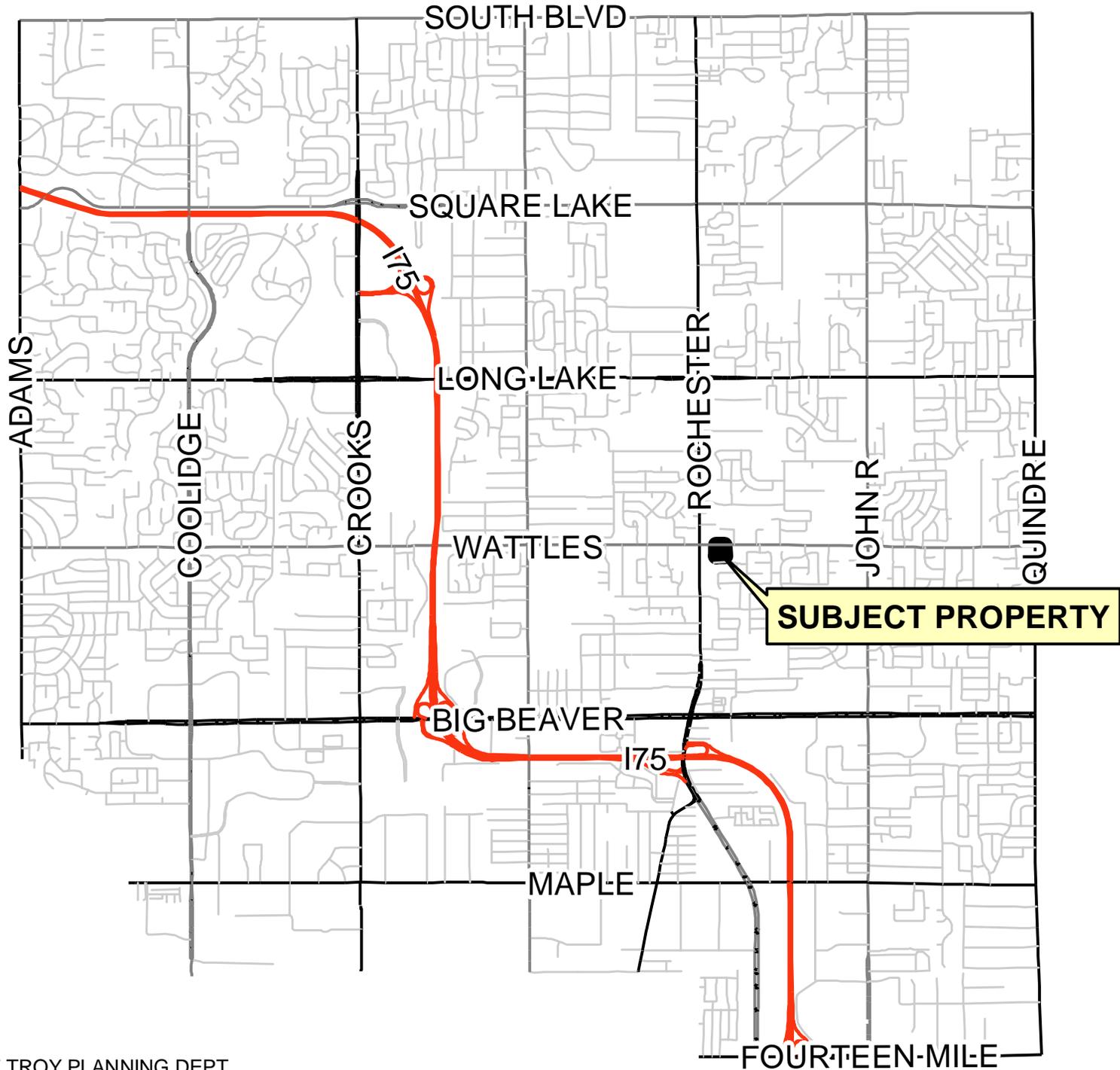
LAND ENGINEERING SERVICES, INC.
 2201 12 MILE ROAD
 WARREN, MI 48092
 PHONE (586)582-9800
 FAX (586)582-9866

Certified by

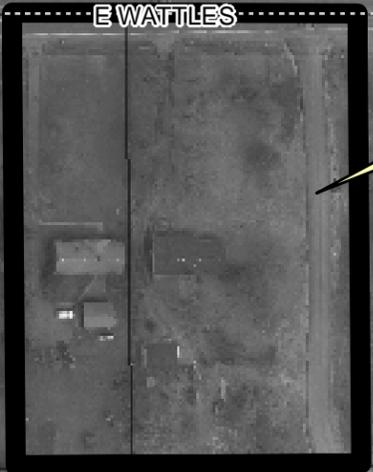
 JAMES VAN HAVERMAAT P.S. #33988
 ORIGINAL: 09-08-08
 REVISED:



CITY OF TROY



REZONING REQUEST
PROPOSED WATTLES OFFICE COMPLEX
FROM R-1C TO O-1
S SIDE OF WATTLES, E OF ROCHESTER RD.
SEC. 23 (Z-732)

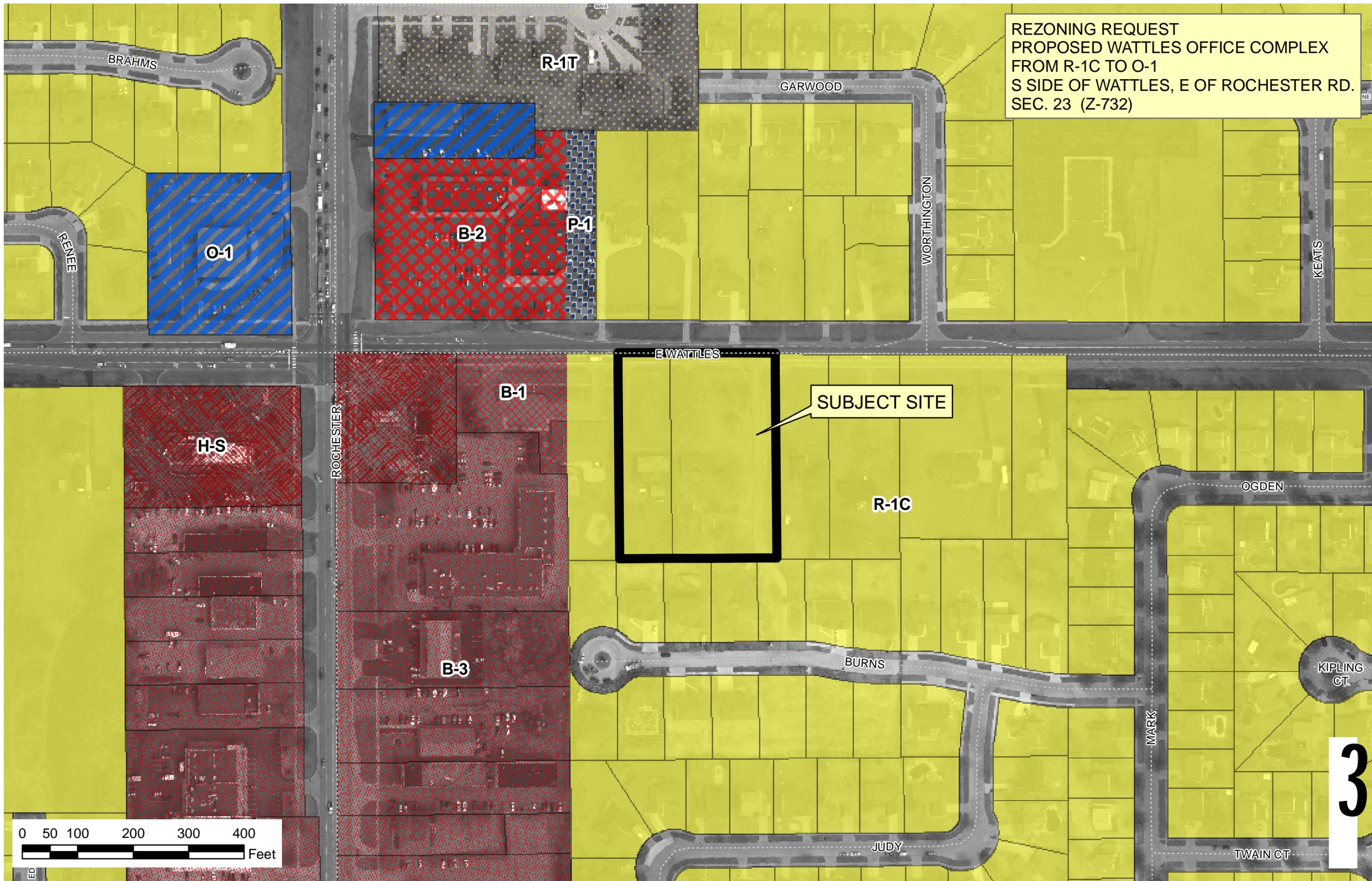


SUBJECT SITE

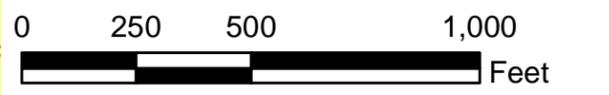
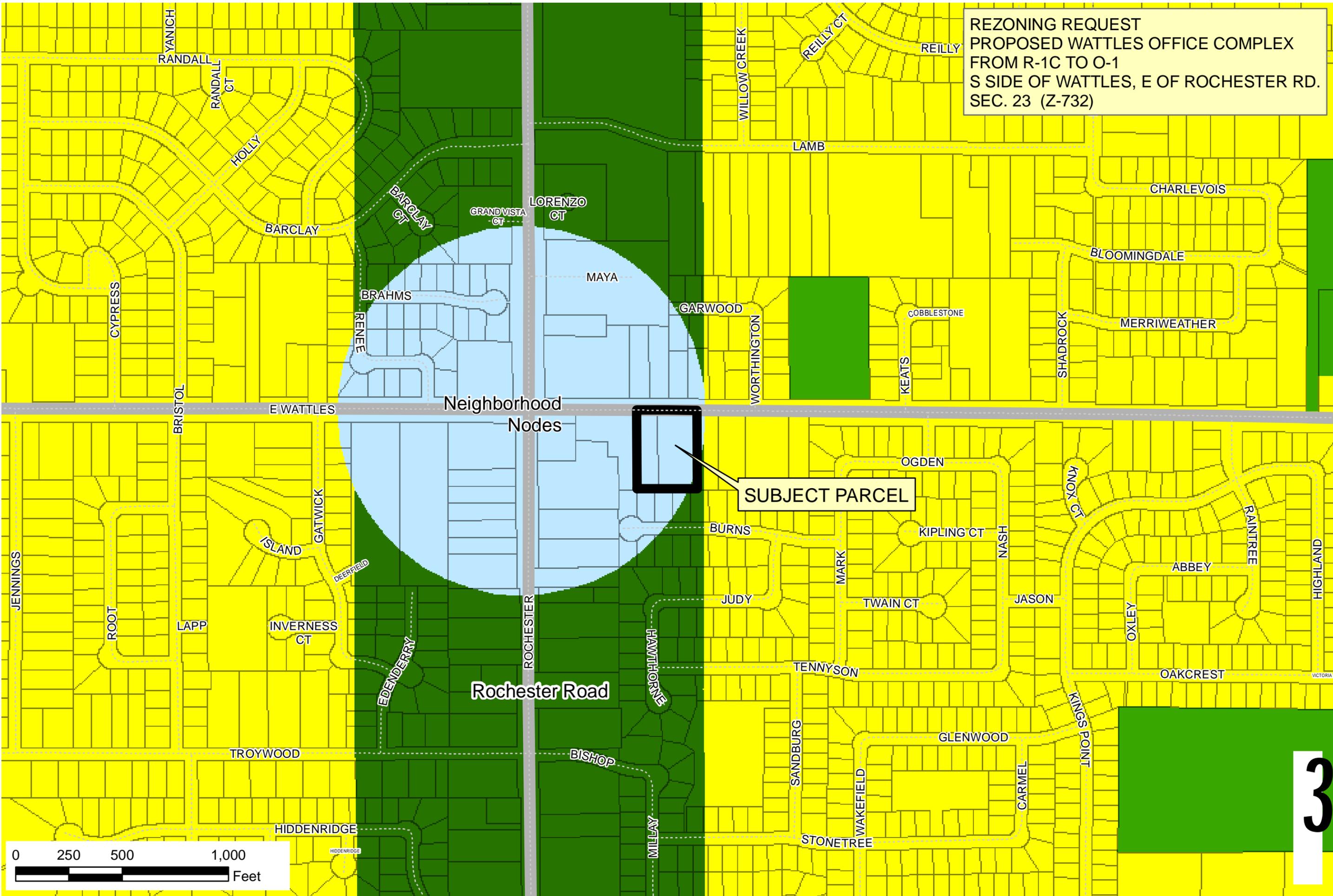
0 50 100 200 300 400 Feet

3

REZONING REQUEST
PROPOSED WATTLES OFFICE COMPLEX
FROM R-1C TO O-1
S SIDE OF WATTLES, E OF ROCHESTER RD.
SEC. 23 (Z-732)



REZONING REQUEST
PROPOSED WATTLES OFFICE COMPLEX
FROM R-1C TO O-1
S SIDE OF WATTLES, E OF ROCHESTER RD.
SEC. 23 (Z-732)



PRELIMINARY SITE PLANS

WATTLES OFFICE COMPLEX

PART OF THE N.W. 1/4 OF SECTION 23 T.2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

WATTLES OFFICE COMPLEX

CLIENT: BRENTWOOD LAND DEVL. LLC
 PROJECT LOCATION: TROY
 CITY ENGINEERS: CITY
 DATE: 05-23-08
 SCALE: 1"=30'

