CITY COUNCIL ACTION REPORT

DATE: May 27, 2009

TO: John Szerlag, Acting City Manager

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

SUBJECT: Public Hearing – Rezoning Application – Harlan Shopping Plaza, North side of Wattles, West of John R, Section 14 – B-1 to B-3 (File Number: Z-736)

Background:

City Council considered this item at the May 18, 2009 Regular meeting and postponed the item to the June 1, 2009 Regular meeting (draft minutes attached).

The Planning Commission recommended approval of the request to rezone the parcel to B-3 at the April 14, 2009 Regular meeting (minutes and report attached).

The subject parcel is zoned B-1 Local Commercial and is used for a commercial strip mall. The applicant proposes to make the property more marketable by rezoning to B-3 General Business and expanding the range of potential permitted uses on the site, including a learning center. Abutting parcels to the east and west are also zoned commercial, with the property to the east being used as a commercial strip mall. Rezoning the parcel to B-3 would have the effect of expanding the range of potential uses for the property, including office uses.

The Master Plan designates a Neighborhood Node at the corner of Wattles and John R (Neighborhood Node F). The Master Plan proposes that the node include high-density residential in combination with restaurants, limited office, and retail. The subject parcel lies within the established Neighborhood Node and is presently used for commercial uses. While the zoning proposed does not specifically propose a mixed use development, rezoning the parcel to B-3 expands the range of potential uses, including permitting certain types of offices.

The Assessing Department researched the issue of vacancy rates for neighborhood shopping centers in Troy. They determined that the vacancy rate for Harlan Plaza is currently 25% vacant (2,720 sq ft vacant of 10,880 total square feet). It has had this same vacancy since 2007. Further, it was determined that there are 59 Neighborhood Shopping Centers of this type in Troy. The overall vacancy for these properties is 11.37%. Of the 59 total centers, 31 (53%) show some amount of vacancy, from a low of 5% vacancy, to a high of 100% vacancy (2 properties).

A mortgage survey provided by the applicant indicates the existing building is set back approximately 24 feet from the northern property line. The required rear yard setback in B-1 is 20 feet. The required rear yard in B-2 is 75 feet when the parcel abuts residentially-zoned property, which this parcel does. The required rear yard setback in B-3 is 30 feet. Rezoning the parcel to B-2 or B-3 would have the effect of creating a non-conforming building; however, B-3 would be significantly less non-conforming than B-2.

City Management Recommendation:

The proposed B-3 district is consistent with the intent of the Master Plan and compatible with abutting zoning districts and uses. City Management recommends approval of the rezoning request to B-3 General Business.

Attachments:
1. Photo.
2. Minutes from May 18, 2009 City Council Regular meeting (draft).
3. Letter from the applicant, dated May 26, 2009.
4. Minutes from the April 14, 2009 Planning Commission Regular meeting.
5. Planning Commission report dated April 3, 2009.
6. Public comment.

Prepared by RBS/MFM

cc: Applicant
File /Z 736

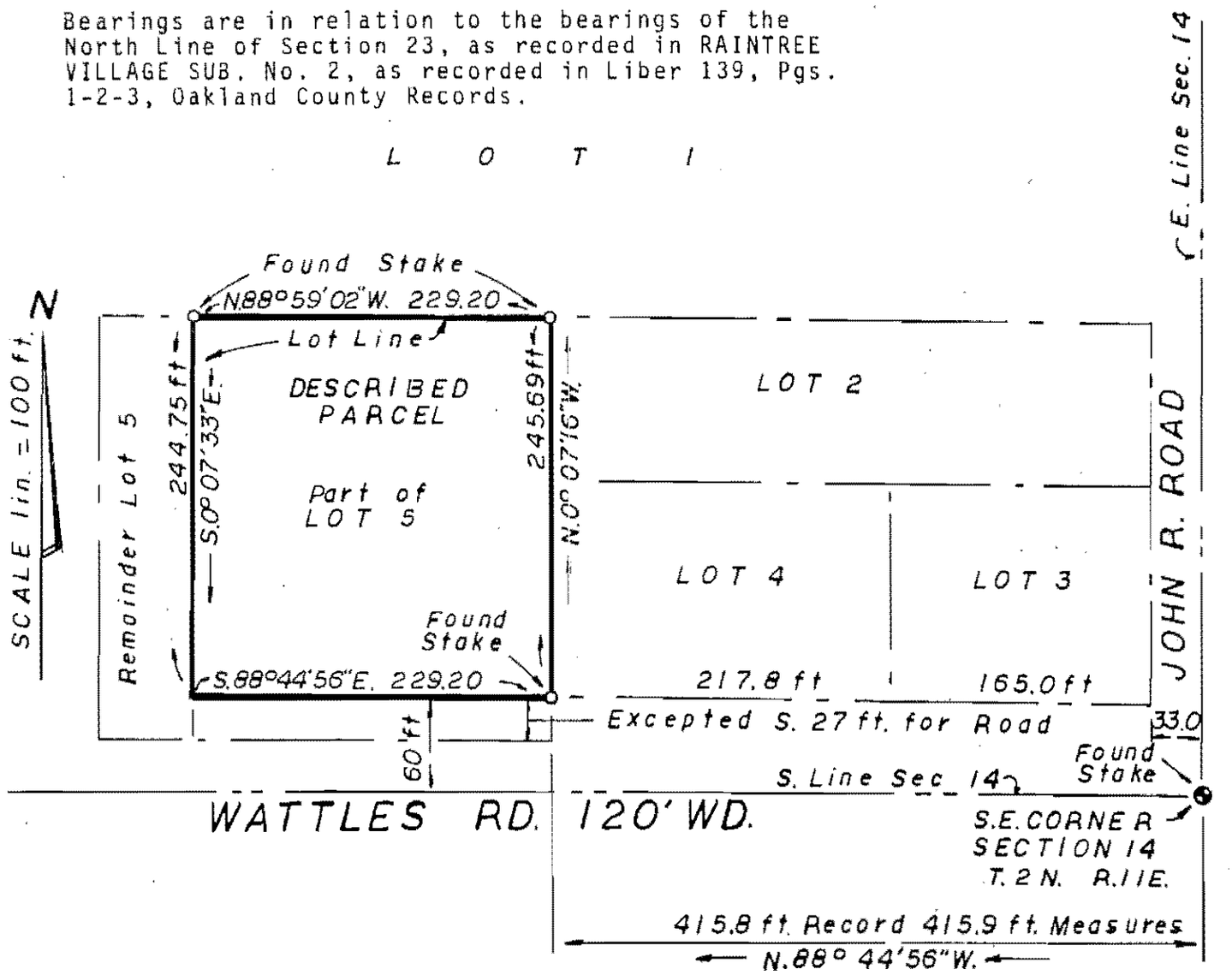
G:\REZONING REQUESTS\Z-736 Harlan Shopping Plaza Sec 14\CC Public Hearing 06 01 09.docx

CERTIFICATE OF SURVEY

Certified To: Lydia Hong

MAR 1 : 2009

Bearings are in relation to the bearings of the North Line of Section 23, as recorded in RAINTREE VILLAGE SUB. No. 2, as recorded in Liber 139, Pgs. 1-2-3, Oakland County Records.



LEGAL DESCRIPTION OF PROPERTY:
Lot 5, Except the West 65.0 ft. thereof; also Except the South 27.0 ft. taken for the widening of Wattles Road: SUPERVISOR'S PLAT No. 18, of the S.½ of the S.E.¼ of the S.E.¼ of Sec. 14, T.2N., Troy Twp., now City of Troy, Oakland County, Michigan.
Plat recorded in Liber 6, Page 48, Oakland County Records.

DATE 3/1/91 Job # 171791

EREBY CERTIFY that I have surveyed an ped the property herein described; and tha survey was performed with a relative erro loeure of no greater than 1 in 5000 and tha he requirements of P.A. 132, 1970 have bee plied with.

GUARANTY SURVEY CO.
REGISTERED LAND SURVEYORS
1029 SOUTH WASHINGTON
ROYAL OAK, MICHIGAN 48067

PETER G. PITCHFORD
LESTER G. CHARLES

CITY OF TROY
AN ORDINANCE TO AMEND
CHAPTER 39 OF THE CODE
OF THE CITY OF TROY

The City of Troy ordains:

Section 1. Short Title

This Ordinance shall be known and may be cited as the _____ amendment to the Zoning District Map of the Code of the City of Troy.

