

## CITY COUNCIL ACTION REPORT

DATE: August 17, 2009

TO: John Szerlag, City Manager

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

SUBJECT: PRELIMINARY SITE PLAN APPLICATION (SP 679-C) – Troy Museum and Historic Village Expansion, North side of Wattles, West of Livernois (60 W. Wattles, 100 W. Wattles, 109 Lange), Section 16, C-F (Community Facilities) District

### **CORRECTED REPORT**

The applicant, City of Troy, is proposing to expand the facilities at the Troy Museum and Historic Village. Proposed improvements include relocation of the Barnard House to the site, adding the Historic Barn and Visitors Center, adding an addition to the Museum Building, and adding additional drives and parking areas on the north and east sides of the site.

The Planning Commission recommended Preliminary Site Plan Approval at the July 28, 2009 Regular meeting. The applicant proposes an 8-foot wide sidewalk on the north side of Wattles and an 8-foot wide sidewalk on the west side of Livernois, as recommended by the Planning Commission.

However, during Preliminary Site Plan review, the Engineering Department determined that it is not necessary to construct an 8-foot wide sidewalk on the west side of Wattles, given the significant cost that would be needed to move the utility poles located next to the existing 5-foot wide sidewalk. The report dated August 12, 2009 indicated just this information. Technically this determination will be made during Engineering Review prior to Final Site Plan Approval.

The Planning Commission recommended approval of an 82-space parking reduction to 120 spaces, when 202 spaces were required based on Zoning Ordinance standards. Article 40.20.12 provides the Planning Commission with the authority to reduce the parking space requirements if an applicant demonstrates that meeting the requirements would create excess parking. Because City Council has the authority to approve the Preliminary Site Plan Application for this public project, they also have the authority to approve the parking space reduction. The applicant provided a Parking Needs Statement for Troy Museum & Historic Village dated June 2, 2009.

City Management recommends approval of the Preliminary Site Plan, as submitted.

Attachments:

1. Minutes from July 28, 2009 Planning Commission Regular meeting.
2. Planning Commission Report, dated July 20, 2009 (with attachments).

Prepared by RBS/MFM

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**City of Troy  
Museum & Historic  
Village**

60 W. Wattles  
Troy, MI 48098

**JJR** landscape architecture  
planning  
urban design  
civil engineering  
environmental science  
JJR, LLC  
110 MILLER AVENUE  
ANN ARBOR, MICHIGAN 48104  
734.662.4457 T  
734.662.0779 F  
www.jjr-us.com

**HopkinsBurns**  
DESIGN STUDIO  
HOPKINSBURNS DESIGN STUDIO  
4709 N. DELHI ROAD  
ANN ARBOR, MICHIGAN 48103  
734.424.3344 T  
734.864.5764 F  
www.hopkinsburns.com

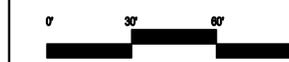
| ISSUED FOR            | REV | DATE     |
|-----------------------|-----|----------|
| PRELIMINARY SITE PLAN |     | 08/17/09 |

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH



DRAWING TITLE

**SITE PLAN**

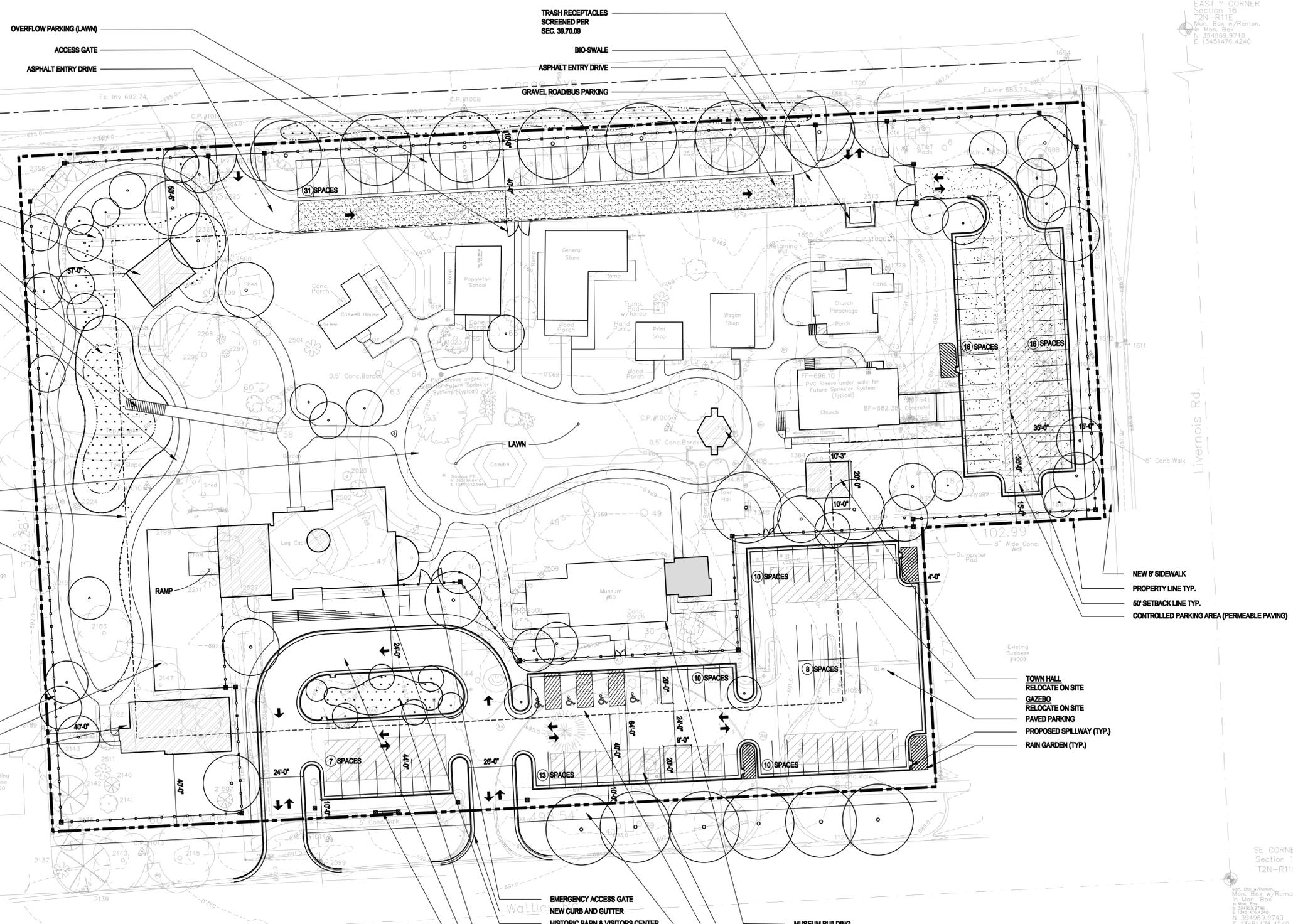
SCALE 1" = 30'

