PLANNING COMMISSION
MEETING AGENDA
REGULAR MEETING

500 W. Big Beaver
Troy, MI 48084
(248) 524-3364
www.troymi.gov
planning@troymi.gov

Michael W. Hutson, Chair, and Mark Maxwell, Vice Chair
Donald Edmunds, Philip Sanzica, Robert Schultz, Thomas Strat
John J. Tagle, Lon M. Ullmann and Mark J. Vleck

April 13, 2010 **7:30 P.M.** **Council Chamber**

1. ROLL CALL

2. APPROVAL OF AGENDA

3. MINUTES March 23, 2010 Special/Study Meeting

4. PUBLIC COMMENTS – For Items Not on the Agenda

SPECIAL USE REQUESTS

5. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 378) – Proposed Local Area Church, Southeast corner of Adams and Bolingbrooke (3586 Adams), Section 19, Currently Zoned R-1B (One Family Residential) District

6. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 376) – Proposed Taco Bell, East side of Rochester between Torpey and Harris (3268 Rochester), Section 23, Currently Zoned B-2 (Community Business) District

7. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 377) – Proposed Service Station/Convenience Store, Southeast Corner of Rochester and Wattles (3990 Rochester), Section 23, Currently Zoned H-S (Highway Service) District

8. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 375) – Proposed Pro Car Wash East, East side of Rochester, South of Wattles, Section 23, Currently Zoned H-S (Highway Service) District

OTHER BUSINESS

9. PUBLIC COMMENTS – Items on Current Agenda

10. PLANNING COMMISSION COMMENTS

ADJOURN

NOTICE: *People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.*

WTRY Broadcast Schedule *Regular Meetings, Wednesday, 6:15 p.m. and 11:00 p.m.* *Study Meetings, Wednesday, 3:15 p.m.*

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   No action required.

6. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 376) – Proposed Taco Bell, East side of Rochester between Torpey and Harris (3268 Rochester), Section 23, Currently Zoned B-2 (Community Business) District

   Resolution # PC-2010-04-
   Moved by:
   Seconded by:

   RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the Taco Bell restaurant, located on the east side of Rochester between Torpey and Harris (3268 Rochester), Section 23, within the B-2 zoning district, be granted, subject to the following conditions:

   1. The applicant shall provide three (3) additional greenbelt trees along Rochester Road, as required.
   2. The applicant shall provide a revised site plan addressing the informational items noted in the report prepared by Carlisle/Wortman Associates, Inc., dated April 8, 2010.

   Yes:
   Absent:

   MOTION CARRIED / FAILED

7. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 377) – Proposed Service Station/ Convenience Store, Southeast Corner of Rochester and Wattles (3990 Rochester), Section 23, Currently Zoned H-S (Highway Service) District

Resolution # PC-2010-04-
Moved by:
Seconded by:

RESOLVED, The Planning Commission hereby approves a reduction in the number of required parking spaces for the proposed service station/convenience store to 13 when a total of 15 spaces are required on the site based on the off-street parking space requirements for these uses, as per Article XL. This 2-space reduction is justified through the characteristics of the proposed uses, as outlined in the justification of the parking reduction, and therefore meets the standards of Article 40.20.12.

THEREFORE BE IT RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed service station/convenience store, located on the southeast corner of Rochester and Wattles, Section 23, within the H-S zoning district, be granted, subject to the following conditions:

1. The applicant shall provide an eight (8) foot wide sidewalk along Wattles Road.

Yes:
Absent:

MOTION CARRIED / FAILED

8. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 375) – Proposed Pro Car Wash East, East side of Rochester, South of Wattles, Section 23, Currently Zoned H-S (Highway Service) District

Resolution # PC-2010-04-
Moved by:
Seconded by:

RESOLVED, That this item be postponed until such time that the applicant can either:

(1) Redesign the site to provide the required 10% landscaping area, as per Section 39.70.04; or,
(2) Seek a variance from 10% landscaping requirement from the Board of Zoning Appeals.

Yes:
Absent:

MOTION CARRIED / FAILED

OTHER BUSINESS

9. PUBLIC COMMENTS – Items on Current Agenda

10. PLANNING COMMISSION COMMENTS

ADJOURN

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The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on March 23, 2010 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Donald Edmunds
Michael W. Hutson
Mark Maxwell
Philip Sanzica
Robert M. Schultz
John J. Tagle
Lon M. Ullmann
Mark J. Vleck

Absent:
Thomas Strat

Also Present:
R. Brent Savidant, Acting Planning Director
Christopher Forsyth, Assistant City Attorney
Zachary Branigan, Carlisle/Wortman Associates, Inc.
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2010-03-018
Moved by: Vleck
Seconded by: Schultz

RESOLVED, To approve the revised Agenda as presented.

Yes: All present (8)
Absent: Strat

MOTION CARRIED

3. MINUTES – March 9, 2010 Regular Meeting

Resolution # PC-2010-03-019
Moved by: Edmunds
Seconded by: Schultz

RESOLVED, To approve the minutes of the March 9, 2010 Regular meeting as published.

Yes: Edmunds, Hutson, Maxwell, Sanzica, Schultz, Tagle, Ullmann
Abstain: Vleck
Absent: Strat

MOTION CARRIED

4. PUBLIC COMMENT

There was no one present who wished to speak.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Edmunds reported on the following Board of Zoning Appeals (BZA) meetings.

February 16, 2010
- Renewals Granted
  - 4755 Rochester (Good Development)
  - 2375 E. Maple (VFW Post)
- Renewal Postponed
  - 3670 John R (Boys & Girls Club)
- Case Hearings
  - 2735 E. Big Beaver – Granted relief to repair non-conforming structure
  - 2090 Rochester Road (Norm's Field of Dreams) – Granted outdoor dining canopy
  - 2325 Kingsbury – Adjourned

March 16, 2010
- Case Hearings
  - 2325 Kingsbury – Granted relief to reconstruct second floor over existing detached accessory building

Mr. Savidant announced that BZA agendas and meetings have transitioned to digital format.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported that there was no meeting in March.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported on the following:

- Hidden Parc Site Condominium – Received Preliminary Site Condominium Site Plan approval by City Council on February 15, 2010.
- ZOTA 239, Used Car Sales in M-1 District – Received approval by City Council on March 15, 2010.
- Review of the Planning Commission April 13, 2010 Regular meeting agenda.

There was a brief discussion on the effects of the no smoking in public buildings legislation in relation to outdoor seating.

STUDY ITEMS

8. RAPID ENERGY ASSESSMENT PROCESS (REAP) – Presentation by Carlisle Wortman Associates, Inc. (CWA)

Mr. Branigan announced an Energy Efficiency and Conservation Block Grant (EECBG) has been awarded to the City in the amount of $944,000. Mr. Branigan addressed the Rapid Energy Assessment Process (REAP) that included assessment programs in four categories:

- Renewable Energy;
- Policy;
- Building Conservation; and
- Transportation.

Mr. Branigan said recommended projects were prioritized by four factors:

- Funding availability.
- Feasibility and data needs.
- Personnel required.
- Potential benefit.

Mr. Branigan reviewed the REAP process flowchart and internal and external energy measures. He indicated the City's Building Operations department would conduct comprehensive reporting and energy tracking.

Mr. Branigan reviewed the graphs on annual energy cost per City facility and the results of facility audits. He addressed reasons why the District Court House and Aquatic Center are excluded from the program. Mr. Branigan discussed the energy measures currently in place at the DPW Garage.

The implementation plan for the use of EECBG funds is:
- Municipal facilities improvements.
- LED lighting improvements.
- Wind energy project; install two smaller-scale vertical axis wind turbines.
- Transportation project; purchase six to ten hybrid vehicles over a period of three years.

Mr. Branigan briefly addressed the governmental form completed for the Energy Efficiency and Conservation Strategy.

9. COMPREHENSIVE ZONING ORDINANCE REWRITE (ZOTA 236) – Energy and Natural Features Protection Article

Mr. Branigan discussed how findings of the Rapid Energy Assessment Process (REAP) might be incorporated in the rewrite of the Zoning Ordinance.

Discussed were:
- Wind energy conservation.
  - Windmills; size, height, type, efficiency, spires, horizontal and vertical turbines.
  - Large wind energy conservation (commercial).
  - Small wind energy conservation (residential).

  - Nuisances (noise, shadow flicker, bird pattern).
  - Regulations re setbacks, height, noise (sound pressure, pitch level, decibel level, "unheard" sound).
  - State regulations in the future.
  - Existing Zoning Ordinance requirements.
- Stormwater management.
- Natural features protection.
- Wetlands protection.
- Fill / soil erosion management.

9. A. TEMPORARY MERCHANT BUSINESSES

Mr. Savidant provided a history on the adoption of Chapter 61 of the City Code relative to the licensing of temporary merchant businesses. A local farmer approached the City with the concept of selling farm produce from the parking lot of the Oakland Mall. The operation would be under the cover of a tent. Mr. Savidant noted the tent could not be dismantled on a daily basis, as required by the City Code. Mr. Savidant asked for input from the Planning Commission on allowing the use. He said consideration could be given to amending the City Code with respect to the requirement of dismantling an operation on a daily basis.

Al Van Houtte of 24436 Riverwood Drive, Franklin, was present. Mr. Van Houtte is a 4th generation farmer from the Romeo/Armada area. He would like to sell fresh homegrown produce only, no dairy or other items, from the Oakland Mall parking lot. Mr. Van Houtte distributed photographs of other farmer market locations and temporary fencing. He expressed no concerns with security during closed hours of the operation.

Discussion followed.

There was consensus from the members that a farmer's market would be a great opportunity for both Mr. Van Houtte and the City.

Mr. Savidant will research the use of tents on site, and follow through with the City administration to go forward with an applicable amendment to the City Code.

9.B ADULT FOSTER CARE FACILITIES

Mr. Savidant reviewed the Zoning Ordinance as relates to adult foster care homes and group day care homes. Mr. Savidant said the Building Department received an application for permits to expand an existing adult foster care home. The applicant proposed to convert its garage into living space to accommodate an increase in the number of adults in the adult foster care home. The Building Department advised the applicant that the proposed expansion would be too intense and not permissible by the Zoning Ordinance.

Mr. Savidant said the Zoning Ordinance is silent with respect to increasing the number of adults in an adult foster care home to seven (7) or more adults in the R-1 One Family Residential zoning district. Mr. Savidant asked if a more intense use should be considered in a single family residential district to accommodate an increase in the number of adults permitted in an adult foster care home. He addressed the potential for a rezoning request to multiple family.

Mr. Savidant asked members if it would be appropriate to act on the matter now by initiating a Zoning Ordinance Text Amendment, or to address the matter with the re-write of the Zoning Ordinance.

Mr. Savidant addressed the following considerations relative to a more intense use:

- Additional negative secondary affects.
- Appropriate location.
- Size of property.
- Setbacks.
- Permit by right, or special use.

Discussion followed.

It was the consensus of the Planning Commission to defer the matter until the re-write of the Zoning Ordinance.

OTHER BUSINESS

10. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

11. PLANNING COMMISSION COMMENT

None.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 9:15 p.m.

Respectfully submitted,

_____

Michael W. Hutson, Chair

_____

Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2010 PC Minutes\Draft\03-23-10 Special Meeting_Draft.doc

DATE: April 7, 2010

TO: Planning Commission

FROM: R. Brent Savidant, Acting Planning Director

SUBJECT: PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number 378) – Proposed Local Area Church, Southeast corner of Adams and Bolingbrooke (3586 Adams), Section 19, Currently Zoned R-1B (One Family Residential) District

The applicant proposes to convert a single family home into a small worship facility. The subject parcel is approximately 17,495 square feet in area and is located within a platted residential subdivision.

The attached report prepared by Carlisle/Wortman Associates, Inc. summarizes the project. As indicated in the report, the applicant requires variances from the Board of Zoning Appeals. Therefore, the Planning Commission may comment on the item but shall not take any action until the Board of Zoning Appeals has had an opportunity to consider the variance requests.

Please be prepared to discuss the application at the April 13, 2010 Planning Commission Regular meeting.

Attachments:
1. Maps.
2. Report prepared by CWA.
3. Letter from applicant dated March 8, 2010.
4. Public comment.

cc: Applicant
File/ SU 378

G:\SPECIAL USE\SU 378 Detroit Meeting Rooms Sec 19\SU-378 PC Report 04 13 2010.docx

PC 2010.04.13
Agenda Item # 5

DETROIT MEETING ROOMS, 3586 ADAMS

City of Troy Planning Department

Legend

- I-75
- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Hydrography Poly
- Hydrography Arc
- Parcels
- Aerial Photos - 2008
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

156 0 78 156 Feet

Scale 1: 936

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.

Printed: 3/12/2010

DETROIT MEETING ROOMS, 3586 ADAMS

City of Troy Planning Department

Legend

- I-75
- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Zoning
  - (PUD) Planned Unit Development
  - (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 District
  - (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 District
  - (CR-1) One Family Residential Cluster Distric
  - (R-1A) One Family Residential District
  - (R-1B) One Family Residential District
  - (R-1C) One Family Residential District
  - (R-1D) One Family Residential District
  - (R-1E) One Family Residential District
  - (R-1T) One Family Attached Residential Distr
  - (R-2) Two Family Residential District
  - (R-M) Multiple Family Residential Medium De
  - (RM-1) Multiple Family Residential District (Lo
  - (RM-2) Multiple Family Residential District (M
  - (RM-3) Multiple Family Residential District (Hi
- Hydrography Poly
- Hydrography Arc
- Parcels
- Aerial Photos - 2008
  - Red: Band_1
  - Green: Band 2

Printed: 3/12/2010

187 0 94 187 Feet

Scale 1: 1,123

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.

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: April 9, 2010

Special Use Review
For
City of Troy, Michigan

Applicant:	Detroit Meeting Rooms
Project Name:	3586 Adams Road Local Area Church
Plan Date:	March 8, 2010
Location:	3586 Adams Road
Zoning:	R1-B, Single Family Residential
Action Requested:	Preliminary Site Plan Approval, Special Use Approval
Required Information:	Deficiencies noted

PROJECT AND SITE DESCRIPTION

We are in receipt of a preliminary site plan and special use submittal for the reuse of an existing single family home for a small church. The project proposes several small physical improvements and will also include the renovation of the vacant home.

Location of Subject Property:
The property is located on the east side of Adams Road, at its intersection with Bolingbroke Dr.

Size of Subject Property:
The parcel is 17,495 square feet.

Proposed Uses of Subject Parcel:
The applicant proposes to use the existing home for a small church.

Current Use of Subject Property:
The subject property is currently a vacant home.

Current Zoning:
The property is currently zoned R-1B, Single Family Residential District.

Zoning Classification of Adjacent Parcels and Current Land Use:
North: R-1B, Single Family Residential District; homes
West: (across Adams Road in Bloomfield Township); school
South: R-1B, Single Family Residential District; homes
East: R-1B, Single Family Residential District; homes

BUILDING LOCATION AND SITE ARRANGEMENT

The existing home is located facing Adams Road. Access is provided via an existing front yard driveway that connects from Adams Road to Bolingbroke Drive. There is also an existing driveway off of Bolingbroke Drive that provides access to the existing detached garage. The home is set up in a typical fashion, with an existing sidewalk along Adams Road, two small decks on the rear of the house, and landscaping in the front yard.

The applicant intends to use the existing driveways, slightly modified, for parking and access of the church operation. Please see our comments in the parking and site access and circulation sections below.

Items to be Addressed: *None*

AREA, WIDTH, HEIGHT, SETBACKS

The conditions for special use approval for a church are established in Section 10.30.04. There are several dimensional requirements that must be considered here. First, the setbacks for all side of the project are 50 feet, which is a greater setback requirement that most uses enjoy in the R1-B District. Second, a church requires a minimum of 120 feet of frontage on a major thoroughfare. Third, parking is not permitted in a required yard that is adjacent a public street, nor is parking permitted adjacent to residentially zoned property.

While height data has not been provided by the applicant, we can confirm that, based on observation made during a site visit, that the existing single story home and detached garage do not exceed maximum requirements.

Required and Provided Dimensions:
Section 30.10.02 and special use provisions for churches require the following setbacks and height limits:

	Required:	Provided:
Setbacks		
Front (north)	50 feet (home) 40 feet (garage)	**35 feet (home)** **35.5 feet (garage)**
Front (west)	50 feet (home) 40 feet (garage)	**49.8 feet (home)** 90 feet (garage)
Side (south)	50 feet (home) 6 feet (garage)	**20 feet (home)** 79.3 feet (garage)
Rear (east)	50 feet (home) 6 feet (garage)	**44.8 feet (home)** 12.8 feet (garage)
Building Height	25 Feet, 2.5 stories (home) 14 feet, 1 story (garage)	unknown (home) unknown (garage)

Items to be Addressed: *1.) provide height data. 2.) Obtain variances from dimensional deficiencies noted herein.*

PARKING

Proposed Parking:
The site plan indicates a total of 9 parking spaces which includes 1 barrier free parking space.

Parking Calculations:
The parking calculations provided by the applicant are as follows.

Required	Provided
One (1) space per 3 seats or 6 feet of bench seating in the main worship area. This church would accommodate 27 seats, and require 9 spaces.	9 spaces

The applicant has provided the 9 parking spaces required by the Ordinance. It is arguable that the two spaces proposed within the existing garage should not be counted, as they are not accessible if the spaces in the driveway are occupied. However, this is a typical situation for required parking for a single family home and, given the periodic and limited nature of the proposed use, we do not oppose this arrangement.

Items to be Addressed**:** *None.*

SITE ACCESS AND CIRCULATION

Proposed Circulation:

The site will be accessed from an existing front yard driveway that connects from Adams Road to Bolingbroke Drive. There is also an existing driveway off of Bolingbroke Drive that provides access to the existing detached garage. The existing driveways would be expanded to allow for vehicle parking. In the case of the front yard driveway, the additional parking area would be within an area paved with pervious pavers to allow for stormwater infiltration.

Sidewalks:
The site has a 4-foot wide sidewalk along its Adams Road frontage, and would include a pair of new brick paver walkways leading from the front yard parking area to the building. The site also has an existing brick patio and sidewalk providing access between the garage and the house. The Adams Road sidewalk, however, must be 8 feet in width in accordance with 39.80.04.

The applicant is also adding a barrier-free ramp along the west side of the house to allow for ADA accessibility.

Items to be Addressed: *Provide 8-foot wide sidewalk along Adams Road.*

NATURAL RESOURCES

The site is previously developed and contains typical residential natural features. The proposed plan would not impact any protected natural features, and will actually improve the natural condition of the site by adding a refreshed landscaped area west of the building.

Items to be Addressed: *None.*

LANDSCAPING

No landscape plan has been submitted as part of this application. A landscape plan is required. The site plan shows that the applicant intends to remove the existing plantings along Adams Road and replace them.

That said, no general landscaping requirements exist for single-family homes within a residential district. There are, however, landscaping requirements for developments within residential districts and specifically for churches, as noted below.

Whenever the off-street parking is adjacent to land zoned and developed or developable for residential purposes, the parking area shall be screened from that adjacent residential area by the placement of a four feet six inch (4' 6") high landscaped earth berm. The top of the berm shall be landscaped with a minimum of a double row, ten (10) feet apart, of upright coniferous evergreens (pine or spruce species, as acceptable to the Department of Parks and Recreation), five (5) to six (6) feet in height, twenty (20) feet on center, staggered ten (10) feet on center.

Also, developments in the R1-B District that are not single family homes require a greenbelt and greenbelt trees. They also require a minimum of 10% landscaped open space. We cannot determine if the project meets these standards until a landscape plan is provided.

As described, the proposed parking area in the garage driveway would be required to be screened from the adjacent property to the east. This area is approximately 12.8 feet wide and 40 feet long. No landscape plan has been provided to determine if this treatment is proposed, although no indication of such a treatment is shown in the site plan.

Items to be Addressed*: 1.) Provide a landscape plan. 2.) Provide a berm between the parking area off of Bolingbroke leading to the garage, and the adjacent neighbor to the east.*

LIGHTING

The applicant has not provided a photometric plan for this project. Full lighting details will be provided for final site plan approval. The only lighting information provided states that a series of existing flood lights will be replaced with coach lamps and that lit bollards will be added to the parking area.

Items to be Addressed*: None.*

SPECIAL USE REVIEW

For any special use, according to Section 03.31.04, the Planning Commission shall review the request, supplementary materials either in support or opposition thereto, as well as the Planning Department's report, at a Public Hearing established for that purpose, and shall either grant or deny the request, table action on the request, or grant the request subject to specific conditions.

Required Information

In the R1-B District, churches are permitted as a special use. As such, a special use permit must be issued to allow the project to move forward, in accordance with Section 03.31.00. Section 03.33.00 establishes the information required for a special use application. All required information has been provided.

Use Standards

Section 10.30.04 lists several conditions for churches within the R1-B District. They are as follows:

A. *Buildings of greater than the maximum height allowed in Article XXX, "Schedule of Regulations", may be allowed provided that the front, side and rear yards are increased one (1) foot for each foot of building height which exceeds the maximum height allowed. (Rev. 07-10-2000)* (Not applicable.)

B. *Front, side and rear yard setbacks shall be a minimum of fifty (50) feet.* **(Deficiencies noted in the area, width, height and setbacks section of this review. Variances are required.)**

C. *The site shall be so located as to have at least one (1) property line abutting a Major Thoroughfare of not less than one hundred twenty (120) feet of right-of-way width,*

existing or proposed, and all ingress and egress to the site shall be directly onto such major thoroughfare or a marginal access service drive thereof, with the following exceptions: **(Criteria met.)**

1. *The Planning Commission may permit access drives to streets or thoroughfares other than Major Thoroughfares, in those instances where they determine that such access would improve the traffic safety characteristics in the area of the site, while not negatively impacting adjacent residential properties.* (Not applicable.)

D. *One or more of the following locational criteria may be considered by the Planning Commission as a basis for approval or denial of proposals for church development:*

1. *Location at the intersection of two (2) Major Thoroughfares, each of which has a right-of-way width of at least one hundred twenty (120) feet (existing or proposed).* (Not applicable.)

2. *Location abutting a Freeway right-of-way.* (Not applicable.)

3. *Location involving a total Major Thoroughfare frontage block (extending between two intersecting local streets).* (Not applicable.)

4. *Location where the site has at least one (1) property line, apart from its Major Thoroughfare frontage, in common with land which is developed, zoned, or otherwise committed for use other than the construction of One-Family Residential dwellings.* (Not applicable.)

These criteria are intended, in part, to assure that the location of a church will not negatively impact the potential for the logical extension of single-family residential development in the adjacent area.

E. *Parking shall not be permitted in the required yards adjacent to any public street or adjacent to any land zoned for residential purposes, other than that which is developed or committed for uses other than the construction of residential dwellings. Such yards shall be maintained as landscaped open space. This landscaped yard area requirement related to parking areas adjacent to residentially zoned land shall apply to parking areas for which site plans were approved after July 1, 2000.* **(Variance required to permit parking in the front yards.)**

F. *Whenever the off-street parking is adjacent to land zoned and developed or developable for residential purposes, the parking area shall be screened from that adjacent residential area by the placement of a four feet six inch (4' 6") high landscaped earth berm. The top of the berm shall be landscaped with a minimum of a double row, ten (10) feet apart, of upright coniferous evergreens (pine or spruce species, as acceptable to the Department of Parks and Recreation), five (5) to six (6) feet in height, twenty (20) feet on center, staggered ten (10) feet on center.* (Not applicable.)

This landscaped berm requirement shall apply to parking areas for which site plans were approved after July 1, 2000. The screening for parking areas established or proposed for construction before that date is permitted to be in the form of a continuous obscuring wall, four feet six inches (4'6") in height, in accordance with the provisions of Article XXXIX, Environmental Provisions. This screenwall shall be provided at or adjacent to

those sides of the parking area which lie adjacent to residentially zoned land. Such parking area screenwalls shall also be provided adjacent to residentially zoned land wherein the above-described landscaped berm requirement does not apply. (Not applicable.)

G. *Whenever facilities such as community halls, fellowship or social halls, recreation facilities and other similar uses are proposed as incidental to the principal church or worship facility use, such secondary facilities shall not be constructed or occupied in advance of the sanctuary or principal worship area of the church complex.* (Not applicable.)

1. *The seating capacity of such incidental use areas shall not exceed that of the sanctuary or principal worship area of the church complex.* (Not applicable.)

2. *Parking shall be provided for such incidental use areas at one-half (½) the rate of that required for the sanctuary or principal worship area, and shall be in addition to the parking required for the principal worship area.* (Not applicable.)

3. *Such incidental facilities must be used for church, worship, or religious education purposes, in a manner which is consistent with residential zoning and compatible with adjacent residential property. They shall not be used, leased or rented for commercial purposes.* (Not applicable.)

4. *Active indoor recreation facilities, such as gymnasiums, shall be located at least eighty (80) feet from any residentially zoned land, other than that which is developed or committed for uses other than the construction of residential dwellings.* (Not applicable.)

H. *All structures, appurtenances, and fixtures related to outdoor recreation purposes shall be located a minimum of one hundred (100) feet from any residentially zoned property, other than that which is developed or committed for uses other than the construction of residential dwellings.* (Not applicable.)

<u>Standards of Approval</u>

Section 03.31.05 states that before approving any requests for Special Use Approval, the Planning Commission, or the City Council, where indicated, shall find that:

1. *The land use or activity being proposed shall be of such location, size and character as to be compatible with the orderly development or use of adjacent land and/or Districts.*
2. *The land use or activity under consideration is within the capacity limitations of the existing or proposed public services and facilities which serve its location.*

We believe the land use as proposed by the site plan is of such location and character as to be compatible with the orderly development or use of adjacent land and/or Districts. However, the time and duration of services should be limited to times when the adjacent school is not in session so as to avoid traffic conflicts. The Planning Commission should consider adopting this as a condition of approval.

The project should also be conditioned on the limitation of no more than 27 attendees at the facility at a given time, and no more than 9 vehicles.

The only other impediment to the establishment of a church on this location is the limited size of the site, which was not contemplated by the Ordinance, which regulates churches as it all churches were on large parcels. We support the request, but cannot recommend approval until such time as the applicant obtains variances from the Board of Zoning Appeals for the deficiencies noted herein.

Items to be addressed*: None.*

SUBMITTAL REQUIREMENTS

Section 3.43.01 establishes the requirements for preliminary site plan approval. The only outstanding element required for site plan approval is a landscape plan.

Items to be Addressed*: Provide a landscape plan.*

RECOMMENDATIONS

This project cannot move forward as designed without relief from the Ordinance. Therefore, we recommend that the Planning Commission postpone action on the applicant's request until such time as they can apply for and potentially obtain a series of variances from the Board of Zoning Appeals and to provide a revised application addressing the other items noted herein.

CARLISLE/WORTMAN ASSOCIATES, INC.
Zachary G. Branigan, LEED AP, AICP
Associate

HORIZON
ENGINEERING LLC

P.O. Box 182158
Shelby Twp., MI 48318
Phone 586.453.8097
Fax 586.580.0053

March 8, 2010

Planning Department
City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

Re: Special Use Request for #3586 Adams Road
"Detroit Meeting Rooms, Inc."
Section 19, City of Troy

Dear City of Troy Planning Department:

Attached to this letter are one (1) Special Use Request Application, one (1) Special Use Approval Initial Submittal Checklist, one (1) Certified Boundary Survey, ten (10) copies of the Site Plan and Floor Plan, one (1) CD containing PDF copies of the aforementioned items, and the Special Use Approval Fee in the amount of $1,800.00 and Escrow Fee of $1,500.00.

These materials are being submitted for your review pursuant to placement on a Planning Commission agenda for a Special Use Request to allow an existing residence to be used as a local area worship facility (church).

The subject property is located at #3586 Adams Road, at the southeast corner of Adams Road and Bolingbroke Drive, roughly halfway between Big Beaver Road and Wattles Road in Section 19. The lot is part of "Supervisor's Plat No. 27", a single family residential subdivision platted in 1949 and zoned R-1B. The property consists of an existing brick ranch home which has been vacant for approximately two (2) years after being foreclosed on by the bank. It was purchased by Detroit Meeting Rooms, Inc. in December 2009 with the hopes of using the home as a local area church. Church uses are permitted in the R-1B district subject to Special Use Approval as described in Zoning Ordinance Section 10.30.00 and Subsection 10.30.04.

Detroit Meeting Rooms, Inc. is a Christian fellowship located in Royal Oak and has been in operation for nearly 100 years. Over time, several members of the congregation have relocated to the Troy area. The Church has recognized the need to support its members in the Troy area with a local place of worship. Having local area churches situated closer to members' homes encourages attendance by providing a place for communion and prayer without having to drive long distances.

March 8, 2010
Planning Department, City of Troy
Re: Special Use Request for #3586 Adams Road

Local area churches are generally used two (2) days per week for communion and prayer. Each meeting generally lasts one (1) to two (2) hours. Detroit Meeting Rooms, Inc. currently owns and operates four (4) other local area churches in the cities of Royal Oak and Berkley. These locations are similar in nature to the one being proposed here in the City of Troy.

In order to accommodate the needs of the Church, the interior of the home is proposed to be remodeled, with the bedrooms and bathrooms removed from the southern end of the home to provide a large open Main Hall. Two (2) new barrier-free restrooms will be provided opposite the front door. Other cosmetic improvements and necessary repairs to the electrical, mechanical, etc. will also be done within the home. There will be no increase in the square footage of the home.

The exterior of the home will remain the same, with the exception of any necessary maintenance improvements such as siding, gutters, and painting. Barrier-free access to the home will be provided via ramp along the front of the home up to the front door.

Site work is proposed to be as minimal as possible in order to retain the residential character of the home. The church use will support up to 27 persons, which requires nine (9) parking spaces. The existing circular drive off of Adams provides convenient access to and from the home. Five (5) parallel parking spaces are proposed along this drive which will need to be widened accordingly. Pervious grass pavers are proposed in this area to keep impervious surfaces to a minimum and allow rainwater to infiltrate into the ground. The other four (4) parking spaces will be provided within the existing garage (2 spaces) and in the driveway serving the garage (2 spaces). This driveway will need to be widened as the existing approach is too narrow. The front of the home and the berm separating the existing drive from Adams Road will be re-landscaped to provide an aesthetically pleasing appearance.

It must be noted that the Zoning Ordinance requires church structures and parking areas to have larger setbacks than for single family residences. As such, a request shall be made to the Board of Zoning Appeals for these setback variances prior to final Special Use Request approval by the Planning Commission.

March 8, 2010
Planning Department, City of Troy
Re: Special Use Request for #3586 Adams Road

We feel that the proposed Special Use Request is not contrary to the spirit and intent of the Zoning Ordinance. This single family home fronts upon a major County Road (Adams) with convenient access to it and the side street (Bolingbroke). The home will be in use for only four (4) hours per week, with up to only nine (9) vehicles at a time. Thus, the traffic impacts and affects on the rest of the neighborhood are practically non-existent. In fact, there will be less traffic and activity generated from this facility than any normal residential household. Further, this use will actually serve as an improvement to the neighborhood. No longer will the home remain vacant and uncared for. The home will undergo necessary repairs to the exterior and the yard will be re-landscaped, which will ultimately brighten the neighborhood and increase property values. The residential character of the home shall be retained so that if the church use ever converts back to single family residential in the future, it can be done so with ease.

Your consideration of our request is greatly appreciated. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

Nathan P. Robinson, P.E.
President
nrobinson@horizoneng.net

cc.: Brian McCallum, Detroit Meeting Rooms, Inc.
Bill Brown Jr., Detroit Meeting Rooms, Inc.

attachments

From: Cindy Blakely
To: Planning
Subject: Opposition to Detroit Meeting Rooms Special Use Permit Application
Date: Thursday, April 08, 2010 6:23:37 PM

We are writing to voice our strong opposition to the petition for a special use permit by the Detroit Meeting Rooms (SU-378) at 3586 N. Adams Rd. in Troy. As parents of children who attend Harlan Elementary School, we are extremely concerned about additional traffic and parking congestion. This section of Adams Road is dangerous enough for our families whose children walk to and from school without further jeopardizing their safety.

I, Cindy, work at Greenfield Presbyterian Church in Berkely, MI. Many of the families I serve reside in Berkley and Royal Oak. From my conversations with them, I would guess that the intended use of this single-family residence is not to be just a church meeting room twice a week. I am concerned that the owners of this property intend to turn this residence into an Alderbrook homeschool similar to the facilities in Royal Oak and Berkley. If that is the case, there will be much more traffic consistently during the day and on many evenings than what the petitioners are willing to state in their application.

When the owners did a yard clean-up of the property on Saturday, April 3, 2010, we observed that the church members parked their vehicles in the Harlan parking lot. Contrary to this application which says they will park only in their driveway and garage, I suspect these families would plan to use the school parking lot for other functions as well. Their Sherman St. location in Royal Oak is a prime example of their need for additional, off-site parking. As Harlan parents, we know that parking for school families during the day, for after-school activites and special events is limited. We do not want the members of the Detroit Meeting Rooms making this more difficult.

We strongly urge you to decline this application and insist that the owners use this property solely as a single family residence. We do not agree with the proposition that their intended use would be better than an empty home. This dwelling was purchased as a single family residence in a neighborhood. It is our belief that the owners of this school should lease or purchase a commercial building elsewhere for what we believe to be a homeschooling business for a significant number of Brethren families.

Cindy and Robert Blakely
Harlan Elementary Parents

4465 Parklane Ct.
Bloomfield Hills, MI 48304

From: Kristen Crowe
To: Planning
Subject: special permit for house on adams
Date: Monday, March 29, 2010 12:21:13 PM

Hello,
I live on Shady Hollow Circle in Bloomfield off Adams and my children attend Harlan. I am against the special permit request for the house on Adams across from Harlan school. I battle the traffic every morning as my children do not take the bus. We are either walking or driving on Adams. There is an incredible amount of traffic during school hours and during rush hour traffic. I am opposed to the special permit because I do not want any increase in traffic near the school. This is a safety issue. This should stay a residential home along with the other houses along that stretch. I am also concerned about an increase in strangers around an elementary school. There have been numerous alerts regarding suspicious persons in the area, and there is no need to increase the number of people around school grounds.
Thank you for your time.
Kristen Crowe

From:	Amy Block Garrett
To:	Planning
Subject:	opposing special use permit across from Harlan Elementary
Date:	Monday, March 29, 2010 5:36:20 PM

To Whom It May Concern -

I am writing to oppose the special use permit request across from Harlan Elementary on Adams Road. As a parent of two future Harlan students, I have parking, traffic, and safety concerns if the permit is granted.

Thank you for your time and attention,

Amy Garrett
850 Shady Hollow Circle
Bloomfield Township, MI 48304
248.414.9440

The New Busy is not the old busy. Search, chat and e-mail from your inbox. Get started.

March 25, 2010

REC'D
MAR 29 2010
PLANNING DEPT

Planning Commission

City of Troy
500 W. Big Beaver
Troy, MI 48084

I am responding to the NOTICE OF PUBLIC HEARING postcard you recently sent regarding the re-zoning of parcel 88-20-19-154-001, at the southeast corner of Adams and Bollingbrooke, section 19. We live just a block away from that address and I run and walk by that house regularly. It is right across the street from Harlan School.

My letter is to raise an objection to the re-zoning of that property. As you are well aware, property values in our neighborhood have plummeted in this last couple of years of national economic downturn. This house was one of those homes that suffered through this depression and was foreclosed. It would be a nice house for a family. To rezone it for use as a church or some other community gathering place would change our residential area into a mixed zone area significantly affection our property values further.

Furthermore, there is no parking available on that plot for a number of vehicles, and the fact that it is located right at the foot of the school driveway would result in traffic back-ups even more severe than there currently is. The restructuring of that school driveway never took traffic patterns into consideration. Children are already in more danger as a result. Adding yet more traffic to that location only adds to that turmoil. Children and their parents cross Adams at that location and I can just envisage an accident waiting to happen. No one would want that to happen.

My neighbors plan to attend the meeting on April 13 to object as well and will if I'm available. However, prior to that date, I wanted to go on record as being in opposition to this request to rezone. This is a bad idea.

Sincerely,

John Hammond
2939 Lanergan
Troy, MI 48084

From: George kostopoulos
To: Planning
Subject: Special Use Request #378
Date: Sunday, April 04, 2010 1:56:30 PM

I am a resident of Troy residing in the Wattles/Adams area and am writing to voice my objection to Special Use Request #378 (3586 Adams Road).

The proposed changes to the house, eliminating all bedrooms, will permanently transform this house into a commercial building. Without individual bedrooms, the house will not be able to revert back to a single-family dwelling. Therefore, approval of this "Special Use Request" is comparable to a permanent rezoning of the property.

Additionally, there will be a significant increase in vehicle traffic. Twenty-seven people visiting the house multiple times per week will result in significantly more vehicle movement than a single family. The facilities required to accommodate this traffic, commercial grade driveway and parking spaces for at least nine cars, will also have a detrimental effect on the aesthetics of the site

In total, transforming this single-family house into a commercial building used as a church will have a negative effect on the area and will adversely affect property values.

I therefore object to and respectfully request the planning commission to deny this application.

George Kostopoulos
2720 Pine Hill Drive

From: BARBARA SCRAGGS
To: Planning
Subject: rezoning of parcel #88/-20-19-154-001
Date: Wednesday, March 31, 2010 10:10:34 PM

I am writing this to voice the objections of Barbara and Brian Scraggs to the rezoning of parcel #88-20-19-154-001, 3586 Adams Road. As very close neighbors, living at 2918 Bolingbroke, we feel a church could create parking problems on an already narrow road and possible noise issues.

Respectfully,

Barbara & Brian Scraggs

From:	NStrefling@aol.com
To:	Planning
Subject:	Special Use Request: SU-378 Detroit Meeting Rooms
Date:	Tuesday, March 23, 2010 8:08:07 PM

We own the property directly adjacent to the proposed church. We support this use.