Section 2. Amendment

Section 05.20.00 of Chapter 39 is hereby amended to permit the zoning map of said code to be, and the same is hereby amended to delineate the subject parcel as B-3 (General Business), the following described property, to wit:

T2N, R11E, S ½ OF THE S.E. ¼ OF THE S.E. ¼ OF SEC 14

SEC 14 SUPERVISOR'S PLAT NO 18 LOT 5 EXCEPT THE WEST 65 FT, ALSO EXCEPT THE SOUTH 27 FT TAKEN FOR THE WIDENING OF WATTLES ROAD

The subject property is located on the north side of Wattles, west of John R (1883 – 1939 E. Wattles), in section 14, within the B-1 (Local Business) Zoning District, being approximately 1.29 acres in size.

Section 3. Repeal

All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 4. 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 5. Severability Clause

Should any work, 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 6. Effective Date

This Ordinance shall become effective ten (10) days from the date hereof or upon publication, whichever shall later occur.

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, Michigan, on Monday, the 18th day of May, 2009.

_____
Louise E. Schilling, Mayor

_____
Tonni L. Bartholomew, MMC
City Clerk

PUBLISHED: _____

G:\REZONING REQUESTS\Z-736 Harlan Shopping Plaza Sec 14\Z 736 Published Map Amendment.doc

Oakland County
Michigan

City of Troy (88)

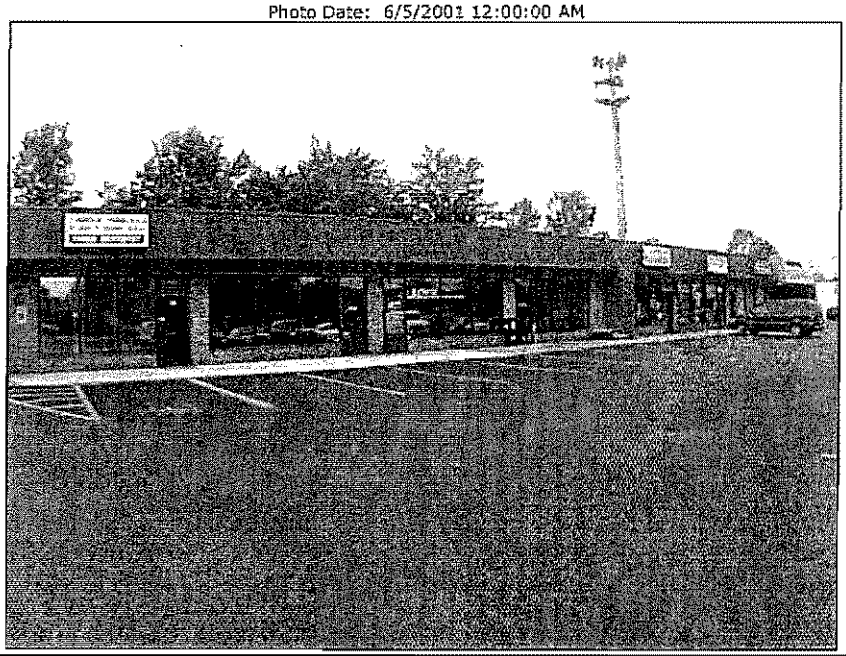
Print Layout: 2 per page

PIN: 20-14-426-034

PIN STATUS: Active

Print Date: 5/27/2009

1883 E Wattles Rd # -1939
Troy MI 48085-5082
View: Front Structure: Primary
Photo Date: 6/5/2001 12:00:00 AM



C-1 Rezoning Application – Harlan Shopping Plaza, North Side of Wattles, West of John R, Section 14 – B-1 to B-2 (File Number Z-736)

The Mayor opened the Public Hearing for public comment.
The Mayor closed the Public Hearing after receiving comment from Dan DeYonker, Associate Broker of ReMax First on behalf of the petitioner and the following members of the public:

Cathy Killian - Oppose

Resolution
Moved by Eisenbacher
Seconded by Beltramini

WHEREAS, The City is in receipt of a rezoning request, from B-1 to B-2, File Number Z-736, as demonstrated by the Ordinance to amend Chapter 39 of the Code of the City of Troy and as illustrated in the attached Certificate of Survey;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the proposed rezoning from B-1 to B-2; and
BE IT FINALLY RESOLVED, That Troy City Council hereby **AMENDS** the Zoning District Map.

Vote on Resolution to Postpone C-1 Rezoning Application – Harlan Shopping Plaza (File Number Z-736)

Resolution #2009-05-157
Moved by Beltramini
Seconded Howrylak

RESOLVED, That Troy City Council hereby **POSTPONES** agenda item C-1 *Rezoning Application – Harlan Shopping Plaza, North Side of Wattles, West of John R, Section 14 – B-1 to B-2 (File Number Z-736)* until the petitioner is present.

Yes: All-7

MOTION CARRIED

REC'D

MAY 26 2009

PLANNING DEPT

Troy City Council:

As the original owner of the Harlan Shopping Center in Troy since 1980 I made application for rezoning of my building Harlan Shopping Plaza before the Troy planning commission in April of this year were the planning commission unanimously approved the rezoning from B1 to B3 zoning. My intention for requesting the rezoning was to improve my chances for obtaining tenants and to offer a broad selection for businesses to rent. With the current B1 zoning recently missed 1 opportunity to rent for a learning center which the prospective tenant rented at Square Lake and Livernois, and I have had other prospective tenants that have inquired but the current zoning would not comply with there business type. With the current zoning if I were to apply for B2 zoning, as I was informed for example and my building were destroyed I would not be able to rebuild under the current zoning setback requirements so B3 would be the preferred zoning. I have over 4,080 square feet of unrented space over the last 3 years of the approximate 11,000 total square feet building. Having this much space not rented makes it very challenging in this current real estate market. Currently there are B3 zoned properties at the S. E and N.E corners of Long Lake and John R. There are also 2 more buildings at the N W and NE Corners of Big Beaver and John R and multiple other B3 zoned buildings at S. E corner of Wattles and Rochester Road. All of these B3 zoned buildings are within a 1 mile radius of my building. My intention is "not" to put any car dealer showrooms nor any bus transit bus transit businesses as my property is not suitable for these businesses types.

Over the last few years I have made many improvements to the plaza. In 2008 I repaved, sealed and striped my parking lot. This year I remodeled the interior of the smaller unit with fresh paint, new fixtures and I am including new carpeting to make it more desirable to prospective tenants. The larger unit was completely renovated a few years ago. I am also in the process having a decorator choose a good paint scheme for the exterior to give it a face lift in June to compliment the other 2 strip centers to the east of the Harlan Plaza who have recently done similar facelifts. I am making every effort to make Harlan Plaza a great location for the community to enjoy and provide services to them would greatly appreciate your help in doing so.

Sincerely

Lydia Hong
May 26, 2009
Owner/Harlan Shopping Plaza

5. PUBLIC HEARING – REZONING APPLICATION (Z 736) – Proposed Learning Center, Harlan Shopping Plaza, North side of Wattles, West of John R (1883-1939 E. Wattles), Section 14, From B-1 (Local Business) to B-2 (Community Business) or B-3 (General Business) District

Mr. Savidant presented a summary of the Planning Department report on the proposed rezoning application. Mr. Savidant announced the Planning Department received a letter of opposition, of which a copy was distributed to members prior to the beginning of tonight's meeting. Mr. Savidant addressed the petitioner's written request to rezone the subject parcel to only the B-3 zoning district.

Mr. Savidant reported the proposed B-3 district is consistent with the intent of the Master Plan and compatible with abutting zoning districts and uses. It is the recommendation of City Management to approve the rezoning request to the B-3 zoning district.

Mr. Miller addressed the rezoning application with respect to the petitioner's original request to B-2 or B-3 and the relation of B-3 zoning to the Master Plan.

The petitioner, Lydia Hong of 16050 Fairfax, Southfield, was present.

Dan DeYonker, Associate Broker of ReMax First, was present also to represent the petitioner. Mr. DeYonker addressed the petitioner's request to rezone to only the B-3 zoning district with respect to the current economy and the setback requirements of the B-2 district.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Mr. Hutson spoke favorably of the rezoning request to B-3.