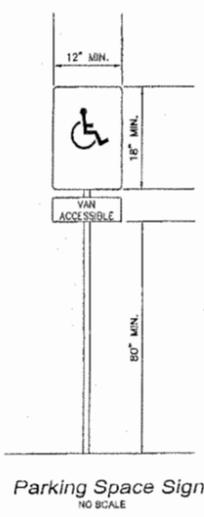
PRELIMINARY SITE PLAN

GMA
Genna Mauro & Associates
 Civil Engineers • Designers • Planners
 4857 WOODS ROAD, SUITE 1000, TROY, MI 48063
 PH: (313) 247-2660 FAX: (313) 247-2611

PARCEL C-2 LEGAL DESCRIPTION
 LAND IN THE CITY OF TROY, OAKLAND COUNTY, MICHIGAN T2N., R11E., SECTION 23, PART OF THE NORTHWEST 1/4 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE S.89°35'18"E. 514.70' ALONG THE NORTH LINE OF SAID SECTION 23 TO THE POINT OF BEGINNING; CONTINUING THENCE S.89°35'18"E. 93.83' ALONG THE NORTH LINE OF SAID SECTION 23; THENCE S.00°11'39"W. 370.41'; THENCE N.89°56'12"W. 91.19'; THENCE N.00°12'50"W. 370.98' TO THE POINT OF BEGINNING, CONTAINING 0.80 ACRES OF LAND MORE OR LESS AND SUBJECT TO THE NORTH 33.00' FOR ROAD RIGHT OF WAY ALSO SUBJECT TO ALL EASEMENTS AND MATTERS OF RECORD.
 ID # 88-20-23-100-003