Neil & Dorothy Strefling
Property Owners
2951 Bolingbroke Drive
Troy, MI 48084

From: NStrefPC@aol.com
To: Planning
Subject: 3586 Adams Road, Detroit Meeting Rooms
Date: Thursday, March 25, 2010 5:43:36 AM

My wife and I are most effected by the above request (next door neighbor at 2951 Bolingbroke) and we have no objection to the request.

Neil Strefling
26153 John R
Madison Heights, MI 48071
248-541-3320
Fax: 248-541-2603

From: annette.m.whitman@gmail.com on behalf of Annette Whitman
To: Planning
Cc: adwhitman@sbcglobal.net
Subject: Planning File No.: SU-378 Detroit Meeting Rooms
Date: Tuesday, March 30, 2010 2:11:46 PM

Dear Planning Commission,

I would like to share my objections to the Special Use Request (SU-378 Detroit Meeting Rooms) for the property at 3586 Adams (corner of Adams and Bolingbroke).

Proximity to elementary school

With such a high volume of young children passing near this property daily, I don't believe that a church is an appropriate use for this residential property.

Safety (of children/pedestrians and drivers) and traffic flow problems

The Troy police are well aware of the ongoing traffic flow issues at this corner of Adams and Bolingbroke, because they are frequently parked at the intersection to deal with the problems. In addition, the City of Troy, Oakland County, Bloomfield Township, and the Birmingham Public Schools have had discussions for years about whether or not to put a traffic light in front of this home to alleviate some of the existing traffic concerns. Allowing a special use of this residential zoning for anything other than a single family home, will only worsen traffic flow and safety issues for everyone. Especially for the significant number of pedestrians (primarily elementary school children) who walk and/or ride their bikes in front of this property daily to get to school.
I hope that proper traffic flow and safety studies have been done and taken under serious consideration.

Parking

The proposal to use 9 parking spaces on the existing driveways is not adequate for a church of this size. I am concerned that their members will park in Troy neighborhood streets, and inevitably use Harlan Elementary School's already crowded parking lot and bus loop. Both of which will cause increased traffic flow and safety concerns.
Since this property clearly does not meet the larger setbacks required for parking and church structures, I ask that the Board of Zoning Appeals NOT approve the setback variance requests.

Legitimacy of proposed use

I question the legitimacy of the proposed use, and how the use might change in the future. It seems to be a huge expense and effort to renovate this home to only use it 4 hours per week for only 27 members. Frequency and volume of attendees is bound to increase.
In addition, Detroit Meeting Rooms references their similar "church-like" facilities in Royal Oak and Berkley, yet informal research has shown that one of their homes is actually a school with greater traffic flow in/out daily, and at least one other home is not being used as a church, but rather a temporary living facility for people who come

and go.
I am concerned that Detroit Meeting Rooms could change their use at this proposed site as well, especially since their letter to the Planning Department states; "if the church ever converts back to single family residential....". Such changes are concerning because this special use will bring additional strangers near an elementary school and near Troy residents/neighborhoods where some children walk home alone. This is especially concerning, given the rash of recent occurrences of "stranger alerts" in the area.

Please consider these objections, as well as the public comments that you will hear at the Public Hearing on April 13th. I hope that the Planning Commission will make the right decision and NOT approve this Special Use request, and that the Board of Zoning Appeals will NOT approve the setback variance requests.

Thank you for your time,
Annette Whitman

From: Dave Whitman
To: Planning
Subject: Planning File no.: SU-378 Detroit Meeting Rooms
Date: Monday, March 29, 2010 8:18:02 AM

I am writing to express my objections to the Special Use Request for the property at 3586 Adams Road. As a parent of a student at Harlan School, I have great concerns about the desire to have a "church" directly across from Harlan for a variety of reasons:

- Based on their frequent patrols in the area, I know that the Troy police department is well aware of the traffic congestion in this area, particularly at peak travel times. Allowing this type of use at this property will only add to that problem.
- There is no room on the property for the type of traffic and parking that it is likely to generate. This will inevitably lead to the users of this property attempting to use Harlan's parking facilities, which are already crowded with vehicles from Harlan's families and staff.
- With small children on and around the school grounds, I personally don't believe that a church is an appropriate use for this property. While I have nothing against churches, I believe that there are many other locations that would be better suited for this type of facility, as opposed to a location directly across from an elementary school.

I hope that you will take these objections into consideration as you review the request at the public hearing on April 13.

Thank you for your consideration.

Best regards,

Dave Whitman

LEGEND

- EXISTING ASPHALT PAVEMENT
- EXISTING BRICK PAVER WALKS/PATIOS
- EXISTING CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- EXISTING GRAVEL
- PROPOSED BRICK PAVER WALKWAYS & GRASS PAVER DRIVE/PARKING AREAS

SOILS

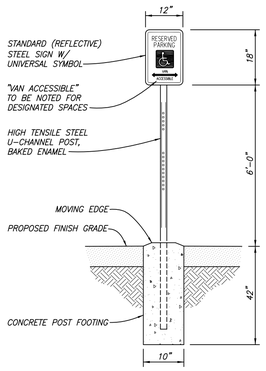
FROM COUNTY SOILS SURVEY.

61A — URBAN LAND – CAPAC COMPLEX (0% TO 3% SLOPES). 0"–8" VERY DARK GRAYISH BROWN SANDY LOAM, 9"–32" BROWN AND GRAYISH BROWN MOTTLED CLAY LOAM, 32"–60" PALE BROWN MOTTLED LOAM. LOW SURFACE RUNOFF, SOMEWHAT POORLY DRAINED, MODERATELY SLOW PERMEABILITY.

BENCHMARKS

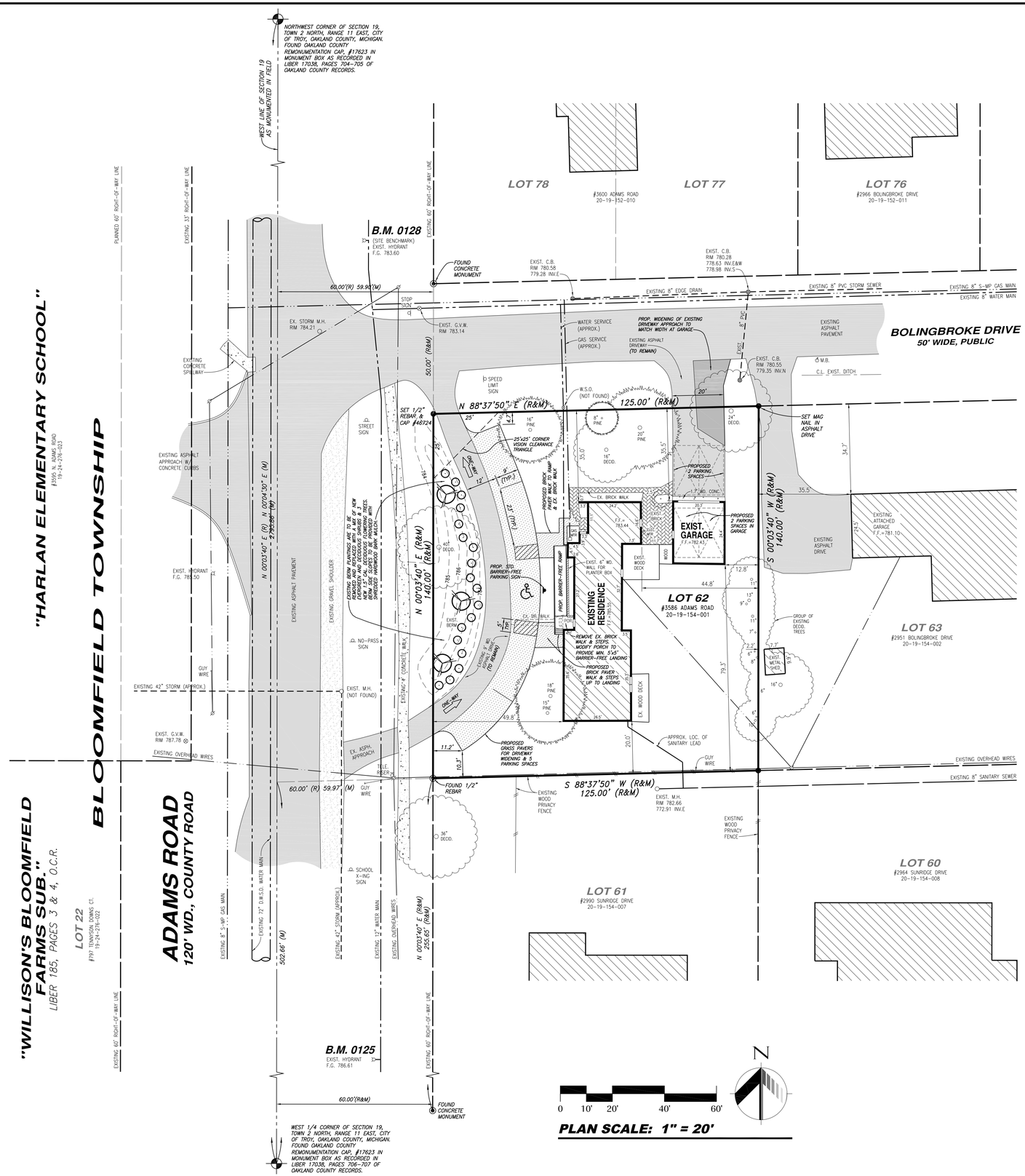
SITE BENCHMARK:
CITY OF TROY BENCHMARK #0128
ELEVATION = 786.39 (NAVD 88 DATUM)
TOP ARROW OF HYDRANT AT THE NORTHEAST CORNER OF ADAMS ROAD AND BOLINGBROKE DRIVE AS FURNISHED BY THE CITY OF TROY'S ENGINEERING DEPARTMENT.

CITY OF TROY BENCHMARK #0125
ELEVATION = 789.08 (NAVD 88 DATUM)
TOP ARROW OF HYDRANT AT THE NORTHEAST CORNER OF ADAMS ROAD AND SUNRIDGE DRIVE AS FURNISHED BY THE CITY OF TROY'S ENGINEERING DEPARTMENT.

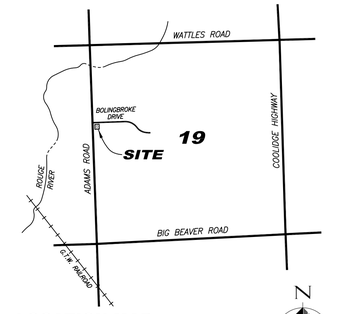


BARRIER-FREE SIGN DETAIL

(NO SCALE)



PLAN SCALE: 1" = 20'



LOCATION MAP

SCALE: 1"=2000'

PROPERTY DESCRIPTION

SIDWELL #20–19–154–001
LOT 62, "SUPERVISOR'S PLAT NO. 27", OF PART OF THE NORTH 1/2 OF SECTION 19, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 30 OF PLATS, PAGES 3 AND 3A OF OAKLAND COUNTY RECORDS.

SITE CRITERIA

- PARCEL SUMMARY:
  - ADDRESS: 3586 ADAMS ROAD
  - PARCEL ID NO.: 20–19–154–001
  - EXISTING ZONING: R–1B
  - ADJACENT ZONINGS: R–1B
  - LOT AREA REQUIRED: 15,000 S.F.
  - LOT AREA EXISTING: 17,495 S.F. (0.402 ACRE)
  - LOT WIDTH REQUIRED: 100'
  - LOT WIDTH EXISTING: 140'
- BUILDING & USE SUMMARY:
  - EXISTING USE: EXISTING SINGLE FAMILY BRICK RANCH RESIDENCE WITH NO BASEMENT & WITH DETACHED 2–CAR GARAGE.
  - PROPOSED USE: LOCAL AREA RELIGIOUS WORSHIP FACILITY (CHURCH).
  - FLOOR AREA REQUIRED: 1,400 S.F.
  - FLOOR AREA EXISTING: 1,926 S.F.
  - MAX. ALLOWABLE ACCESSORY STRUCTURE: 600 S.F.
  - EXISTING ACCESSORY STRUCTURE: 480 S.F. (DETACHED GARAGE)
  - LOT COVERAGE ALLOWED: 30% x 17,495 = 5,248.5 S.F.
  - LOT COVERAGE EXISTING: 2,454 S.F. / 17,495 S.F. = 14.0%
- SETBACK SUMMARY:

HOUSE:	REQUIRED: R–1B:	REQUIRED: CHURCH:	EXISTING:
FRONT (TO ADAMS RD. R.O.W.):	40'	50'	49.8'
FRONT (TO BOLINGBROKE R.O.W.):	40'	50'	35.0'
REAR:	45'	50'	44.8'
SIDE:	10'	50'	20.0'

NOTE: SETBACK VARIANCES SHALL BE REQUESTED FROM BOARD OF ZONING APPEALS.

GARAGE:	REQUIRED:	EXISTING:
FRONT (TO BOLINGBROKE R.O.W.):	40'	35.6'
REAR:	6'	12.8'
SIDE:	6'	79.3'
BETWEEN STRUCTURES:	10'	11.7'

PARKING:
NO PARKING ALLOWED IN SETBACKS FOR CHURCH USE.
VARIANCE SHALL BE REQUESTED FROM BOARD OF ZONING APPEALS.

- PARKING SUMMARY:
  - SPACES REQUIRED: 1 SPACE FOR EACH 3 SEATS OR 6 FEET OF BENCH SEATING IN THE MAIN UNIT OF WORSHIP. = 27 SEATS (REFER TO FLOOR PLAN)/3=9 SPACES.
  - SPACES PROVIDED: 9 SPACES (INCLUDES 1 BARRIER–FREE SPACE).
- UTILITY SUMMARY:
  - SANITARY SEWER: EXISTING SEWER LEAD TO PUBLIC SEWER.
  - WATER MAIN: EXISTING WATER LEAD TO PUBLIC WATER.
  - STORM SEWER: EXISTING OVERLAND DRAINAGE TO PUBLIC STORM SEWER IN BOLINGBROKE DRIVE R.O.W. NO SUMP PUMP FOR HOME.
- SIGNAGE SUMMARY:
  - NO SIGNAGE IS REQUIRED OR PROPOSED AS A PART OF THIS APPLICATION, EXCEPT FOR STANDARD BARRIER–FREE PARKING SPACE.
- LIGHTING SUMMARY:
  - EXISTING FLOOD LIGHTS NEXT TO DOORWAYS SHALL BE REPLACED WITH DECORATIVE COACH LAMPS.
  - DECORATIVE BOLLARD LIGHTS SHALL BE PROVIDED ALONG PATHWAYS AS SHOWN ON SHEET 2.
- LANDSCAPING SUMMARY:
  - ALL EXISTING TREES ARE TO BE SAVED.
  - EXISTING BERM TO BE RE–LANDSDCAPED AS NOTED ON THIS SHEET.
  - REFER TO SHEET 2 FOR HOUSE FOUNDATION PLANTINGS.

GENERAL NOTES

1. NO WORK IS PROPOSED WITHIN ADAMS ROAD RIGHT–OF–WAY. IF ANY WORK IS REQUIRED AT A LATER DATE, A PERMIT SHALL BE REQUIRED FROM THE ROAD COMMISSION OF OAKLAND COUNTY.
2. ALL WORK WITHIN BOLINGBROKE DRIVE RIGHT–OF–WAY SHALL REQUIRE A PERMIT FROM THE CITY OF TROY.
3. UNDERGROUND UTILITY INFORMATION IS SHOWN AS DETERMINED FROM FIELD SURVEY WORK AND AVAILABLE RECORDS FROM THE CITY OF TROY. NO GUARANTEE IS GIVEN TO THE COMPLETENESS OR ACCURACY THEREOF. OWNER AND/OR CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES PRIOR TO ANY EXCAVATION WORK BEING PERFORMED, IF ANY.

CONTRACTOR'S NOTE

The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

3 WORKING DAYS
BEFORE YOU DIG CALL MISS DIG
1–800–482–7171
(TOLL FREE) for the location of underground utilities

The contractor shall be responsible for adhering to all applicable local, state, and federal standards, specifications, and guidelines for construction.

REVISIONS:

SEAL:

CLIENT:
DETROIT MEETING ROOMS, INC.
c/o: MR. BRIAN SAGALA
29834 TIMBERWYCK TRAIL DR.
TROY, MI 48098
(248) 802-5783

HORIZON ENGINEERING LLC
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.580.0053

JOB NO: 09-062
DATE: 7-15-10
DRAWN BY: N.P.R.

PROJECT:
DETROIT MEETING ROOMS, INC.
#3586 ADAMS ROAD
PARCEL NO. 20-19-154-001
LOT 62, "SUPERVISOR'S PLAT NO. 27"
PART OF THE NORTHEAST 1/4 OF SECTION 19, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN:
SITE PLAN for SPECIAL USE REQUEST

SHEET: 1 OF: 2

MUNICIPAL REVIEW NUMBERS:

LEGEND

EXISTING ASPHALT PAVEMENT	EXISTING BRICK PAVER WALKS/PATIOS
EXISTING CONCRETE PAVEMENT	PROPOSED ASPHALT PAVEMENT
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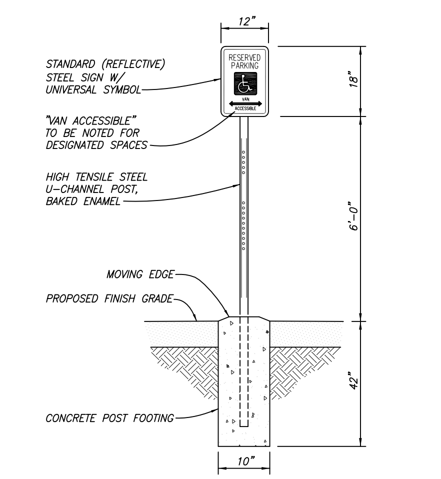
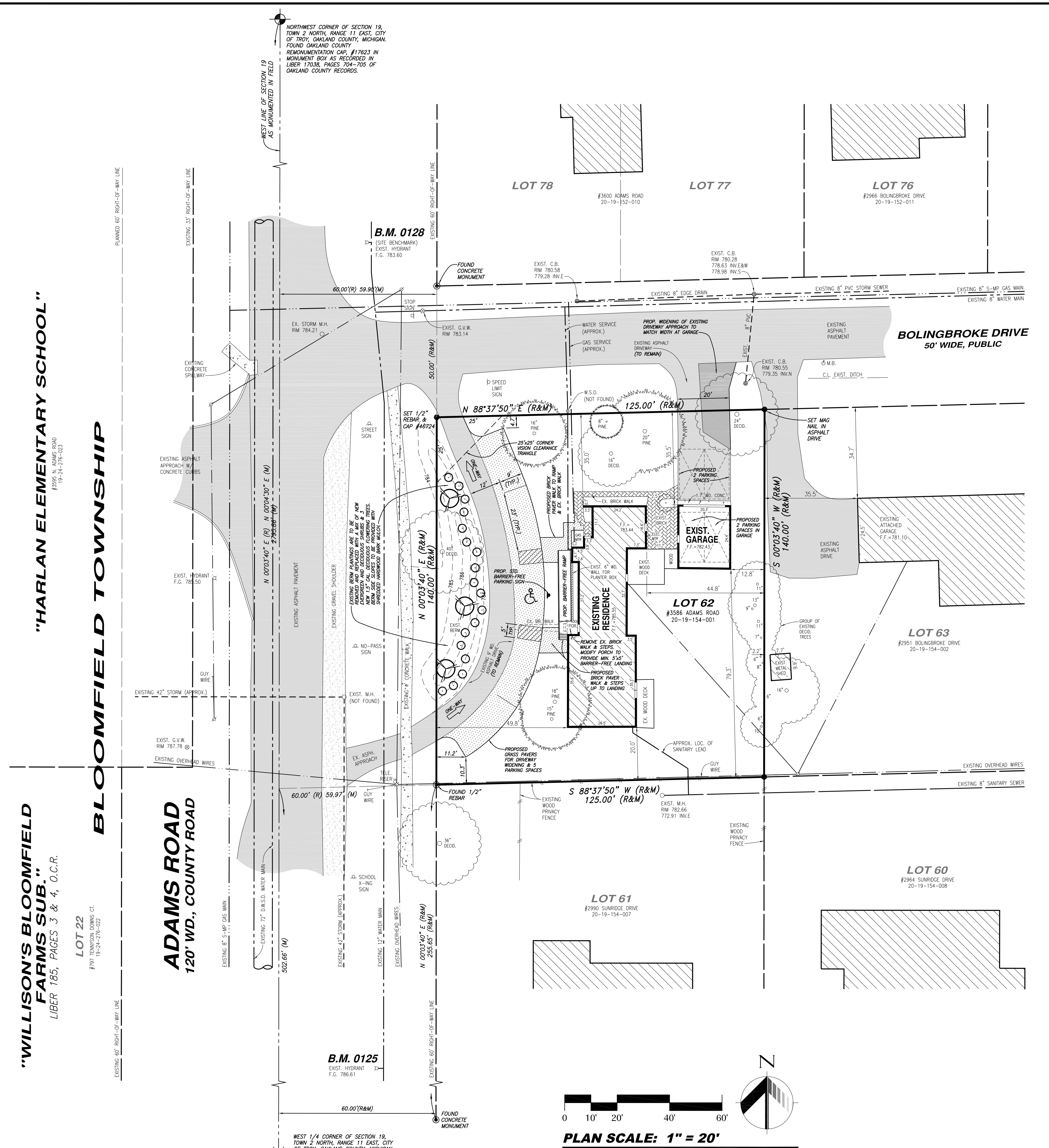
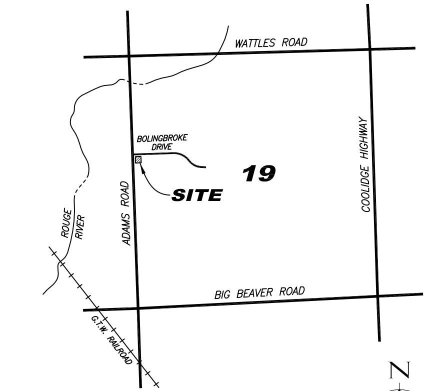
CITY OF TROY BENCHMARK #0125
ELEVATION = 789.08 (NAVD 88 DATUM)
TOP ARROW OF HYDRANT AT THE NORTHEAST CORNER OF ADAMS ROAD AND SUNRIDGE DRIVE AS FURNISHED BY THE CITY OF TROY'S ENGINEERING DEPARTMENT.



BARRIER-FREE SIGN DETAIL
(NO SCALE)





LOCATION MAP
SCALE: 1"=2000'

PROPERTY DESCRIPTION

SIDWELL #20-19-154-001
LOT 62, "SUPERVISOR'S PLAT NO. 27", OF PART OF THE NORTH 1/2 OF SECTION 19, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 30 OF PLATS, PAGES 3 AND 3A OF OAKLAND COUNTY RECORDS.

SITE CRITERIA

- PARCEL SUMMARY:
  - ADDRESS: 3586 ADAMS ROAD
  - PARCEL ID NO.: 20-19-154-001
  - EXISTING ZONING: R-1B
  - ADJACENT ZONINGS: R-1B
  - LOT AREA REQUIRED: 15,000 S.F.
  - LOT AREA EXISTING: 17,495 S.F. (0.402 ACRE)
  - LOT WIDTH REQUIRED: 100'
  - LOT WIDTH EXISTING: 140'
- BUILDING & USE SUMMARY:
  - EXISTING USE: EXISTING SINGLE FAMILY BRICK RANCH RESIDENCE WITH NO BASEMENT & WITH DETACHED 2-CAR GARAGE.
  - PROPOSED USE: LOCAL AREA RELIGIOUS WORSHIP FACILITY (CHURCH).
  - FLOOR AREA REQUIRED: 1,400 S.F.
  - FLOOR AREA EXISTING: 1,926 S.F.
  - MAX. ALLOWABLE ACCESSORY STRUCTURE: 600 S.F.
  - EXISTING ACCESSORY STRUCTURE: 480 S.F. (DETACHED GARAGE)
  - LOT COVERAGE ALLOWED: 30% x 17,495 = 5,248.5 S.F.
  - LOT COVERAGE EXISTING: 2,454 S.F. / 17,495 S.F. = 14.0%
- SETBACK SUMMARY:

HOUSE:	REQUIRED: R-1B:	REQUIRED: CHURCH:	EXISTING:
FRONT (TO ADAMS RD. R.O.W.):	40'	50'	49.8'
FRONT (TO BOLINGBROKE R.O.W.):	40'	50'	35.0'
REAR:	45'	50'	44.8'
SIDE:	10'	50'	20.0'

NOTE: SETBACK VARIANCES SHALL BE REQUESTED FROM BOARD OF ZONING APPEALS.

GARAGE:	REQUIRED:	EXISTING:
FRONT (TO BOLINGBROKE R.O.W.):	40'	35.5'
REAR:	6'	12.8'
SIDE:	6'	79.3'
BETWEEN STRUCTURES:	10'	11.7'

PARKING:
NO PARKING ALLOWED IN SETBACKS FOR CHURCH USE.
VARIANCE SHALL BE REQUESTED FROM BOARD OF ZONING APPEALS.

- PARKING SUMMARY:
  - SPACES REQUIRED: 1 SPACE FOR EACH 3 SEATS OR 6 FEET OF BENCH SEATING IN THE MAIN UNIT OF WORSHIP. = 27 SEATS (REFER TO FLOOR PLAN)/3=9 SPACES.
  - SPACES PROVIDED: 9 SPACES (INCLUDES 1 BARRIER-FREE SPACE).
- UTILITY SUMMARY:
  - SANITARY SEWER: EXISTING SEWER LEAD TO PUBLIC SEWER.
  - WATER MAIN: EXISTING WATER LEAD TO PUBLIC WATER.
  - STORM SEWER: EXISTING OVERLAND DRAINAGE TO PUBLIC STORM SEWER IN BOLINGBROKE DRIVE R.O.W. NO SUMP PUMP FOR HOME.
- SIGNAGE SUMMARY:
  - NO SIGNAGE IS REQUIRED OR PROPOSED AS A PART OF THIS APPLICATION, EXCEPT FOR STANDARD BARRIER-FREE PARKING SPACE.
- LIGHTING SUMMARY:
  - EXISTING FLOOD LIGHTS NEXT TO DOORWAYS SHALL BE REPLACED WITH DECORATIVE COACH LAMPS.
  - DECORATIVE BOLLARD LIGHTS SHALL BE PROVIDED ALONG PATHWAYS AS SHOWN ON SHEET 2.
- LANDSCAPING SUMMARY:
  - ALL EXISTING TREES ARE TO BE SAVED.
  - EXISTING BERM TO BE RE-LANDSDCAPED AS NOTED ON THIS SHEET.
  - REFER TO SHEET 2 FOR HOUSE FOUNDATION PLANTINGS.

GENERAL NOTES

1. NO WORK IS PROPOSED WITHIN ADAMS ROAD RIGHT-OF-WAY. IF ANY WORK IS REQUIRED AT A LATER DATE, A PERMIT SHALL BE REQUIRED FROM THE ROAD COMMISSION OF OAKLAND COUNTY.
2. ALL WORK WITHIN BOLINGBROKE DRIVE RIGHT-OF-WAY SHALL REQUIRE A PERMIT FROM THE CITY OF TROY.
3. UNDERGROUND UTILITY INFORMATION IS SHOWN AS DETERMINED FROM FIELD SURVEY WORK AND AVAILABLE RECORDS FROM THE CITY OF TROY. NO GUARANTEE IS GIVEN TO THE COMPLETENESS OR ACCURACY THEREOF. OWNER AND/OR CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES PRIOR TO ANY EXCAVATION WORK BEING PERFORMED, IF ANY.

CONTRACTOR'S NOTE

The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE) for the location of underground utilities

The contractor shall be responsible for adhering to all applicable local, state, and federal standards, specifications, and guidelines for construction.

PLAN:
SITE PLAN for SPECIAL USE REQUEST

SHEET: **1** OF: **2**

MUNICIPAL REVIEW NUMBERS:

PROJECT:
DETROIT MEETING ROOMS, INC.
#3586 ADAMS ROAD
PARCEL NO. 20-19-154-001
LOT 62, "SUPERVISOR'S PLAT NO. 27"
PART OF THE NORTHEAST 1/4 OF SECTION 19, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

HORIZON ENGINEERING LLC
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.580.0053

SEAL:

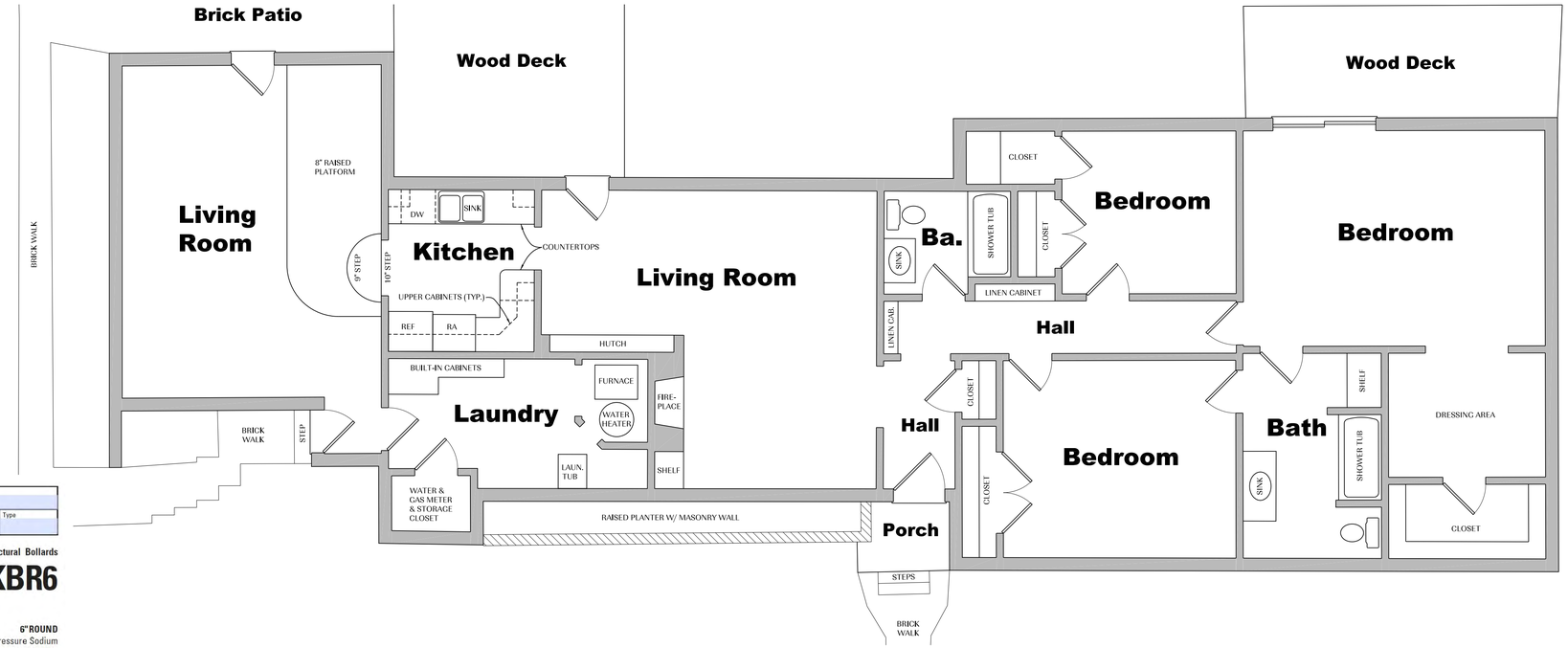
CLIENT:
DETROIT MEETING ROOMS, INC.
c/o MR. BRIAN McCALLUM
2984 TIMBERWYCK TRAIL DR.
TROY, MI 48098
(248) 802-5763

JOB NO: 09-062
DATE: 3-8-10
DRAWN BY: N.P.R.

REVISIONS:

Existing Floor Plan

Scale: 1/4" = 1'-0"



LITHONIA LIGHTING®

Catalog Number	
Notes	Type

FEATURES & SPECIFICATIONS

INTENDED USE — Use for walkways, plazas or pedestrian areas. **Certain airborne contaminants can diminish integrity of acrylic. Click here for Acrylic Environmental Compatibility table for suitable uses.**

CONSTRUCTION — Extruded, one-piece aluminum, 0.125" wall thickness. Top cover is a weldment of .125" wall extrusion and 0.250" top plate. 42" overall height standard. Closed-cell EPDM gasketing is included.

FINISH — Standard finish is dark bronze (DDB) polyester powder, electrostatically-applied and oven-cured. Other colors available as options.

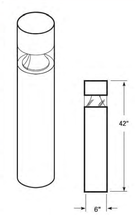
OPTICAL SYSTEM — Hydroformed, fluted, anodized, aluminum upper reflector combined with spun aluminum, anodized, flared cone is standard. Cylindrical lower reflectors also available. Lens is clear, seamless 100% virgin acrylic, 1/4" wall, flush fitting.

ELECTRICAL SYSTEM — High pressure sodium and metal halide are high power factor ballasts, 100% factory tested for reliable operation. Electrical components are tray-mounted with quick-disconnect plug and are accessible through bottom of bollard.

Porcelain, vertically-oriented, medium-base pulse-rated socket with copper alloy, nickel-plated shell and center contact.

INSTALLATION — Four 1/2" x 11" anchor bolts with double nuts and washers, (shipped separately). 4-1/2" bolt circle template included.

LISTING — UL listed for wet locations. Listed and labeled to comply with Canadian Standards (see Options).



Weight:15.9-26.6 lbs (7.2-12.1 kgs)

Architectural Bollards

KBR6

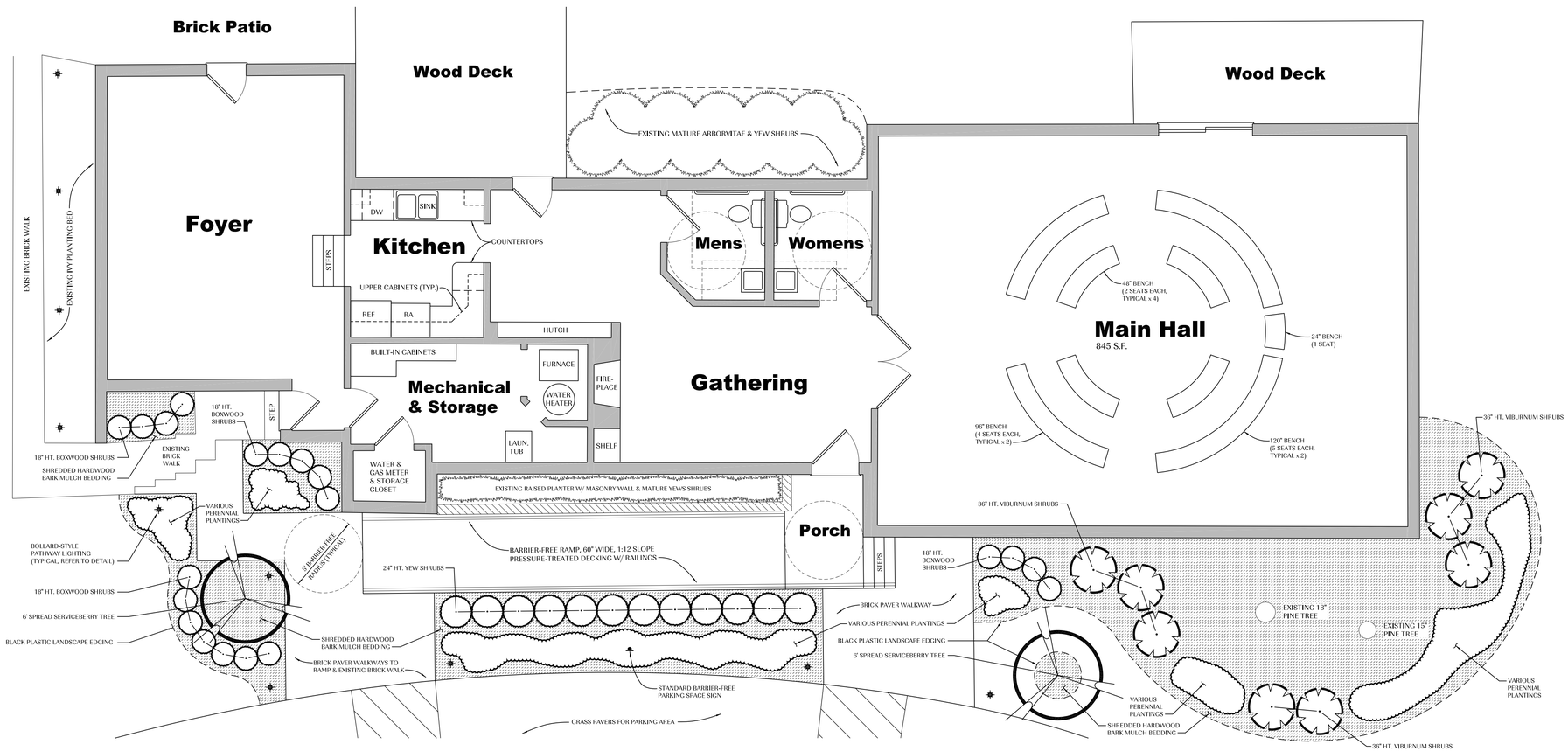
6" ROUND
High Pressure Sodium
Metal Halide
Incandescent

TYPICAL BOLLARD LIGHT DETAIL

(NO SCALE)

Proposed Floor Plan

Scale: 1/4" = 1'-0"



GENERAL NOTES

1. *INFORMATION PROVIDED ON THIS PLAN IS FOR SPECIAL USE REQUEST AND SITE PLAN APPROVAL PURPOSES ONLY. DETAILED ARCHITECTURAL PLANS SHALL BE PROVIDED DURING THE BUILDING PERMITTING PHASE OF THE PROJECT.*
2. *THE PROPOSED FLOOR PLAN SHALL BE IN COMPLIANCE WITH A.D.A. BARRIER-FREE STANDARDS AND SPECIFICATIONS.*
3. *EXACT LOCATIONS AND SPECIES SELECTION OF NEW LANDSCAPE PLANTINGS SHALL BE DETERMINED BY OWNER AND SHALL BE COORDINATED WITH LOCAL AVAILABLE NURSERY STOCK, AND SITE LIGHTING, WATER AND SOIL REQUIREMENTS AND CONDITIONS.*

REVISIONS:

CLIENT:
DETROIT MEETING ROOMS, INC.
c/o: MARIO NAGAL
25984 TIMBERHVYCK TRAIL DR.
TROY, MI 48098
(248) 802-5783

JOB NO: 09-062
DATE: 3-24-10
DRAWN BY: N.P.R.