Resolution # PC-2009-04-034
Moved by: Vleck
Seconded by: Tagle

WHEREAS, That the Planning Commission hereby recommends to the City Council that the B-1 to B-3 rezoning request, located on the north side of Wattles, west of John R, within Section 14, being approximately 1.29 acres in size, be granted.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

DATE: April 3, 2009

TO: Planning Commission

FROM: Mark F. Miller, Planning Director
R. Brent Savidant, Principal Planner

SUBJECT: PUBLIC HEARING – REZONING APPLICATION – Harlan Shopping Plaza, North side of Wattles, West of John R, Section 14 – B-1 to B-3 (Z-736)

Although this item was advertised to be rezoned to B-2 or B-3, the applicant submitted a letter on April 3, 2009 requesting that the Planning Commission consider only B-3 zoning.

GENERAL INFORMATION

Name of Owner / Applicant:
The owner and applicant is the Lydia Hong Trust.

Location of Subject Property:
The property is located on the north side of Wattles, west of John R, in section 14.

Size of Subject Property:
The property is approximately 1.29 acres in size.

Current Use of Subject Property:
The Harlan Shopping Plaza.

Current Zoning Classification:
B-1 Community Business.

Proposed Zoning of Subject Parcel:
The applicant proposes rezoning the parcel to B-3 General Business.

Proposed Uses and Buildings on Subject Parcel:
The application indicates the applicant proposes to make the property more marketable by expanding the range of potential permitted uses on the site, including a learning center.

Zoning Classification of Adjacent Parcels:
North: R-1C One Family Residential.
South: O-1 Low Rise Office.
East: B-2 Community Business.
West: B-1 Local Business.

Current Use of Adjacent Parcels:
North: Vacant.
South: Medical office.
East: Infinity Square retail center.
West: Single Family Residential.

ANALYSIS

Range of Uses Permitted in Proposed B-3 Zoning District and Potential Build-out Scenario:

PRINCIPAL USES PERMITTED:

Any retail business or service establishment permitted in B-2 Districts as Principal Uses Permitted and Uses Permitted Subject to Special Conditions.

Mortuary establishments.

Bus or transit passenger stations, taxicab offices and dispatching centers, and emergency vehicle or ambulance facilities.

Parking garages and off-street parking areas.

Sales, showrooms, and incidental repair of recreational vehicles.

New and used car salesroom, showroom, or office.

Governmental offices, public utility offices, exchanges, transformer stations, pump stations and service yards but not including outdoor storage.

Other uses similar to the above uses.

Accessory structures and uses customarily incident to the above permitted uses.

USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:

Drive-up windows or service facilities, as an accessory to restaurants permitted within this district.

Drive-up service facilities, as accessory to principal permitted uses within B-3 Districts, apart from restaurants.

Bowling alley, billiard hall, indoor archery range, indoor skating rinks, indoor tennis courts, athletic or heath clubs, or similar forms of indoor commercial recreation.

Open air business uses when developed as uses subordinate to primary uses and structures within the B-3 District.

Outside seating of twenty (20) seats or less for restaurants, or other food service establishments.

USES PERMITTED SUBJECT TO SPECIAL USE APPROVAL

Outdoor sales space for exclusive sale or lease of new or second-hand automobiles, trucks, mobile homes, trailers, or recreational.

Motel or hotel.

Veterinary hospitals.

Commercial kennels.

Automobile repair garages.

Outside seating areas, in excess of twenty (20) seats, for restaurants, or other food service establishments.

Comparison of B-2 Community Business District and B-3 General Commercial District**:**
The B-3 district permits all of the uses permitted by right or by special conditions in the B-2 district, plus some additional uses. Footnote G of Section 31.30.00 requires a 75-foot rear yard setback for the B-2 district, when a parcel abuts a residential zoning district. This requirement does not apply to the B-3 district, which has a 30 foot rear yard setback requirement. The abutting parcel to the north is zoned R-1C One Family Residential. The building is set back only 30 feet from the rear property line. Therefore, rezoning the parcel to B-2 would create a legal non-conforming structure. This means if the building were to be destroyed for any reason it could not be rebuilt on its existing footprint, within the required rear yard setback, without first being granted a variance to do so by the BZA.

Compliance with Location Standards of the B-3 District:
There are no Location Standards for the B-3 General Commercial District.

Potential Storm Water and Utility Issues:
The applicant proposes no additional construction on the property.

CONSISTENCY WITH CITY OF TROY MASTER PLAN

Quality of Life Considerations:
Rezoning the parcel would expand its development potential, as B-3 permits a wider range of uses than does B-1.

Design and Community Character Considerations:
The parcel abuts retail zoning on the east and west, and office to the south. The existing building on the subject parcel could be re-used under the provisions of the B-3 zoning district. If rezoned from B-1 to B-3, the underlying zoning will remain retail. The B-3 district permits a wider range of uses than B-1.

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

Low Impact Development Considerations:
The application indicates the applicants intend to continue to use the existing building. There is no indication that the applicant intends to utilize LID techniques.

Non-motorized Access Considerations:
There is a 5-foot wide sidewalk on the north side of Wattles when an 8-foot sidewalk is required. Also, the building lacks a connecting sidewalk linking the building to the public sidewalk on Wattles.

Access Management Considerations:
Access to the property is provided by two curb cuts on Long Lake Road. Access management could be improved in this area through the reduction in the number of curb cuts and the use of cross-access easements and shared parking.

Compliance with Ten Tenets of Smart Growth:
The following is a list of the Ten Tenets of Smart Growth:

1. Create a range of housing opportunities.
2. Create walkable communities.
3. Encourage community and stakeholder collaboration in development decisions.
4. Foster distinctive, attractive communities with a strong sense of place.
5. Make development decisions predictable, fair, and cost effective.
6. Mix land uses.
7. Preserve open space, farmland, natural beauty and critical environment areas.
8. Provide a variety of transportation options.
9. Strengthen and direct development towards existing communities.
10. Take advantage of compact building design.

It appears the applicant wishes to continue to use the existing building on the site, with an extended range of permitted uses.

Compliance with Future Land Use Plan of the Master Plan:
The Master Plan calls for a Neighborhood Node at the corner of Wattles and John R (Neighborhood Node F). The Master Plan proposes that the node include high-density residential in combination with restaurants, limited office, and retail.

The parcel is within the established Neighborhood Node area described in the Future Land Use Plan. While not specifically proposing a mixed use development, rezoning the parcel to B-3 expands the range of potential uses, including permitting certain types of offices. The rezoning application is consistent with the Future Land Use Plan.

CITY MANAGEMENT RECOMMENDATION

The parcel is presently zoned B-1 Local Commercial. Abutting parcels to the east and west are also zoned commercial. Rezoning the parcel to B-3 would have the effect of expanding the range of potential uses for the property, including office uses.

The proposed B-3 district is consistent with the intent of the Master Plan and compatible with abutting zoning districts and uses. City Management recommends approval of the rezoning request to B-3 General Business.

Attachments:
1. Letter from Petitioner, dated April 3, 2009
2. Zoning Maps
3. Aerial Map
4. Master Plan Maps

cc: Applicant
File / Z 736

G:\REZONING REQUESTS\Z-736 Harlan Shopping Plaza Sec 14\PC Report Z-736 4 14 09.docx

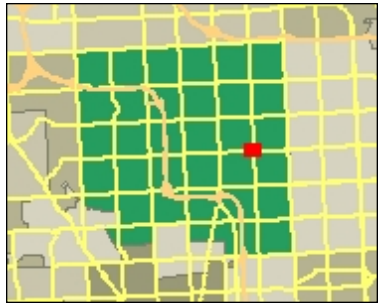
To:
Planning Department
City of Troy
RE: Harlan Shopping Plaza
1883-1939 E. Wattles
Troy Mi 48085
Planning File No. Z-736