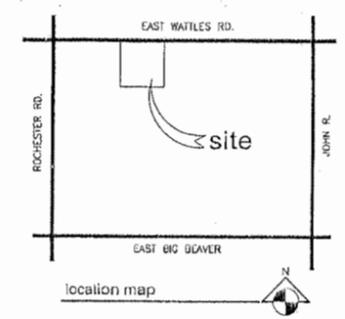
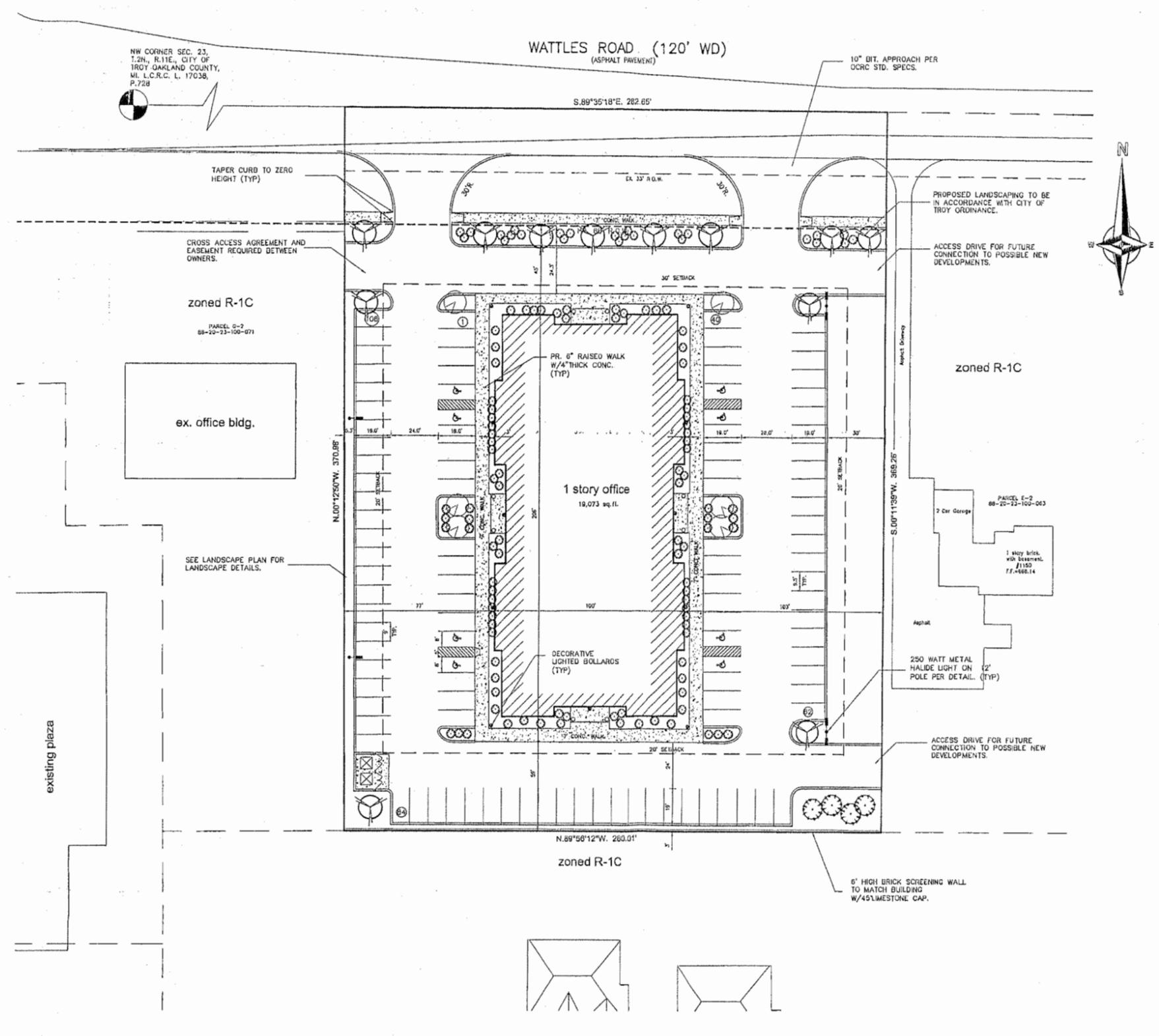
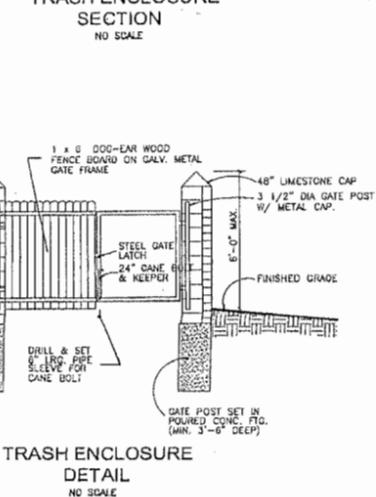
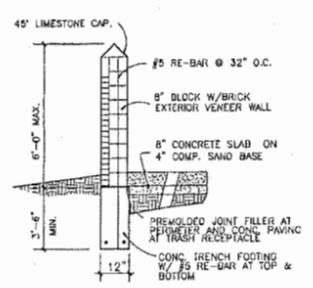
PARCEL D-2 LEGAL DESCRIPTION
 LAND IN THE CITY OF TROY, OAKLAND COUNTY, MICHIGAN T2N., R11E., SECTION 23, PART OF THE NORTHWEST 1/4 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE S.89°35'18"E. 608.53' FT. ALONG THE NORTH LINE OF SAID SECTION 23 TO THE POINT OF BEGINNING; CONTINUING THENCE S.89°35'18"E. 188.82' FT. THENCE S.00°11'39"W. 369.26' FT.; THENCE N.89°56'12"W. 168.82' FT.; THENCE N.00°11'39"E. 370.41' FT. TO THE POINT OF BEGINNING, CONTAINING 1.50 ACRES OF LAND MORE OR LESS AND SUBJECT TO THE NORTH 33.00' FT. FOR ROAD RIGHT OF WAY ALSO SUBJECT TO ALL EASEMENTS AND MATTERS OF RECORD.
 ID # 88-20-23-100-004

STATE OF MICHIGAN
 SIMONE D. MAURO
 ENGINEER
 NO. 10294
 SIMONE B. MAURO P.E. No. 30992
 Job No. 08002
 Sheet No. 1 OF 1



FIRE DEPARTMENT NOTES:

1. THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND WITHIN FIFTY (50) FEET OF A MINIMUM EIGHTEEN (18) FOOT WIDE PAVED DRIVEWAY OR STREET.
2. GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICE, AND TRANSFORMERS MUST NOT BE LOCATED ON THE SAME SIDE OF THE BUILDING OR STRUCTURE AS THE FIRE DEPARTMENT CONNECTION UNLESS A CLEAR DISTANCE OF ONE HUNDRED FIFTY (150) FEET CAN BE MAINTAINED BETWEEN UTILITIES AND THE FIRE DEPARTMENT CONNECTION.
3. ALL DRIVE AREAS MUST BE POSTED AS FIRE LANES WITH UNIFORM SIGNS IN KEEPING WITH THE STANDARD ESTABLISHED IN THE MICHIGAN MANUAL OF THE UNIFORM TRAFFIC CONTROL DEVICES. SIGNS MUST BE ERRECTED ON BOTH SIDES OF THE FIRE LANES WITH SPACING BETWEEN SIGNS NOT TO EXCEED ONE HUNDRED (100) FEET.



site data:

EXIST. ZONING: R-1C
 PROP. ZONING: O-1
 AREA: GROSS=2.39± ACRES
 AREA: NET=2.0± ACRES

DENSITY CALCULATIONS:
 ALLOWABLE= 15,000 PER ACRE
 ALLOWABLE= 30,000 SQ.FT.
 PROVIDED= 19,073 SQ.FT.