SEAL:

HORIZON ENGINEERING LLC
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.580.0053

PROJECT:
DETROIT MEETING ROOMS, INC.
#3586 ADAMS ROAD
PARCEL NO. 20-19-154-001
LOT 62, "SUPERVISOR'S PLAT NO. 27"
PART OF THE NORTHEAST 1/4 OF SECTION 19,
T2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

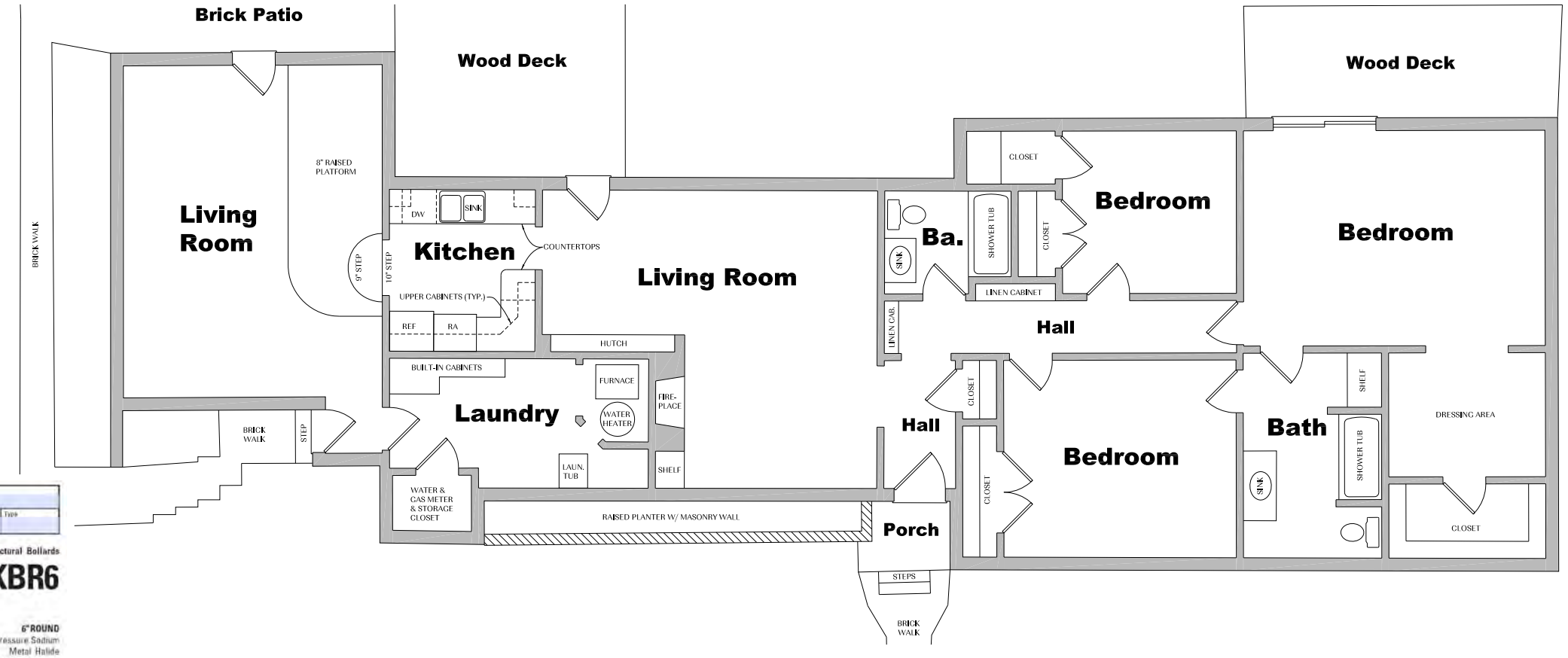
PLAN:
FLOOR PLANS

SHEET:
2 OF: **2**

MUNICIPAL REVIEW NUMBERS:

Existing Floor Plan

Scale: 1/4" = 1'-0"

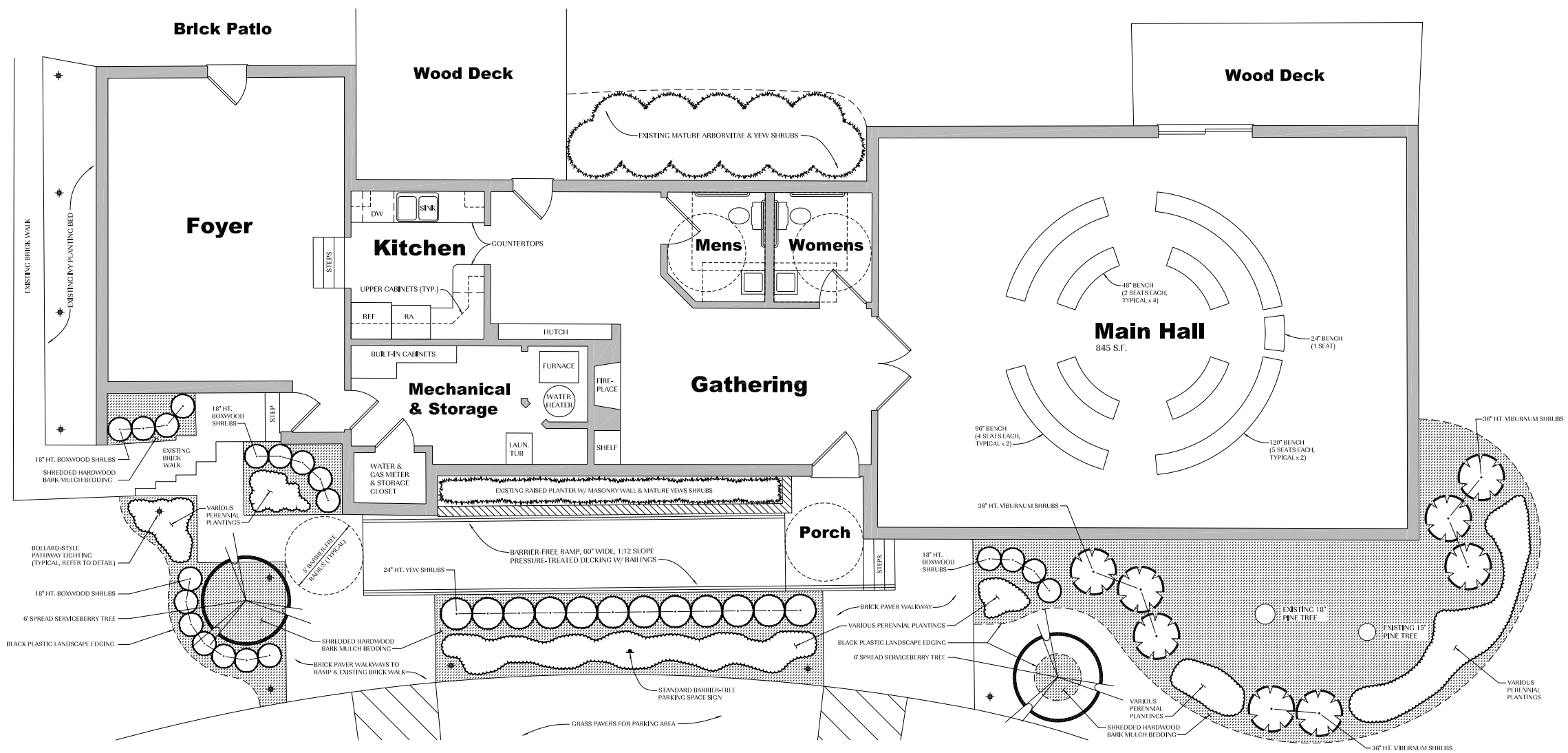


TYPICAL BOLLARD LIGHT DETAIL

(NO SCALE)

Proposed Floor Plan

Scale: 1/4" = 1'-0"



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REVISIONS:

CLIENT:
DETROIT MEETING ROOMS, INC.
c/o MR. BRIAN VOGT
2500 W. BIG BEAVER RD.
TROY, MI 48008
(248) 802-5763

JOB NO: 09-062
DATE: 3-8-10
DRAWN BY: N.P.R.

SEAL:

HORIZON ENGINEERING LLC
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.580.0053

PROJECT:
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#3586 ADAMS ROAD
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PART OF THE NORTHEAST 1/4 OF SECTION 19,
T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN:
FLOOR PLANS

SHEET: **2** OF: **2**

MUNICIPAL REVIEW NUMBERS:

DATE: April 7, 2010

TO: Planning Commission

FROM: R. Brent Savidant, Acting Planning Director

SUBJECT: PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 376) – Proposed Taco Bell, East side of Rochester between Torpey and Harris (3268 Rochester), Section 23, Currently Zoned B-2 (Community Business) District

The applicant proposes to upgrade the architecture of the existing Taco Bell restaurant and revise the existing site layout. The restaurant never received Special Use Approval for the drive-through window; therefore, Special Use Approval is required at this time.

The attached report prepared by Carlisle/Wortman Associates, Inc. summarizes the project.

Please be prepared to discuss the application at the April 13, 2010 Planning Commission Regular meeting.

Attachments:
1. Maps.
2. Report prepared by CWA.

cc: Applicant
File/ SU 376

G:\SPECIAL USE\SU 376 Taco Bell 3268 Rochester Sec 23\SU-376 PC Report 04 13 2010.docx

PC 2010.04.13
Agenda Item # 6

TACO BELL, 3268 Rochester

City of Troy Planning Department

Legend

- I-75
- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Hydrography Poly
- Hydrography Arc
- Parcels
- Aerial Photos - 2008
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

178 0 89 178 Feet

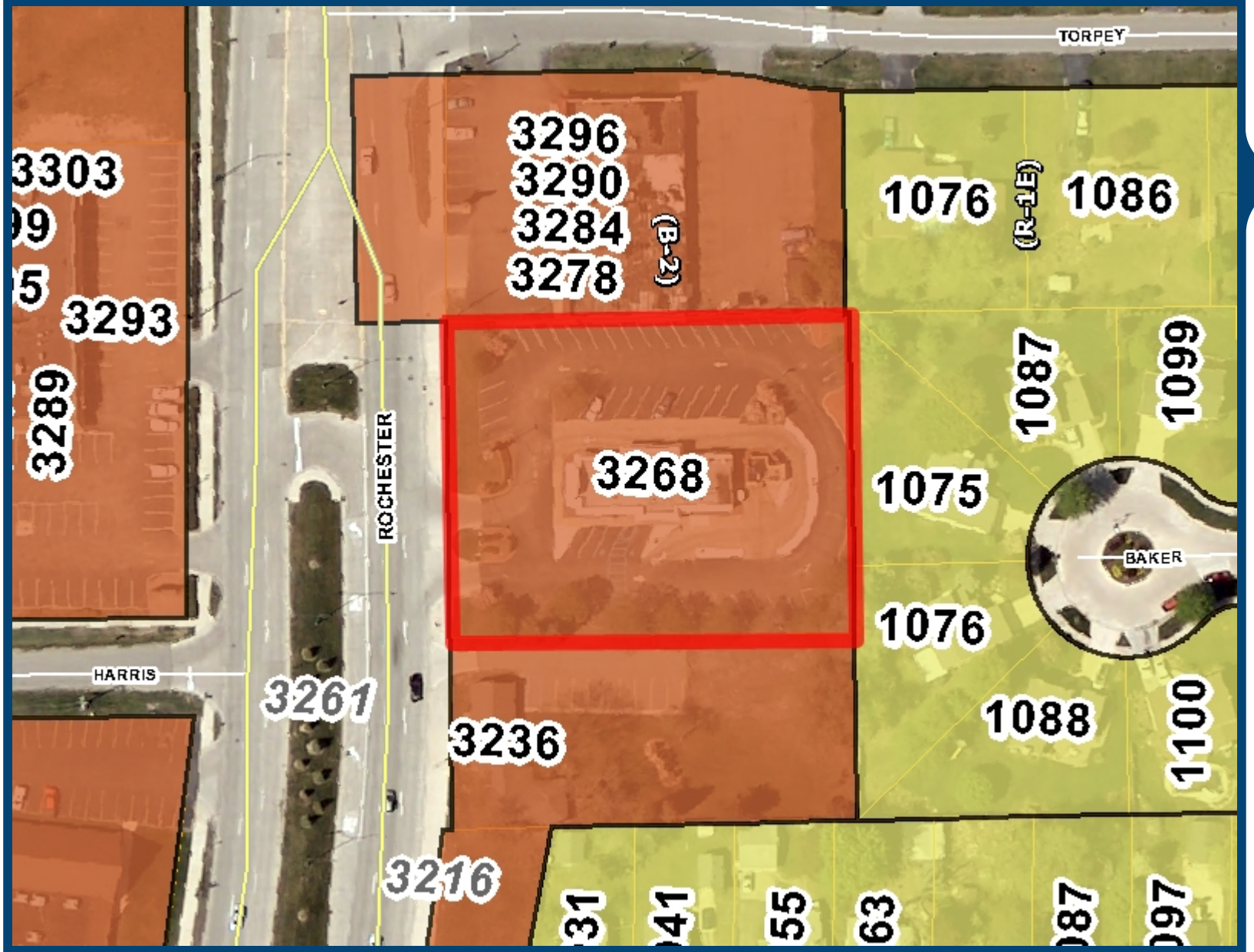
Scale 1: 1,066

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.

Printed: 3/8/2010

TACO BELL, 3268 Rochester

City of Troy Planning Department



Legend

- I-75
- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Zoning
  - (PUD) Planned Unit Development
  - (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 District
  - (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 District
  - (CR-1) One Family Residential Cluster Distric
  - (R-1A) One Family Residential District
  - (R-1B) One Family Residential District
  - (R-1C) One Family Residential District
  - (R-1D) One Family Residential District
  - (R-1E) One Family Residential District
  - (R-1T) One Family Attached Residential Distr
  - (R-2) Two Family Residential District
  - (R-M) Multiple Family Residential Medium De
  - (RM-1) Multiple Family Residential District (Lo
  - (RM-2) Multiple Family Residential District (M
  - (RM-3) Multiple Family Residential District (Hi
- Hydrography Poly
- Hydrography Arc
- Parcels
- Aerial Photos - 2008
  - Red: Band_1
  - Green: Band 2

Printed: 3/8/2010

178 0 89 178 Feet

Scale 1: 1,066

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.

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: April 8, 2010

Special Land Use
For
City of Troy, Michigan

Applicant:	Taco Bell
Project Name:	Taco Bell 3268 Rochester Road
Plan Date:	February 25, 2010
Location:	3268 Rochester Road
Zoning:	B-2, Community Business District
Action Requested:	Preliminary Site Plan Approval, Special Land Use Approval
Required Information:	Deficiencies noted

PROJECT AND SITE DESCRIPTION

We are in receipt of a preliminary site plan and special land use submittal for a series of minor site plan changes to an existing Taco Bell restaurant on Rochester Road. The applicant proposes to make several small changes to the site circulation and parking layout, as well as a minor update to the building and landscaping. These changes are proposed to coincide with the ongoing widening of Rochester Road. In the course of due diligence for this project, it was determined that this existing restaurant, which has existed as a fast-food restaurant for many years, does not possess a special land use permit, although one is required for such an establishment in the B-2 District.

Section 03.43.04 states, that, for a Preliminary Site Plan Application involving the reuse of an existing building without any *significant* exterior or interior modifications, including an application required for Special Use Approval, the Planning Director may waive any of the

Submittal Requirements listed in Section 03.43.01. The Planning Commission may request any of the waived information if it makes a finding that the information is needed to determine compliance with Zoning Ordinance requirements.

Given the nature of the proposed changes and the fact that this facility has been in existence for many years, the Acting Planning Director determined that the information provided, although not fully in compliance with the minimum required information necessary for a conventional preliminary site plan, was sufficient to make a determination with regard to the applicant's proposal, with a few exceptions noted throughout this review.

The changes to the existing site proposed as part of this application include, but are not limited to, the following:

- The relocation of an existing trash enclosure
- A reconfiguring of the drive-through lane
- The addition of new parking spaces along the south façade
- The addition of new crosswalks
- The addition of new ordering station equipment
- Revised landscaping
- The elimination of several parking spaces along the north façade
- Minor aesthetic updates to the signs and building
- New paving and wheelstops

Location of Subject Property:
The property is located on east side of Rochester Road, north of Boyd.

Size of Subject Property:
The parcel is approximately 1.06 acres in area.

Proposed Uses of Subject Parcel:
The applicant proposes to continue an existing Taco Bell restaurant on the subject site.

Current Use of Subject Property:
The subject property is currently an existing Taco Bell restaurant.

Current Zoning:
The property is currently zoned B-2, Community Business District.

Zoning Classification of Adjacent Parcels and Current Land Use:
North: B-2 (Community Business District); multi-tenant shopping center
West: (across Rochester Road) B-2 (Community Business); multi-tenant shopping center
South: B-2 (Community Business District); small retail building (Fox Portrait Studio)
East: R1-E (Single Family Residential District); single family homes

BUILDING LOCATION AND SITE ARRANGEMENT

The existing building is located at the center of the subject site, within all required setbacks. It has an existing drive-through lane and sufficient parking. Access is provided via a single driveway on Rochester Road. We have additional comments in this regard in our "site access and circulation" section later in this review.

Items to be Addressed: *None*

AREA, WIDTH, HEIGHT, SETBACKS

Required and Provided Dimensions:
Section 30.20.00 requires the following setbacks and height limits:

All building setback requirements are met on the existing site, although the site plan incorrectly shows a 75 foot setback along the north boundary, when only a 20 foot setback is required.

	Required:	**Provided:**
Setbacks		
Front	75 feet	75 feet
Side	20 feet	Approximately 80 feet (north) 75 feet (south)
Rear	75 feet (adjacent to residential)	75 feet
Building Height	2 stories, 30 Feet	One story. Actual dimensions not provided, but well within 30 feet from site observation. The applicant intends to add an architectural detail "arch" to help brand the building. The addition would add approximately 3 feet of height.

Items to be Addressed: *1.) Revised required setback line for the north boundary. 2.) Confirm building height with added arch detail.*

PARKING

Proposed Parking:
The site plan indicates a total of 50 general parking spaces which includes 3 barrier free parking spaces. The parking calculations provided by the applicant are as follows.

Required	**Provided**
One (1) for each two (2) persons within the seating capacity of the establishment, plus one (1) employee parking space for each ten (10) seats within the seating capacity or one (1) for each thirty-five (35) square feet of dining area, whichever is greater.	50 spaces (52 exist now) No calculations have been provided with regard to existing seating capacity to make a formal determination, but 50 spaces would accommodate up to about 80 seats (80/2 = 40) + (80/10 = 8) = 48 overall. Final seating should be conformed by the applicant.
9 stacking spaces for each drive-through lane	5 illustrated, although there is stacking area for an additional 4

The applicant has provided two fewer parking spaces than are currently on the subject site. The reduction in two spaces permits the applicant to provide a greatly improved circulation plan and better access for trash removal. Although it is not illustrated, there is sufficient stacking area for 9 stacking spaces. We are confident that even with the loss of two spaces; there is sufficient parking on site.

***Items to be Addressed*:** *1.) Illustrate 4 additional stacking spaces. 2.) Provide seating data to confirm parking sufficiency.*

SITE ACCESS AND CIRCULATION

Proposed Circulation:
The site will be accessed from the one existing driveway to Rochester Road. The site has a 360 degree drive surrounding the building, with an integrated drive through lane. The new drive through lane is superior to the previous design in that is it's a straight pathway to the ordering area, allows for better parking along the south façade, and creates fewer conflicts on site.

Sidewalks:
The applicant is proposing a new cross walk to existing sidewalks along the frontage of the site on Rochester Road and a new crosswalk between the building and the parking area north of the drive through lane. The site provides adequate pedestrian circulation.

Items to be Addressed: *None.*

NATURAL RESOURCES

The site is previously developed and does not contain any natural features. The proposed plan would therefore not impact any protected natural features, and will actually improve the natural condition of the site by improving existing landscaping.

Items to be Addressed: *None.*

LANDSCAPING

A landscape plan has been provided.

Article 39.20.02 states *"All land use buffers, landscaping, screening and open space areas required under the terms of this Chapter shall be reviewed by the Planning Department as to compliance with the intent of this Chapter, and by the Department of Parks and Recreation as to compliance with the Landscape Design and Tree Preservation Standards."*

Landscaped Area:
The site is required to provide 10 percent landscaped area, and this area must be located within the front and side yards. We are confident that the site does provide the minimum site landscaping area, but calculations are not included on the landscaping plan.

Greenbelt:
A ten (10) foot wide greenbelt is required along the public street frontages, with one tree for every 30 linear feet of frontage. The frontage is 190.52 feet in length, requiring 7 trees. Only 4 greenbelt trees (a basswood, a maple, and two ornamentals) are in existence and planned to remain that could be counted as greenbelt trees. The applicant must provide three additional trees.

Items to be Addressed*: 1.) Provide landscaping area calculations. 2.) Provide three additional frontage trees.*

LIGHTING

The applicant has not provided a photometric plan for this project, however only minor alterations to existing light are proposed. Full lighting details will be provided for final site plan approval.

Items to be Addressed*: None.*

SPECIAL USE REVIEW

For any special land use, according to Section 03.31.04, the Planning Commission shall review the request, supplementary materials either in support or opposition thereto, as well as the Planning Department's report, at a Public Hearing established for that purpose, and shall either grant or deny the request, table action on the request, or grant the request subject to specific conditions.

In the B-2 District, drive throughs are permitted, according to Section 21.30.02, as an accessory to restaurants permitted within this District, subject to the following conditions:

- Ingress and egress shall be provided so as not to conflict with adjacent uses or adversely affect traffic flow on adjacent thoroughfares.

- A minimum site area of one acre shall be required, with a minimum frontage of 150 feet on a Major Thoroughfare, as designated on the Master Thoroughfare Plan.
- Back-up or waiting space for drive-up windows or service facilities shall be provided, in a manner physically separated from off-street parking areas and drives, at the rate of eight (8) car spaces for each service window or facility, in addition to the space at the service window or facility. Drives providing such waiting spaces shall have a minimum clear width of thirteen (13) feet.
- The consumption of food within vehicles parked on the premises is prohibited.

These conditions have been met, with the exception of the actual illustration of the required stacking spaces (5 are shown, 8 are required by the Section, 9 are required by the parking requirements). We are confident that sufficient stacking is provided, but is not properly illustrated.

Standards of Approval

Section 03.31.05 states that before approving any requests for Special Use Approval, the Planning Commission, or the City Council, where indicated, shall find that:

1. *The land use or activity being proposed shall be of such location, size and character as to be compatible with the orderly development or use of adjacent land and/or Districts.*
2. *The land use or activity under consideration is within the capacity limitations of the existing or proposed public services and facilities which serve its location.*

We believe the land use as existing and proposed is of such location and character as to be compatible with the orderly development or use of adjacent land and/or Districts. This site has been in existence as a drive through restaurant for many years, and will now benefit from better site circulation, landscaping, and parking. The project will not exceed the capacity of existing or proposed public services and facilities.

Items to be addressed*: Show required stacking spaces.*

SUBMITTAL REQUIREMENTS

Section 03.43.04 states, that, for a Preliminary Site Plan Application involving the reuse of an existing building without any *significant* exterior or interior modifications, including an application required for Special Use Approval, the Planning Director may waive any of the Submittal Requirements listed in Section 03.43.01. The Planning Commission may request any of the waived information if it makes a finding that the information is needed to determine compliance with Zoning Ordinance requirements.

Given the nature of the proposed changes and the fact that this facility has been in existence for many years, the Acting Planning Director determined that the information provided, although not fully in compliance with the minimum required information necessary for a conventional preliminary site plan, was sufficient to make a determination with regard to the applicant's proposal, with a few exceptions noted throughout this review.

One additional exception is the lack of a seal on the copy provided to our office. If the hard copies submitted to the Planning Department are not sealed, revised copies must be sealed and provided to the City.

Items to be Addressed*: All plans must be sealed.*

RECOMMENDATIONS

The final outstanding elements noted in this plan are primarily informational, with the exception of the additional three greenbelt trees. We are confident that the project will improve an existing site that has been in operation for many years. Therefore, we recommend the Planning Commission approve the special land use and preliminary site plan request, conditioned on the applicant providing a revised site plan addressing the informational items noted herein and the provision of three additional greenbelt trees along Rochester Road.

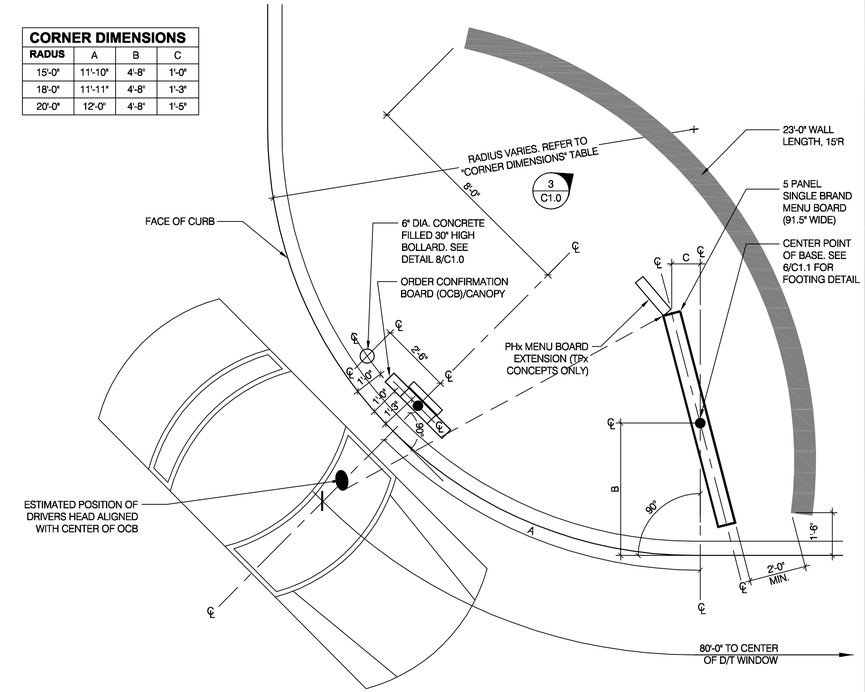
CARLISLE/WORTMAN ASSOCIATES, INC.
Zachary G. Branigan, LEED AP, AICP
Associate

NOT USED N.T.S. | 17

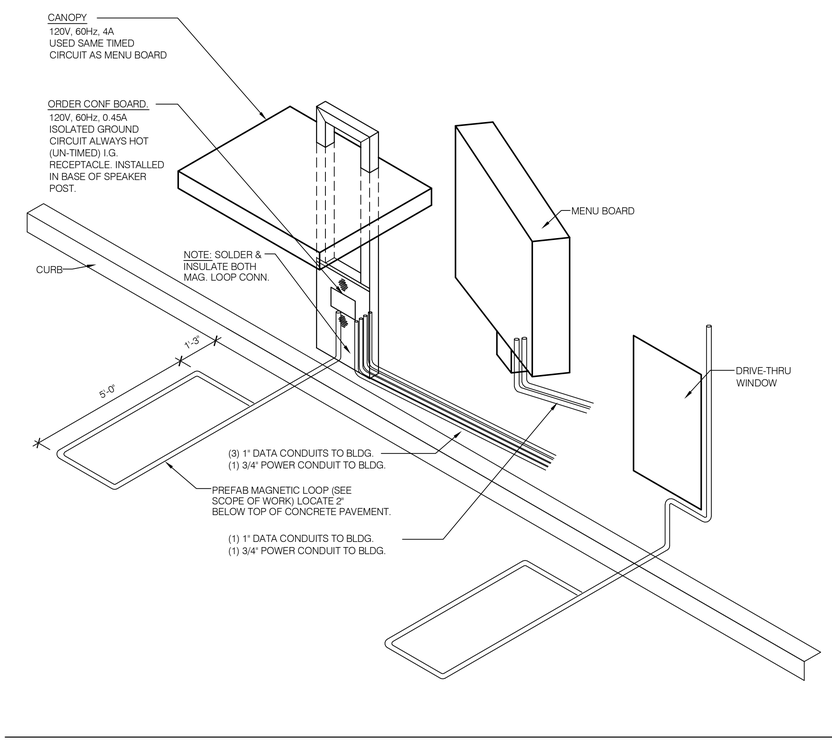
NOT USED N.T.S. | 18

NOT USED N.T.S. | 10

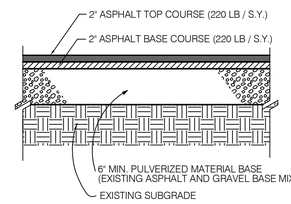
CORNER DIMENSIONS			
RADUS	A	B	C
15'-0"	11'-10"	4'-8"	1'-0"
18'-0"	11'-11"	4'-8"	1'-3"
20'-0"	12'-0"	4'-8"	1'-5"



ENLARGED MENU BOARD DETAIL @ CURVED CURB 3/8" = 1'-0" | 2



DRIVE-THRU COMMUNICATIONS ISOMETRIC N.T.S. | 16



ASPHALT NOTES:

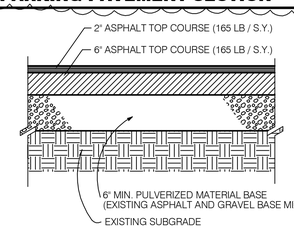
1. CONTRACTOR TO PULVERIZE ALL EXISTING ASPHALT PAVEMENT TO FULL BASE DEPTH (ASPHALT AND GRAVEL). NECESSARY PULVERIZED MATERIAL SHALL REMAIN ON-SITE AND COMPACTED AS BASE FOR MATERIAL FOR NEW PAVING. CONTRACTOR TO HAUL EXCESS MATERIAL.

2. VERIFY 6" MIN. TOTAL COMPACTED BASE OF PULVERIZED MATERIAL.

3. GRADES TO MEET ADA REQUIREMENTS WHERE NECESSARY. PROVIDE POSITIVE DRAINAGE AND DO NOT DISRUPT EXISTING DRAINAGE PATTERNS.

1

PARKING PAVEMENT SECTION N.T.S. | 11



ASPHALT NOTES:

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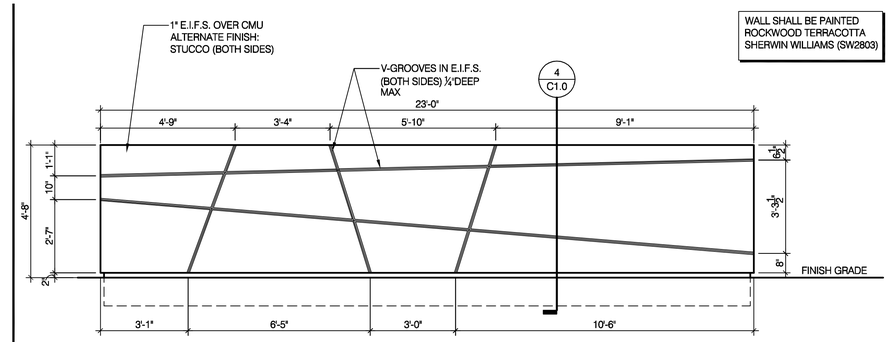
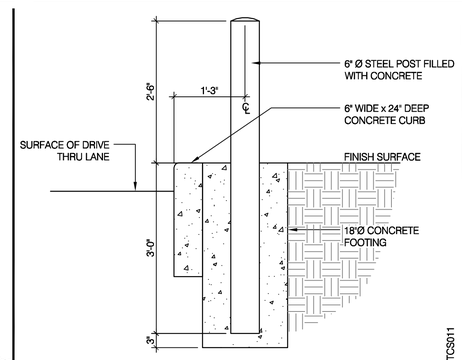
3. GRADES TO MEET ADA REQUIREMENTS WHERE NECESSARY. PROVIDE POSITIVE DRAINAGE AND DO NOT DISRUPT EXISTING DRAINAGE PATTERNS.

1

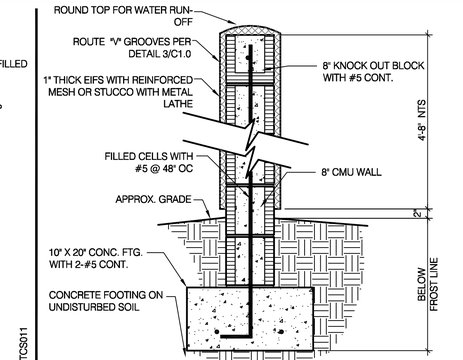
DEEP STRENGTH ASPHALT SECTION N.T.S. | 12



SCREEN WALL ELEVATION 3/8" = 1'-0" | 3



BOLLARD DETAIL 3/4" = 1'-0" | 8



SCREEN WALL SECTION 1" = 1'-0" | 4

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1	03.15.10	GENERAL REVISION
2		
3		
4		
5		
6		
7		
8		

CONTRACT DATE:	02.25.10
BUILDING TYPE:	KFC CONVERSION
PLAN VERSION:	N2T
ARCV NUMBER:	090663
STORE NUMBER:	18797

TACO BELL

3268 ROCHESTER RD
TROY, MI

Next 2 Ten
KFC CONVERSION

SITE DETAILS

C1.0

PLOT DATE: 03.15.10

CLEARANCE BAR SPECIFICATIONS:

CLEARANCE BAR SIZE:
ACTUAL SIZE 45" x 11" x 168" OAH
APPROXIMATE WEIGHT 500 LBS

DESIGN WINDLOAD 90 MPH (3-SEC. GUST EXPOSURE C)

COMPLIANT W/ NATIONAL BUILDING CODES & STANDARDS. (IBC, UBC, BOCA, AISC, ASCE7, ACI & ALUMINUM DESIGN MANUAL)

ELECTRICAL LOAD:
ACCENT LIGHT (6) 4 FT T8 LAMPS (3) 2 FT T8 LAMPS

(2) 4-LAMP BALLAST @ 0.9A (1) 1-LAMP BALLAST @ 0.14A
TOTAL LOAD - 2.0 AMPS
(1) 20 AMP CIRCUIT

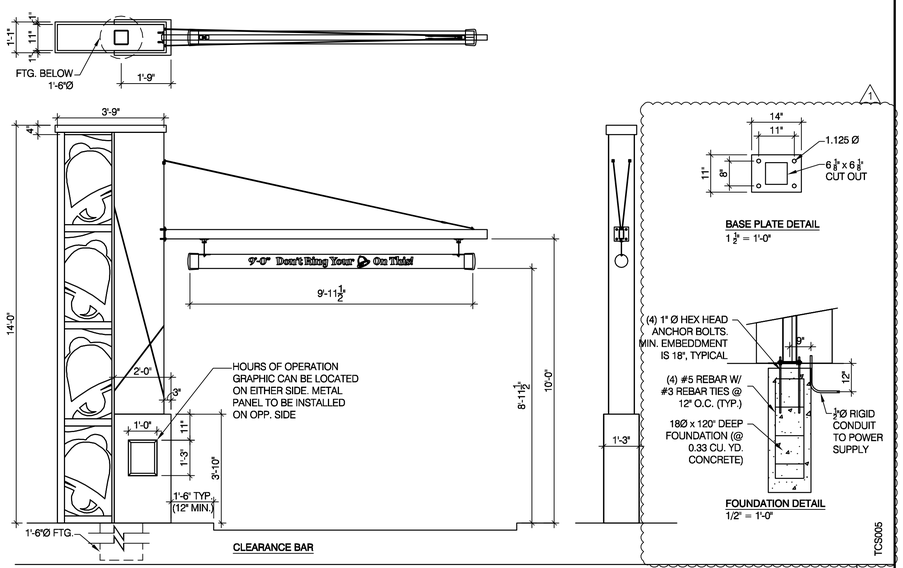
CONNECT TO SAME CIRCUIT AS MENU BOARD AND CANOPY

COLORS:
MAIN EXTERIOR FILLER: TO MATCH AMBER WAVE SW6657 (PMS 153)

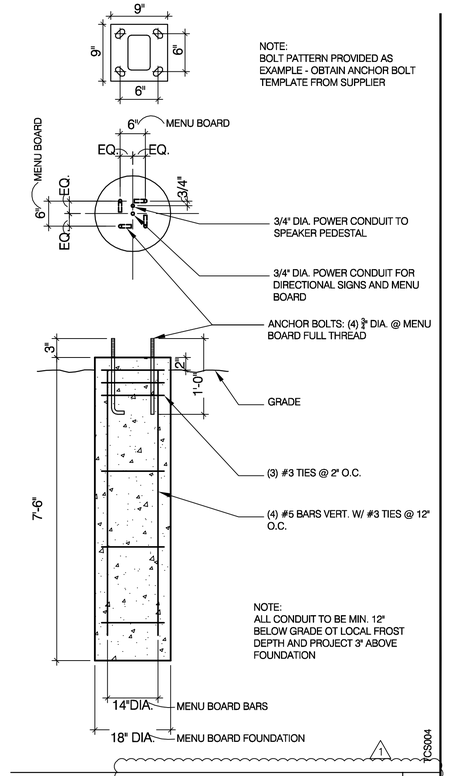
ILLUMINATED BELL TOWER, CLEARANCE SUPPORT BAR & ACCESS PANEL: TB BRONZE TO MATCH TIGER DRYLAC 49-66230 C-33 (LACTYL B20-4694)