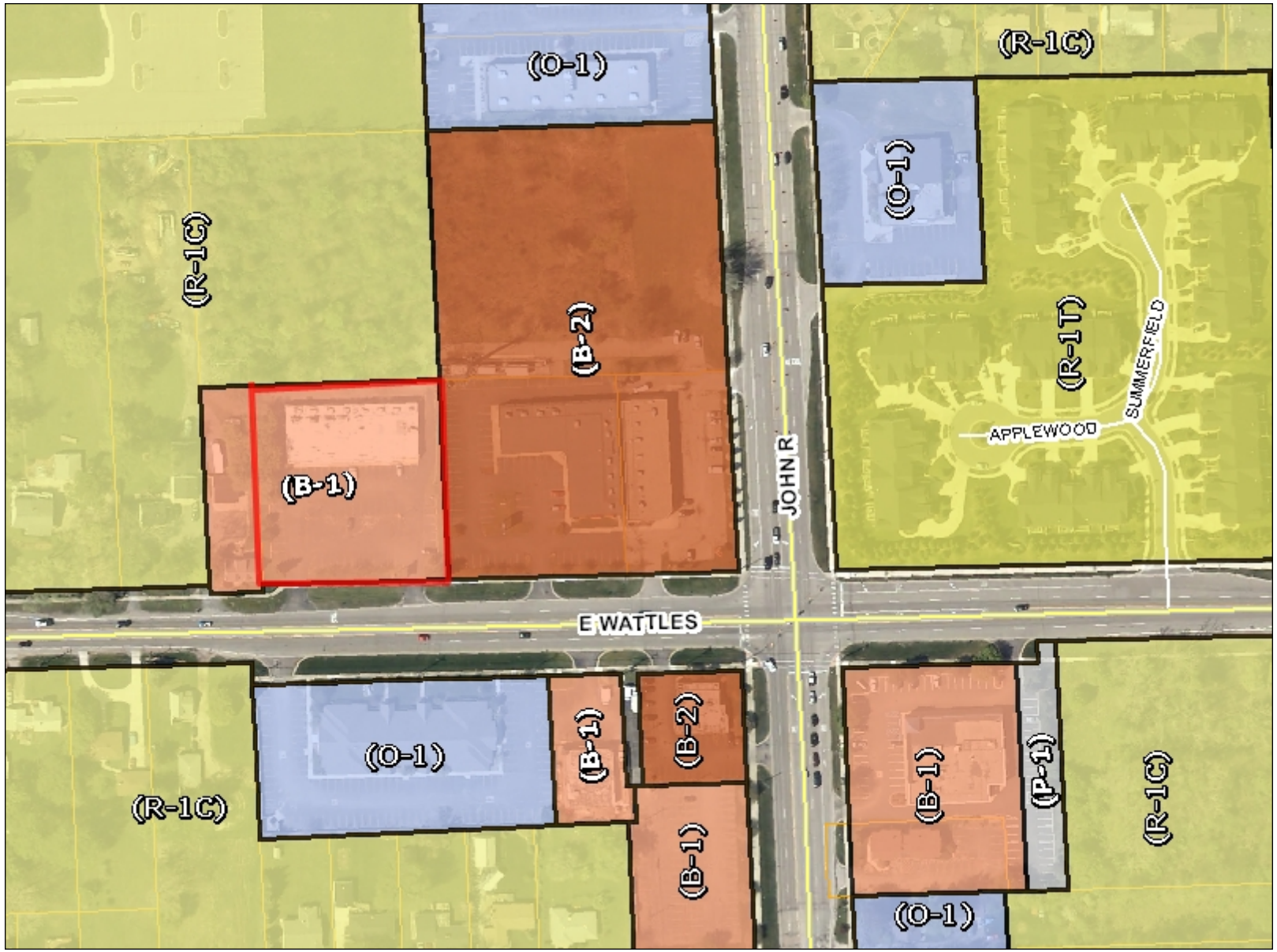
REC'D
APR -3 2009
PLANNING DEPT.

I Lydia Hong am requesting that my original application for rezoning of my property located at 1883-1939 E. Wattles Parcel # 88-20-14-426-034 be changed from B2, B3 to **only B 3 Zoning**.

Thank you,

Lydia Hong-Owner
Lydia Hong Trust
4/3/2009





Legend

Road Centerline

- Major Road
- Industrial Road
- Local Road

Zoning

- (B-1) Local Business District
- (B-2) Community Business District
- (B-3) General Business District
- (R-C) Research Center District
- (C-F) Community Facilities District
- (C-J) Consent Judgment
- (E-P) Environmental Protection Dis
- (R-EC) Residential Elder Care
- (P-1) Vehicular Parking District
- (H-S) Highway Service District
- (M-1) Light Industrial District
- (O-1) Office Building District
- (O-M) Office Mid-Rise District
- (OSC) Office Service Commercial D
- (PUD) Planned Unit Development
- (CR-1) One Family Residential Clus
- (R-1A) One Family Residential Dist
- (R-1B) One Family Residential Dist
- (R-1C) One Family Residential Dist
- (R-1D) One Family Residential Dist
- (R-1E) One Family Residential Dist
- (R-1T) One Family Attached Reside
- (R-2) Two Family Residential Distri
- (R-M) Multiple Family Residential M
- (RM-1) Multiple Family Residential
- (RM-2) Multiple Family Residential
- (RM-3) Multiple Family Residential

Parcels

Aerial Photos - 2008

- Red: Band_1

1: 2,230

372 0 186 372 Feet

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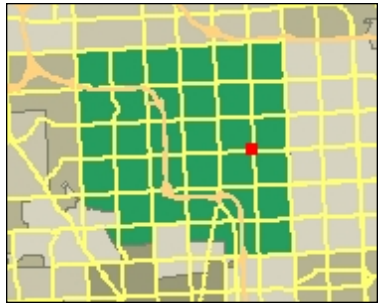
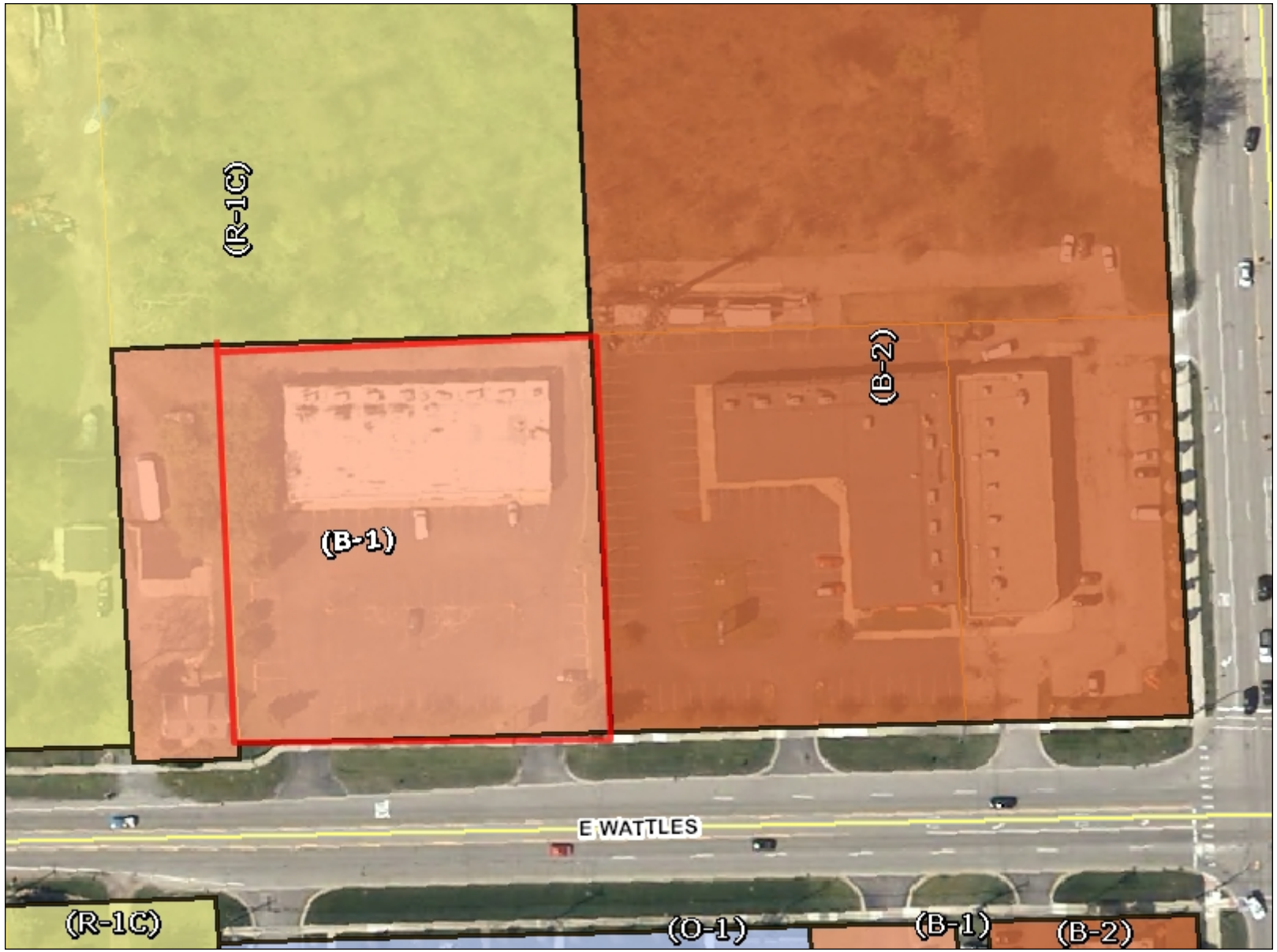
City of Troy Geographical Information Systems - Department of Information Technology

Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

Notes

Z 736 PROPOSED REZONING, Section 14 1883-1939 E. Wattles, Proposed Learning Center (Harlan Shopping Plaza), From B-2 to B-3





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- (R-2) Two Family Residential Distri
- (R-M) Multiple Family Residential M
- (RM-1) Multiple Family Residential
- (RM-2) Multiple Family Residential
- (RM-3) Multiple Family Residential

Parcels

Aerial Photos - 2008

- Red: Band_1

1: 1,115

186 0 93 186 Feet

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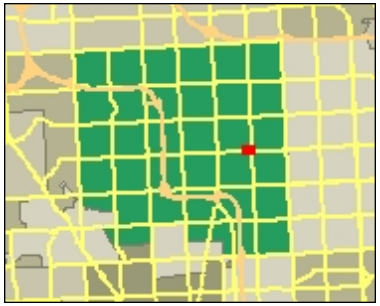

Legend

Road Centerline

- Major Road
- Industrial Road
- Local Road

Parcels

Aerial Photos - 2008

- Red: Band_1
- Green: Band_2
- Blue: Band_3

1: 1,115

186 0 93 186 Feet

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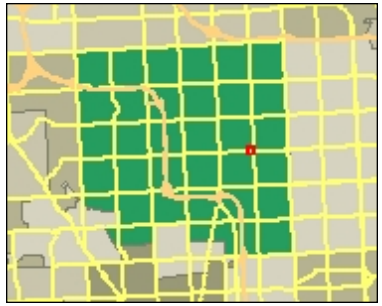

Legend

Road Centerline

- Major Road
- Industrial Road
- Local Road

Parcels

Aerial Photos - 2008

- Red: Band_1
- Green: Band_2
- Blue: Band_3

1: 557

93 0 46 93 Feet

NAD_1983_StatePlane_Michigan_South_FIPS_2113_IntlFeet
City of Troy Geographical Information Systems - Department of Information Technology

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Notes

Z 736 PROPOSED REZONING, Section 14 1883-1939 E. Wattles, Proposed Learning Center (Harlan Shopping Plaza), From B-2 to B-3

Land Patterns: City Design and Image

Future Land Use Categories

Single Family Residential	91
Neighborhood Nodes	93
High Density Residential	99
Big Beaver Road	101
Rochester Road	103
Maple Road	105
South John R Road	107
Northfield	109
Smart Zone	111
Automall	113
Transit Center	115
21st Century Industry	117
Recreation and Open Space	119
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The term "Future Land Use" brings to mind a prescription for isolated, parcel-by-parcel land use classifications that permit the development of a very limited number of land uses. This model tends to perpetuate the separation of land uses, even when it is not always the best option. This type of traditional land use planning was brought about in an age when zoning was in its infancy and land was readily available. There was less concern about the conservation of natural resources, and economic factors took precedence. While frequently effective, this kind of planning has had unintended consequences.

As cities and regions have grown over the years, traditional land use plans have fostered sprawl in Southeast Michigan and impeded compact communities served by close proximity to jobs, schools, and community services. At risk has been quality of life, an area which is critical to remaining competitive in the 21st Century, as discussed in detail in many Chapters of this Plan.

Today, Troy and many other communities have begun looking for new ways to improve quality of life by creating vibrant, mixed-use areas where jobs, great schools, opportunities for social interaction, excellent services and shopping, and high-quality neighborhoods exist in close proximity. Techniques such as Planned Unit Development (PUD) have been developed for just this reason. PUDs demonstrate that different land uses are compatible and supportive of each another.

As a result, this Future Land Use Plan will expand on the concept of "villaging" established by Troy Vision 2020, and translate that concept into policies that manifest themselves on the Future Land Use Map. It will introduce the concept of the "Social Neighborhood" and describe how it is intended to interact with the "Economic Neighborhood." It will describe the character and role of places like the Big Beaver Corridor and Oakland Mall, an alternative way to think about Maple and Rochester Roads, and the industrial areas of the City.

There are many traditional land use elements that should be maintained in Troy. Adherence to conventional approaches in all areas of the community will not allow the City to realize its vision.

A shortfall of traditional land use planning is the primary focus on land use, and the lack of attention toward physical form. The Troy Master Plan will incorporate city design and image as primary areas of focus. This Chapter will establish future land use categories on which the Plan is based, and define the urban design characteristics of established categories.

Land Use and City Design

The Troy Future Land Use Map does not allocate specific uses on a parcel-by-parcel basis, but **represents a graphic illustration of the overall policies of this Plan, and describes the intended character of the various areas of the City**. The primary categories will be supported by urban design guidelines and, in certain cases, sub-area plans which provide additional detail with regard to the intended styles and patterns of development.

The Future Land Use Plan of the City of Troy will be implemented through a variety of techniques. The most significant of these tools is the application of Zoning Classifications consistent with the Plan. It is important to note, however, that the Future Land Use Map is a long-range guide, and is not a "Zoning Map" intended to indicate the geographic extent of all land use classifications or to enable all indicated uses to occur immediately. The Future Land Use Map is included on the following page.

Neighborhoods are vital components of the City. **Historically, neighborhoods provide societal, educational, recreational and economic needs within a half-mile walking distance.** The Vision 2020 strategy establishes the idea of fostering "villages" within the City. Residents want to enjoy a personal sense of place which is best found at the neighborhood scale. **For Troy, the ingredients are in place for classic walkable neighborhoods.** Major thoroughfares delineate square mile grid patterns. Elementary and Middle Schools are centrally located within many of the neighborhoods. The corners of most neighborhoods are developed with convenience retail and service businesses.

The Master Plan recognizes that current lifestyles warrant modifying the walkable neighborhood concept. Not every person will walk a half-mile to get to a store or school. Most people will walk five minutes, or about one quarter of a mile. Typical comparison shopping for clothing, hardware and the like are measured by service radii related to drive times which

Elements of Great Streets and Neighborhoods

Great Streets

- *Accommodate many users with various modes of transportation.*
- *Connect smoothly with the rest of the street network.*
- *Encourage social interaction.*
- *Allow for safe and pleasant pedestrian activity.*
- *Have a unique sense of public space created through physical elements.*
- *Consider the scale and architecture of surrounding building infrastructure.*
- *Benefits from community involvement.*
- *Reflect the culture or history of the community.*
- *Complement the visual qualities of the community.*
- *Utilize green and sustainable practices.*