SETBACKS:
 SIDE YARD=20'
 REAR YARD=20'
 FRONT YARD=30'

BUILDING INFO:
 TOTAL BUILDING SQ. FT.= 20,037 SQ. FT.

PARKING REQUIREMENTS:
 REQ. 1 SPACE PER 200 SQ.FT.
 19,073 / 200 = 95 SPACES
 PROVIDED = 106 SPACES

PARCEL C-2 LEGAL DESCRIPTION
 LAND IN THE CITY OF TROY, OAKLAND COUNTY, MICHIGAN T2N., R11E., SECTION 23, PART OF THE NORTHWEST 1/4 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE S.89°35'18"E. 514.70' ALONG THE NORTH LINE OF SAID SECTION 23 TO THE POINT OF BEGINNING; CONTINUING THENCE S.89°35'18"E. 93.83' ALONG THE NORTH LINE OF SAID SECTION 23; THENCE S.00°11'39"W. 370.41'; THENCE N.89°56'12"W. 91.19'; THENCE N.00°12'50"W. 370.98' TO THE POINT OF BEGINNING, CONTAINING 0.80 ACRES OF LAND MORE OR LESS AND SUBJECT TO THE NORTH 33.00' FOR ROAD RIGHT OF WAY ALSO SUBJECT TO ALL EASEMENTS AND MATTERS OF RECORD.
 ID # 88-20-23-100-003

PARCEL D-2 LEGAL DESCRIPTION
 LAND IN THE CITY OF TROY, OAKLAND COUNTY, MICHIGAN T2N., R11E., SECTION 23, PART OF THE NORTHWEST 1/4 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE S.89°35'18"E. 608.53' FT. ALONG THE NORTH LINE OF SAID SECTION 23 TO THE POINT OF BEGINNING; CONTINUING THENCE S.89°35'18"E. 188.82' FT. THENCE S.00°11'39"W. 369.26' FT.; THENCE N.89°56'12"W. 168.82' FT.; THENCE N.00°11'39"E. 370.41' FT. TO THE POINT OF BEGINNING, CONTAINING 1.50 ACRES OF LAND MORE OR LESS AND SUBJECT TO THE NORTH 33.00' FT. FOR ROAD RIGHT OF WAY ALSO SUBJECT TO ALL EASEMENTS AND MATTERS OF RECORD.
 ID # 88-20-23-100-004

bench marks:
 ARROW ON HYD. SOUTH SIDE OF WATTLES IN FRONT OF #1094
 ELEV=688.39

REC'D
 SEP 17 2008
 PLANNING DEPT.

REZONING REQUESTS

5. **PUBLIC HEARING – REZONING APPLICATION (Z 732)** – Proposed Office Building, South side of Wattles Road, East of Rochester Road (1100 and 1120 Wattles Road), Section 23, From R-1C (One Family Residential) to O-1 (Low Rise Office) District

Mr. Miller presented a summary of the Planning Department report on the proposed rezoning request. He addressed the newly adopted Master Plan as relates to neighborhood nodes, and briefly explained the charge of the Planning Commission in its interpretation of the neighborhood node in relation to the proposed rezoning request. Mr. Miller apologized that the sketches of a potential office development, provided by the applicant, were not included in the meeting packet, but indicated they were distributed to members prior to the beginning of tonight's meeting.

It is the recommendation of City Management that if the Planning Commission determines that the subject parcel lies within the neighborhood node, the applicant consider submitting a conditional rezoning application that could potentially serve as an appropriate transition between residential and non-residential uses.

Mr. Forsyth emphasized the sketch of the potential office development would not play a part in deliberation of the rezoning request.

The petitioner, Salvatore DiMercurio of Brentwood Land Development, 48705 Hayes Road, Shelby Township, was present. Stefano Mularoni was also present. Mr. DiMercurio briefly addressed the proposed site, of which a conceptual drawing was displayed. He indicated his willingness to commit to a conditional rezoning.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

A brief discussion followed relating to the interpretation of the neighborhood node, the proximity of the proposed rezoning to residential, and the application process for conditional rezoning.

Mr. Miller suggested postponement of the traditional rezoning request if it is the intent of the Planning Commission to offer the petitioner the opportunity to go forward with a conditional rezoning application.

Resolution # PC-2008-11-130

Moved by: Strat
Seconded by: Sanzica

RESOLVED, To postpone the rezoning request to deal with a conditional rezoning.