CLEARANCE BAR: PAINT TO MATCH PMS 108

ACCENT LIGHT: ACRYGLAS PLUM #8793 BACKED WITH 3630-108 PINK VINYL OR EQUIVALENT



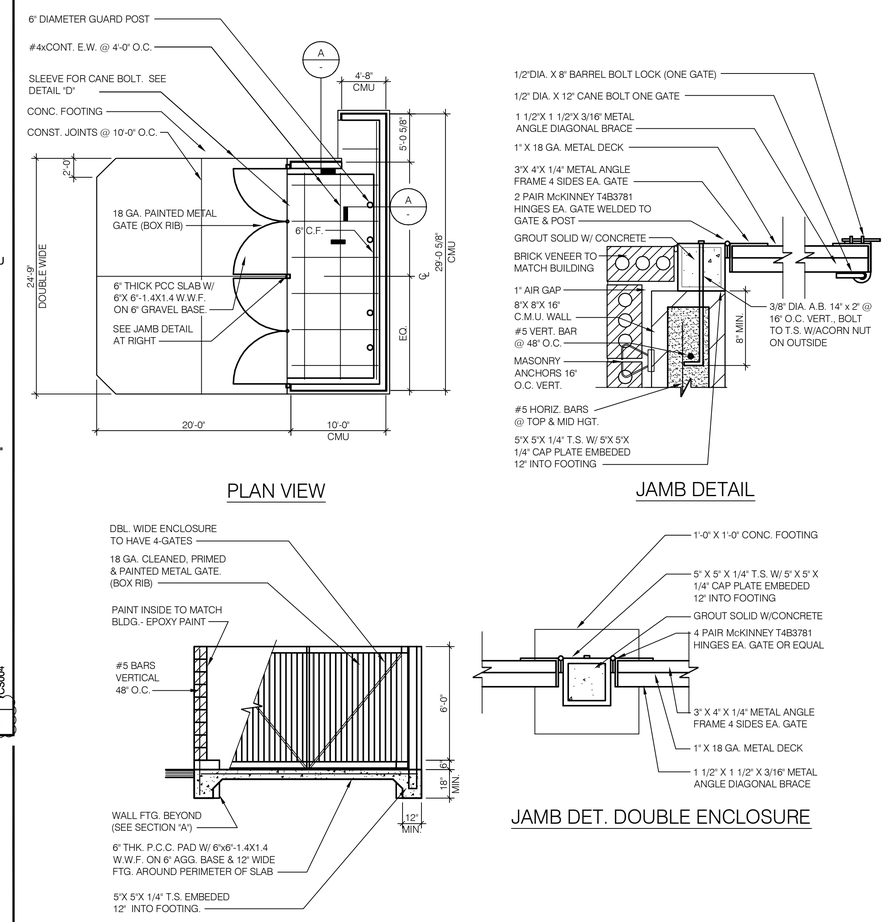
CLEARANCE BAR DETAIL 3/8" = 1'-0" | **14**

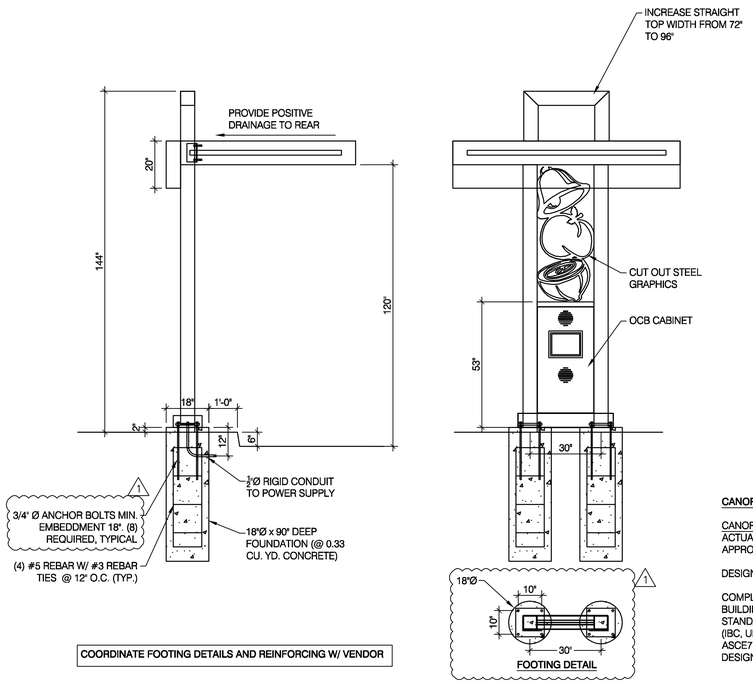


NOTE:
BOLT PATTERN PROVIDED AS EXAMPLE - OBTAIN ANCHOR BOLT TEMPLATE FROM SUPPLIER

NOTE:
ALL CONDUIT TO BE MIN. 12" BELOW GRADE OT LOCAL FROST DEPTH AND PROJECT 3" ABOVE FOUNDATION

MENU BOARD FOOTING 1" = 1'-0" | **6**





COORDINATE FOOTING DETAILS AND REINFORCING W/ VENDOR

CANOPY SPECIFICATIONS:

CANOPY SIZE:
ACTUAL SIZE 8'-0" x 6'-4" x 12'-0" OAH
APPROXIMATE WEIGHT 500 LBS

DESIGN WINDLOAD 90 MPH (3-SEC. GUST EXPOSURE C)

COMPLIANT W/ NATIONAL BUILDING CODES & STANDARDS. (IBC, UBC, BOCA, AISC, ASCE7, ACI & ALUMINUM DESIGN MANUAL)

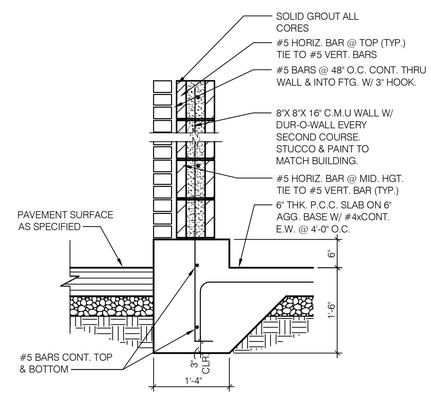
ELECTRICAL LOAD:
BORDER LIGHT (2) 72" (1) 84 LAMPS (1) 372ST BALLAST @ 2.0A
DOWN LIGHTS (4) 4FT LAMPS (1) 448AT BALLAST @ 1.98A
TOTAL LOAD - 4.0 AMPS
(1) 20 AMP CIRCUIT

CONNECT TO SAME CIRCUIT AS MENU BOARD AND CLEARANCE BAR

COLORS:
ACCENT STRIPE: ACRYGLAS PLUM #8793 BACKED WITH 3630-108 PINK VINYL.

CANOPY STRUCTURE: TB BRONZE TO MATCH TIGER DRYLAC 49-66230 C-33 (LACRYL 820-4694)

ORDER CONFIRMATION BOARD, CANOPY & FOOTER 3/8" = 1'-0" | **12**



ENCLOSURE DETAILS N.T.S. | **4**

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1	03.15.10	GENERAL REVISION
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CONTRACT DATE:	02.25.10
BUILDING TYPE:	KFC CONVERSION
PLAN VERSION:	N2T
ARCV NUMBER:	090663
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TACO BELL

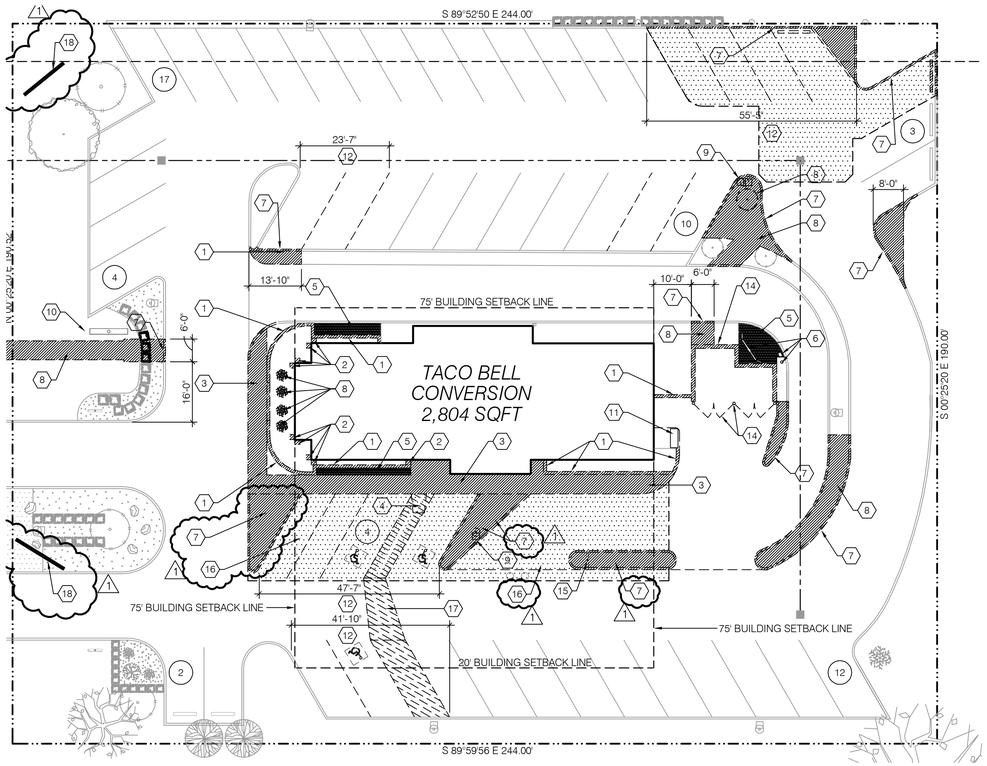
3268 ROCHESTER RD
TROY, MI

Next 2 Ten
KFC CONVERSION

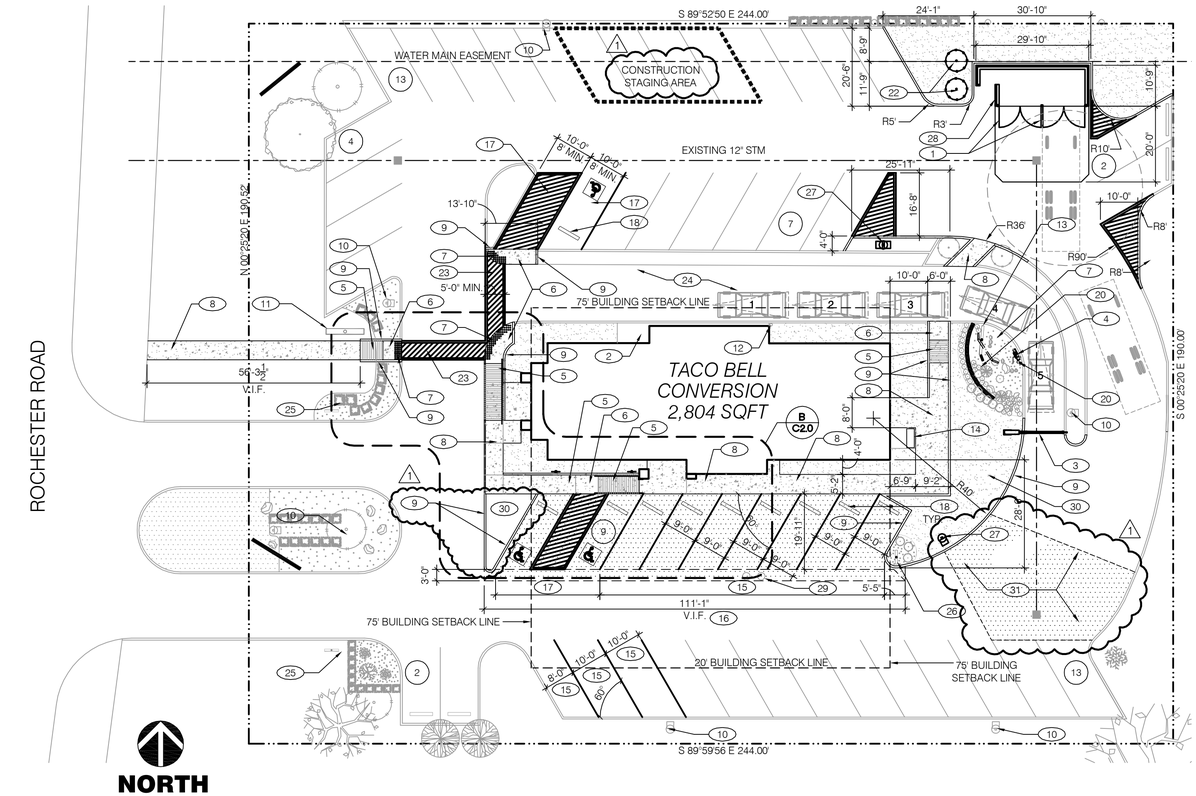
SITE DETAILS

C1.1

PLOT DATE: 03.15.10



ENLARGED SITE DEMO PLAN | C



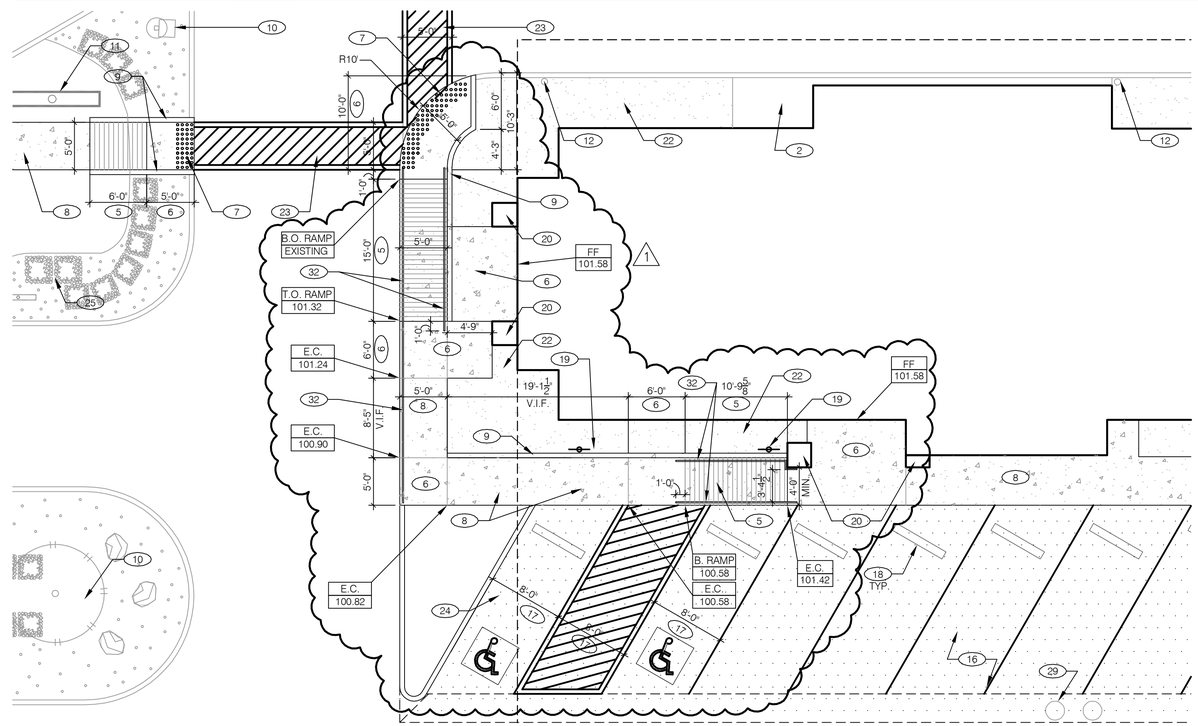
SITE PLAN 1"=20'-0" | A

1. REMOVE STONE LANDSCAPE WALL. RI
2. REMOVE BRICK PILASTERS. SEE SHEET D1.0. RI
3. REMOVE THIS PORTION OF EXISTING SIDEWALK. AD
4. REMOVE EXISTING BUILT-UP RAMP. AD
5. REMOVE BRICK PAVERS. RI
6. REMOVE EXISTING MENU BOARD, O.C.B. & BOLLARD. RI
7. REMOVE THIS PORTION OF EXISTING CONCRETE CURB OR ISLAND. AD
8. REMOVE EXISTING LANDSCAPING AS SHOWN (SHRUBS, TREES LANDSCAPE ROCKS AND SOD). RI
9. REMOVE AND RELOCATE EXISTING LIGHT POLE. SEE SITE PLAN FOR NEW LOCATION. RI
10. EXISTING PYLON SIGN TO REMAIN. SIGN VENDOR TO SCRAPE & PAINT POLE & SIGN CABINET "PURPLE". RI
11. EXISTING TRANSFORMER & CONCRETE PAD TO REMAIN. PAINT "CAMELBACK". RI
12. REMOVE EXISTING STRIPING AS SHOWN. AD
13. REMOVE EXISTING CONCRETE WHEELSTOPS. RI
14. REMOVE EXISTING CMU/BRICK TRASH ENCLOSURE WALLS AND GATES. RI
15. REMOVE AND RELOCATE EXISTING DIRECTIONAL SIGN. SEE PLAN FOR NEW LOCATION. RI
16. EXCAVATE THIS SECTION OF EXISTING PAVING. PREPARE AREA FOR NEW SURFACE AS REQUIRE. SEE SITE PLAN FOR ADDITIONAL REQUIREMENTS. AD
17. REMOVE CROSSWALK STRIPING. AD
18. LOCATION OF TEMPORARY CONSTRUCTION SIGNAGE (PROVIDED BY OWNER AND INSTALLED BY G.C.) RI

DEMO KEY NOTES | D

1. PAINT ENCLOSURE GATES "CAMELBACK." RI
2. EXISTING SIDE WALK TO REMAIN.
3. NEW CLEARANCE BAR. SEE DETAIL 14/C1.1. RI
4. NEW ORDER CONFIRMATION BOARD, INSTALLED IN SAME LOCATION AS EXISTING. SEE DETAIL 12/C1.1. RI
5. NEW CURB CUT RAMP W/ A 8.33% (1:12) MAX. RUNNING SLOPE & 2% (1:50) MAX. CROSS SLOPE. AD
6. NEW LEVEL LANDING W/ A 2% (1:50) MAX. SLOPE IN ALL DIRECTIONS. TRANSITION FROM LOT TO LEVEL LANDING NOT TO EXCEED 1/4" CHANGE IN ELEVATION. AD
7. NEW TRUNCATED DOMES, SEE DETAIL 4/C1.1. AD
8. NEW CONCRETE SIDEWALK W/ A MAX RUNNING SLOPE OF 5% (1:20) & A MAX. CROSS SLOPE OF 2% (1:50). AD
9. NEW 6" CONCRETE CURB. RI
10. EXISTING LIGHT POLE. PAINT POLE & BASE PLATE COVER "STATUS BRONZE". C1
11. EXISTING PYLON SIGN TO REMAIN. SIGN VENDOR TO SCRAPE & PAINT POLE & SIGN CABINET "PURPLE". RI
12. NEW "SAFETY YELLOW" PLASTIC SLEEVE FOR EXISTING BOLLARD. RI
13. NEW MENU BOARD. SEE SHEETS C1.0 AND C1.1 FOR DRIVE THRU OF THE FUTURE DETAILS. RI
14. EXISTING TRANSFORMER & CONCRETE PAD TO REMAIN. PAINT "CAMELBACK". RI
15. RESTRIPE H.C.P, SPACE AND AISLE AS STANDARD SPACES. AD
16. NEW ASPHALT PAVEMENT, SHOWN HATCHED. G.C. TO ENSURE SLOPE OF NEW ASPHALT PAVEMENT AT HANDICAP ACCESSIBLE PARKING STALLS & ACCESS AISLE DOES NOT EXCEED 2% IN ALL DIRECTIONS. PROVIDE SMOOTH TRANSITION TO EXISTING LOT SURFACE. SEE 11/C1.0 FOR PAVING DETAIL AT PARKING SPACES. AD
17. NEW ACCESS AISLE & H.C. STRIPING. STRIPE PER CITY & ADA REQUIRMENTS, SEE DETAIL C/C2.0 & SHEET ADA1.1. AD
18. NEW CONCRETE WHEELSTOPS. SEE DETAIL 2/C1.0. AD
19. NEW POSTED MOUNTED H.C. SIGNS. SEE DETAIL 12/ADA1.1. AD
20. NEW TACO BELL TOWER. SEE SHEET A1.0. RI
21. PREP AREA FOR NEW OVERLAY. RI
22. NEW LANDSCAPING. RI
23. PAINT NEW CROSSWALK. VERIFY MAX RUNNING SLOPE OF 5% AND MAX CROSS SLOPE OF 2%. AD
24. CLEAN OIL & SODA STAINS IN DRIVE-THRU LANE& IN FRONT OF ENTRIES. RI
25. EXISTING DIRECTIONAL SIGN TO REMAIN. SIGN VENDOR TO SCRAPE & PAINT POLE & SIGN CABINET "PURPLE". RI
26. RELOCATED DIRECTIONAL SIGN. G.C. TO EXTEND EXISTING CIRCUIT AS REQUIRED. SIGN VENDOR TO SCRAPE & PAINT POLE & SIGN CABINET PURPLE. RI
27. RELOCATED SITE LIGHT, G.C. TO EXTEND EXISTING CIRCUIT AS REQUIRED. PAINT POLE & BASE PLATE COVER "STATUS BRONZE." RI
28. NEW CMU TRASH ENCLOSURE. SEE DETAIL RI
29. EXISTING GREASE INTERCEPTOR.
30. NEW SOD, SEE LANDSCAPE PLAN FOR REQUIREMENTS RI
31. REPLACE ASPHALT IN AREA AROUND STORM DRAIN INLET. SLOPE TO DRAIN TO INLET AND MEET ADJACENT GRADES. SEE 12/C1.0 FOR PAVING DETAIL. C1
32. NEW 1 1/2" SQ. GALVANIZED STEEL PIPE HANDRAIL, POWDER COATED BLACK. SEE DETAILS 2/ADA1.0 & 16/ADA1.1. AD

KEY NOTES | E



ENLARGED SITE PLAN | B

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1	03.15.10	GENERAL REVISION

CONTRACT DATE:	02.25.10
BUILDING TYPE:	KFC CONVERSION
PLAN VERSION:	N2T
ARCV NUMBER:	090663
STORE NUMBER:	18797

TACO BELL

3268 ROCHESTER RD
TROY, MI

Next 2 Ten
KFC CONVERSION

SITE PLAN

C2.0

PLOT DATE: 03.15.10

DATE: April 7, 2010

TO: Planning Commission

FROM: R. Brent Savidant, Acting Planning Director

SUBJECT: SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 377) – Proposed Service Station/Convenience Store, Southeast corner of Rochester and Wattles, Section 23, Currently Zoned H-S (Highway Service) District

The applicant proposes a gas station and convenience store on the approximately 0.7 acre site. The City recently acquired right-of-way from the owner on both Wattles Road and Rochester Road for the ongoing Rochester Road construction project.

The Planning Commission discussed this item at the March 9, 2010 Regular meeting and made some design suggestions (see attached minutes).

The attached report prepared by Carlisle/Wortman Associates, Inc. summarizes the project.

Please be prepared to discuss the application at the April 13, 2010 Planning Commission Regular meeting.

Attachments:

1. Maps.
2. Report prepared by CWA.
3. Parking justification prepared by Safeway Oil.
4. Minutes from March 9, 2010 Planning Commission Regular meeting (excerpt).
5. Public Comment.

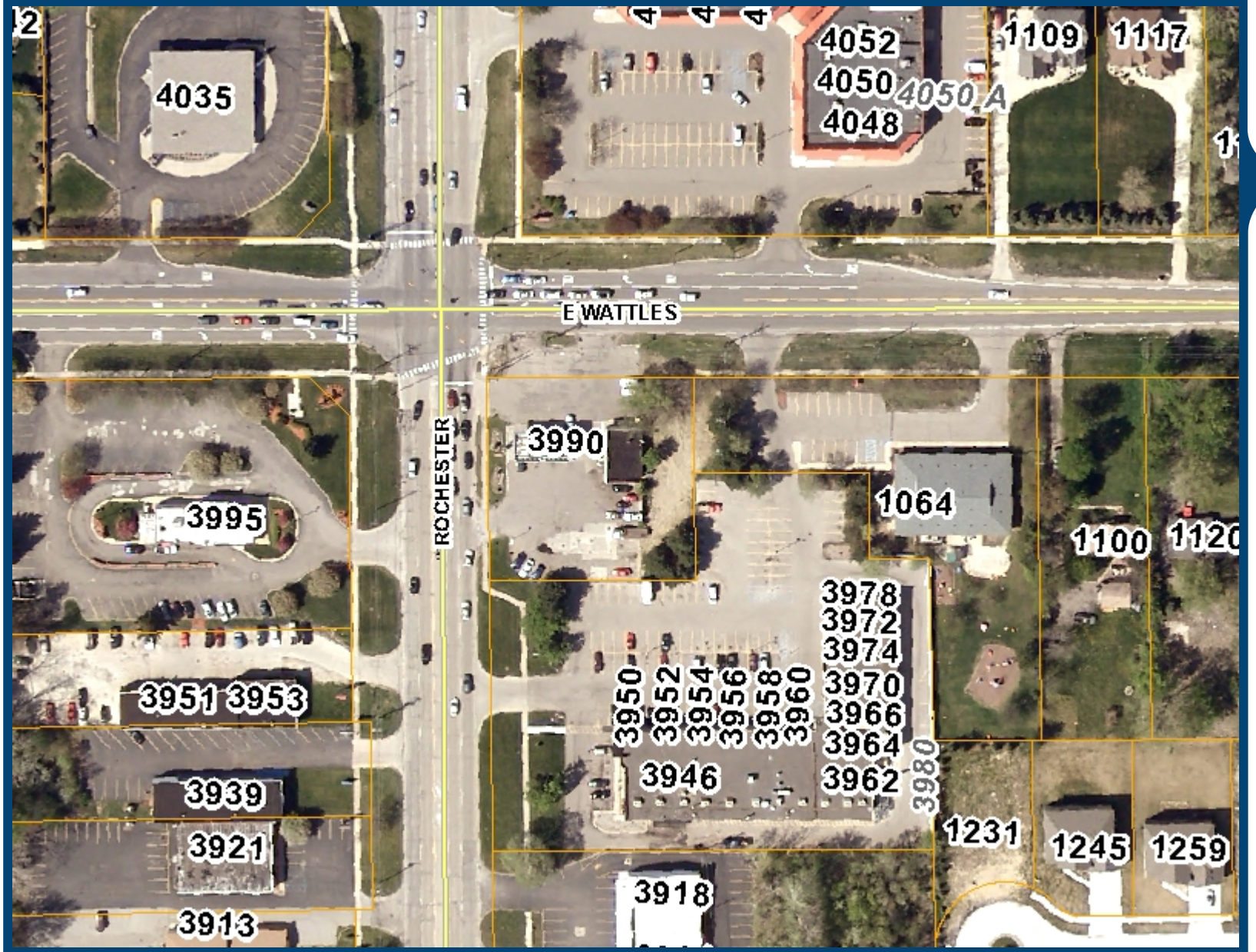
cc: Applicant
File/ SU 377

G:\SPECIAL USE\SU 377 Service Station 3990 Rochester Sec 23\SU-377 PC Report 04 13 2010.docx

PC 2010.04.13
Agenda Item # 7

3990 Rochester Road

City of Troy Planning Department



Legend

- I-75
- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Hydrography Poly
- Hydrography Arc
- Parcels
- Aerial Photos - 2008
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

252 0 126 252 Feet

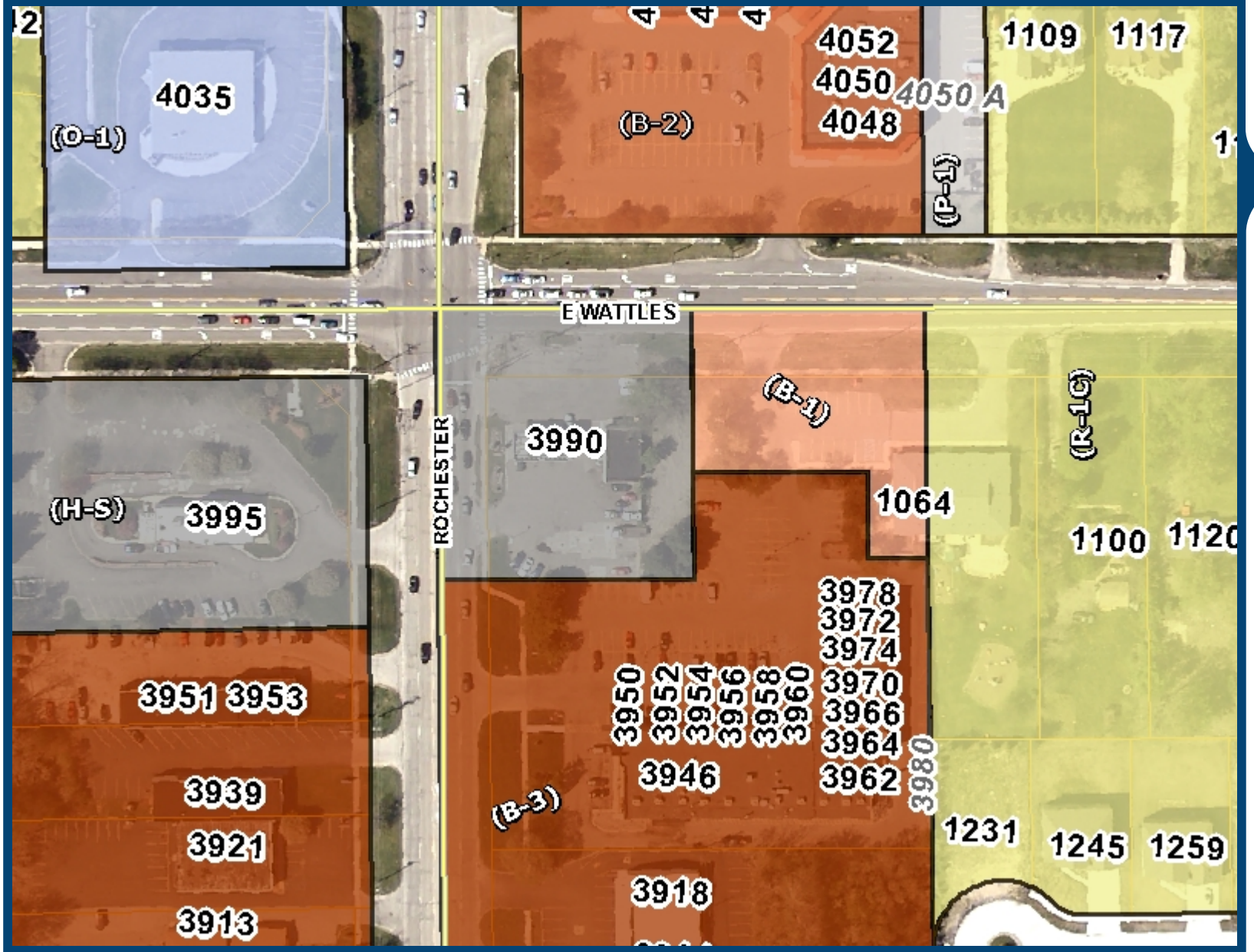
Scale 1: 1,514

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.

Printed: 3/4/2010

3990 Rochester Road

City of Troy Planning Department



Legend

- I-75
- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Zoning
  - (PUD) Planned Unit Development
  - (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 District
  - (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 District
  - (CR-1) One Family Residential Cluster Distric
  - (R-1A) One Family Residential District
  - (R-1B) One Family Residential District
  - (R-1C) One Family Residential District
  - (R-1D) One Family Residential District
  - (R-1E) One Family Residential District
  - (R-1T) One Family Attached Residential Distr
  - (R-2) Two Family Residential District
  - (R-M) Multiple Family Residential Medium De
  - (RM-1) Multiple Family Residential District (Lo
  - (RM-2) Multiple Family Residential District (M
  - (RM-3) Multiple Family Residential District (Hi
- Hydrography Poly
- Hydrography Arc
- Parcels
- Aerial Photos - 2008
  - Red: Band_1
  - Green: Band 2

Printed: 3/4/2010

252 0 126 252 Feet

Scale 1: 1,514

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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: March 5, 2010
Rev.: April 6, 2010

Special Land Use
For
City of Troy, Michigan

Applicant:	Safeway Oil
Project Name:	Gas Station 3990 Rochester Road
Plan Date:	March 26, 2010 (Received at the Planning Department)
Location:	3990 Rochester Road
Zoning:	H-S Highway Service
Action Requested:	Preliminary Site Plan Approval
Required Information:	Deficiencies noted

PROJECT AND SITE DESCRIPTION

We are in receipt of a revised preliminary site plan and special land use submittal, which includes a topographic survey, a dimension and paving plan, a grading plan, a utility plan, a landscaping plan, detention details, a photometric plan, and a proposed floor plan with exterior elevations and other building details. This site plan was revised in response to comments from staff, Carlisle/Wortman Associates, and the Planning Commission that were discussed at the Planning Commission's meeting of March 9, 2010.

At its meeting, the Planning Commission discussed a series of items related to the site plan and postponed action on the site plan until April 13, 2010, when the public hearing is scheduled, to allow the applicant to revise the site plan. Items discussed include:

- The applicant needs to correlate the landscaping shown on the site plan with the calculations provided on the plans.
- The screen walls should be revised to prevent vehicles damaging them. The applicant will reduce the length of the walls, consider eliminating the small section of wall at the extreme south end of the property, and extend the wall at the northwest corner of the site to span the full width of the paved area there.
- The applicant will review construction materials for uniformity and provide details of the screen wall.
- The applicant should provide a photometric plan.
- Drawings will be sealed.
- Rooftop mechanical equipment screening will be details, if proposed.
- Provision of ADA ramps.

The revised site plan addresses the majority of these issues, which we will detail throughout this review.

Location of Subject Property:
The property is located on southeast corner of Rochester Road and Wattles Road.

Size of Subject Property:
The parcel is 30,680 square feet gross and 20,646 square feet net.

Proposed Uses of Subject Parcel:
The applicant proposes to build a convenience store and gas station on the subject site.

Current Use of Subject Property:
The subject property is currently a vacant gas station.

Current Zoning:
The property is currently zoned H-S, Highway Service District.

Zoning Classification of Adjacent Parcels and Current Land Use:
North: B-2 (Community Business District); multiple tenant shopping center
West: (across Rochester Road) H-S (Highway Service District); Wendy's Restaurant
South: B-3 (General Business District); multiple tenant shopping center
East: B-1 (Local Business District); day care facility

BUILDING LOCATION AND SITE ARRANGEMENT

The proposed building is situated along the east boundary of the site with 13 parking spaces (2 of which are barrier-free) along the west façade. A large canopy extends from the building west, covering 8 refueling spaces around 4 pumps. A small area of landscaped open space is provided at the north end of the proposed building.

Access will be provided via two driveways on Rochester Road and a single driveway on Wattles Road. We have additional comments in this regard in our "site access and circulation" section later in this review.

Items to be Addressed: *None*

AREA, WIDTH, HEIGHT, SETBACKS

Required and Provided Dimensions:
Section 30.20.00 requires the following setbacks and height limits:

All building setback requirements have been met, including the required canopy support setbacks (canopy supports are within the pump islands).

The north lot line has been selected by the applicant as the front lot line, which results in the south lot line being considered the rear lot line. This allows the east lot line to be considered a side lot line. Consequently the rear yard is south of the building, the side yard is east of the building, and the north and west yards are considered front yards. Note that when an H-S District is adjacent a B district, as is the case here, no side yard is required, which permits the building to be located along the east property line.

	Required:	**Provided:**
Setbacks		
Front (north and west, with north identified as the front lot line)	40 feet (building) 25 feet (canopy edge) 35 feet (canopy support) 30 feet (pump island)	40 feet (building) 34 feet (canopy edge) 45 feet (canopy support) 45 feet (pump island)
Side (east)	0 feet (building) 10 feet (canopy edge) 20 feet (canopy support) 20 feet (pump island)	0 feet (building) 78 feet (canopy edge) 87 feet (canopy support) 87 feet (pump island)
Rear (south)	30 feet (building) 20 feet (canopy edge) 30 feet (canopy support) 20 feet (pump island)	30.3 feet (building) 32 feet (canopy edge) 43 feet (canopy support) 43 feet (pump island)
Building Height	40 Feet	15.33 feet (building) 15.5 feet (canopy)

Items to be Addressed: *None.*

PARKING

Proposed Parking:
The site plan indicates a total of 13 general parking spaces which includes 2 barrier free parking spaces. The site plan also includes 8 refueling spaces adjacent the four proposed pump islands under the canopy.

Parking Calculations:
The parking calculations provided by the applicant are as follows.

Required	**Provided**
One (1) space per 200 S.F. of Gross Area 2,954 S.F/200=15 spaces plus one space for each refueling pump (4 pump islands, 8 pumps = 8 spaces)	**13 spaces** plus 8 refueling spaces

The applicant has provided two fewer parking spaces than are required by the Ordinance, given the square footage of the proposed new building. The Planning Commission is authorized to modify the parking requirements. The applicant has provided justification for the Planning Commission to consider in its decision making process. We support the reduction of required parking to 13 for this site, provided that the Planning Commission agrees that the justification verifies that 13 spaces will meet the parking demand for the site.

Items to be Addressed**:** *Obtain Planning Commission approval for the proposed 2 parking space deficiency.*

SITE ACCESS AND CIRCULATION

Proposed Circulation:
The site will be accessed from three proposed entrances; two on Rochester Road and a third off Wattles Road. Proposed geometry of the access drives shall be subject to the City of Troy Engineering Department to ensure that proposed geometry is appropriate given the ongoing work within these adjacent rights-of-way.

Sidewalks:
The applicant is proposing on-site sidewalks along the frontages of the site on Rochester Road and Wattles Road. An additional sidewalk along the building's east façade is also proposed for interior circulation. This sidewalk connects directly to Wattles Road to allow for good pedestrian access to the site. All interior sidewalks meet the minimum width requirement of 5 feet in accordance with Section 39.70.03. The sidewalk along Rochester Road is 8 feet in width, as required. However, the sidewalk along Wattles Road is required to be 8 feet in width, as per Section 39.70.03.