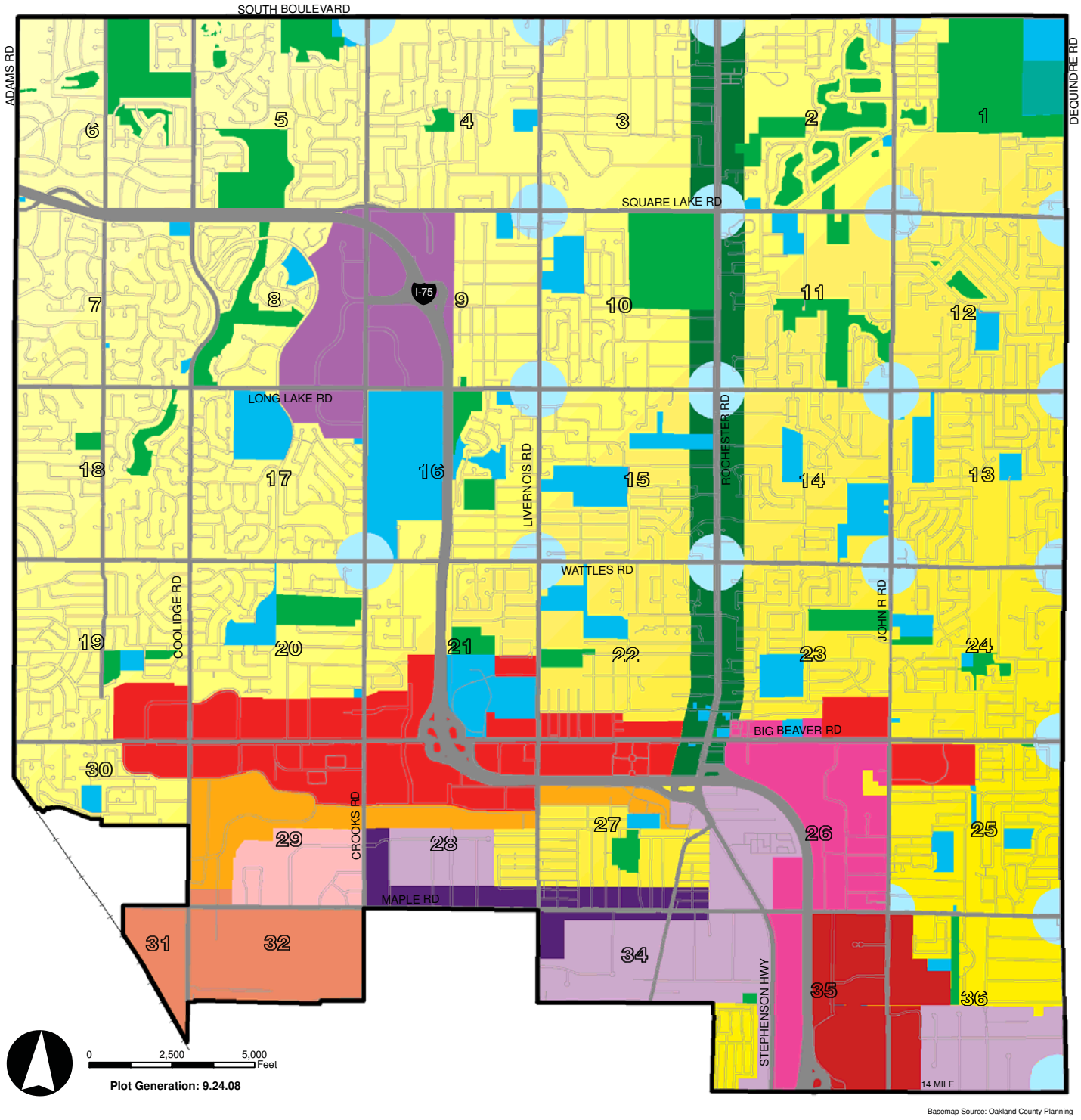
Great Neighborhoods

- *Consider the scale and architecture of the building infrastructure.*
- *Foster social interaction.*
- *Enable multiple modes of transportation safely and efficiently.*
- *Are safe.*
- *Are good stewards of the natural environment.*
- *Reflect the community's character and have unique characteristics that provide a sense of place.*
- *Retain the community's history.*
- *Promote and protect air quality and stewardship of natural resources.*
- *Protect or enhance the local environment and biodiversity.*

Great Streets and Neighborhoods:

- *Implement LEED standards in construction and neighborhood design.*
- *Have planted street trees.*
- *Reuse materials when possible.*
- *Make recycling convenient.*
- *Facilitate non-motorized and/or public transportation.*

Planning and Zoning News, October 2007

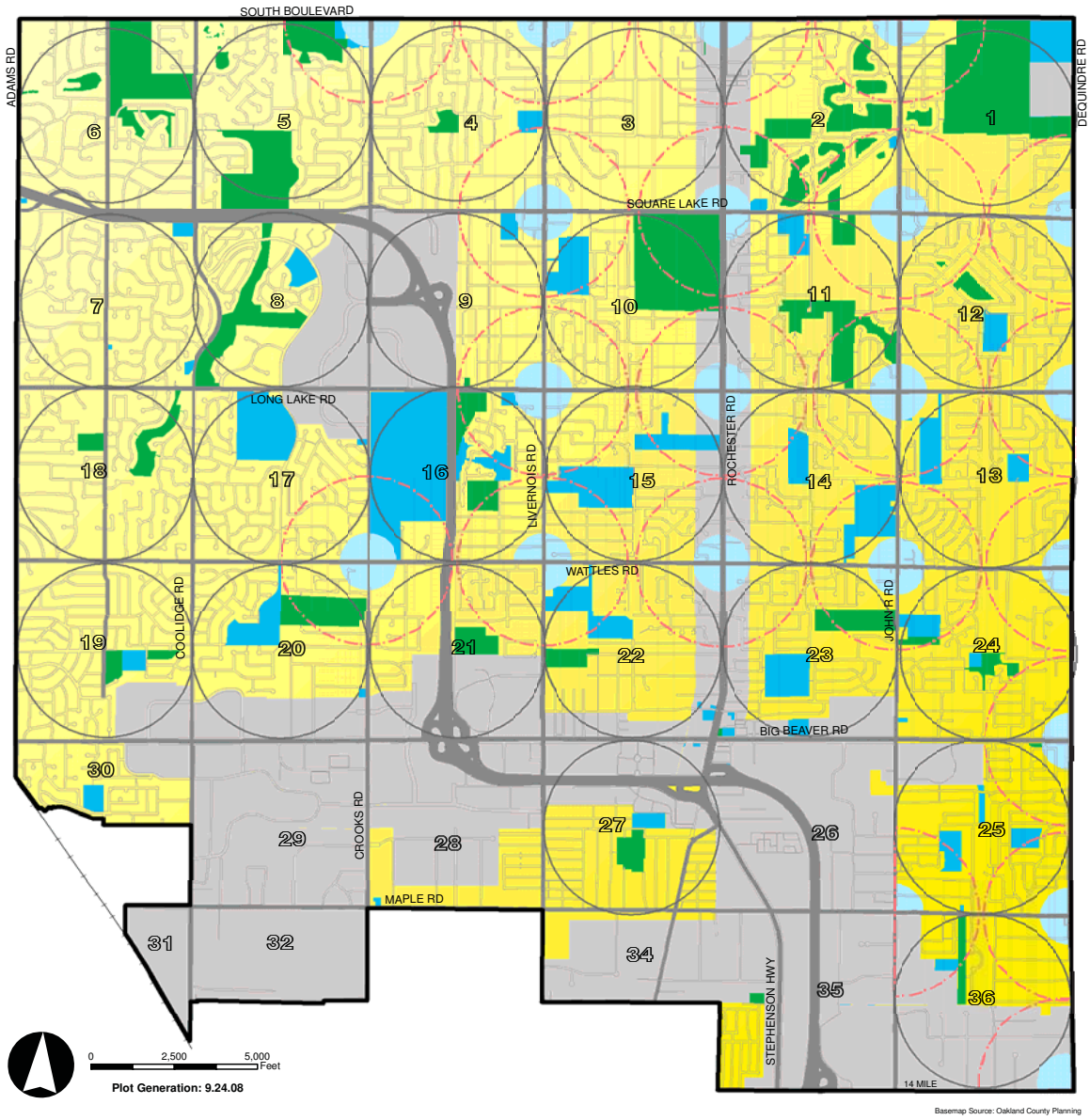


Future Land Use

- Single Family Residential
- High Density Residential
- Neighborhood Nodes
- South John R. Road
- Big Beaver Road
- Rochester Road
- Maple Road
- Northfield
- The Smart Zone
- Automall
- The Transit Center
- 21st Century Industrial
- Public and Quasi-Public
- Recreation and Open Space
- 15 Section Number

are not realistically walkable. Furthermore, Michigan has cold winters that limit year-round walkability. Troy's neighborhoods, now and in the foreseeable future, will serve its residents in two roles: the Social Neighborhood and the Economic Neighborhood.