Discussion on the motion on the floor.

Chair Schultz addressed concerns with a conditional rezoning.

Vote on the motion on the floor.

Yes: Sanzica, Strat, Tagle
No: Hutson, Schultz, Ullmann
Absent: Maxwell, Vleck, Wright

MOTION FAILED**Resolution # PC-2008-11-131**

Moved by: Hutson
Seconded by: Ullmann

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1C to O-1 rezoning request, located on the south side of Wattles, east of Rochester Road, within Section 23, being approximately 2.39 acres in size, be denied, for the following reason:

1. The request is incompatible with existing zoning and in conflict with the Master Plan's conceptual idea of an economic node at this location.

Yes: Hutson, Schultz Ullmann
No: Sanzica, Strat, Tagle
Absent: Maxwell, Vleck, Wright

MOTION FAILED

Mr. Forsyth clarified that a recommendation to deny the proposed rezoning request would go forward to City Council.

DATE: November 5, 2008

TO: Planning Commission

FROM: Mark F. Miller, Planning Director
R. Brent Savidant, Principal Planner
Ronald Figlan, Planner
Paula Preston Bratto, Planner

SUBJECT: PUBLIC HEARING - REZONING APPLICATION – Proposed Office Building, South side of Wattles, East of Rochester Rd. (1100 and 1120 E. Wattles), Section 23 – R-1C to O-1 (Z-732)

GENERAL INFORMATION

Name of Owner / Applicant:

The owner and applicant is Salvatore DiMercurio of Brentwood Land Development.

Location of Subject Property:

The property is located on the south side of Wattles Road, east of Rochester Road, in Section 23.

Size of Subject Property:

The property is approximately 2.39 acres in size.

Current Use of Subject Property:

Two single family residences presently sit on the property.

Current Zoning Classification:

R-1C One Family Residential.

Proposed Zoning of Subject Parcel:

O-1 Low Rise Office.

Proposed Uses and Buildings on Subject Parcel:

The applicant proposes to develop a professional office building on the property.

Zoning Classification of Adjacent Parcels:

North: R-1C One Family Residential.

South: R-1C One Family Residential.

East: R-1C One Family Residential.

West: R-1C One Family Residential.

Current Use of Adjacent Parcels:

North: Single family residential.

South: Single family residential.

East: Single family residential.

West: Daycare 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.

Data processing and computer centers, including sales support, service and maintenance of electronic data processing equipment.

Technical training uses.

USES PERMITTED SUBJECT TO SPECIAL USE APPROVAL:

Mortuary establishments.

Private service clubs, fraternal organizations and lodge halls.

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 frontage on Wattles.

Potential Storm Water and Utility Issues:

The applicant will be required to provide on-site storm water detention and all other utilities.

Natural Features and Floodplains:

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

Compliance with Master Plan:

The Master Plan calls for a Neighborhood Node at the corner of Wattles and Rochester (Neighborhood Node G). The node is described as “a careful blend of commercial uses and office uses, effectively transitioned into the adjoining residential neighborhoods”. The Planning Commission must determine whether the subject parcel lies within the Neighborhood Node.

On the north side of Wattles, the eastern limits of the node seem to be defined by a strip of land zoned P-1 Vehicular Parking. On the south side of Wattles, the parcel which abuts the subject parcel to the west is used as a daycare and serves as a transitional use between the commercial district and the single-family residential area to the east. The western half of the daycare parcel is zoned B-1, the eastern half is zoned R-1C.

The depth of the subject parcel lends itself to office development. Office development is generally an appropriate transition between commercial and residential uses, provided it is designed appropriately. The applicant provided a sketch plan showing potential office development on the subject site.

Compliance with Section 24.40.13, Location Standards of the O-1 District:

Section 24.40.13 states that the O-1 District may be applied when the application of such a classification is consistent with the intent of the Master Land Use Plan and policies related thereto, and therefore involves the following types of areas:

- 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.

The Planning Commission must determine whether the parcel lies within the Neighborhood Node located at the corner of Wattles and Rochester Road.

CITY MANAGEMENT RECOMMENDATION

The Master Plan calls for “a careful blend of commercial uses and office uses, effectively transitioned into the adjoining residential neighborhoods” in the Neighborhood Node at the intersection of Rochester and Wattles. The sketch provided by the applicant shows a potential office development that is not designed to serve as an appropriate transition between residential and non-residential uses. If rezoned to O-1, the applicant could develop the property as shown on the sketch plan. City Management recommends that if the Planning Commission determines that the subject parcel lies within the node, the applicant consider submitting a conditional rezoning application so that the office development can be appropriately designed as a transitional use between Wattles Road and the single family residential neighborhood to the south.