Applicant has not provided ADA ramps along the Rochester Road and Wattles Road sidewalks, and has not provided details for ramps in any part of the site. All ADA ramps must be shown and detailed on the site plan.

Items to be Addressed: *(1) Provide an 8 foot wide sidewalk along Wattles Road; (2) Provide locations and details for ADA ramps along perimeter sidewalks and barrier-free parking spaces for final site plan approval.*

NATURAL RESOURCES

The site is previously developed and does not contain any natural features. The proposed plan would therefore not impact any protected natural features, and will actually improve the natural condition of the site by adding a new landscaped area north of the building.

Items to be Addressed: *None.*

LANDSCAPING

A landscape plan has been provided identifying how Ordinance requirements are being met in accordance to the City of Troy Landscape Design and Tree Preservation Standards.

Article 39.20.02 states *"All land use buffers, landscaping, screening and open space areas required under the terms of this Chapter shall be reviewed by the Planning Department as to compliance with the intent of this Chapter, and by the Department of Parks and Recreation as to compliance with the Landscape Design and Tree Preservation Standards."*

<u>Landscaped Area:</u>
The site is required to provide 10 percent landscaped area, and this area must be located within the front and side yards. Given the unique configuration of this site, all area of the site are eligible to be counted towards required landscaping. Therefore, 2,065 square feet (10 percent of 20,646 square feet net site area) is required and 2,258 square feet are provided, exceeding Ordinance requirements. The two proposed landscaped areas, located at either end of the proposed building, are planted with an assortment of pine, linden and arbor vitae trees.

The landscaping schedule and the trees shown on the site plan now match.

<u>Greenbelt:</u>
A ten (10) foot wide greenbelt is required along the public street frontages. However, in cases where the Planning Commission determines that, due to the parcel size and configuration are such as to make the provision of a greenbelt impractical or overly restrictive, they may allow the applicant to provide a 30-inch high decorative screening wall along the frontage instead. We support the use of a wall in this instance, given that the site is unusually small for a modern gas station, and the applicant has made judicious use of the property, while providing the minimum required overall landscape area for the site. The provision of a wall replaces the landscape strip (which includes street streets) as required by Section 39.70.02.

In response to the Planning Commission, the applicant has removed the small section of wall at the extreme south end of the subject site, and has revised the remaining wall sections to avoid vehicle damage. The walls throughout the site have been reduced in length to create additional space between the curb and the end of the walls, and details showing the materials proposed have been added. The wall at the northwest corner of the site has been expanded to extend across the site from the driveway on Wattles to the driveway on Rochester. We believe the applicant's revisions meet with the Planning Commission's request for revisions to the screen wall.

Items to be Addressed*: Obtain a determination from the Planning Commission that a 30-inch wall is suitable in lieu of a greenbelt.*

LIGHTING

The applicant has now provided a photometric plan for this project. Full lighting details will be provided for final site plan approval. The only location where any light is shown to extend beyond the property line at grade is the south boundary, where one measured point indicates that 0.1 footcandles will encroach a few feet across the property line. This is an acceptable lighting plan.

Items to be Addressed*: None.*

ELEVATION

Proposed floor plans and elevations have been provided by the applicant. Building materials include two colors of split face block on all four facades, and glazing on the north and west facades. The building has a flat rook and the drawings show signage limited to just above the primary entrance.

The applicant has added rooftop screening on the elevation drawings and has provided details of the proposed screen wall materials. The proposed screening is suitable, will fully conceal rooftop equipment, and meets minimum requirements.

Items to be Addressed*: None.*

SPECIAL USE REVIEW

For any special land use, according to Section 03.31.04, the Planning Commission shall review the request, supplementary materials either in support or opposition thereto, as well as the Planning Department's report, at a Public Hearing established for that purpose, and shall either grant or deny the request, table action on the request, or grant the request subject to specific conditions.

Required Information

In the H-S District, gas stations are permitted as a special land use. As such, a special land use permit must be issued to allow the project to move forward, in accordance with Section 03.31.00. Section 03.33.00 establishes the information required for a special land use application. All required information has been provided.

Standards of Approval

Section 03.31.05 states that before approving any requests for Special Use Approval, the Planning Commission, or the City Council, where indicated, shall find that:

1. *The land use or activity being proposed shall be of such location, size and character as to be compatible with the orderly development or use of adjacent land and/or Districts.*
2. *The land use or activity under consideration is within the capacity limitations of the existing or proposed public services and facilities which serve its location.*

We believe the intensification of this land use as proposed by the site plan is of such location and character as to be compatible with the orderly development or use of adjacent land and/or Districts. The existing gas station is being replaced by a slightly larger facility in a revised, enhanced location with a better site circulation, landscaping, and parking configuration. The project will not exceed the capacity of existing or proposed public services and facilities.

Items to be addressed*: None.*

SUBMITTAL REQUIREMENTS

Section 3.43.01 establishes the requirements for preliminary site plan approval. As required for preliminary site plan submittals, a location map (minimum scale of 1"=400') indicating the subject property and zoning classifications and uses of abutting and adjacent properties, on 8-1/2 x 11 pages, has not been provided. However, the applicant has provided a not-to-scale map which shows a larger area and all adjacent zoning. While the provided map does not specifically comply with Ordinance standards, we feel that the included map provides adequate detail, and should be acceptable for preliminary site plan approval. All other preliminary site plan submittal requirements are met.

Items to be Addressed*: None.*

RECOMMENDATIONS

The final remaining outstanding elements that we identified last month have been addressed. Therefore, if the Planning Commission determines that a wall is a suitable substitution for the required greenbelt, we recommend the Planning Commission grant preliminary site plan approval, approve a modification to the minimum required parking on site to 13 spaces, and grant special land use approval, subject to the following:

1. The applicant shall provide an 8 foot wide sidewalk along Wattles Road, as per Section 39.70.03.

CARLISLE/WORTMAN ASSOCIATES, INC.
Zachary G. Branigan, LEED AP, AICP
Associate

Safeway OIL
A FUEL DISTRIBUTION COMPANY
8700 Brandt, Dearborn, MI 48126
313-624-9911 Fax: 313-624-9955
Email: safewayoil@comcast.net

Planning Commission
Troy MI

RE: 3990 Rochester Troy

Attached is the revised set (c1-c7) with the following changes:
1. Added canopy ht.
2. Added note that supports located within pump island
2. Added MDOT ramp details

As to the justification for the deficiency in the parking. Is to allow better customer circulation, truck delivery to the site required and incidentally greater amount of landscape. The reality customers at the pumps will also shop the convenience store. This area yields much less customers which shop the convenience store therefore the extra parking beyond the pumps will not get much use.

Regards

Sam Beydoun
Safeway Oil
President
8700 Brandt
Dearborn MI 48126

REC'D
MAR - 4 2010
PLANNING DEPT.

PRELIMINARY SITE PLAN

6. PRELIMINARY SITE PLAN REVIEW (File Number SP 958) – Proposed Service Station/Convenience Store, Southeast corner of Rochester and Wattles, Section 23, Currently Zoned H-S (Highway Service) District

Mr. Savidant said the application was inadvertently accepted as a preliminary site plan application when it requires Special Use Approval. At the time of the discovery, Mr. Savidant reported it was too late to meet the deadlines to publish a Public Hearing notice for the meeting this evening. He announced a Public Hearing is scheduled for the April 13, 2010 Regular meeting.

Mr. Savidant noted the intent in keeping the item on tonight's agenda is to address the preliminary site plan as submitted. Mr. Savidant addressed the property as relates to the condemnation proceeding and Rochester Road widening.

Mr. Branigan reviewed the Preliminary Site Plan application and cited the following site plan deficiencies:

- Obtain Planning Commission modification for the proposed two (2) parking space deficiency. Mr. Branigan noted support for the deviation in parking.
- Provide locations and details for ADA ramps along perimeter sidewalks and barrier-free parking spaces. This can be done prior to Final Site Plan approval.
- Obtain a determination from the Planning Commission that a 30-inch wall is suitable in lieu of a greenbelt; also to extend the wall to the southwest at the corner and remove the 2-foot section of wall at the southwest corner of the property.

Mr. Branigan said it is recommended to approve the Preliminary Site Plan conditioned upon the outstanding items as noted in the Consultant report, indicating the petitioner cannot go forward until Special Use Approval is granted.

Mr. Schultz asked if there were any comments or recommendations from the City Traffic Engineer or Oakland County Road Commission (OCRC) relating to the two curb cuts on Rochester Road.

Mr. Savidant replied that the City Traffic Engineer approved the site plan as proposed.

Mr. Edmunds brought attention to the fact that the plant materials list does not correlate with the tree and plant designations on the landscape plan.

Tom August, attorney, 121 W. Long Lake Road, Bloomfield Hills, was present to represent the petitioner. Mr. August introduced Leo Gonzales, project manager,

and Sam Beydoun, principal property owner. Mr. August addressed specifics relating to the Special Use Approval.

Leo D. Gonzales, CRS Commercial Real Estate Services, 10741 Fellow Hills, Plymouth, briefly addressed rooftop mechanical screening and construction materials.

Discussion followed on:

- Traffic circulation.
- Landscaping; i.e., additional plantings, irrigation, correlation of plant materials list to designations on landscape plan.
- Screen wall; i.e., materials, location, length.
- Uniformity/continuity in construction material.
- External lighting (photo metrics submission).
- Sealed drawings, as required.
- Rooftop mechanical screening.
- Signage.

Planning Commission members agreed to defer action on the item this evening.

The petitioner will address items as discussed and present the preliminary site plan at the April 13, 2010 Regular meeting, at which time the petitioner will also be seeking Special Use Approval.

Mr. Savidant sought a straw vote from members on acceptance of the proposed two-space parking space reduction.

From: Diane Parkanzky
To: Planning
Date: Thursday, March 11, 2010 5:55:38 PM

Planning File No: SU-377 Service Station 3990 Rochester Road
Parcel No. 88-20-23-100-044
Location: Southeast Corner of Rochester and Wattles Section 23
Property Address: 3990 Rochester Road

I do not think that corner is a very good location for a service station. It doesn't seem like there is enough room and the traffic is very heavy at that corner. Also, there are service stations on both sides of Rochester Road very close to that corner. I think that section of Rochester Road already has too many car repair and car service businesses very close together. I think another kind of business would be better on that corner. Between Big Beaver and Wattles Rd. on Rochester Road there are more car repair and car services businesses than on the same mile on John R, Crooks, Livernois, or Coolige. This makes the less attractive.

Hotmail: Powerful Free email with security by Microsoft. Get it now.

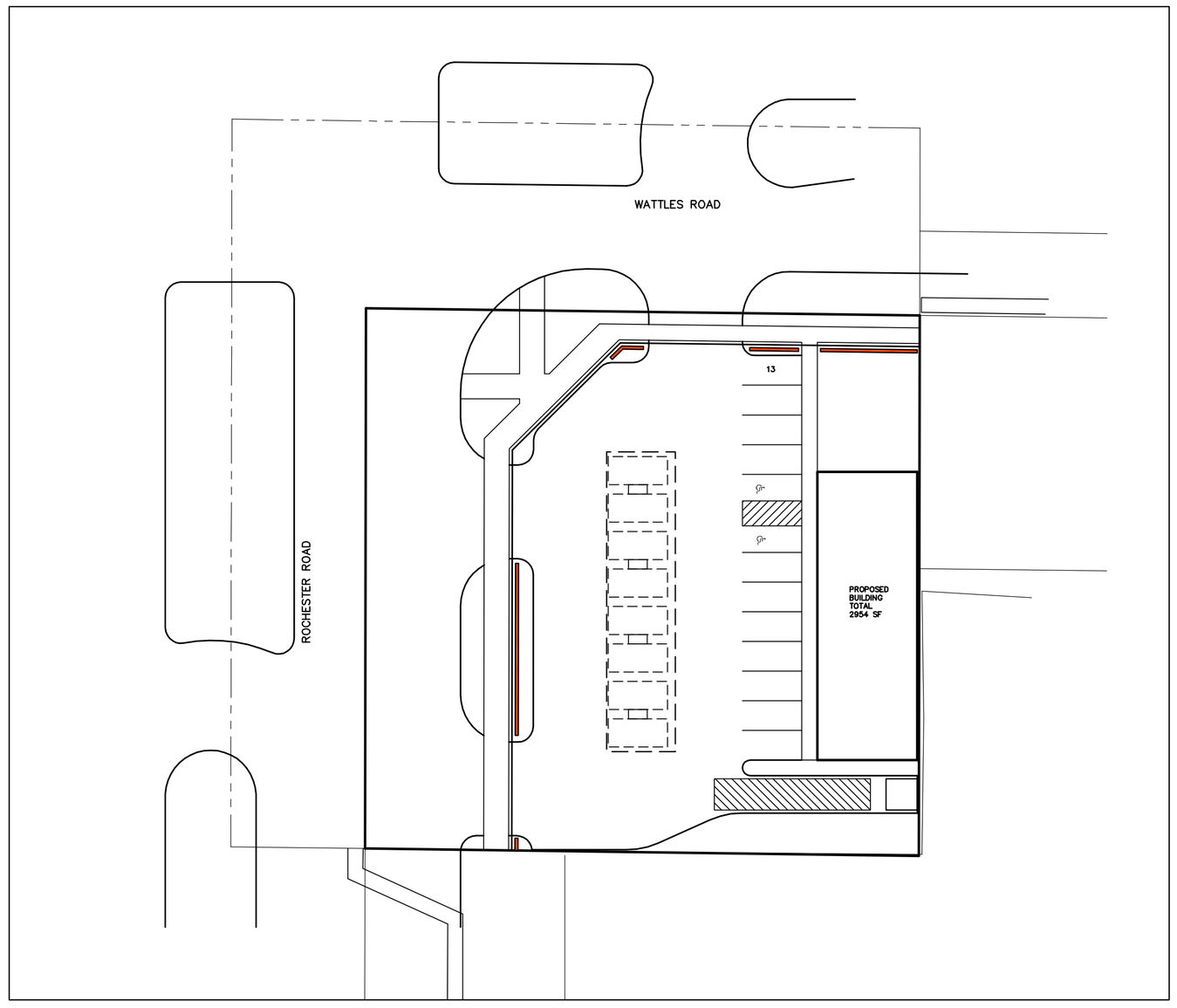
SITE PLAN FOR

GAS STATION

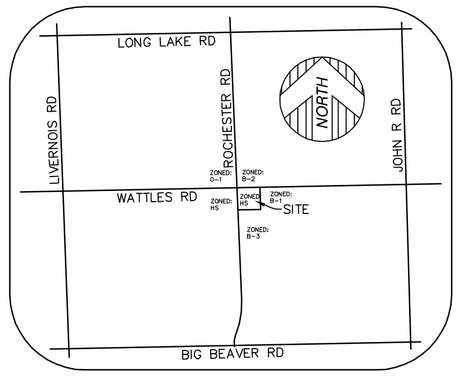
3990 ROCHESTER ROAD
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

OWNER/DEVELOPER
SAFEWAY OIL
8700 BRANDT
DEARBORN, MICHIGAN 48126
(313) 624-9911 PHONE
(313) 624-9955 FAX

SURVEYOR/ENGINEER
KEM-TEC & ASSOCIATES
22556 GRATIOT AVENUE
EASTPOINTE, MICHIGAN 48021
(586) 772-2222 PHONE
(586) 772-4048 FAX



OVERALL DEVELOPMENT
SCALE: 1" = 30'



VICINITY MAP
(NOT TO SCALE)

SHEET INDEX

C-1	COVER SHEET
C-2	TOPOGRAPHIC SURVEY
C-3	DIMENSION & PAVING PLAN
C-4	GRADING PLAN
C-5	UTILITY PLAN
C-6	LANDSCAPE PLAN
C-7	DETENTION DETAILS
A1	FLOOR PLAN/BUILDING ELEVATIONS

REVISION	DATE	BY	DESCRIPTION
01	3/4/10	MDK	REVISED PER CITY PLANNING

CLIENT: SAFEWAY OIL

COVER SHEET
GAS STATION
3990 ROCHESTER ROAD
CITY OF TROY, OAKLAND COUNTY, MI

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. FURTHER, CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF ANY NEARBY STRUCTURES, OF ANY PERSONS ENGAGED IN THE WORK, OR OF ANY OTHER PERSONS.

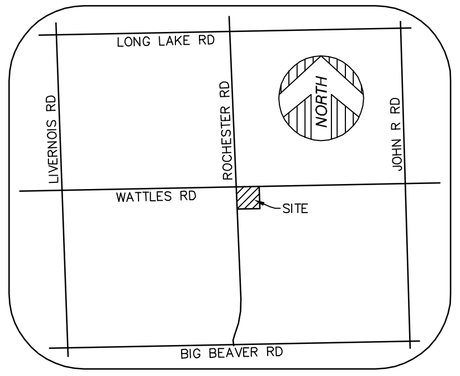
PROFESSIONAL ENGINEERS
PROFESSIONAL SURVEYORS
22556 GRATIOT AVENUE
EASTPOINTE, MI 48021
(586)772-2222 PHONE
(586)772-4048 FAX

KEM-TEC & ASSOCIATES

72 HOURS
(3 WORKING DAYS)
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)

DRAWN BY: MDK	01/12/10
SCALE:	SEE PLAN
CHECKED BY: MDK	01/12/10
PROJECT NO:	07-12490.10

SHEET NO:
C-1



VICINITY MAP
(NOT TO SCALE)

PARCEL AREA
30,680± SQUARE FEET OR 0.70± ACRES

BASIS OF BEARING
SOUTH 89°15'00" EAST, BEING THE NORTH LINE OF SECTION 23, TOWN 2 NORTH, RANGE 11 EAST.

BENCHMARK
CITY BENCHMARK: (PROVIDED BY THE CITY OF TROY)
ARROW ON TOP OF FIRE HYDRANT, SOUTHWEST CORNER INTERSECTION OF ROCHESTER AND WATTLES ROAD. **ELEVATION = 669.47**

SITE BENCHMARK:
P.K. NAIL IN SOUTH FACE OF POWER POLE SOUTH 4'± OF CURB, SOUTH SIDE OF WATTLES ROAD. **ELEVATION = 669.08**

SEWER SCHEDULE

STORM MANHOLE SDM#141
RIM 667.23
24" W. 660.23 INV.
42" N.E. 659.88 INV.
15" S. 661.73 INV.

STORM MANHOLE SDM#188
RIM 667.04
42" S.W 658.89 INV.
48" N.W. 658.69 INV.
48" E. 658.69 INV.

STORM MANHOLE SDM#317
RIM 667.70
15" N. 661.58 INV.
15" S. 661.60 INV.
12" S.W. 662.38 INV.

STORM MANHOLE SDM#381
RIM 667.88
15" N. 662.64 INV.

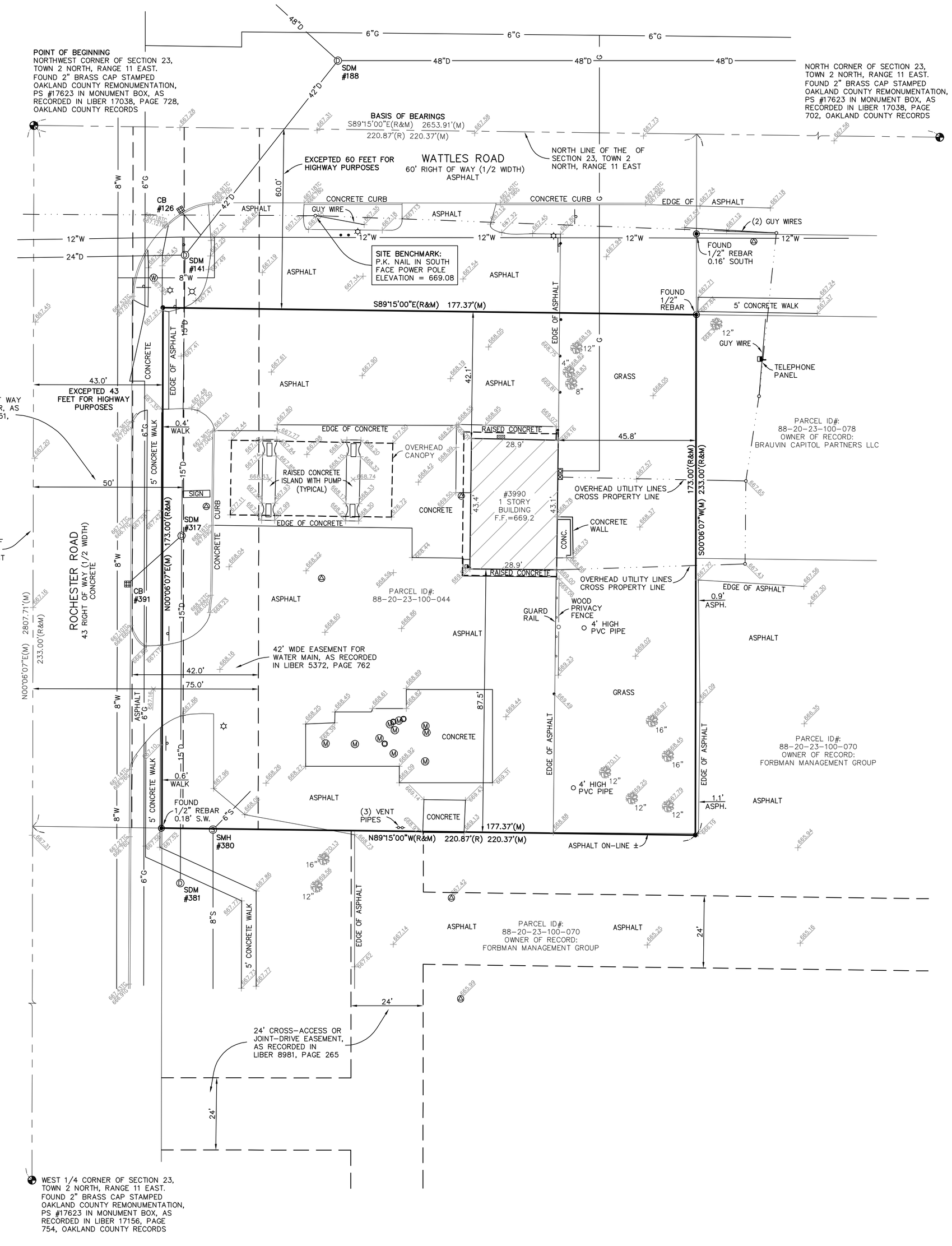
SQUARE CATCH BASIN CB#126
RIM 666.60
12" S.E. 663.00 INV.

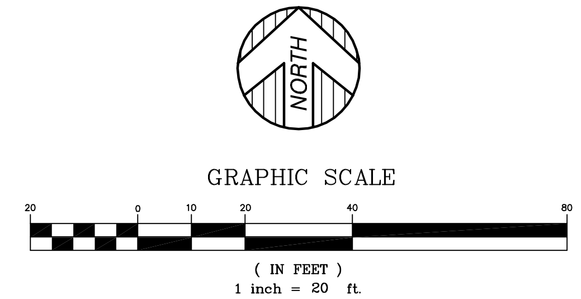
SQUARE CATCH BASIN CB#391
RIM 666.58
12" N.E. 662.22 INV.

SANITARY SEWER MANHOLE SMH#380
RIM 667.59
8" S. 658.57 INV.
6" N.E. 658.99 INV.

LEGEND

●	SET 1/2" REBAR WITH CAP P.S. 47976
◉	FOUND MONUMENT (AS NOTED)
✚	FOUND SECTION CORNER (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
×000.0	GROUND POINT
⊠	ELECTRIC METER
∘	UTILITY POLE
⊠	GAS METER
⊹	VENT PIPE
▭	PUBLIC PAYPHONE
◨	TELEPHONE PANEL
⌘	TRAFFIC SIGNAL
⊗	CLEANOUT
Ⓢ	SANITARY MANHOLE
▦	SQUARE CATCH BASIN
Ⓓ	STORM DRAIN MANHOLE
Ⓦ	WATER GATE MANHOLE
Ⓐ	MONITOR WELL
Ⓜ	UNKOWN MANHOLE
•	BOLLARD
○	GAS FILL
☼	LIGHTPOST/LAMP POST
─┼─	SINGLE POST SIGN
12"	TREE & SIZE
	PARCEL BOUNDARY LINE
	ADJOINER PARCEL LINE
	SECTION LINE
	EASEMENT (AS NOTED)
	BUILDING
	BUILDING OVERHANG
	CONCRETE CURB
	EDGE OF CONCRETE (CONC.)
	EDGE OF ASPHALT (ASPH.)
○	FENCE (AS NOTED)
	WALL (AS NOTED)
	OVERHEAD UTILITY LINE
G	GAS LINE
S	SANITARY LINE
D	STORM LINE
W	WATER LINE





PROPERTY DESCRIPTION
PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, COUNTY OF OAKLAND AND STATE OF MICHIGAN, BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE SOUTH 89 DEGREES 15 MINUTES EAST 220.87 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SECTION 23 A DISTANCE OF 233 FEET; THENCE WEST PARALLEL TO THE NORTH LINE LINE OF SAID SECTION 23 A DISTANCE OF 220.87 FEET; THENCE NORTH ALONG WEST LINE OF SAID SECTION 23 A DISTANCE OF 233 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 60 FEET AND THE WEST 43 FEET THEREOF FOR HIGHWAY PURPOSES.

TITLE REPORT NOTE
ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE LIBERTY TITLE COMMERCIAL AGENCY FILE No. K10522, DATED JANUARY 5, 2005, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

6. RIGHT OF WAY IN FAVOR THE CONSUMERS POWER COMPANY, AS RECORDED IN LIBER 3851, PAGE 291, OAKLAND COUNTY RECORDS. (AS SHOWN)

7. EASEMENT IN FAVOR OF THE CITY OF TROY FOR WATER MAIN, AS RECORDED IN LIBER 5372, PAGE 762, OAKLAND COUNTY RECORDS. (AS SHOWN)

8. CROSS-ACCESS OR JOINT EASEMENT AGREEMENT AND THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED THEREIN, AS RECORDED IN LIBER 8981, PAGE 265, OAKLAND COUNTY RECORDS. (AS SHOWN)

9. BUILDING AND USE RESTRICTIONS AS RECORDED IN LIBER 2571, PAGE 472, OAKLAND COUNTY RECORDS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN. (SUBJECT TO RESTRICTIONS PER DOCUMENT)

SURVEYOR'S NOTES
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

FLOOD NOTE
SUBJECT PARCEL LIES WITHIN ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY – PANEL NUMBER 26125C0534F, DATED SEPTEMBER 29, 2006, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

REVISION	DATE	BY	DESCRIPTION
01	3/4/10	MDK	REVISED PER CITY PLANNING

CLIENT: SAFEWAY OIL

TOPOGRAPHIC SURVEY
GAS STATION
3990 ROCHESTER ROAD
CITY OF TROY, OAKLAND COUNTY, MI

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KEM-TEC & ASSOCIATES
PROFESSIONAL ENGINEERS
PROFESSIONAL SURVEYORS
22556 GRATIOT AVENUE
EASTPOINTE, MI 48021
(586)772-2222 PHONE
(586)772-4048 FAX

72 HOURS
(3 WORKING DAYS)
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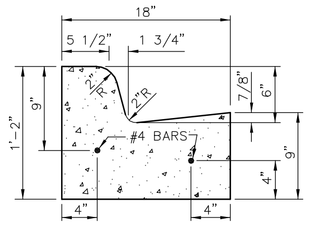
CALL MISS DIG
800-482-7171
(TOLL FREE)

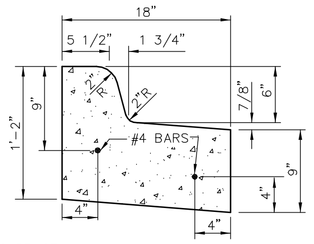
DRAWN BY: MDK 01/12/10	SCALE: 1"=20'
CHECKED BY: MDK 01/12/10	PROJECT NO: 07-12490.10

SHEET NO: C-2

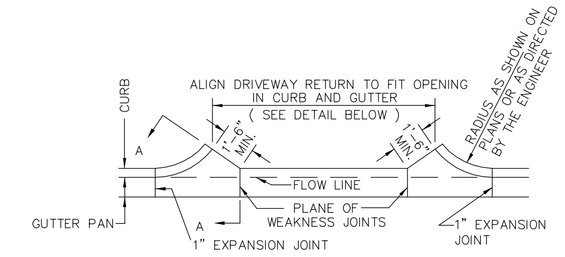


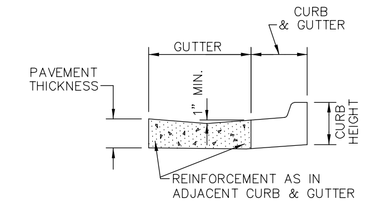
NOTE: BASE AND SUBBASE AGGREGATES TO EXTEND MINIMUM 1'-0" BEHIND BACK OF CURB.

PITCH IN CURB
NOT TO SCALE



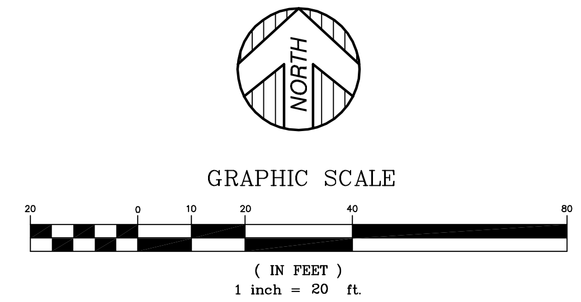
PITCH OUT CURB
NOT TO SCALE

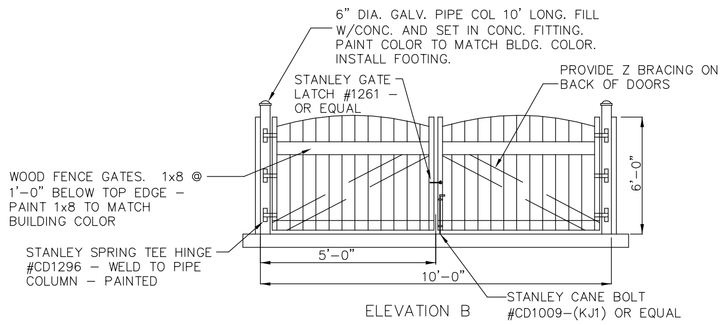




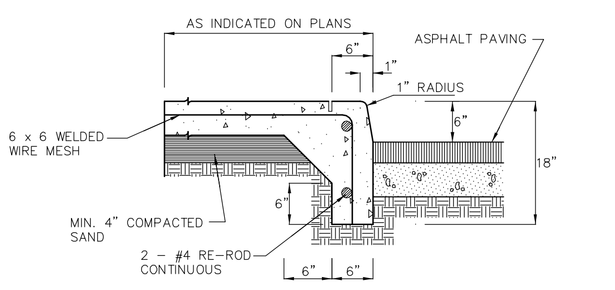
SECTION A–A
NOT TO SCALE

MDOT DETAIL "M" DRIVE OPENING AND APPROACH
NOT TO SCALE



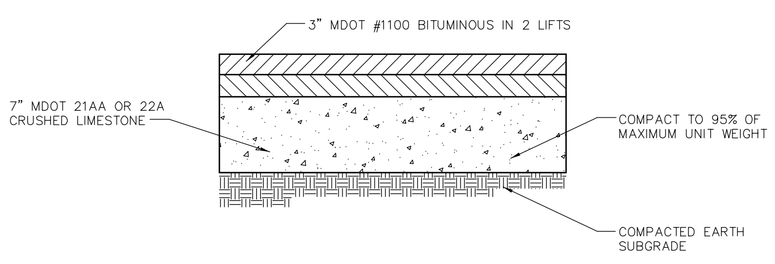


TRASH ENCLOSURE DETAIL
NOT TO SCALE

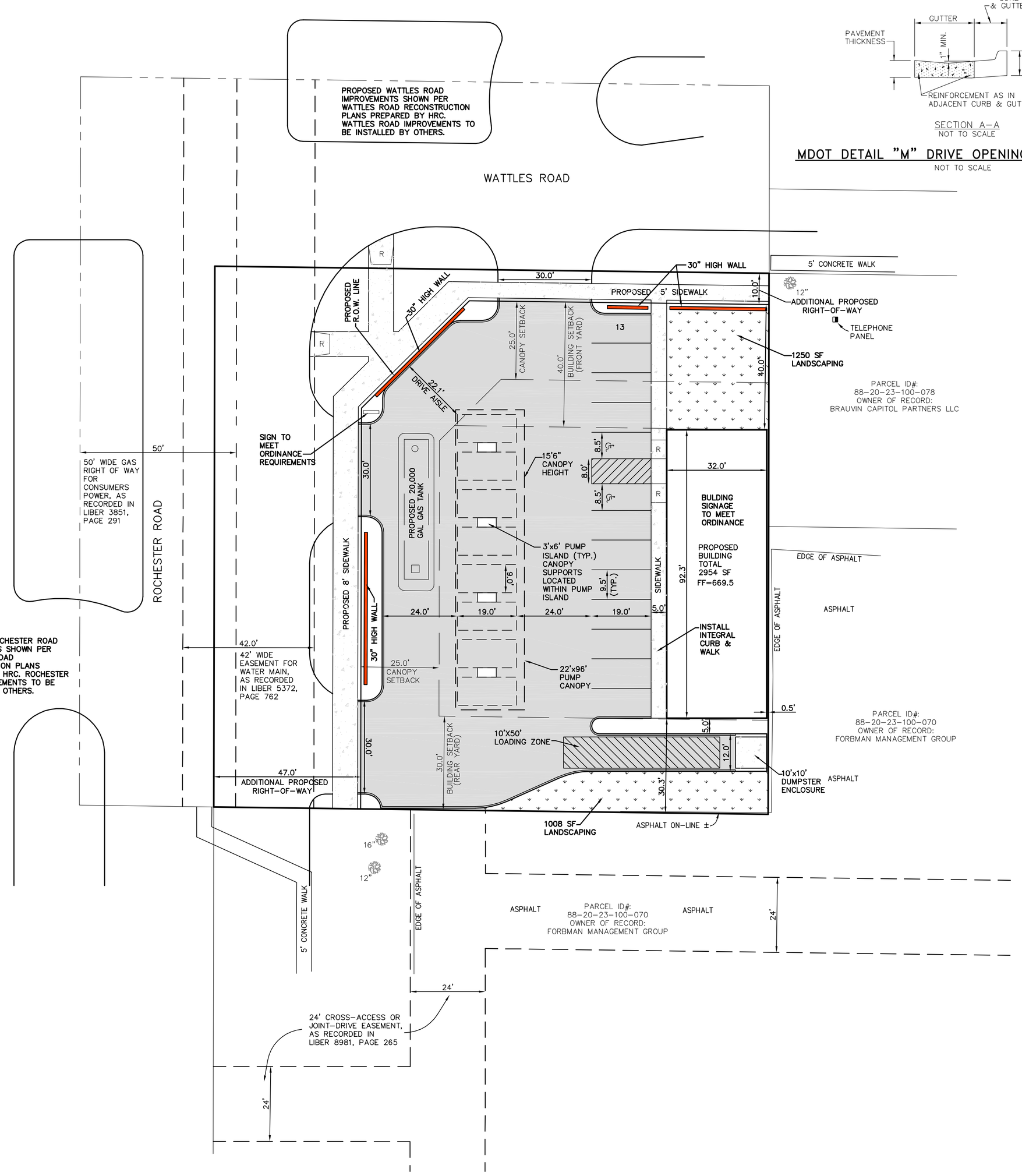


CONTRACTION JOINTS TO BE 2 1/2" DEEP, SPACED AT 5' INTERVALS (TOOLED). EXPANSION JOINTS TO BE 1/2" PREMOLDED FILLER, SPACED A MAXIMUM OF 30' APART.

INTEGRAL CURB AND WALK
NOT TO SCALE



TYPICAL PAVEMENT DETAIL
NOT TO SCALE



PROPOSED ROCHESTER ROAD IMPROVEMENTS SHOWN PER ROCHESTER ROAD RECONSTRUCTION PLANS PREPARED BY HRC. ROCHESTER ROAD IMPROVEMENTS TO BE INSTALLED BY OTHERS.

LAYOUT NOTES:

1. SEE ARCHITECTURAL PLANS FOR BUILDING, PUMP AND CANOPY INFORMATION.
2. SEE LANDSCAPE PLANS FOR PLANTINGS AND ADDITIONAL LANDSCAPING DETAILS.

LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT, CONCRETE DRIVE, & CONCRETE SIDEWALK
- LANDSCAPING AREA

SITE DATA

EXISTING ZONING: HS HIGHWAY SERVICE DISTRICT
PROPOSED ZONING: HS HIGHWAY SERVICE DISTRICT

EXISTING USE: GAS STATION
PROPOSED USE: GAS STATION/C–STORE

GROSS SITE AREA: 30,680 SF
NET SITE AREA: 20,646 SF

MIN LOT AREA FOR RESTURANT: 1 ACRE
MIN LOT AREA FOR GAS STATION: 20,000 SF

SETBACKS:
BUILDING FRONT: 40' MIN
BUILDING REAR: 30' MIN
BUILDING SIDE: 0' MIN

CANOPY SUPPORT FRONT: 35' MIN
CANOPY SUPPORT SIDE: 20' MIN
CANOPY SUPPORT REAR: 30' MIN

CANOPY EDGE FRONT: 25' MIN
CANOPY EDGE SIDE: 10' MIN
CANOPY EDGE REAR: 20' MIN

PUMP ISLAND FRONT: 30' MIN
PUMP ISLAND SIDE: 20' MIN
PUMP ISLAND REAR: 20' MIN

REQUIRED PARKING (GAS STATION): 1 SPACE/PUMP
8 PUMPS = 8 SPACES

REQUIRED PARKING (C–STORE): 1 SPACE/200 GFA
2954 SF/200 = 15 SPACES

TOTAL PARKING REQUIRED: 15 SPACES
8 SPACES AT PUMP

LOADING ZONE REQUIRED: 10'x50' MIN.