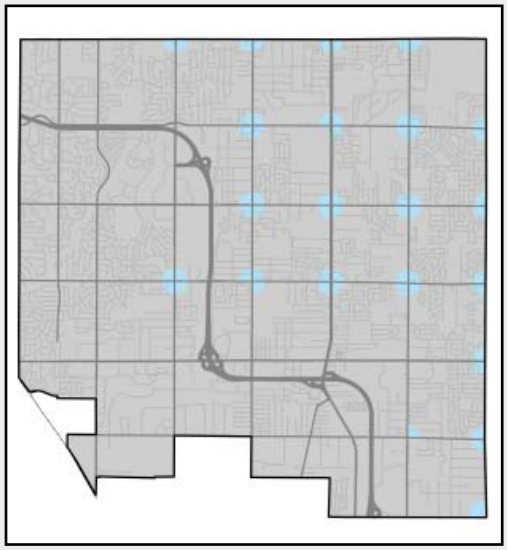
The Social and Economic Neighborhoods of the City are shown on this Neighborhoods Map. The circles surrounding the Neighborhood Nodes and the circles within the Social Neighborhoods are meant to demonstrate a rough service area for each neighborhood. While not necessarily precise, the circles are meant to demonstrate the basic relationship between the Social Neighborhood and the Economic Neighborhood. The circles are not meant to establish a formal land use category or policy in and of themselves, but rather to validate the planned uses at and around the Economic Nodes.



Neighborhoods

- Social Neighborhood
- Single Family Residential: The Social Neighborhood
- Economic Neighborhood
- Neighborhood Nodes: The Economic Neighborhood
- Recreation and Open Space: Extraordinary Amenities
- Public and Quasi-Public: The Foundation of Troy's Neighborhoods
- All Other Uses
- 15 Section Number

Neighborhood Nodes: The Economic Neighborhood



- *Located at intersections of the City's main roads.*
- *Work together with Social Neighborhoods to create a more livable community.*
- *Mixed use.*
- *Provide neighborhood gathering places.*
- *Accommodate the daily needs of residents.*

Neighborhood Nodes are the concentrated, commercial and mixed-use centers situated at major intersections of Troy thoroughfares that serve as the center of the City's Economic Neighborhoods. The nodes are specifically identified on pages 95 and 96. Economic Neighborhoods are destinations created as "go to" places that take on a social role, serving both as a place to meet basic needs of the community and as 21st century village centers. The attributes of Economic Neighborhoods are described in more detail in the final section of this Chapter, and the urban design characteristics of Neighborhood Nodes will be described in depth in Chapter 10. The nodes will typically permit a mix of commercial, office, and high-density residential, although the predominant uses in any Neighborhood Node development must be in keeping with the node characteristics described on pages 95 and 96. Industrial uses will not be permitted in the Neighborhood Nodes.

The Economic Neighborhoods of Troy also center on the square mile grid system. Unlike the social neighborhood, the **Economic Neighborhoods are centered on major road intersections where commercial and office development occurs.** When destinations are created, these nodes become a "go to" place and take on a social role. Each of these nodes serves four quadrants of the overlapping social neighborhoods and has the ability to bring residents of four neighborhoods together.

These Economic Neighborhood nodes are destinations that draw people, visually distinguished from the balance of corridor strips through greater density and scale. Variation in building height will often be used to separate the node from the surrounding area, but will not be so extreme as to visually overpower abutting neighborhoods. The separation of building heights at intersections with the "between" segments of corridors stimulates the visual concept of "pulsing" development and sets up a system of visual anchors.

Moderately dense residential environments may be encouraged within some nodes to provide steady activity for longer periods of the day. In these cases, residences may be mixed with offices on upper floors or be developed immediately adjacent to the commercial areas. Connections between the commercial activity and residences must be directly and seamlessly integrated.

During the course of the planning process, the Planning Commission closely analyzed the need for additional neighborhood nodes throughout the City. The City will continue to consider the demand for additional nodes as part of subsequent plan revisions.

DESIGN CONCEPT

- These nodes are within a fifteen minute walking distance of residential neighborhoods to permit alternative modes of transportation.
- Development will be denser and taller than the surrounding area, encouraging visual prominence to signal a gathering space.
- Nodes should be generally confined to a 1,000 foot radius from a major intersection.
- The nodes provide uses and spaces that attract and welcome neighborhood residents.

SITE DESIGN ATTRIBUTES

- Buildings should be separated from the right-of-way line by a landscaped greenbelt, one lane of off-street parking or a pedestrian walk, or a combination of these.
- Primary parking areas will be located within rear or interior side yards.
- Off-street parking should be screened from the public right-of-way by a knee wall or low decorative fence with a hedge of plantings.
- Walks will connect adjacent developments and the public sidewalks.
- Well-defined crosswalks with timed signalization will permit safe crossings.
- Flexible use of space allowing modest outdoor gathering spaces, such as plazas, will be encouraged.

BUILDING DESIGN ATTRIBUTES

- Buildings should be between two and three stories, although one–story structures accommodating gas stations or other special situations may be permitted.
- One-story buildings should have a minimum exterior height of sixteen feet.
- A ground level story should have a minimum height of twelve feet from finished floor to finished ceiling.
- Facades facing major thoroughfares will be treated as fronts and should have a minimum of half transparent glass and special architectural design treatments.
- Fenestration (the arrangement of windows and doors) should be highlighted through the use of awnings, overhangs or trim detailing.
- Lighting will be carefully managed so as not to encroach on adjacent residential areas.

The following pages contain a table describing the primary intended uses and character of the Neighborhood Nodes designated on the Future Land Use Map. Individual Nodes are numbered and identified on the Economic Nodes Map following the table.

	Node/Intersection	Primary Uses and Character
A	14 Mile and Dequindre Road	Non-residential uses catering to the day-to-day needs of the workforce in the surrounding industrial area. Restaurants and convenience needs integrated with banks and other service uses in compact developments would suit the needs of this area.
B	Maple Road and Dequindre Road	The unique neighborhood node is home to a collection of uses serving the local Polish population. Uses complementary to the cultural center and bank which help this area serve as a gathering place and focus area for the neighborhood could include limited housing, service uses, or specialty retail and dining.
C	John R. Road and Maple Road	The node would best serve the area with a predominantly commercial mix of uses catering to the immediate residential area coming and going from their homes. The node should serve as a transition to the more intense commercial development to the south.
D	Big Beaver Road and Dequindre Road	This area should be a high-intensity, high-density, compact area that serves as a notable entry point to the community. Development may include residential, retail, office, and service-oriented uses, but should be designed to create a very noticeable "gateway" into Troy with its complex, high-density, mixed-use character.
E	Wattles Road and Dequindre Road	The predominant use in this node should be offices, both medical and professional. Limited commercial service uses designed to complement the main focus of the area as an office node serving this area of the City may also be permissible, if clearly secondary to the primary office character of the area.
F	John R Road and Wattles Road	This node may include all uses from high-density residential in combination with restaurants, limited office, and retail. Development at this intersection should include at least two of these uses in any one development, in order to better complement and strengthen the already mixed-use character of the node.
G	Rochester Road and Wattles Road	A careful blend of commercial uses and office uses, effectively transitioned into the adjoining residential neighborhoods, should be the main uses at this intersection. Recent residential development in the area has taken pedestrian access to the intersection into consideration with effective pathways and sidewalks, and any new development at the intersection must continue this positive trend.
H	Livernois Road and Wattles Road	This lower-intensity area is characterized by single-family residential directly abutting the southwest corner of the intersection, and uses which generate only sporadic activity, such as churches and day care. This node contains the Troy Museum and Historic Village. New development or redevelopment at this node must be especially considerate of the adjoining residential and low-intensity uses and should not include any retail or restaurant uses. Office and other uses similar to the existing uses would likely provide the best combination here.
I	Crooks Road and Wattles Road	Development at this location should be low-impact and provide a high benefit to the neighborhood using the least amount of land. Compact, walkable mixed use development with a combination of uses serving the immediate surroundings would be an ideal fit. Integrated compact development which would allow a user to park once and meet several daily needs would be a positive contribution to the node. The City also recognizes that expansion of the White Chapel Cemetery into the northeast corner of this node would be appropriate.
J	Dequindre Road and Long Lake Road	Predominantly commercial, catering to both local needs and regional traffic, new development and redevelopment should be mostly commercial, identifying opportunities for small office mixed-use and variations in floor area to allow for a wide range of commercial types. Pedestrian access to the adjoining area and effective screening should be primary areas of focus during the site design process.