50043.000

PROJECT NUMBER

DRAWING NUMBER

L-2



NATIVE PRAIRIE LIMITS  
LOG CABIN  
RELOCATE ON SITE  
FARM POND  
MAX. 10' DEEP  
AVERAGE 4' DEEP  
BOARDWALK/OBSERVATION PLATFORM  
NEW PATH CONNECTION TO SITE ELEMENTS

VILLAGE GREEN OPEN SPACE  
50' SETBACK LINE TYP.  
PROPERTY LINE TYP.

ORNAMENTAL FENCE TYP.  
BARN YARD  
BARNYARD HOUSE  
RELOCATE TO SITE  
BASEMENT-ARCHIVES  
FIRST FLOOR- INTERPRETATION  
SECOND FLOOR- HISTORICAL SOCIETY OFFICES

TRASH RECEPTACLES  
SCREENED PER  
SEC. 38.70.09

BIO-SWALE  
ASPHALT ENTRY DRIVE  
GRAVEL ROADSIDE BUS PARKING

NEW 8' SIDEWALK  
PROPERTY LINE TYP.  
50' SETBACK LINE TYP.  
CONTROLLED PARKING AREA (PERMEABLE PAVING)

TOWN HALL  
RELOCATE ON SITE  
GAZEBO  
RELOCATE ON SITE  
PAVED PARKING  
PROPOSED SPILLWAY (TYP.)  
RAIN GARDEN (TYP.)

EMERGENCY ACCESS GATE  
NEW CURB AND GUTTER  
HISTORIC BARN & VISITORS CENTER  
RELOCATE BARN AND SILO TO SITE,  
ADDITIONS TO BARN INCLUDING-  
INTERPRETATION LOBBY/GREETING AREA  
GIFT SHOP  
STAFF OFFICES  
MULTI-PURPOSE ROOM  
REST ROOMS  
BARN YARD (GRAVEL)  
RAIN GARDEN  
NEW DROP-OFF AREA  
NEW ENTRANCE SIGN

MUSEUM BUILDING  
ADD ADDITION TO PROVIDE ACCESSIBILITY  
BASEMENT- ARCHIVES  
FIRST FLOOR- MUSEUM  
SECOND FLOOR- ARCHIVE AND GENEALOGY  
OFFICES AND RESOURCE ROOM  
UNDERGROUND STORM WATER DETENTION  
(SEE GRADING AND DRAINAGE PLAN SHEET L-3)  
PAVED PARKING WITH ACCESSIBLE PARKING  
NEW 8' SIDEWALK

**SITE NOTES:**  
GROSS SITE AREA- 4.89 ACRES  
NET SITE AREA (WITH 50' SETBACK)- 2.87 ACRES  
EXISTING "USABLE" BUILDING AREA- 11037SF  
PROPOSED "USABLE" BUILDING AREA- 70415SF  
TOTAL "USABLE" BUILDING AREA- 18078SF

**PARKING SUMMARY:**  
EXISTING PARKING- 47 SPACES  
REQUIRED (ESTIMATED)- 202 SPACES  
PROPOSED- 120 SPACES

**EMPLOYEE SUMMARY:**  
MAXIMUM NUMBER OF EMPLOYEES: 11

- PROPOSED BUILDINGS
- BUILDINGS RELOCATED TO ON SITE
- PERMEABLE PAVING
- GRAVEL ROAD