PARKING AISLE: 24' WIDE 90°
13' WIDE 45°

PARKING DIMENSIONS: 9.5'x19'

PARKING PROVIDED: 13 SPACES ONSITE
8 SPACES AT PUMP

LANDSCAPING REQUIRED: 10% OF NET SITE AREA
20,646*10% = 2,065 SF

LANDSCAPING PROVIDED: 2,258 SF

REVISION	DATE	BY	DESCRIPTION
02	3/16/10	MDK	REVISED PER CITY PLANNING COMMISSION
01	3/4/10	MDK	REVISED PER CITY PLANNING

CLIENT: SAFEWAY OIL

DIMENSION & PAVING PLAN
GAS STATION
3990 ROCHESTER ROAD
CITY OF TROY, OAKLAND COUNTY, MI

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. FURTHER, CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF ANY NEARBY STRUCTURES, OF ANY PERSONS ENGAGED IN THE WORK, OR OF ANY OTHER PERSONS.

KEM-TEC & ASSOCIATES
PROFESSIONAL ENGINEERS
PROFESSIONAL SURVEYORS
22556 GRATIOT AVENUE
EASTPOINTE, MI 48021
(586)772–2222 PHONE
(586)772–4048 FAX

72 HOURS (3 WORKING DAYS)
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800–482–7171
(TOLL FREE)

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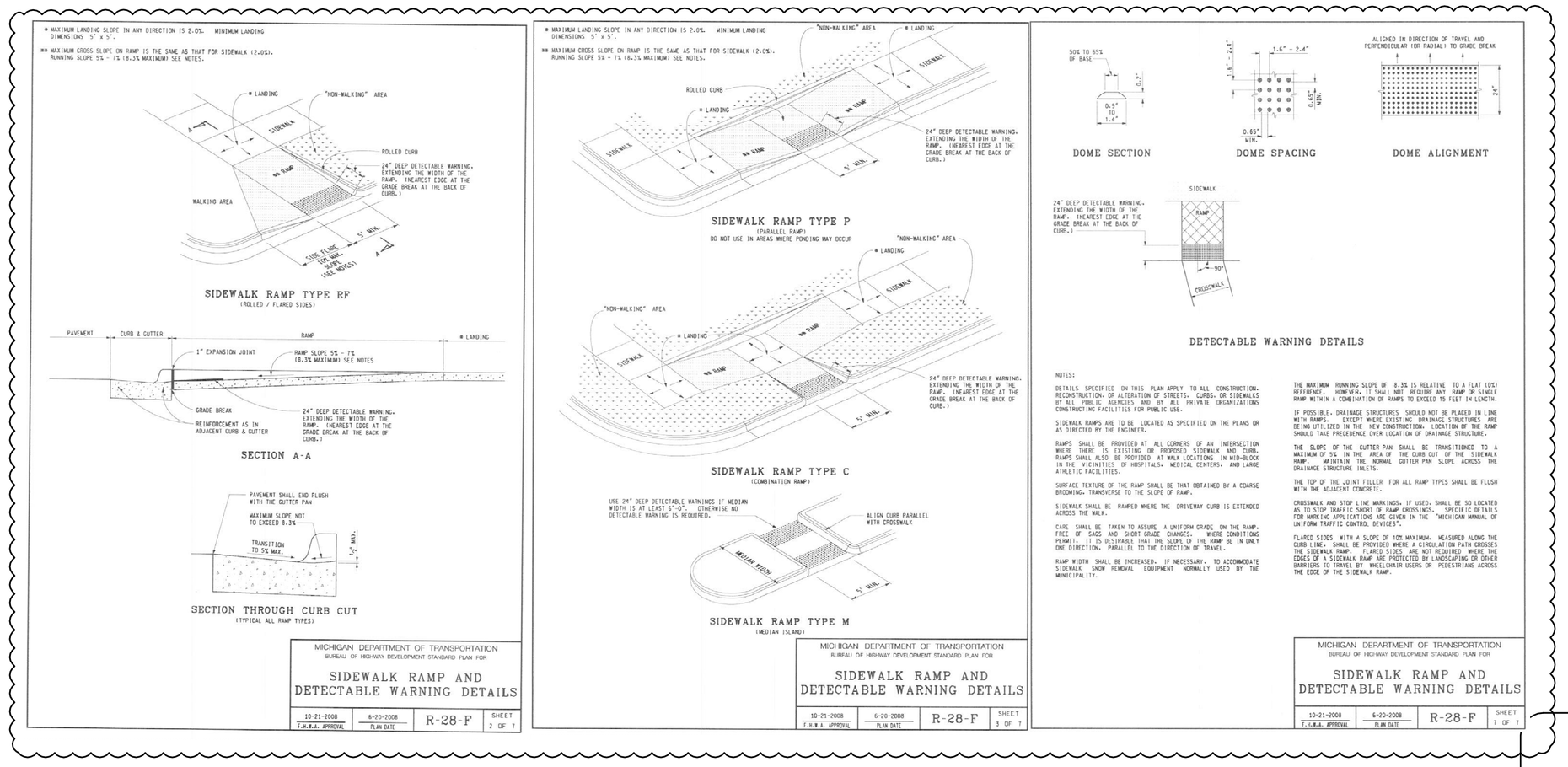
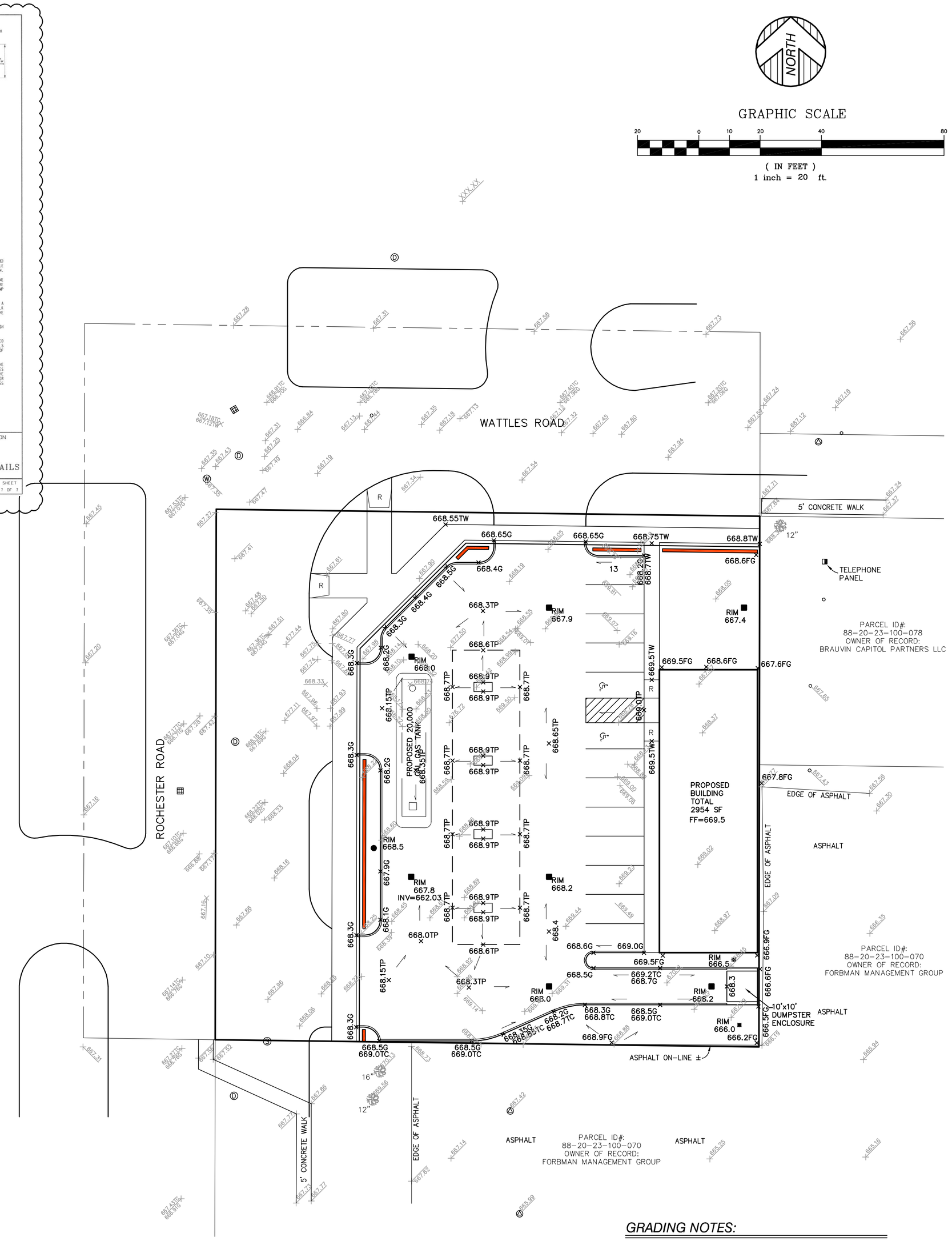
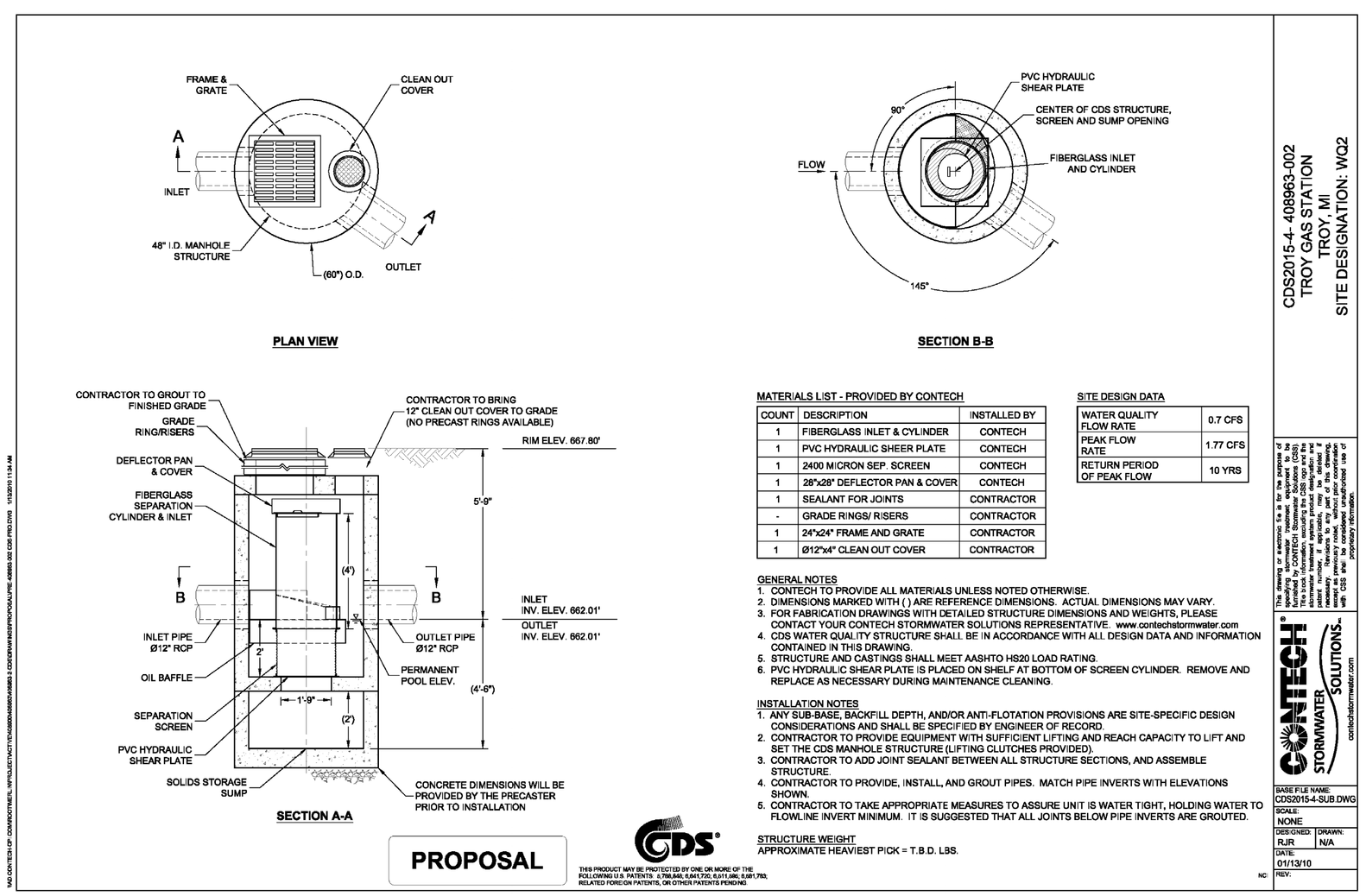
CHECKED BY: MDK 01/12/10
PROJECT NO: 07–12490.10

SHEET NO: C-3







GRADING NOTES:

1. PAVEMENT GRADES AT CURBS ARE GUTTER GRADES UNLESS OTHERWISE NOTED. ADD 0.5' FOR TOP OF CURB GRADE.

2. TOTAL DISRUPTION AREA = 0.47 ACRES

3. ELEVATIONS AROUND BUILDING ARE FINISHED GRADE ELEVATIONS AT THE BUILDING.

GRADING LEGEND

× XXX.XX	EXISTING SPOT GRADE
× XXX.XX	PROPOSED SPOT GRADE

REVISION	DATE	BY	DESCRIPTION
01	3/4/10	MDK	REVISED PER CITY PLANNING

CLIENT: SAFEWAY OIL

GRADING PLAN
GAS STATION
3990 ROCHESTER ROAD
CITY OF TROY, OAKLAND COUNTY, MI

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SCALE: 1"=20'	CHECKED BY: MDK
DATE: 01/12/10	PROJECT NO: 07-12490.10

SHEET NO: C-4

100 YEAR DETENTION BASIN DESIGN I=175/T+25
OAKLAND COUNTY METHOD

1. Determine maximum allowable outflow, Qa, in CFS
   A Qa
   0.47 ac X 0.2 cfs/ac = 0.09 cfs

2. Calculate the allowable outflow, Qo = Qa/(area)(runoff coef.)
   Qa / A X C
   0.09 cfs / 0.47 ac X 0.88 = 0.23 cfs/ac-imp

3. Calculate time for peak storage, T100

   T100 = -25+(10312.5/Qo)^1/2 = 188.01 min

4. Calculate the maximum storage volume per ac-imp, Vs

   Vs = 16500T/(T+25)-40QoT = 12,854.29 ft^3/ac-imp

5. Calculate the total volume of storage required, Vt

   Vt = (Vs)(#ac)(runoff coeficient) = 5,361 ft^3

Required Storage = 5,361 ft^3
Using 41" diameter pipe 9.16 cf per LF
Required 41" diameter pipe = 585 LF

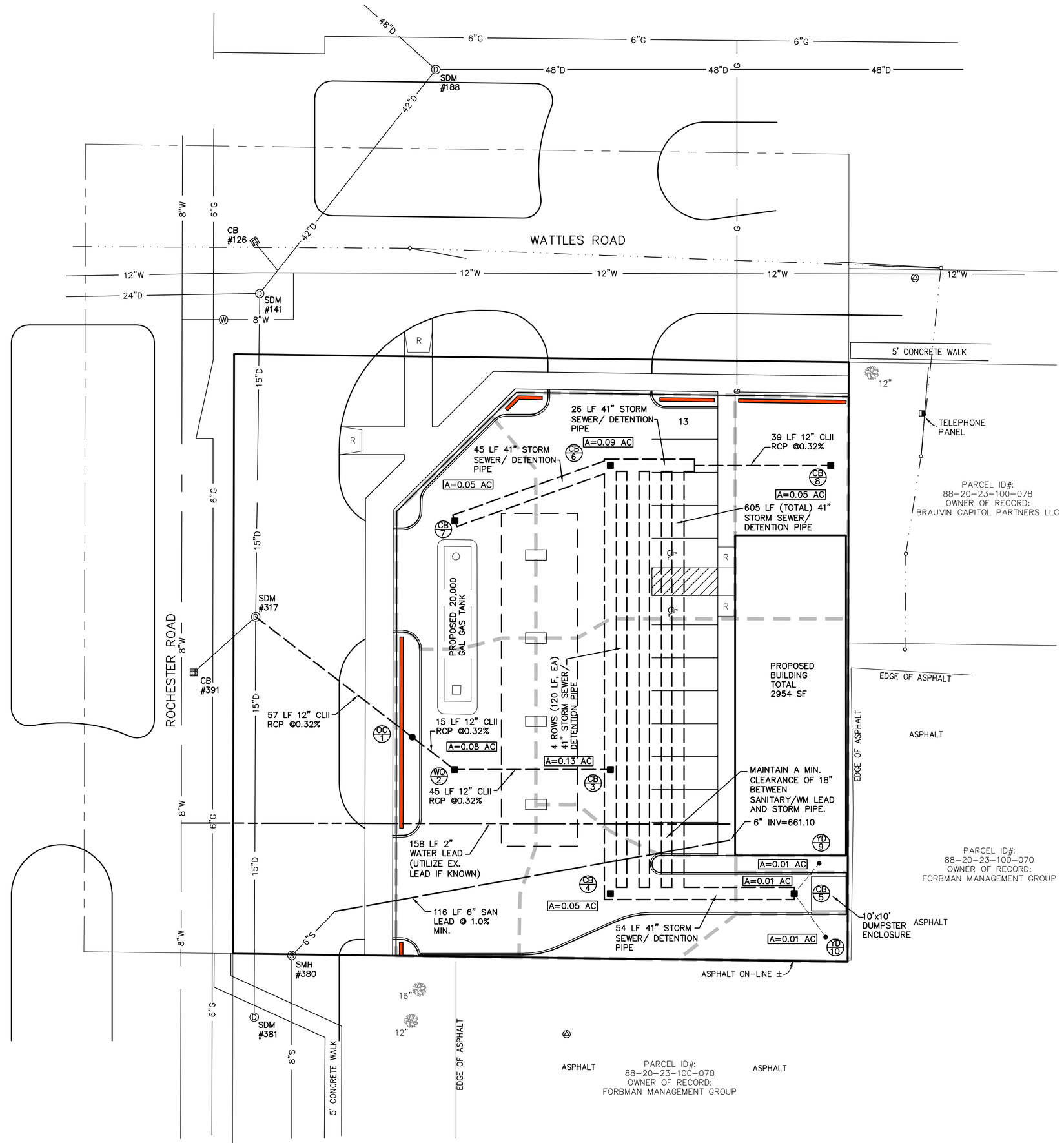
Provided 41" diameter pipe = 605 LF

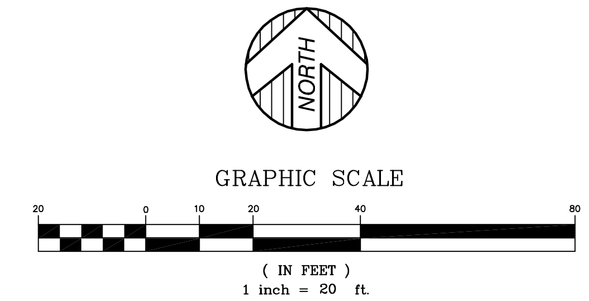
Highest Invert Elevation = 663.10

Highest Crown of Pipe Elevation = 666.52

41" pipes are partially full 8.86 cf/LF of pipe

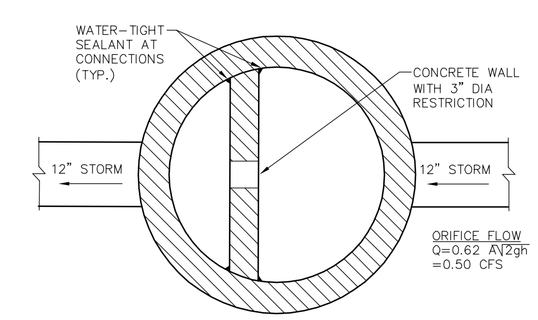
Therefore, pipes are ±97% full, or 0.12' below the crown elevation (calculated by trial and error) or elevation 666.40'.



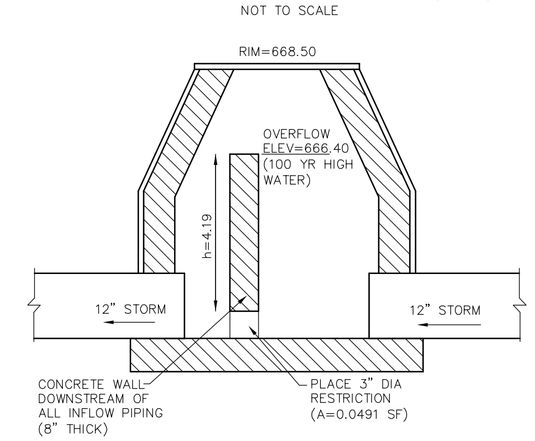


LEGEND

DRAINAGE LIMITS
X.XX ACRES DRAINAGE AREA



OUTLET CONTROL PLAN VIEW (OC1)
NOT TO SCALE



OUTLET CONTROL ELEVATION (OC1)
NOT TO SCALE

STORM SEWER SYSTEM DESIGN

DATE: 01/11/10
JOB #: 07-12490
PROJECT: 3990 ROCHESTER ROAD
BY: MDK
SHEET: 1

Q = C I A t = 15
Q = A x 1.486/n x R^2/3 x S^1/2 n1 = 0.012 PVC
I = 151.8/(t+19.9) n2 = 0.013 CONC.

FROM MH	TO MH	AREA A	COEFF. C	A x C	SUM A x C	TIME t	INT. I	FLOW Q	PIPE CAP.	PIPE AREA	PIPE DIA.	PIPE LENGTH	PIPE SLOPE	MIN HG BASED ON Q	HG FOR 2.5 FPS GIVEN D	ACTUAL HG	VEL. FULL	TIME FLOW	H.G. ELEV. HIGH END	H.G. ELEV. LOW END	INVERT ELEV. HIGH END	INVERT ELEV. LOW END	RIM ELEV. HIGH END	RIM ELEV. LOW END
		ac.				min.	in/hr	c.f.s.	c.f.s.	sq. ft.	in.	ft.	%	%	%	%	ft/sec	min.						
5	4	0.03	0.87	0.026	0.026	15.00	4.35	0.11	29.82	9.16	41.00	54.00	0.10	0.00	0.06	0.10	3.25	0.28	664.92	664.92	662.24	662.19	668.20	668.00
4	3	0.05	0.87	0.044	0.070	15.28	4.32	0.30	29.82	9.16	41.00	36.00	0.10	0.00	0.06	0.10	3.25	0.18	664.89	664.89	662.19	662.15	668.00	668.20
3	2	0.13	0.87	0.113	0.348	15.46	4.29	1.49	2.01	0.79	12.00	45.00	0.32	0.18	0.30	0.32	2.56	0.29	662.89	662.81	662.15	662.01	668.20	667.80
2	1	0.08	0.87	0.070	0.418	15.75	4.26	1.78	2.01	0.79	12.00	15.00	0.32	0.25	0.30	0.32	2.56	0.10	662.80	662.76	662.01	661.96	667.80	668.50
1	#317	0.00	0.87	0.000	0.418	15.85	4.25	1.77	2.01	0.79	12.00	57.00	0.32	0.25	0.30	0.32	2.56	0.37	662.72	662.58	661.96	661.78	668.50	667.70
7	6	0.05	0.87	0.044	0.044	15.00	4.35	0.19	29.82	9.16	41.00	45.00	0.10	0.00	0.06	0.10	3.25	0.23	664.97	664.97	662.28	662.24	668.00	667.90
6	3	0.09	0.87	0.078	0.165	15.23	4.32	0.71	29.82	9.16	41.00	84.00	0.10	0.00	0.06	0.10	3.25	0.43	664.89	664.89	662.24	662.15	667.90	668.20
8	6	0.05	0.87	0.044	0.044	15.00	4.35	0.19	2.01	0.79	12.00	65.00	0.32	0.00	0.30	0.32	2.56	0.42	663.04	663.04	662.45	662.24	667.40	667.90

REVISION	DATE	BY	DESCRIPTION
01	3/4/10	MDK	REVISED PER CITY PLANNING

CLIENT: SAFEWAY OIL

UTILITY PLAN
GAS STATION
3990 ROCHESTER ROAD
CITY OF TROY, OAKLAND COUNTY, MI

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CHECKED BY: MDK 01/12/10
PROJECT NO: 07-12490.10

SHEET NO: C-5

LANDSCAPE NOTES:

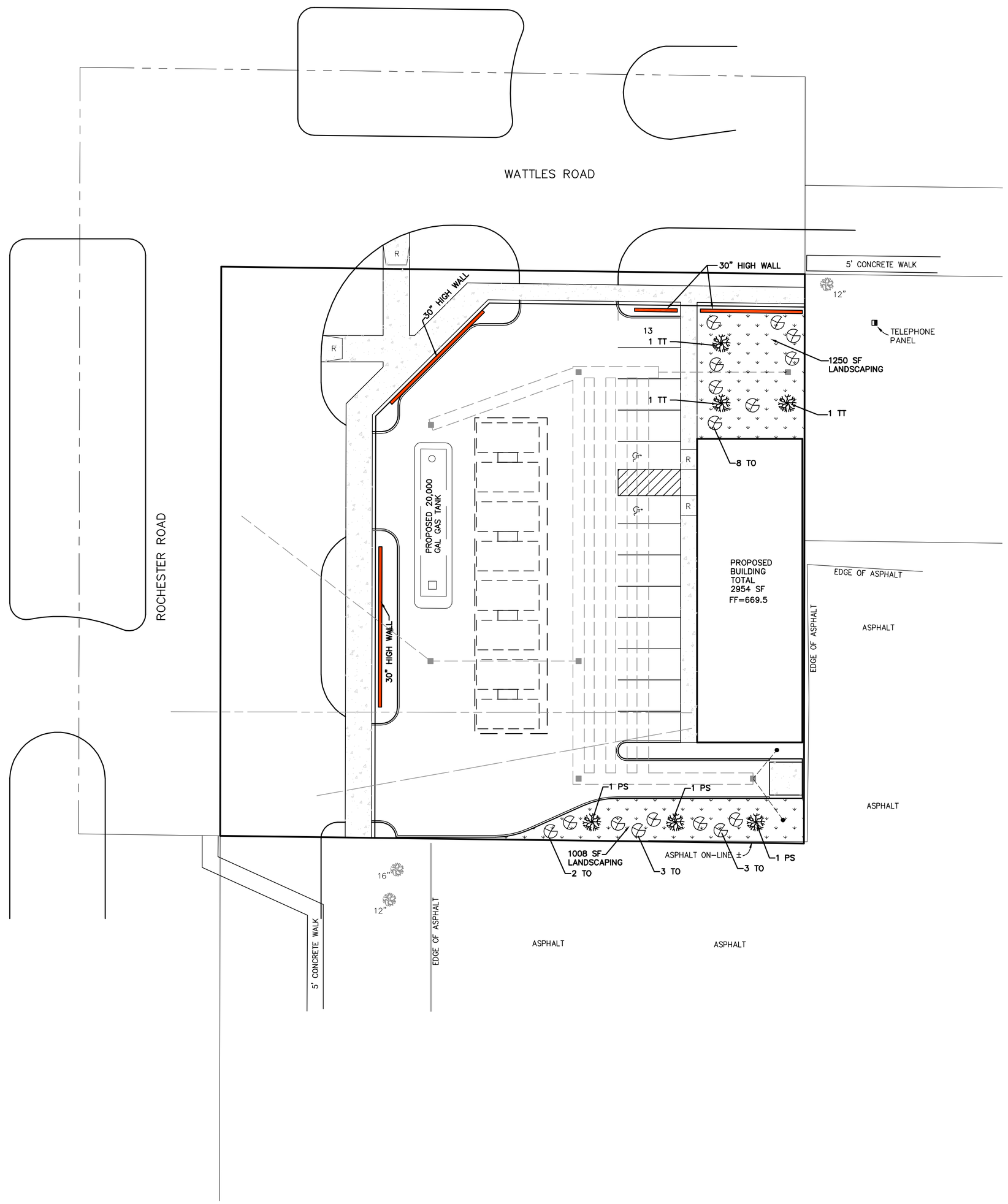
1. TREES WILL BE PLANTED AT LEAST 15 FEET APART.

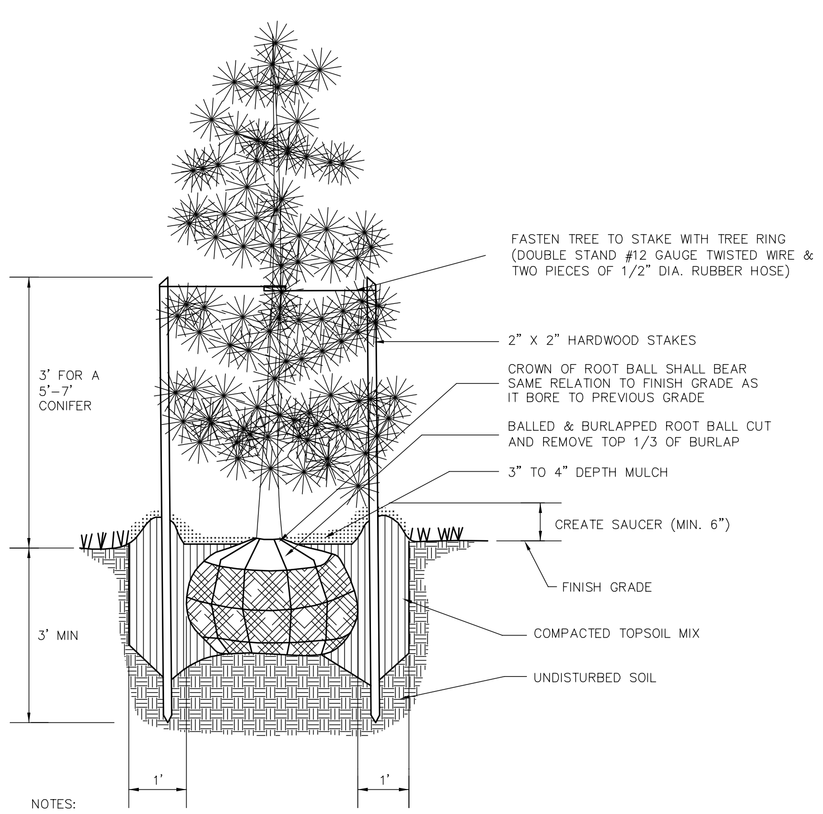
2. ALL DISEASED, DAMAGED, OR DEAD MATERIAL SHOWN ON THE PLANS SHALL BE REPLACED BY THE END OF THE FOLLOWING GROWING SEASON.

3. LAWN AREAS SHALL BE PLANTED IN SPECIES OF GRASS NORMALLY GROWN AS PERMANENT LAWNS IN SOUTHEAST MICHIGAN. GRASS MAY BE SODDED OR SEEDED AND MULCHED, EXCEPT THAT SOLID SOD SHALL BE USED IN SWALES OR OTHER AREAS SUBJECT TO EROSION. SOD OR SEED SHALL BE CLEAN, FREE OF WEEDS AND NOXIOUS PESTS OR DISEASE.

PLANT MATERIALS LIST

AMOUNT	KEY	NAME	SIZE
3	PS	PINUS STROBUS EASTERN WHITE PINE	10' HT.
3	TT	TILIA TOMENTOSA 'STERLING SILVER' STERLING SILVER LINDEN	2.5" CAL.
16	TO	THUJA OCCIDENTALIS ARBOR VITAE	6' HT.



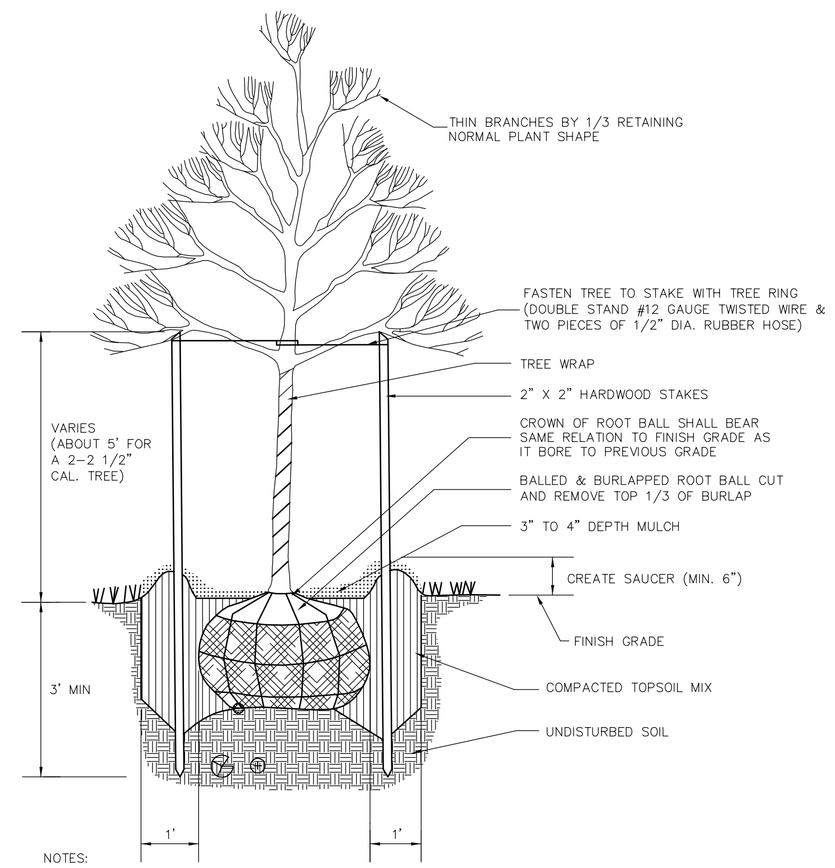


NOTES:

1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE
3. REMOVE TREE RINGS, TREE WRAP, AND STAKES TWO YEARS AFTER INSTALLATION
4. WATER TREE THOROUGHLY SUBSEQUENT TO INSTALLATION

CONIFEROUS TREE PLANTING DETAIL BALLED AND BURLAPPED

NOT TO SCALE



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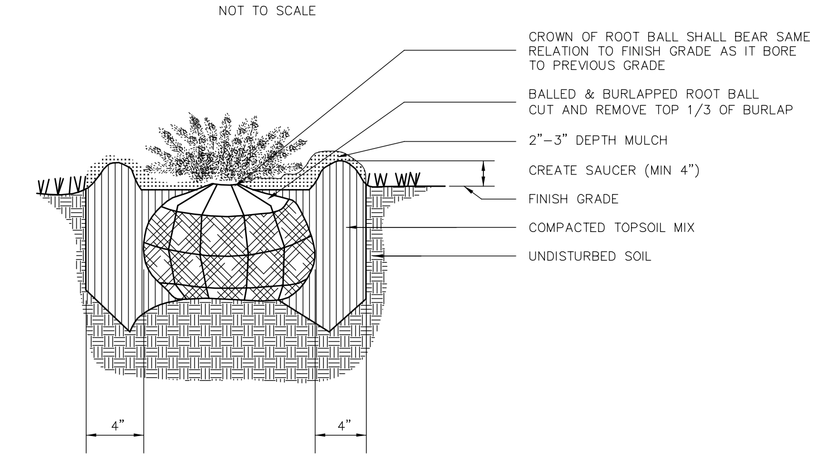
2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE
3. REMOVE TREE RINGS, TREE WRAP, AND STAKES TWO YEARS AFTER INSTALLATION
4. WATER TREE THOROUGHLY SUBSEQUENT TO INSTALLATION

DECIDUOUS TREE PLANTING DETAIL BALLED AND BURLAPPED

NOT TO SCALE



NOTES:

1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
2. WATER SHRUB THOROUGHLY SUBSEQUENT TO INSTALLATION

SHRUB PLANTING DETAIL

NOT TO SCALE

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REVISION	DATE	BY	DESCRIPTION
02	3/16/10	MDK	REVISED PER CITY PLANNING COMMISSION
01	3/4/10	MDK	REVISED PER CITY PLANNING

CLIENT: SAFEWAY OIL

LANDSCAPING PLAN
GAS STATION
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CITY OF TROY, OAKLAND COUNTY, MI

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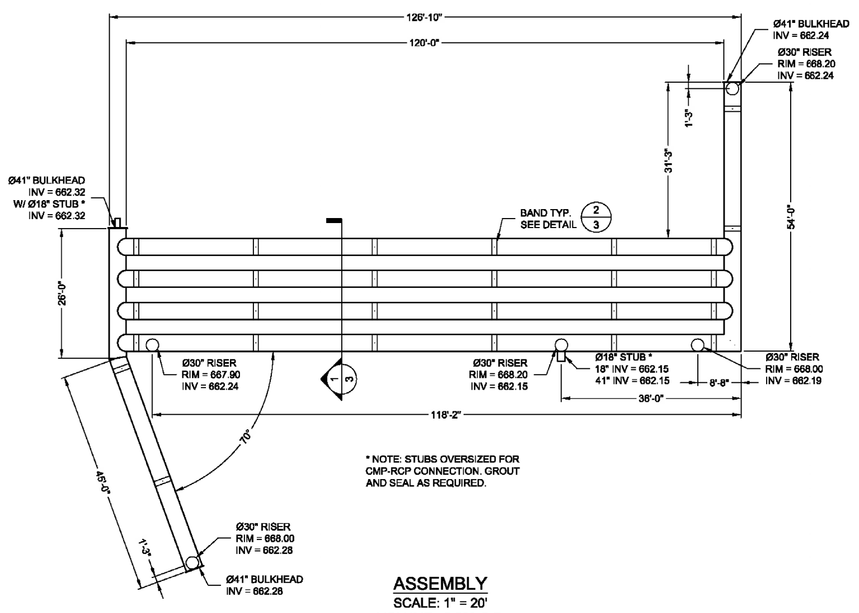
PROJECT NO: 07-12490.10

SHEET NO: C-6



* NOTE: STUBS OVERSIZED FOR CMP-RCP CONNECTION. GROUT AND SEAL AS REQUIRED.

ASSEMBLY

SCALE: 1" = 20'
VOLUME: 5,583 C.F.
LOADING: H20/H25
SYSTEM SLOPE = 0.10%

THE UNDERSIGNED HEREBY APPROVES THE ATTACHED (4) PAGES.