	Node/Intersection	Primary Uses and Character
K	John R Road and Long Lake Road	Like Crooks Road and Wattles Road, compact, walkable mixed use development with a combination of uses serving the immediate surroundings would be an ideal fit. Integrated compact development which would allow a user to park once and meet several daily needs would be a positive contribution to the node.
L	Rochester Road and Long Lake Road	Intersections L, M, and U and should remain, predominantly commercial, catering to local needs and regional traffic, new development and redevelopment should be mostly commercial and should serve to further enhance this successful commercial area. Opportunities for integrated residential or office development should be considered only when clearly secondary to commercial development.
M	Livernois Road and Long Lake Road	Intersections L, M, and U and should remain, predominantly commercial, catering to local needs and regional traffic, new development and redevelopment should be mostly commercial and should serve to further enhance this successful commercial area. Opportunities for integrated residential or office development should be considered only when clearly secondary to commercial development.
N	Dequindre Road and Square Lake Road	Low-intensity commercial uses should remain, but redevelopment should include an integrated compact residential component, live/work units, or small office. Service-oriented use development in combination with new residential development would provide a unique setting here.
O	John R Road and Square Lake Road	Near a known heron rookery, this node must be careful to respect this important natural resource. New development or redevelopment should complement the churches and limited commercial uses in the area, and should incorporate above-average landscaping, natural buffers, and conscientious site design to enhance the known natural features in the area.
P	Rochester Road and Square Lake Road	Major commercial uses dominate and should continue to provide a foundation for this neighborhood node. While uses in the area may cater to regional traffic, service uses, retail, and limited office uses designed to provide service to the immediate residential neighborhood should be incorporated into any new development or redevelopment plans.
Q	Livernois Road and Square Lake Road	Development in this area should be especially considerate of the remaining historic asset of the neighborhood. Adaptive use of existing historic structures must be considered before demolition or relocation of these resources. Low-intensity uses working in conjunction with one another to form a central neighborhood village, walkable and accessible, would create an ideal complement to the predominantly residential surroundings.
R	John R Road and South Boulevard	Small local commercial uses and office uses should be the focus of this node, to complement the large scale office development across the City's boundary to the north, within the City of Rochester Hills.
S	Rochester Road and South Boulevard	This neighborhood node provides a suitable mix of uses to cater to the daily needs of the immediate residential area, while also providing a unique opportunity for specialty retailers, compact walkable residential development, and small-scale office development in an integrated, mixed-use setting.
T	Livernois Road and South Boulevard	Limited local commercial and housing for seniors in a dense development pattern should remain the primary focus of this neighborhood node.
U	Crooks Road and South Boulevard	Intersections L, M, and U and should remain, predominantly commercial, catering to local needs and regional traffic, new development and redevelopment should be mostly commercial and should serve to further enhance this successful commercial area. Opportunities for integrated residential or office development should be considered only when clearly secondary to commercial development.

Rezoning Request Z-736

Kathy Czarnecki

From: John Trublowski [jtrublowski5885@wowway.com]
Sent: Sunday, April 19, 2009 2:16 PM
To: Kathy Czarnecki
Subject: potential rezoning of Harlan Plaza

Dear Planning Commission,
Please do not recommend that the Harlan Plaza, located on Wattles west of John R be allowed to be rezoned. If the owner wants to encourage potential tenants, maybe they should paint/update the current structure, not look to be rezoned. Thank you.
Margaret Trublowski
Troy resident since 1987

Rezoning Request Z-736

Kathy Czarnecki

From: Cathy Killian [onekillian@comcast.net]
Sent: Sunday, April 19, 2009 3:05 PM
To: Kathy Czarnecki
Subject: Rezoning of Harlan Plaza

I have been a resident of Troy since 1977. I watched Harlan Plaza being built. When it was first built is was a nice looking plaza. Years have gone by and the owners have not taken care of the plaza. The plaza now is an eye sore for the City of Troy. If the owner wants to attract new businesses, the owner first should update the plaza. Asking for rezoning from B1 To B3 should not be granted until the owner has updated the plaza, first to see what businesses could be attracted with a new look. Giving the owner rezoning to help fill the storefronts should not happen. I understand the company marketing the plaza feels if the rezoning took place new businesses might become interested in Harlan Plaza. But as a long time residence of Troy, I feel updating the Plaza should be the first move. Changing the rezoning should be the last thing done, not the first thing. Also it is my understanding that B3 would allow for Adult type of businesses. The plaza is very close to a church and high school. I know that the any adult businesses would need to be at least 500 feet from residences. But any residence that backs up to commercial is able to go commercial. Once you have opened Pandora's Box you can not close it. Please do not allow the Harlan Plaza to be rezoned to B3.
Thank you,
Cathy and Mike Killian
3972 Kings Point Dr
Troy, MI 48083

Rezoning Request Z7

Kathy Czarnecki

From: Mark F Miller
Sent: Monday, April 20, 2009 2:43 PM
To: Brent Savidant; Kathy Czarnecki
Subject: FW: Rezoning of Harlan Plaza

Public comment for City Council Public Hearing.

From: Cynthia A Stewart
Sent: Monday, April 20, 2009 8:33 AM
To: John Szerlag; Brian P Murphy
Cc: Mark F Miller
Subject: FW: Rezoning of Harlan Plaza

From: Cathy Killian [mailto:onekillian@comcast.net]
Sent: Sunday, April 19, 2009 3:11 PM
To: Louise Schilling; rbeltram@wideopenwest.com; cristinabroomfield@yahoo.com; david@eisenbacher.org; Wade Fleming; Mfhowryl@umich.edu; marykerwin5@hotmail.com
Cc: Cynthia A Stewart
Subject: Rezoning of Harlan Plaza

We have been a resident of Troy since 1977. I watched Harlan Plaza being built. When it was first built is was a nice looking plaza. Years have gone by and the owners have not taken care of the plaza. The plaza now is an eye sore for the City of Troy. If the owner wants to attract new businesses, the owner first should update the plaza. Asking for rezoning from B1 To B3 should not be granted until the owner has updated the plaza, first to see what businesses could be attracted with a new look. Giving the owner rezoning to help fill the storefronts should not happen. I understand the company marketing the plaza feels if the rezoning took place new businesses might become interested in Harlan Plaza. But as a long time residence of Troy, I feel updating the Plaza should be the first move. Changing the rezoning should be the last thing done, not the first thing. Also it is my understanding that B3 would allow for Adult type of businesses. The plaza is very close to a church and high school. I know that the any adult businesses would need to be at least 500 feet from residences. But any residence that backs up to commercial is able to go commercial. Once you have opened Pandora's Box you can not close it. Please do not allow the Harlan Plaza to be rezoned to B3. We have also sent this letter to the planning commission.
Thank you,
Cathy and Mike Killian
3972 Kings Point Dr
Troy, MI 48083

Rezoning Application Z7
Agenda Item #5
2009.04.14

Kathy Czarnecki

From: Kim Flaig [KBDFlaig@wowway.com]
Sent: Saturday, April 11, 2009 2:38 PM
To: Kathy Czarnecki
Subject: Rezoning at Wattles between John R and Rochester Road

The traffic congestion is horrendous! Between 3 and 6 pm, it is almost impossible to turn left onto Wattles Road. There are abandoned strip malls on Wattles and Rochester Roads that are real eyesores. Some have been vacant for years. There is still an onset of construction on Rochester Road erecting more strip malls that will allow drivers to make left hand turns in or out of the condos and/or strip malls, which may be the culprit for many accidents to occur. Rochester Road alone is terrible for accidents because most drivers do not stop for red lights, a fine example is at Bishop and Rochester Road. Many times, drivers turn left onto Bishop and the ongoing traffic heading north either block the traffic signal or go through it causing broadside collisions. A police officer could sit at that traffic signal and ticket many drivers for going through the light or blocking the traffic – those funds could be used to assist in road repair.

The shopping center would definitely cause traffic congestion and there is no guarantee that the shopping center would be completely filled as demonstrated with these other abandoned buildings – SYMS, the aforementioned strip mall on Wattles and John R, a few restaurant buildings.

Why not build a small park buffered by tall trees with a gazebo, a small flower garden, a few swings, and green environmental garbage receptacles encased in wood to match the environment, whereby passersby could rest whether they bicycle, jog or walk? Today's world is going green, not concrete? It may be wise for someone to travel to the location of Square Lake and Franklin. On the northwest corner, there is a quaint, well-maintained park. It may be wise for the City of Troy to follow the building of that type of park.

There is a day care center at this location and to have a little park would be nice for those parents who need to wait to pick up their children. Maybe give the children a little down time at the park before wrestling with the traffic congestion.

It is food for thought to help the City of Troy go green!

Kimberley Flaig