Applicant
File / Z- 732

G:\REZONING REQUESTS\Z-732 Wattles Office Complex Sec 23\PC Report Z-732 11-11-08.docx

Brentwood Land Development LLC
48705 Hayes
Shelby Township, Michigan 48315
586-566-8990

November 25, 2008

REC'D

NOV 25 2008

PLANNING DEPT.

Mr. Mark Miller and Honorable City Council
City of Troy
500 W. Big Beaver
Troy, Michigan 48084

REC'D

NOV 25 2008

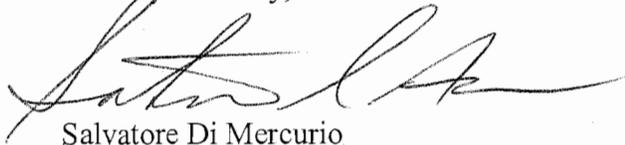
PLANNING DEPT.

RE: REQUEST TO REZONE PLANNING FILE #Z-732 WATTLES OFFICE
COMPLEX PARCEL ID #88-20-23-100-003 & -004

Dear Sirs or Madams:

At this time, we request to withdraw this item from the agenda of the public hearing on Monday December 15, 2008. We have decided to change the original concept and type of rezoning and we will resubmit at a later date.

Thank you kindly,



Salvatore Di Mercurio

Paula P Bratto

From: Steffens, Marilyn (US - Detroit) [msteffens@deloitte.com]
Sent: Tuesday, November 04, 2008 8:41 AM
To: Paula P Bratto
Subject: Z-732 Wattles Office Complex

Change in zoning of property to low rise office.

I am a resident on Burns Drive that backs up to Wattles Road near the proposed site.

I have lived in Troy since 1989 and am very disappointed in the direction the City is going with regards to development. Troy was a beautiful city with wooded areas throughout the city. Those wooded areas are continuing to be cut down with vacancies in the buildings that are being built. Why would we need another new building, albeit it would be low rise office, when there are multiple office buildings available on every main road in Troy. The City of Troy is cluttered with leasing signs which brings to mind the city of Flint. I do not want this property rezoned. My house is almost 5 years old. I made a decision to purchase my home with the understanding that there were single family areas surrounding my property. It almost seems against the law to change this zoning. In addition, there are new homes being built just behind the area in question. Those people also have purchased homes under the impression that the land surrounding their property is single family owned. What are our rights as property owners with regards to this rezoning. It seems like City Council makes the decisions, and apparently I voted in City Council members. However, it seems wrong and deceitful to those of us who made significant financial decisions based on the zoning in place at the time.

You may think that changing the zoning will bring in more business to the city of Troy. I would like to encourage the use of the already existing buildings in Troy and not the continued clearing of land for new buildings. I believe the continued building of more office and retail space is lowering the property values in Troy. That is not why I bought my house in Troy. I had plans to sell my home in the next five years and purchase another home. I'm not sure that the way Troy is going, that Troy is where I want to purchase that new home.

Thank you and please do not support the change in zoning.

Marilyn Steffens

Director
Deloitte & Touche LLP
(313) 396-3215 office
(313) 392-7669 fax
(313) 919-3215 cell
msteffens@deloitte.com
www.deloitte.com

600 Renaissance Center
Suite 900
Detroit, Michigan 48243

This message (including any attachments) contains confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this message.

Any disclosure, copying, or distribution of this message, or the taking of any action based on it, is strictly prohibited. [v.E.1]

Paula P Bratto

From: Glenn O'Connell [gpoconnell@sbcglobal.net]
Sent: Tuesday, November 04, 2008 5:31 PM
To: Paula P Bratto
Subject: Concerns regarding Planning File Z-732 "Wattles Office Complex" for 11/11/08 public hearing

Dear Troy Planning Commission:

My name is Glenn O'Connell and I live at 4047 Worthington Drive (north of Wattles, just east of Rochester Road). I will not be able to attend the public hearing on Planning File Z-732 "Wattles Office Complex" on 11/11/08, so I am writing to voice my concerns.

I strongly object to the plans to re-zone the properties at 1100 and 1120 Wattles road from single residential to low rise office. Those properties are within about 150 yards of my back yard, and they are completely visible from my house. I object to having another office complex and another parking lot encroach on residences to the east and north. There have several mature trees on those lots, and I object to having them removed for an office building and parking lot because I can see that area from my house. Further, I object to additional businesses in that location. The traffic hazard is significant from people turning off of Wattles into the Shell station and the day care center to the west of those properties. An additional office complex to the east would only make that hazard worse. Please do not allow those properties to be re-zoned to O-1.

Thank you for your consideration,

Glenn O'Connell