CUSTOMER _____ DATE _____

NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE.
- ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2⅔" x ½" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FABRICATED 12" BELOW GRADE..

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MARK	DATE	REVISION DESCRIPTION	BY

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www.contech-cpi.com
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800-338-1122 513-645-7000 513-645-7993 FAX

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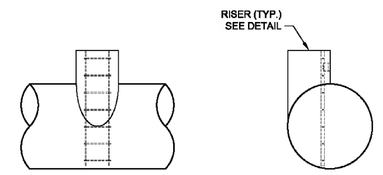
CONTECH PROPOSAL DRAWING

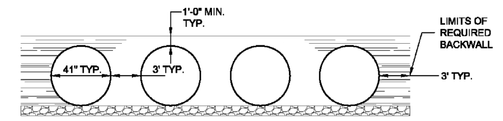
Ø41" UNDERGROUND DETENTION SYSTEM - 408963-001
TROY GAS STATION
TROY, MI
SITE DESIGNATION: CMP

PROJECT No: 408963 | SEQ. No: 001 | DATE: 1/12/10
DES SPECD: RJR | DRAWN: FCS
CHECKED: | APPROVED:
SHEET NO: 1 OF 4



TYPICAL RISER DETAIL

SCALE: N.T.S.



TYPICAL SECTION VIEW

SCALE: N.T.S.

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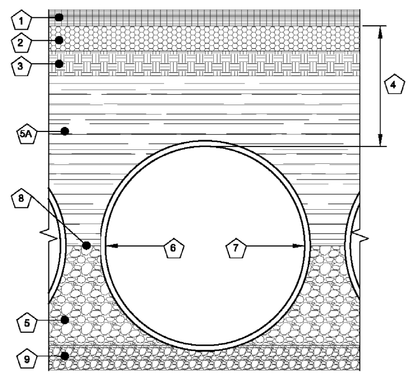
MARK | DATE | REVISION DESCRIPTION | BY

CONTECH® CONSTRUCTION PRODUCTS INC. www.contech-cpi.com 9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069 800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH® CMP DETENTION SYSTEMS CONTECH PROPOSAL DRAWING

Ø41" UNDERGROUND DETENTION SYSTEM - 408963-001
TROY GAS STATION
TROY, MI
SITE DESIGNATION: CMP

PROJECT No: 408963 | SEQ. No: 001 | DATE: 1/12/10
DES SPECD: RJR | DRAWN: FCS
CHECKED: | APPROVED:
SHEET NO: 2 OF 4



FOUNDATION/BEDDING PREPARATION

PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND BROUGHT BACK TO THE GRADE WITH A FILL MATERIAL AS APPROVED BY THE ENGINEER. ONCE THE FOUNDATION PREPARATION IS COMPLETE, THE 4 INCHES OF A WELL-GRADED GRANULAR MATERIAL SHALL BE PLACED AS THE BEDDING.

BACKFILL

THE BACKFILL SHALL BE AN A1, A2 OR A3 GRANULAR FILL PER AASHTO M-145 OR A WELL-GRADED GRANULAR FILL AS APPROVED BY THE ENGINEER (SEE INSTALLATION GUIDELINES). THE MATERIAL SHALL BE PLACED IN 8-INCH LOOSE LIFTS AND COMPACTED TO 90% AASHTO T99 STANDARD PROCTOR DENSITY. WHEN PLACING THE FIRST LIFTS OF BACKFILL, IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO LIFT (16") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE DETENTION SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON THE PIPE.

OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS. REFER TO TYPICAL BACKFILL DETAIL FOR MATERIAL REQUIRED.

1/3 BACKFILL DETAIL
SCALE: N.T.S.

1.) RIGID OR FLEXIBLE PAVEMENT

2.) GRANULAR ROAD BASE (MDOT 21-AA OR EQUAL)

3.) MDOT CLASS II SAND PLACED IN 8" LIFTS AND COMPACTED TO MINIMUM 95% STANDARD DENSITY PER AASHTO T-99.

4.) 12" MIN. FOR DIAMETERS THROUGH 96" 18" MIN. FOR DIAMETERS FROM 102" AND LARGER, MEASURED TO TOP OF RIGID OR BOTTOM OF FLEXIBLE PAVEMENT.

5.) CRUSHED STONE ANGULAR FILL SUCH AS #6, #57, MDOT 6A, 2G, 3G, 34G OR APPROVED EQUAL. (COMPACTED TO MINIMUM 90% STANDARD DENSITY PER AASHTO T-99.

5A.) APPROVED GRANULAR MATERIALS SUCH AS AASHTO A1, A3, MDOT CLASS II SAND OR AS APPROVED BY THE ENGINEER, MATERIAL COMPACTED TO MINIMUM 90% STANDARD DENSITY PER AASHTO T-99.

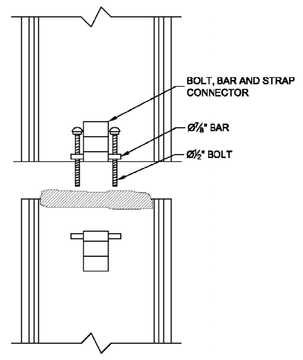
6.) Ø12" THRU Ø84" 2 2/3" X 1/2" CSP, GAGE PER AASHTO SECTION 12 OR MDOT 2003 STANDARD SPECIFICATION FOR CONSTRUCTION.

7.) Ø54" THRU Ø144" 3" X 1" OR 5" X 1" CSP GAGE PER AASHTO SECTION 12 OR MDOT 2003 STANDARD SPECIFICATIONS FOR CONSTRUCTION.

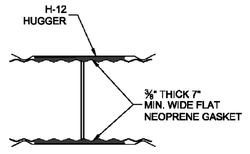
8.) CONTECH C40 4 OUNCE NON-WOVEN GEOTEXTILE IF REQUIRED BY ENGINEER OF RECORD TO PREVENT SOIL MIGRATION.

9.) RELATIVELY LOOSE GRANULAR BEDDING, ROUGHLY SHAPED TO FIT BOTTOM OF PIPE, 4" TO 6" IN DEPTH.

10.) CMP COATING DAMAGED DURING INSTALLATION SHALL BE REPAIRED WITH ZINC RICH PAINT PER ASTM A 780.



CONNECTION DETAIL
SINGLE BOLT, BAR AND STRAP



FLAT GASKET

GENERAL NOTES

1. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
   12" THRU 48", 1-PIECE
   54" THRU 96", 2-PIECE
   102" THRU 144", 3-PIECES
2. BAND FASTENERS ARE ATTACHED WITH SPOT WELDS, RIVETS OR HAND WELDS
3. REROLLED ANNULAR END CORRUGATIONS ARE NORMALLY 2 2/3" x 1/2". DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES

2/3 H-12 HUGGER BAND DETAIL
SCALE: N.T.S.

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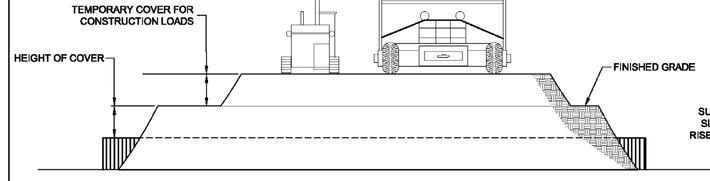
CONTECH® CMP DETENTION SYSTEMS CONTECH PROPOSAL DRAWING

Ø41" UNDERGROUND DETENTION SYSTEM - 408963-001
TROY GAS STATION
TROY, MI
SITE DESIGNATION: CMP

PROJECT No: 408963 | SEQ. No: 001 | DATE: 1/12/10
DES SPECD: RJR | DRAWN: FCS
CHECKED: | APPROVED:
SHEET NO: 3 OF 4



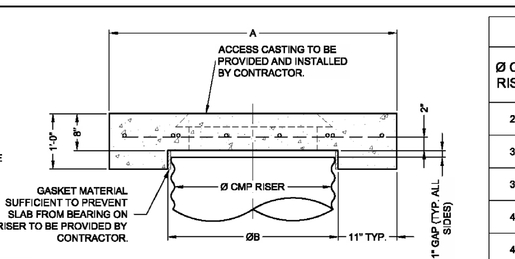
CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

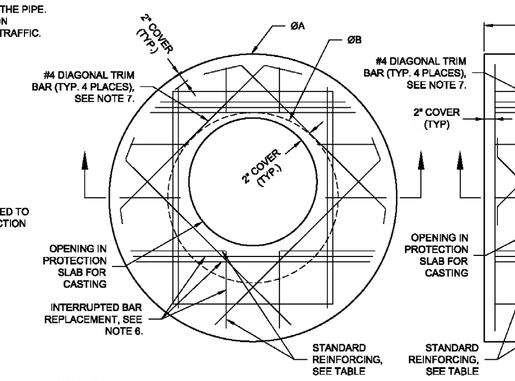
3/4 CONSTRUCTION LOADING DIAGRAM
SCALE: N.T.S.



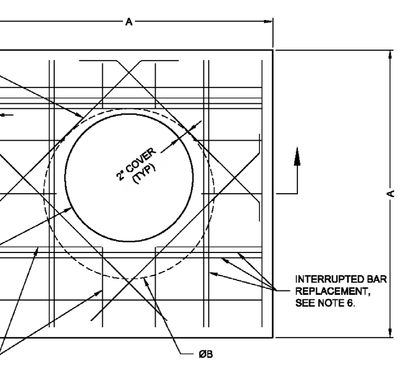
SECTION VIEW

Ø CMP RISER	A	Ø B	REINFORCING	**BEARING PRESSURE (PSF)
24"	Ø 4' 4"X4'	28"	#5 @ 12" OCEW #6 @ 12" OCEW	2,410 1,780
30"	Ø 4'-6" 4'-6" X 4'-6"	32"	#5 @ 12" OCEW #5 @ 12" OCEW	2,120 1,520
36"	Ø 5' 5' X 5'	38"	#5 @ 10" OCEW #6 @ 10" OCEW	1,890 1,350
42"	Ø 5'-6" 5'-6" X 5'-6"	44"	#5 @ 10" OCEW #6 @ 8" OCEW	1,720 1,210
48"	Ø 6' 6' X 6'	50"	#6 @ 9" OCEW #6 @ 8" OCEW	1,600 1,100

** ASSUMED SOIL BEARING CAPACITY



ROUND OPTION PLAN VIEW



SQUARE OPTION PLAN VIEW

SPECIFICATION FOR CORRUGATED STEEL PIPE-ALUMINIZED TYPE 2 STEEL

SCOPE

THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE CORRUGATED STEEL PIPE (CSP) DETAILED IN THE PROJECT PLANS.

MATERIAL

THE ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M274 OR ASTM A929.

PIPE

THE CSP SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF AASHTO M36 OR ASTM A760. THE PIPE SIZES, GAGES AND CORRUGATIONS SHALL BE AS SHOWN ON THE PROJECT PLANS.

ALL FABRICATION OF THE PRODUCT SHALL OCCUR WITHIN THE UNITED STATES.

HANDLING AND ASSEMBLY

SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE NATIONAL CORRUGATED STEEL PIPE ASSOCIATION (NCSPA).

INSTALLATION

SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II OR ASTM A798 AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

NOTES:

1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 3,500 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERING, BINGHAMTON, NY.

4/4 MANHOLE CAP DETAIL
SCALE: N.T.S.

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SITE DESIGNATION: CMP

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DES SPECD: RJR | DRAWN: FCS
CHECKED: | APPROVED:
SHEET NO: 4 OF 4

REVISION	DATE	BY	DESCRIPTION
01	3/4/10	MDK	REVISED PER CITY PLANNING

CLIENT: SAFEWAY OIL

DETENTION DETAILS
GAS STATION
3990 ROCHESTER ROAD
CITY OF TROY, OAKLAND COUNTY, MI

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. FURTHER, CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF ANY NEARBY STRUCTURES, OF ANY PERSONS ENGAGED IN THE WORK, OR OF ANY OTHER PERSONS.

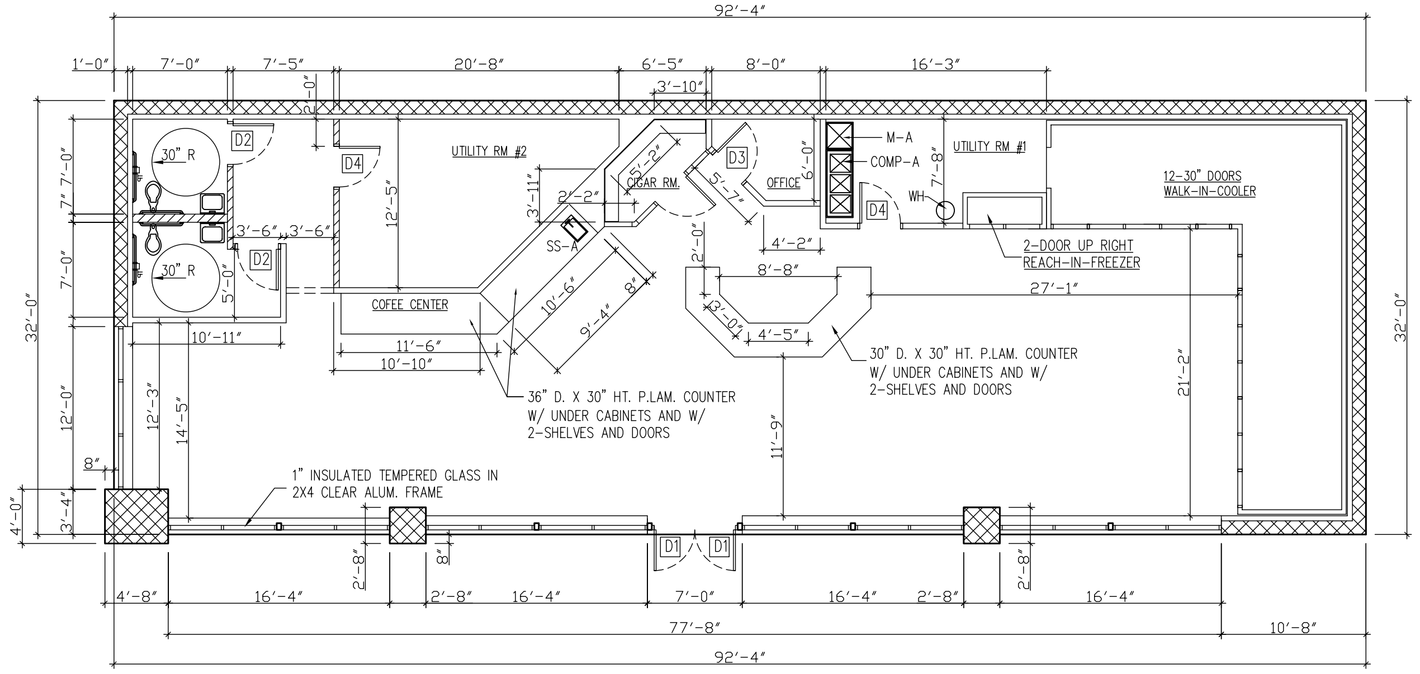
PROFESSIONAL ENGINEERS
PROFESSIONAL SURVEYORS
22556 GRATIOT AVENUE
EASTPOINTE, MI 48021
(586)772-2222 PHONE
(586)772-4048 FAX

KEM-TEC & ASSOCIATES

72 HOURS (3 WORKING DAYS)
BEFORE YOU DIG
CALL MISS DIG
800-482-7171 (TOLL FREE)

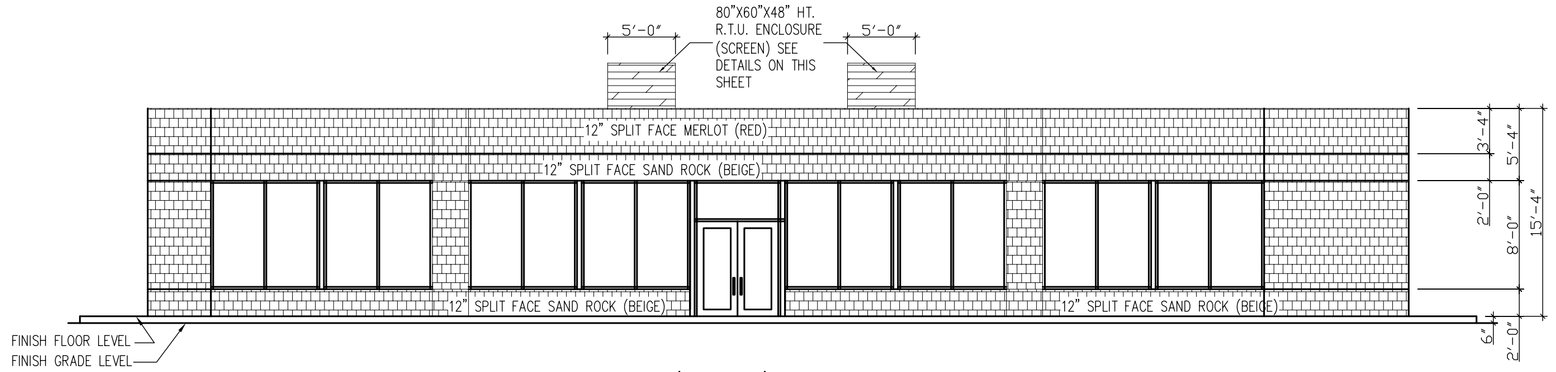
DRAWN BY: MDK 01/12/10
SCALE: 1"=20'
CHECKED BY: MDK 01/12/10
PROJECT NO: 07-12490.10

SHEET NO: C-7



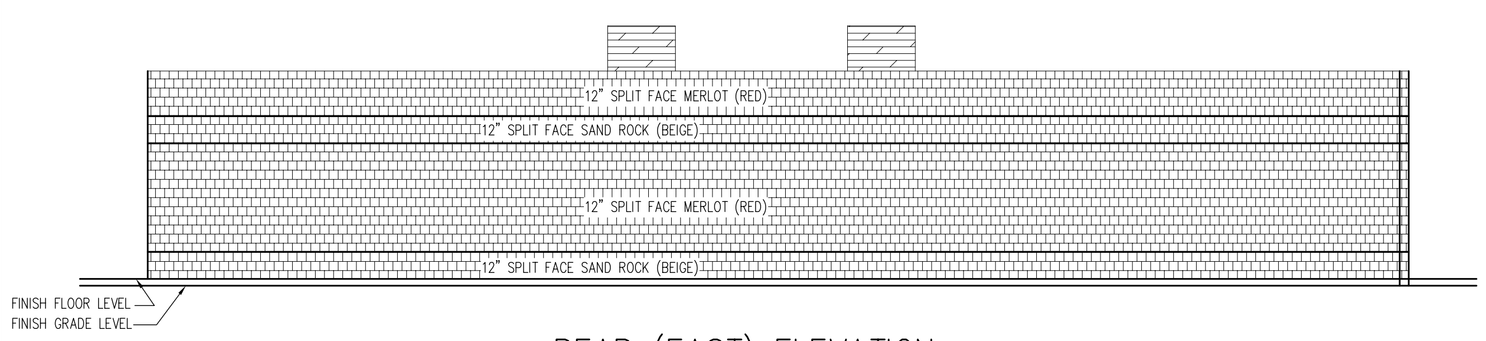
TROY- FLOOR PLAN

SCALE 1/8" = 1'-0"



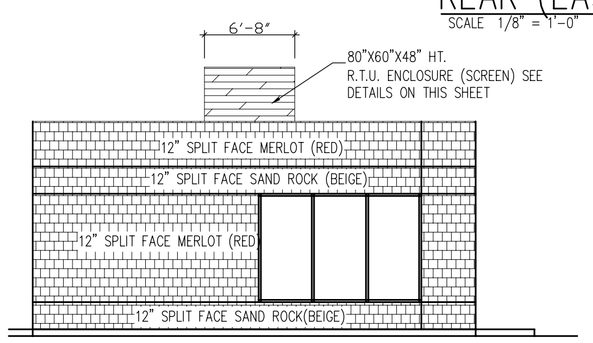
FRONT (WEST) ELEVATION

SCALE 1/8" = 1'-0"



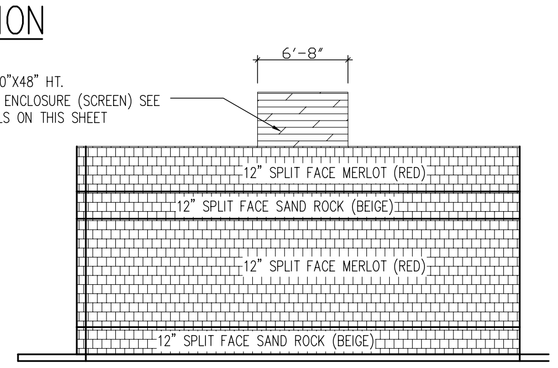
REAR (EAST) ELEVATION

SCALE 1/8" = 1'-0"



LEFT (NORTH) ELEVATION

SCALE 1/8" = 1'-0"

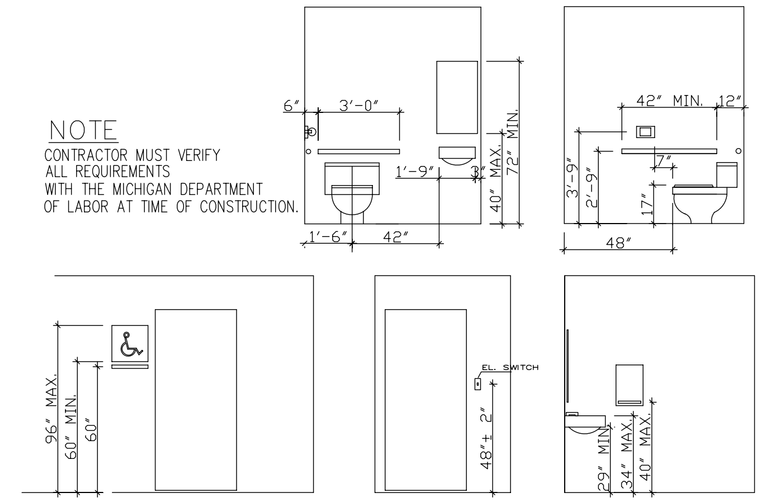


RIGHT (SOUTH) ELEVATION

SCALE 1/8" = 1'-0"

NOTE

CONTRACTOR MUST VERIFY ALL REQUIREMENTS WITH THE MICHIGAN DEPARTMENT OF LABOR AT TIME OF CONSTRUCTION.



BARRIER FREE TOILET DETAILS

NO SCALE

GENERAL NOTES:-

1- ALL WORK SHALL COMPLY WITH LOCAL CITY AND STATE OF MICHIGAN APPLICABLE ORDINANCE AND SPECIFICATIONS.

2- THE GENERAL CONTRACTOR SHALL COMPLY WITH THE STATE OF MICHIGAN BARRIER FREE DESIGN REQUIREMENTS AS DEEMED NECESSARY BY THE LOCAL BUILDING OFFICIALS.

3- ALL WOOD BLOCKING TO BE NON-COMBUSTABLE.

4- GENERAL CONTRACTOR TO PROVIDE ½" NON-COMPUSTABLE PLYWOOD BACKING FOR ALL NEW HUNG SINK INSTALLATIONS.

5- ALL TOILET ACCESSORIES ARE TO BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR. SUBMIT SHOP DRAWINGS FOR THE ARCHITECT'S APPROVAL. PROVIDE NON-COMBUSTABLE PLYWOOD BACKING AT ALL ACCESSORIES, GRAB BARS, ETC.

6- ALL MIRRORS TO HAVE STAINLESS STEEL FRAMES.

7- ALL GYPSUM BOARD SHALL BE INSTALLED WITH FASTENERS AT 6" O.C. AT EDGE OD BOARD AND 12" O.C. IN FIELD OR AS DEEMED REQUIRED BY LOCAL BUILDING INSPECTOR.

8- PROVIDE OWENS/ CORNING SOUND INSULATION AT ALL NEW WALL CONSTRUCTION, CEILINGS OF NEW OFFICE, AND TOILETS THROUGHOUT WHERE NEW CEILING TILES ARE TO BE INSTALLED.

NOTE:-

ENTIRE BUILDING TO HAVEFIRE SUPPRESSION SYSTEM. FIRE CONTRACTOR TO SUBMIT DRAWINGS TO CITY FOOR PERMIT.

ENTIRE BUILDING TO HAVE FIRE ALARM SYSTEM. FIRE ALARM CONTRACTOR TO SUBMIT DRAWINGS TO CITY FOR PERMIT.

WALL LEGEND

- ⅝" DRYWALL FINISHED AND PAINTED ON 1⅝"X 3⅝" (20 GAGE) METAL STUDS @ 16" O.C. WITH 2-2" RIGIDE INSULATION (R20) FULL HEIGHT TO UBDERSIDE OF DECK ON 12" MASONRY BLOCK.
- INTERIOR FRAME WALL 1⅝"X 3⅝" (20 GAGE) METAL STUDS @ 16" O.C. WITH ⅝" DRYWALL FINISHED AND PAINTED ON EACH SIDE FULL HEIGHT TO UNDERSIDE OF DECK
- INTERIOR FRAME WALL 1⅝"X 3⅝" OR 6" (20 GAGE) METAL STUDS @ 16" O.C. WITH ⅝" DRYWALL FINISHED AND PAINTED ON EACH SIDE 8'-HT.

PLUMBING FIXTURES SCHEDULE

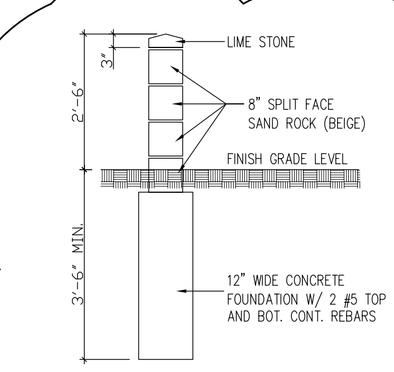
MARK	FIXTURE	MARK	FIXTURE
WC-A	WATER CLOSET FLOOR MOUNTED FLUSH VALVE	M-A	24"X24" FLOOR TYPE VINYL MOP SINK
UR-A	URINAL WALL MOUNTED	COMP-A	5'-0" LONG 3-COMPARTMENT S.S. SINK
LAV-A	LAVATORY COUNTERTOP	WH	30 GAL. HT. EFFICIENCY ELECTRIC WATER HEATER
FD	FLOOR DRAIN	SS-A	DROP IN S.S. HAND SIN
RS	ROOF SUMP	MOOR DETAILS/ INFORMATION PROVIDED ON SHEET M1	

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS	CEILING
UTILITY RM. 1 & 2	SEALED COLOR CONCRETE		DRYWALL PAINTED	EXPOSED ROOF DECK PAINTED
OFFICE	SEALED COLOR CONCRETE	4" VINYL	DRYWALL PAINTED	2'X4' LAY-IN ACCOUST. TILE
CASHIER AREA	SEALED COLOR CONCRETE	4" VINYL	DRYWALL PAINTED	EXPOSED ROOF DECK PAINTED
H.C. TOILET RM.	SEALED COLOR CONCRETE	4" VINYL	DRYWALL PAINTED	2'X4' LAY-IN ACCOUST. TILE
SALES AREA	SEALED COLOR CONCRETE	4" VINYL	DRYWALL PAINTED	EXPOSED ROOF DECK PAINTED
WALK-IN-COOLER	SEALED COLOR CONCRETE	4" VINYL	-------	-------

DOOR SCHEDULE

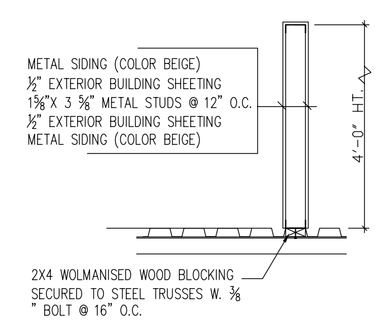
KEY	SIZE	DESCRIPTION	FRAME
D1	3'-0" X 7'-0"	1" TEMP.,INSULATED GLASS DOOR W/ SELF CLOSING DEVICE & KEY LOCK	CLEAR ALUM. FRAME
D2	3'-0" X 7'-0"	36" S.C.W'D DOOR W/ LEVER LOCK KICK PLATE AND SELF CLOSING DEVICE	READY METAL FRAME
D3	3'-0" X 7'-0"	36" S.C.W'D DOOR W/ LEVER LOCK	READY METAL FRAME
D4	3'-0" X 7'-0"	36" S.C.W'D DOOR W/ PASSENGER LOCK	READY METAL FRAME



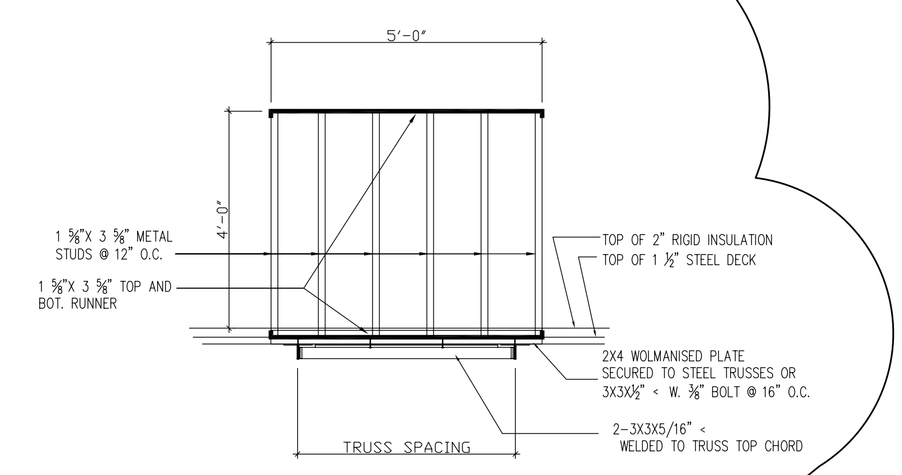
SCREEN WALL DETAIL

N.T.S.

NOTE:
FOR LENGTH OF MASONRY SCREEN WALL ALONG ROCHESTER ROAD AND WATTLES ROAD REFER TO SITE PLAN SHEETS C-3 AND C-6



CROSS SECTION



SECTION ⊥ TO TRUSSESS

R.T.U. SCREEN WALL DETAIL

N.T.S.

PROJECT:

PROPOSED GAS STATION W/ CONVENIENT STORE

OWNER'S NAME AND ADDRESS:

SAFEYWAY OIL
KASSEM BEYDOUN
7800 BRENT ST.
DEARBORN MI. 48126

LOCATION:

3990 ROCHESTER ROAD
TROY MI. 48083

KASSEY ENGINEERING INC.

7800 BRENT ST.
DEARBORN MI. 48126
TEL:-313-377-1710

DRAWING BY:

HIKMAT KASSEM

SUBMITALS

REVISIONS:
03-18-10

PROJECT NO
09-100

DATE
12-21-09

SCALE
NOTED

SHEET TITLE
FLOOR PLAN
BUILDING ELEVATIONS

PAGE

A1

SEAL

DATE: April 7, 2010

TO: Planning Commission

FROM: R. Brent Savidant, Acting Planning Director

SUBJECT: PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 375) – Proposed Pro Car Wash East, East side of Rochester, South of Wattles, Section 23, Currently Zoned H-S (Highway Service) District

The applicant proposes to redevelop the site by demolishing the existing automatic car wash building and cashier building and replacing them with new buildings. Other site elements will be modified, although the existing pump islands and canopy will remain. The City recently acquired right-of-way from the owner for the ongoing Rochester Road construction project.

The attached report prepared by Carlisle/Wortman Associates, Inc. summarizes the project.

Please be prepared to discuss the application at the April 13, 2010 Planning Commission Regular meeting.

Attachments:
1. Maps.
2. Report prepared by CWA.

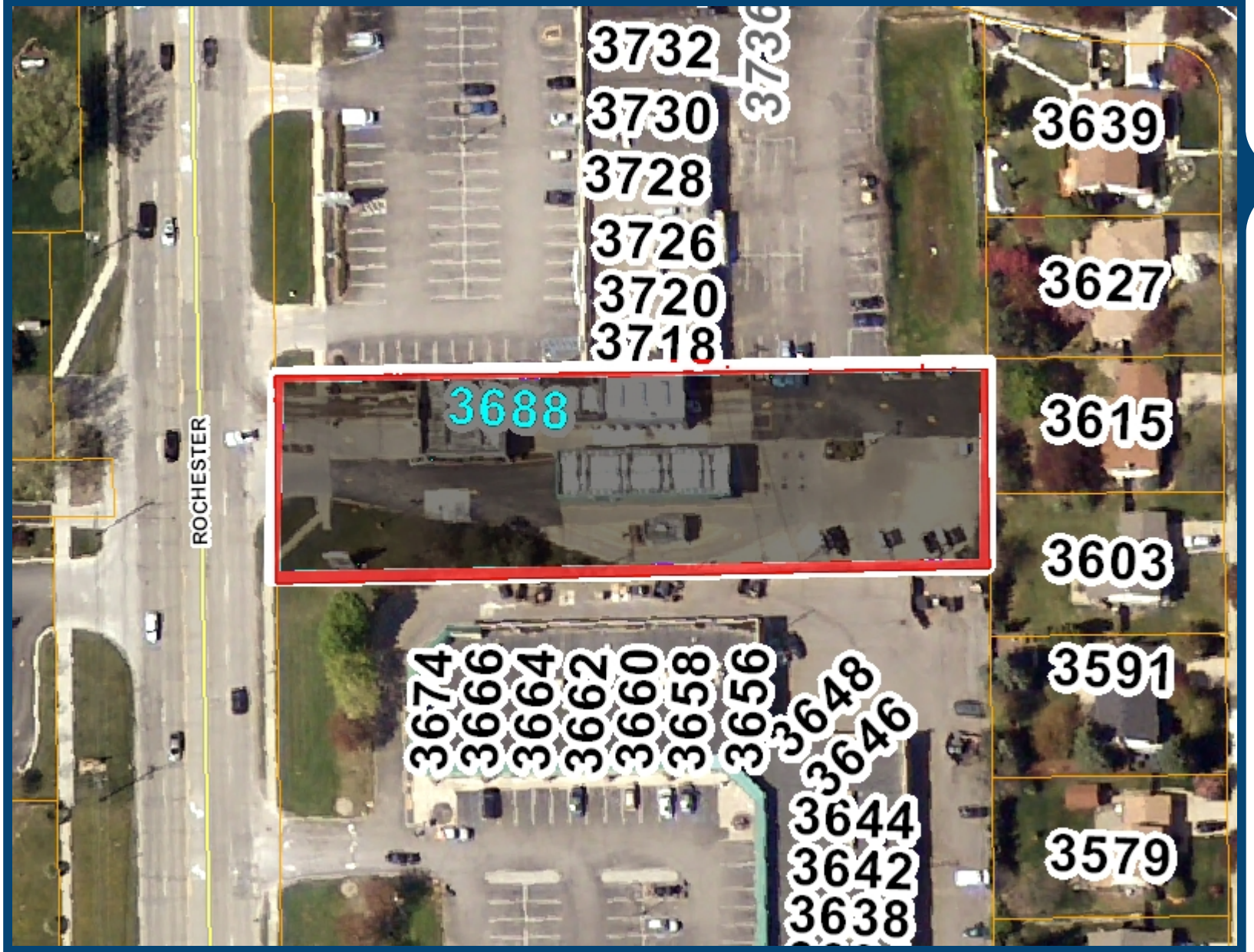
cc: Applicant
File/ SU 375

G:\SPECIAL USE\SU 375 Pro Car Wash East Sec 23\SU-375 PC Report 04 13 2010.docx

PC 2010.04.13
Agenda Item # 8

PRO CAR WASH EAST

City of Troy Planning Department



Legend

- I-75
- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Hydrography Poly
- Hydrography Arc
- Parcels
- Aerial Photos - 2008
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

156 0 78 156 Feet

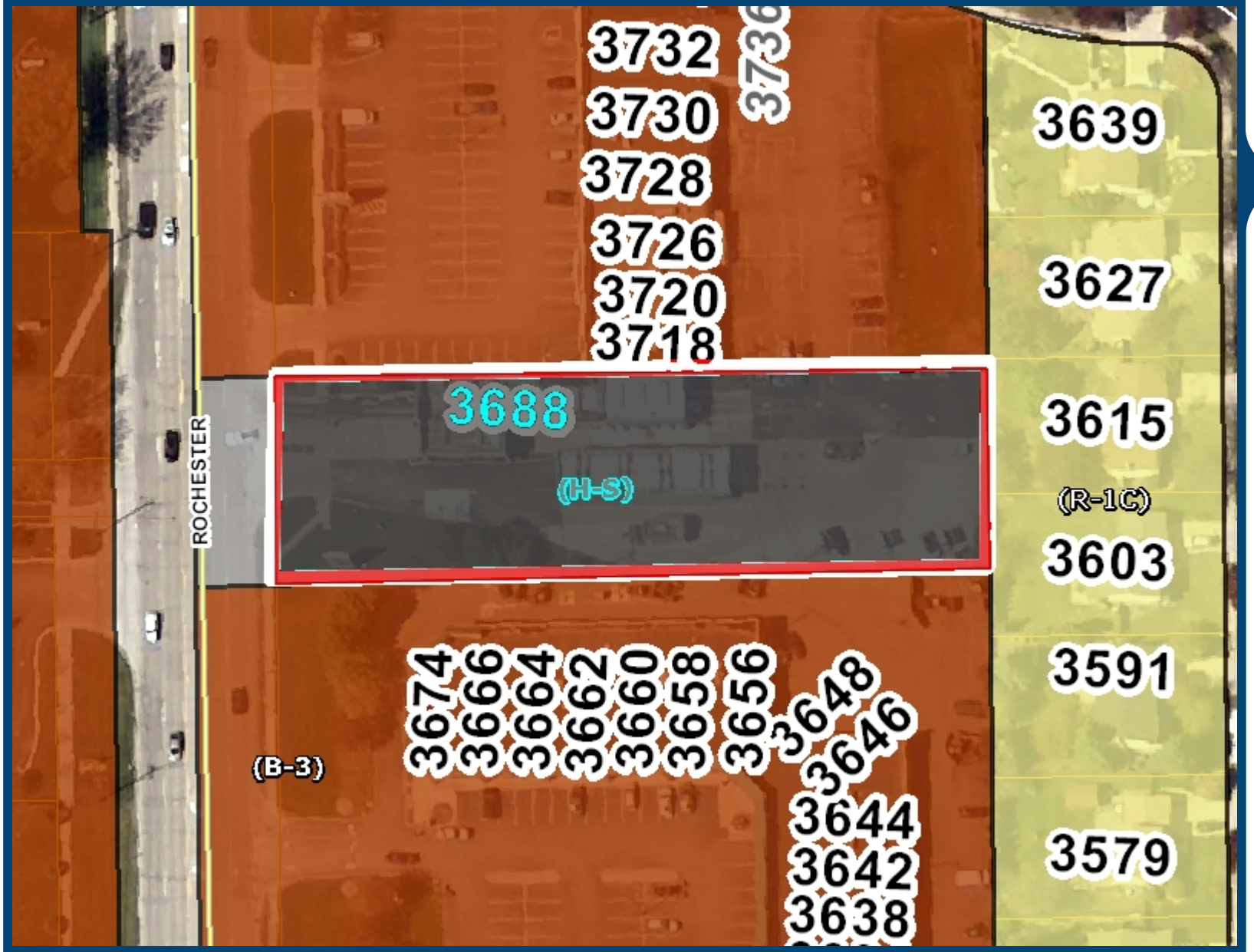
Scale 1: 936

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.

Printed: 2/26/2010

PRO CAR WASH EAST

City of Troy Planning Department



Legend

- I-75
- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Zoning
  - (PUD) Planned Unit Development
  - (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 District
  - (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 District
  - (CR-1) One Family Residential Cluster Distric
  - (R-1A) One Family Residential District
  - (R-1B) One Family Residential District
  - (R-1C) One Family Residential District
  - (R-1D) One Family Residential District
  - (R-1E) One Family Residential District
  - (R-1T) One Family Attached Residential Distr
  - (R-2) Two Family Residential District
  - (R-M) Multiple Family Residential Medium De
  - (RM-1) Multiple Family Residential District (Lo
  - (RM-2) Multiple Family Residential District (M
  - (RM-3) Multiple Family Residential District (Hi
- Hydrography Poly
- Hydrography Arc
- Parcels
- Aerial Photos - 2008
  - Red: Band_1
  - Green: Band 2

Printed: 2/26/2010

156 0 78 156 Feet

Scale 1: 936

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.

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: March 17, 2010
Rev.: April 7, 2010

Special Land Use Review
For
City of Troy, Michigan

Applicant:	Ron Jona & Associates, on behalf of Robert Waldron of Pro Car Wash East
Project Name:	Pro Car Wash East
Plan Date:	February 24, 2010
Location:	3688 Rochester Road
Zoning:	H-S, Highway Service
Action Requested:	Preliminary Site Plan Approval
Required Information:	Deficiencies noted

PROJECT AND SITE DESCRIPTION

We are in receipt of a revised submittal including a site and landscaping plan, a tree preservation plan, a preliminary grading plan, and a new floor plan. This submittal has been significantly updated since the application was originally filed. Changes since the first submittal include, but are not limited to, the following:

1. The fuel pumps have been relocated, along with the canopy, to a new location further south.
2. The cashier building has been eliminated and a new retail space has been added to the car wash building.
3. The circulation plan has changed significantly.

4. A vacuum station has been eliminated.
5. The overall landscaped area has been reduced.
6. Employee parking spaces have been reconfigured.
7. An automated customer service station for the car wash has been added.

Location of Subject Property:
The property is located near the corner of Bishop Drive and Rochester Road (3688 Rochester Road) in section 23.

Size of Subject Property:
The parcel is 0.857 acres in size.

Proposed Uses of Subject Parcel:
The applicant proposes to replace an existing automatic car wash with a larger automobile wash. The applicant also proposes to replace an existing cashier building with a new space incorporated into the new car wash building. This space would have square footage dedicated to merchandise sales. The applicant also proposes relocating existing vacuum stations to the west part of the site in what is currently an existing lawn area. A new series of refueling pumps and a new canopy would be added to the site, slightly further south than they currently are.

Current Use of Subject Property:
The property is currently used as an automatic car wash where engine fuels are sold as a significant part of the operation and features a cashier building, three vacuum stations, and four multiple product dispensing gasoline pump units.

Current Zoning:
The property is currently zoned H-S, Highway Service. Section 23.30.03 permits auto washes where engine fuels are sold as a significant part of the operation in the H-S District as a use permitted subject to special land use approval and to the provisions of Chapter 71 of the City Code.

Zoning Classification of Adjacent Parcels:
North: B-3 General Business District.
South: B-3 General Business District.
East: R-1E One Family Residential District.
West: B-3 General Business District.

Future Land Use Plan Designation:
The property is located in the Rochester Road Future Land Use Plan designation.

AREA, WIDTH, HEIGHT, SETBACKS

No elevations or details with regard to canopy have been presented. The applicant should provide elevation information in a revised site plan.

Required and Provided Dimensions:
Section 30.20.07 requires the following setbacks and height limits:

	Required:	Provided:
Setbacks		
Front (west)	40 feet (car wash) 25 feet (canopy edge) 35 feet (canopy support) 30 feet (pump island)	44.53 feet (car wash) 115 feet (canopy edge) 122.38 feet (canopy support) 122.38 feet (pump island)
Side (north)	0 feet (car wash) 10 feet (canopy edge) 20 feet (canopy support) 20 feet (pump island)	0 feet (car wash) 72.37 feet (canopy edge) 82 feet (canopy support) 82 feet (pump island)
Side (south)	10 feet (car wash) 10 feet (canopy edge) 20 feet (canopy support) 20 feet (pump island)	59.41 feet (car wash) 11.5 feet (canopy edge) 21.5 feet (canopy support) 21.5 feet (pump island)
Rear (east)	75 feet (car wash) 75 feet (canopy edge) 75 feet (canopy support) 75 feet (pump island)	102.5 feet (car wash) 139.61 feet (canopy edge) 146.72 feet (canopy support) 146.72 feet (pump island)
Building Height	40 feet (car wash) 40 feet (canopy)	26 feet (car wash) Unknown (canopy)

***** On a corner lot which borders on a non-residential District having frontage on the side or intersecting street the setback on that street shall be at least equal to the front yard setback required on the subject corner lot.

Items to be Addressed: *Provide elevation information for canopy.*

PARKING, LOADING

Proposed Parking:
The site plan indicates that 55 spaces are proposed, including one handicapped space, the 8 pump island spaces, 38 stacking spaces for the car wash, employee spaces and spaces for the cashier building.

Parking Calculations:
The parking calculations are as follows.

	Required
Pump Islands	1 per pump station = 8 spaces
Automobile Wash	5 Stacked cars/20 feet of wash line = 150/20 * 5 = 38 stacking spaces
Employees	1/employee = 4 spaces
Retail	1/200 sf. Of gross floor area = 1060 /200 = 5 spaces
Total Required	17 spaces + 38 stacking spaces = 55 spaces
Total Provided	9 parking spaces + 8 gasoline spaces. The applicant also claims that 38 stacking spaces are required; however we believe that several of these spaces are ineligible to be considered stacking spaces.

Parking Deficiency:

The increased automatic car wash square footage results in an increase in required stacking spaces. The site plan proposes some stacking spaces which clearly conflict with the loading zone, however. We calculate that the site plan only provides 30 spaces that can truly be considered stacking spaces for the car wash. The Zoning Ordinance requires stacking parking calculations to be based feet of wash line. Automobile wash stacking spaces must be provided at a rate of five spaces per 20 feet of wash line, or in this case, 38 spaces. Therefore, the site is deficient 8 automobile wash stacking spaces. However, these spaces are shown on the site plan, and were there to be no vehicle in the loading area; it is conceivable that all 38 spaces shown could be occupied. Of course, access to the refueling stations, vacuum areas, and access and exit lanes would also be restricted if all 38 spaces were occupied.

We believe it is highly unlikely that almost 40 vehicles would occupy the site for refueling simultaneously, and if they did, no customers would enter the site for refueling only. It is likely that customers who are entering the site would refuel and attain a car wash, which would also ease the burden on the stacking spaces by bringing the refueling spaces into play. That said, we do believe that the stacking spaces shown meet minimum requirements, especially given that the loading zone will likely be used at off hours.

Also, the parking spots and all vacuum stations are blocked by the car wash queue. This may not be a problem which can be solved on this restricted site. Also, this condition currently exists in many car wash facilities.

***Items to be Addressed*:** *None.*

SITE ACCESS AND CIRCULATION

Proposed Circulation:
The site will be accessed from three existing curb cuts; two on Rochester Road and one from the adjacent parking lot to the north. The access site from the parking lot to the north will be installed. This will increase overall access to the site, but this will create conflict with the car wash queue. In future submittals, the applicant should detail how this issue will be resolved.

Additional problems exist with the site access and circulation. They are as follows:

- The merging of the three lanes of car wash queued cars near the island on the east side of the property creates a conflict.
- There are three lanes of queues at the east end of the site, rounding the corner for the car wash. Only two are served by automated customer service payment systems for the car wash. How will the southernmost queue lane pay for car wash service?
- When in use, the loading zone will block cars that are attempting to queue.
- The only route identified for vehicles fueling to exit the property requires them to temporarily enter the car wash queue. At busy times, customers are unlikely to permit refueling customers to "cut" in line, and as such, could create conflicts.
- The proposed access to the north cannot be included until such time as the existing parking spaces blocking the access are reconfigured on the site to the north.

Items to be Addressed: *1.) Consider improving access from adjacent parking lot to the north. 2.) Address issues identified in bulleted list above.*

NATURAL RESOURCES

The site is existing and devoid of natural features, with the exception of some existing landscaping and a few trees. Please refer to our analysis of site landscaping later in this review.

Items to be Addressed: *None.*

LANDSCAPING

A landscape plan has been provided identifying how Ordinance requirements are being met. The applicant has provided sufficient frontage trees and is relocated several existing plants, thus reducing waste and the need for new plants. The applicant has not provided sufficient open space. The landscape design and tree preservation standards specify that 10% of the site area be landscaped. For this site, that would equate to 3,720 square feet, but the plan only allocates 1,644

square feet. Thus, the site plan is deficient by 2,076 square feet of landscaped area. The applicant must either increase more landscaped area or apply for a variance from the Board of Zoning Appeals.

Items to be addressed*: Increase landscaped area or obtain a variance from the zoning board of appeals.*

SPECIAL USE REVIEW

For any special land use, according to Section 03.31.04, the Planning Commission shall review the request, supplementary materials either in support or opposition thereto, as well as the Planning Department's report, at a Public Hearing established for that purpose, and shall either grant or deny the request, table action on the request, or grant the request subject to specific conditions.

Required Information

In the H-S District, an auto wash where engine fuels are sold as a significant part of the operation is a special land use, with the conditions that waiting and stacking spaces shall be provided in accordance with Section 40.21.44 and drives providing waiting or stacking spaces shall be set back at least twenty-five feet from any residential district as section 23.30.03 specifies. As such, a special land use permit must be issued to allow the project to move forward, in accordance with Section 03.31.00. Section 03.33.00 establishes the information required for a special land use application. All required information has been provided.

Standards of Approval

Section 03.31.05 states that before approving any requests for Special Use Approval, the Planning Commission, or the City Council, where indicated, shall find that:

1. *The land use or activity being proposed shall be of such location, size and character as to be compatible with the orderly development or use of adjacent land and/or Districts.*
2. *The land use or activity under consideration is within the capacity limitations of the existing or proposed public services and facilities which serve its location.*

We believe the intensification of this land use as proposed by the site plan is of such location and character as to be compatible with the orderly development or use of adjacent land and/or Districts. While this site plan represents a significant improvement over previous plans, especially the removal of the cashier building, we are concerned that the intensity may cause circulation and parking issues on the lot, as discussed in the parking, loading and site access and circulation sections above.

Also, the applicant requires a variance for landscaping or must revise the site plan. Therefore, given the remaining issues noted above and the need for a variance, we cannot support special land use approval at this time. We recommend the Planning Commission postpone action on the special land use request until the site plan addresses some of the remaining concerns raised in this review and the landscape deficiency is addressed.

***Items to be addressed**: Address site design issues and resolve the landscaping deficiency prior to seeking a determination with regard to the special land use permit.*

RECOMMENDATIONS

This project no longer represents a significant increase in intensity from what currently exists on the site, but with additional commercial square footage and a larger car wash building, there is a slight intensification of use and therefore parking and stacking requirements. The site plan does call for the elimination of a self-service car wash, however. Overall, the intensity of the site will be similar to what exists now, but may cause a few more vehicles moving throughout the site.

While we are confident that the proposed alterations to the existing business could be an improvement to the site, until such time as the applicant can include a series of revisions and resolve the landscaping deficiency, we recommend the request be postponed.

CARLISLE/WORTMAN ASSOCIATES, INC.
Zachary G. Branigan, LEED AP, AICP
Associate

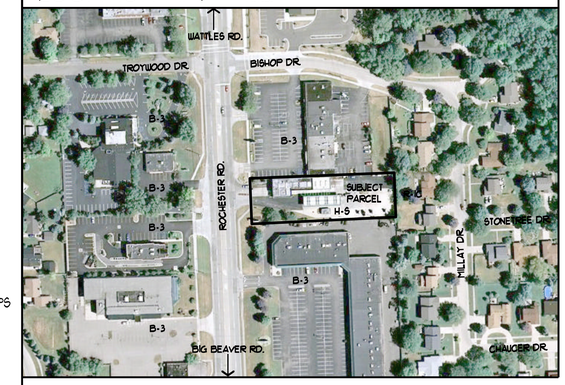
SITE DATA:

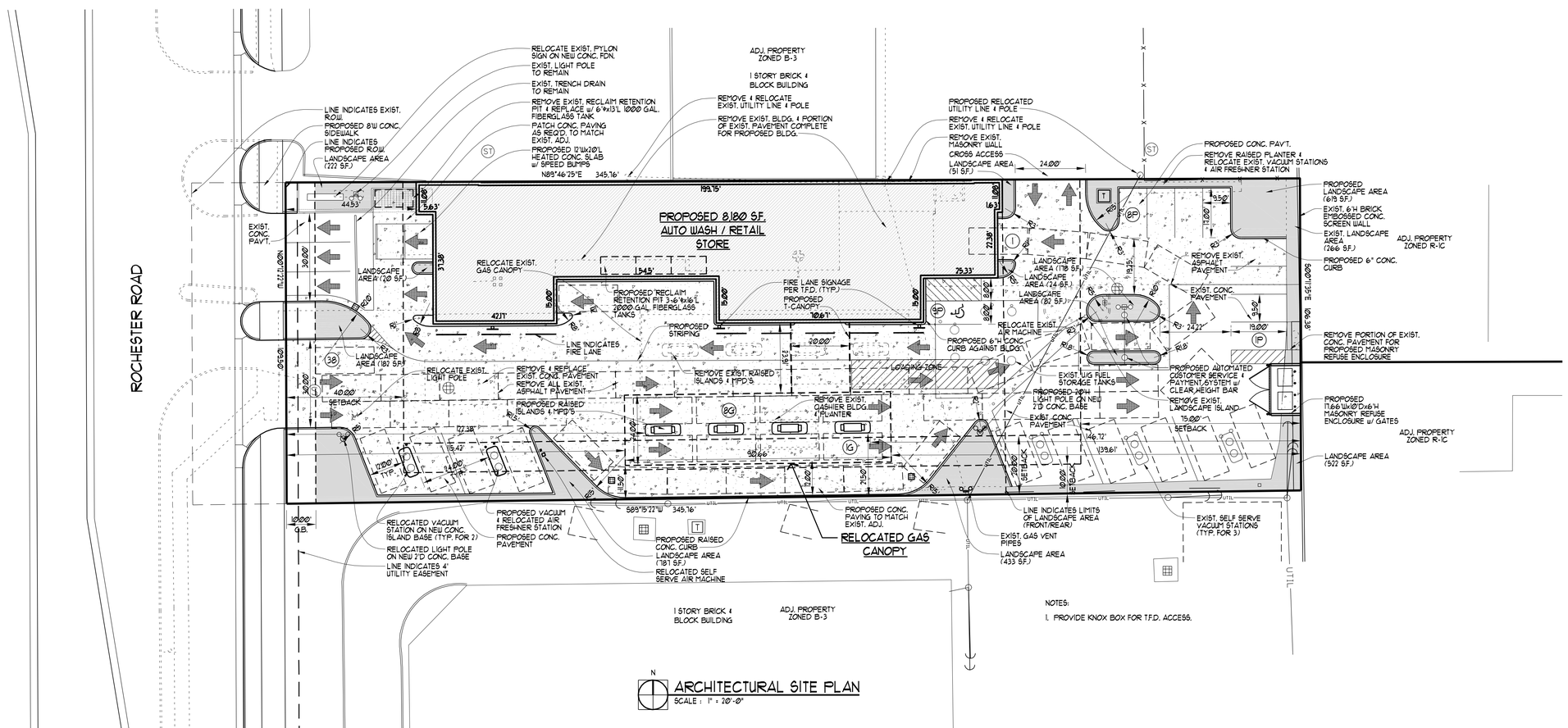
EXIST. ZONING:	H-S (HIGHWAY SERVICE)
SITE AREA:	37,320 S.F. = 0.857 ACRES
PROPOSED BUILDING USE:	AUTOMOBILE WASH, CONVENIENCE STORE & EXIST. AUTOMOBILE FUELING STATION
EXIST. BUILDING AREAS:	
AUTOMOBILE WASH:	4,622 G.F.A. (TO BE REMOVED)
CASHIER BUILDING:	213 G.F.A. (TO BE REMOVED)
PROPOSED BUILDING AREAS:	
AUTOMOBILE WASH:	7,120 G.F.A.
ATTACHED RETAIL:	1,060 G.F.A.
LANDSCAPE REQUIRED: (FRONT & SIDE YARDS ONLY)	3,732 S.F.
LANDSCAPE PROVIDED: (FRONT & SIDE YARDS ONLY)	1,644 S.F. (4.42%)
LANDSCAPE PROVIDED: (TOTAL SITE AREA)	3,366 S.F. (9.02%)
SETBACKS:	
FRONT YARD:	40'
SIDE YARD:	10' BLDG. & CANOPY ALONG SOUTH PROPERTY, 20' PUMPS
REAR YARD:	75' ADJ. TO RES.
GREENBELT:	10'
PARKING REQ'D.:	
AUTOMOBILE WASH:	1/EMPLOYEE + 5 STACKED CARS/20 FT. OF WASH LANE 4 EMPLOYEES + 150/20 x 5 = 4 + 38 = 4 PARKING SPACES + 38 STACKING SPACES REQ'D.
ATTACHED RETAIL:	1/200 G.F.A. 1,060 S.F./200 = 5.3 = 5 SPACES REQUIRED
AUTOMOBILE SERVICE STATION:	1/GASOLINE PUMP UNIT 4 MPD'S x 2 = 8 SPACES REQ'D.
PARKING PROVIDED:	

9 PARKING SPACES INCL. 1 H.C. SPACE + 38 STACKING SPACES + 8 GASOLINE SPACES

LOCATION MAP

N.T.S.





NOTES:

1. PROVIDE KNOX BOX FOR T.F.D. ACCESS.

ARCHITECTURAL SITE PLAN

SCALE : 1" = 20'-0"

RON JONA & ASSOCIATES

ARCHITECTURE
PLANNING
INTERIORS

29000 INKSTER
SUITE 120
SOUTHFIELD MI
48034

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FAX 248 357 3646

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DO NOT SCALE DRAWINGS

ISSUED

2/24/10	SLU 1ST SUBMITTAL
4/1/10	SLU 2ND SUBMITTAL

FILE	SP-1
DRAWN	DFG
CHECKED	RAJ

SEAL

CLIENT

ROBERT WALDRON

PROJECT

PRO CAR WASH EAST

3688 ROCHESTER RD.
TROY, MI

JOB NO.

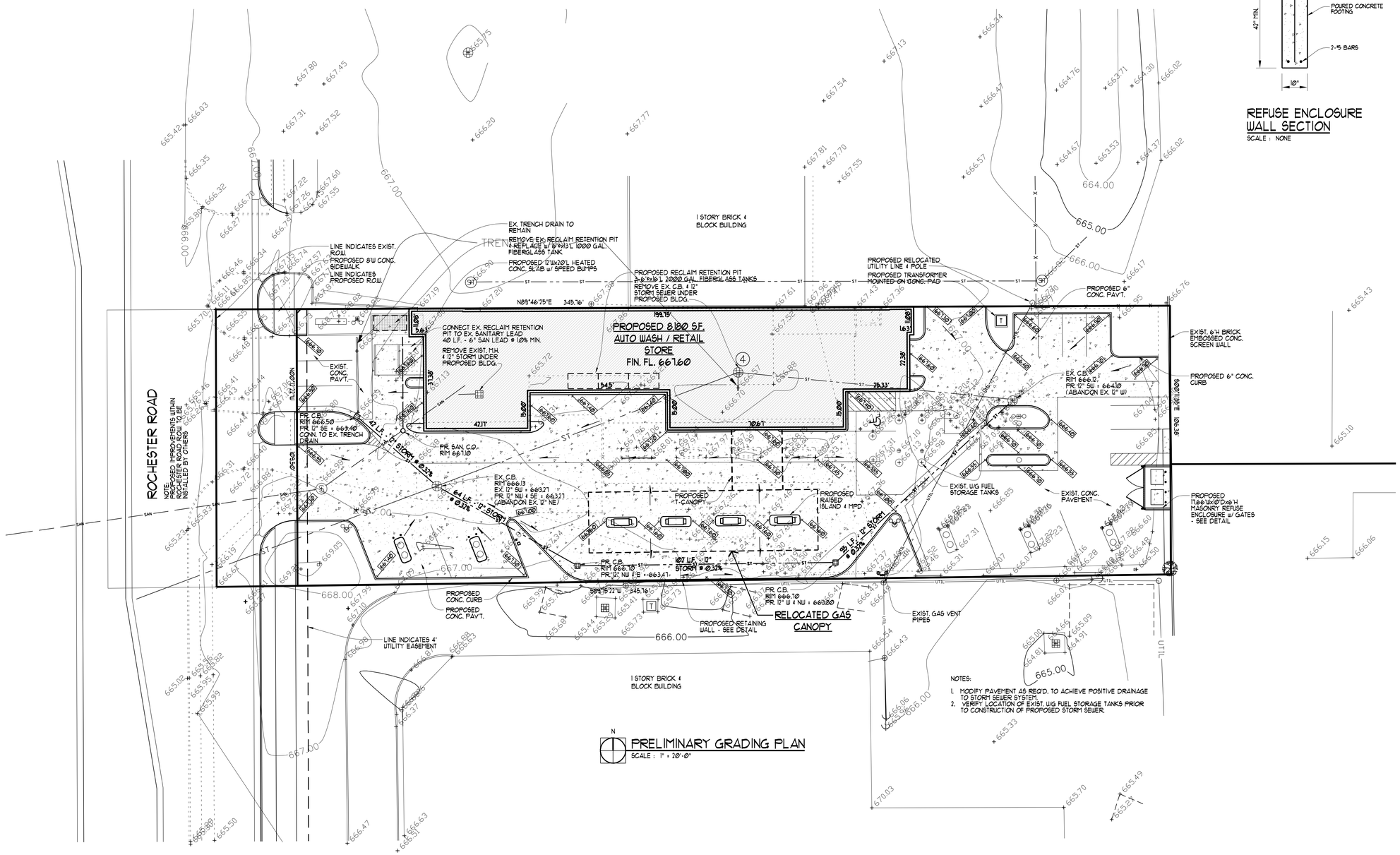
0925

SHEET

ARCHITECTURAL SITE PLAN

SHEET NO.

SP-1

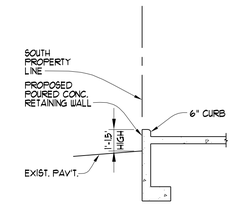


NOTES:

1. MODIFY PAVEMENT AS REQ'D. TO ACHIEVE POSITIVE DRAINAGE TO STORM SEWER SYSTEM.
2. VERIFY LOCATION OF EXIST. U/G FUEL STORAGE TANKS PRIOR TO CONSTRUCTION OF PROPOSED STORM SEWER.

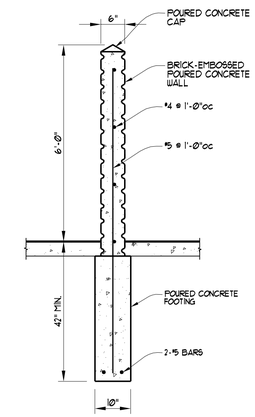
PRELIMINARY GRADING PLAN

SCALE : 1" = 20'-0"



CROSS SECTION

SCALE : NONE



REFUSE ENCLOSURE WALL SECTION

SCALE : NONE

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2/24/10	SLU 1ST SUBMITTAL
4/1/10	SLU 2ND SUBMITTAL

FILE	SP-1
DRAWN	DPG
CHECKED	RAJ

SEAL

CLIENT

ROBERT WALDRON

PROJECT

PRO CAR WASH EAST

3688 ROCHESTER RD.
TROY, MI

JOB NO.

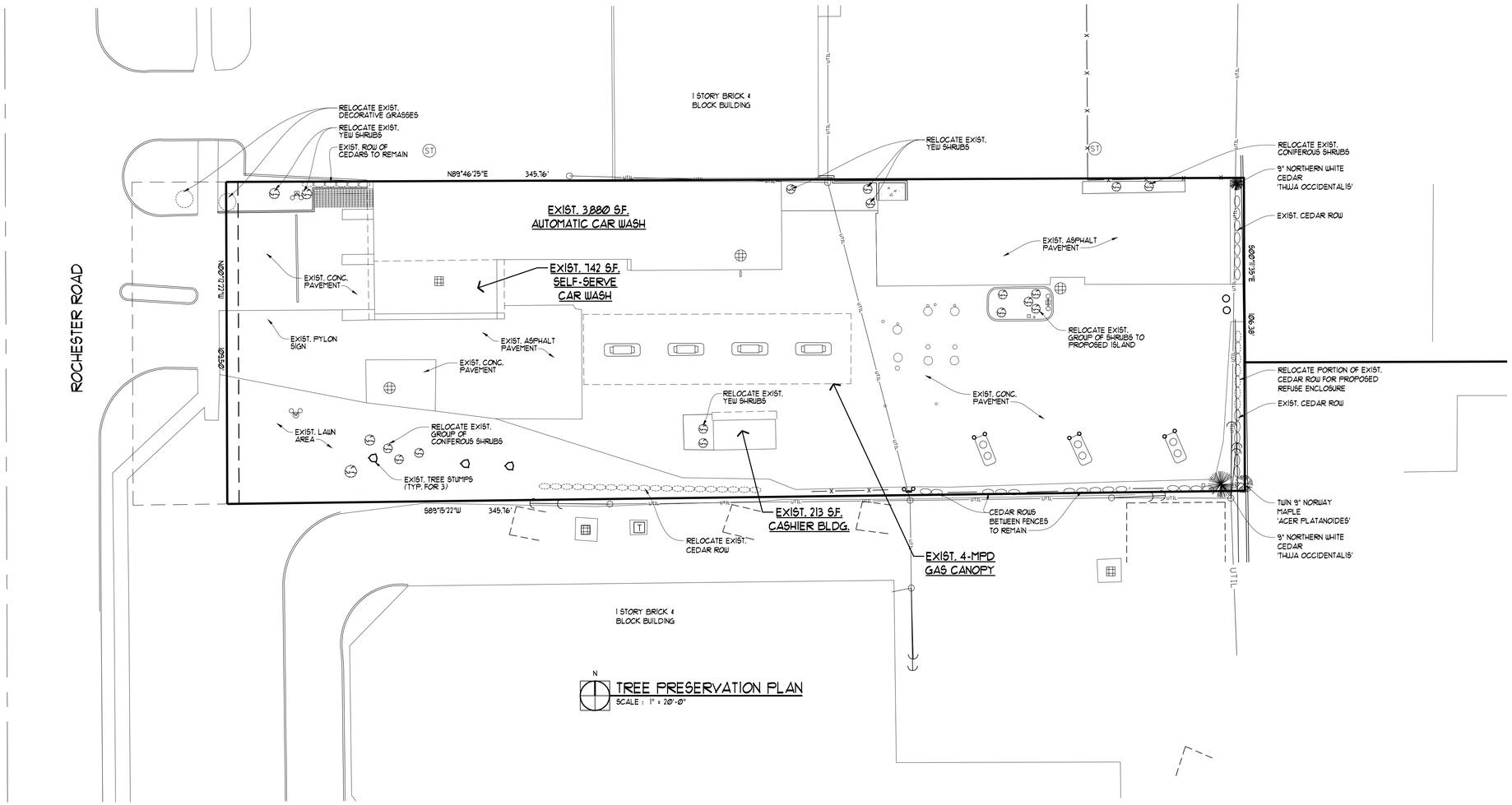
0925

SHEET

PRELIMINARY GRADING PLAN

SHEET NO.

GR-1



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ISSUED

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4/1/10	SLU 2ND SUBMITTAL

FILE	SP-1
DRAWN	DFG
CHECKED	RAJ

SEAL

CLIENT

ROBERT WALDRON

PROJECT

PRO CAR WASH EAST

3688 ROCHESTER RD.
TROY, MI

JOB NO.

0925

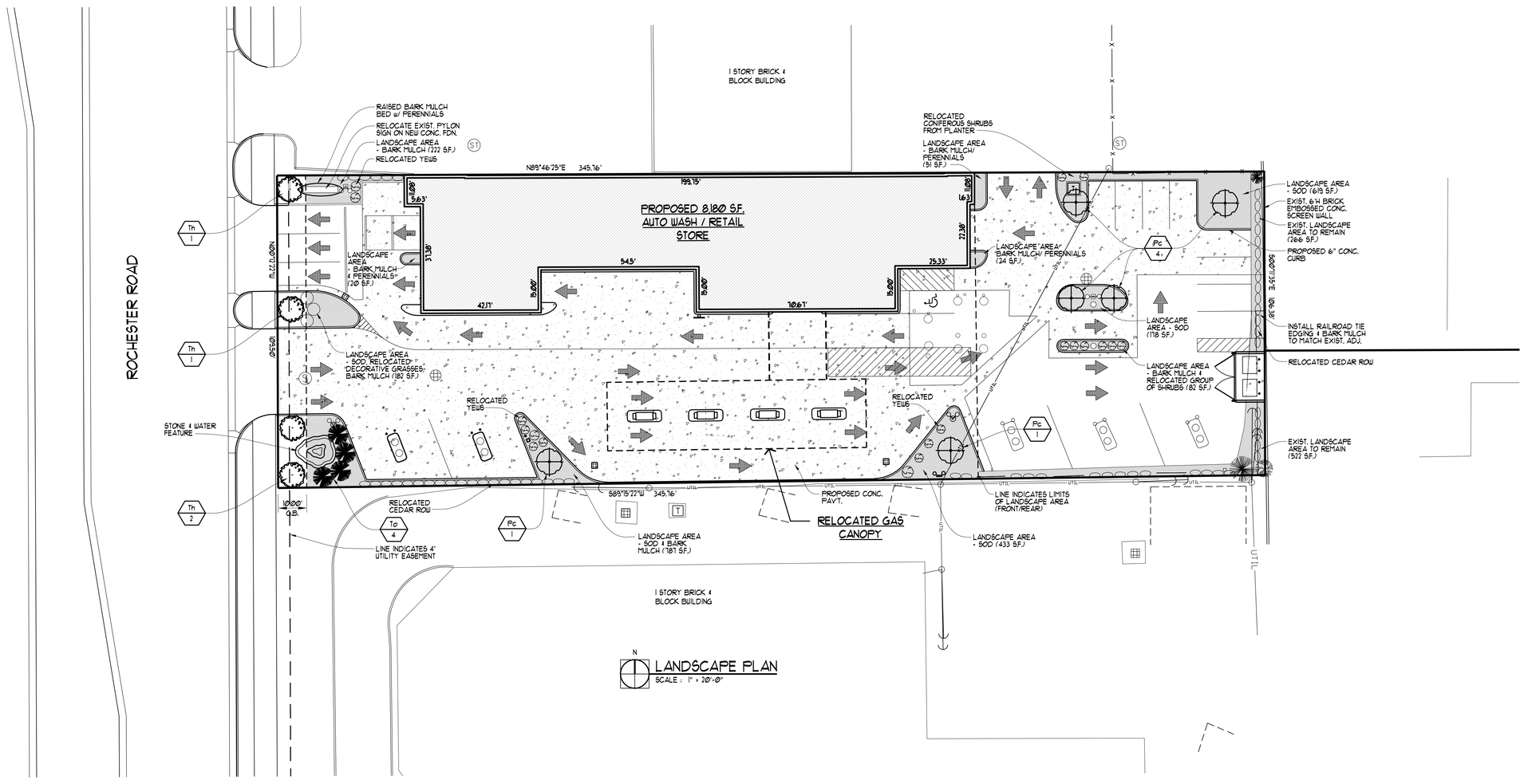
SHEET

TREE PRESERVATION PLAN

SHEET NO.

TP-1

PLANT LIST		1 DECIDUOUS TREE / 30 L.F. OF FRONTAGE 109.5 L.F. / 30 = 3.65 = 4 TREES REQ'D.	
CODE	QTY.	MATERIAL AND SIZE	COMMENTS
Trees			
Th	4	Gleditsia Triacanthos 'Skyline' Thornless Honeylocust	2.5" CAL. MIN.
Pc	6	Pyrus calleryana 'Redspire' Redspire Pear	2.5" CAL. MIN.
To	4	Thuja Occidentalis Northern White Cedar	2.5" CAL. MIN.
Miscellaneous			
	± 1800 S.F.	SOD	
	4 YARD	BARK MULCH	MATCH EXIST.
LANDSCAPE AREA REQUIRED: 3,720 S.F. LANDSCAPE AREA PROVIDED: 1,644 S.F.			



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DO NOT SCALE DRAWINGS

ISSUED

2/24/10	SLU 1ST SUBMITTAL
4/1/10	SLU 2ND SUBMITTAL

FILE	SITEBASE-01
DRAWN	DPG
CHECKED	RAJ

SEAL

CLIENT

ROBERT WALDRON

PROJECT

PRO CAR WASH EAST

3688 ROCHESTER RD.
TROY, MI

JOB NO.

0925

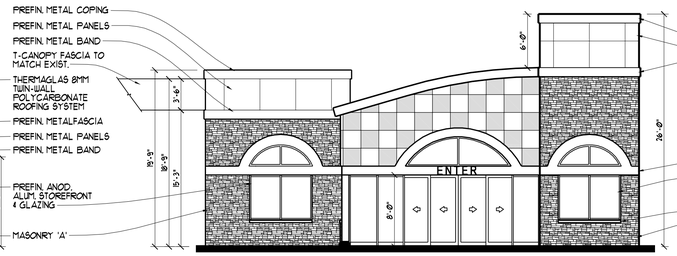
SHEET

LANDSCAPE PLAN

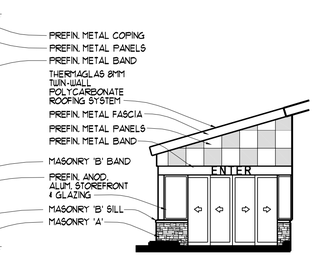
SHEET NO.

LP-1

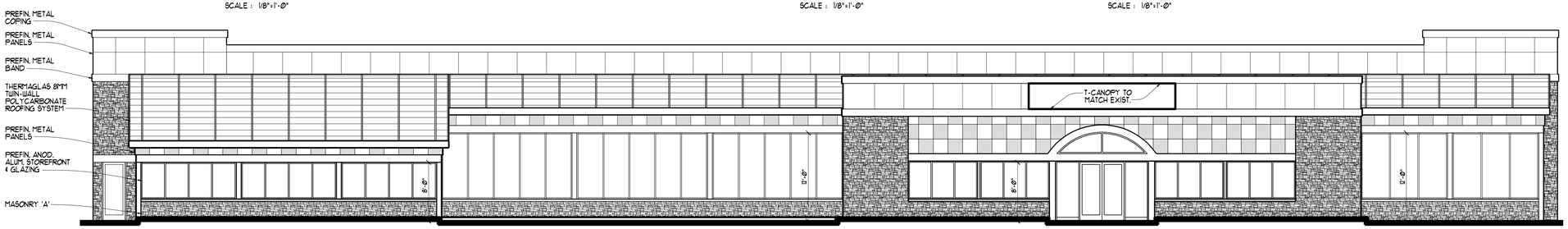
WEST ELEVATION
SCALE : 1/8"=1'-0"



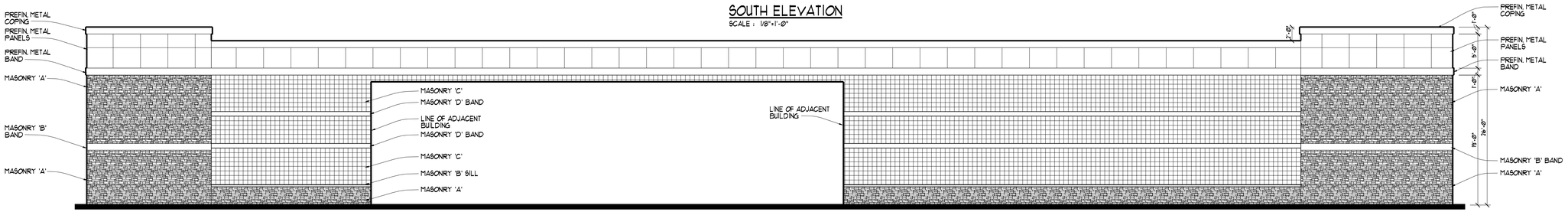
EAST ELEVATION
SCALE : 1/8"=1'-0"



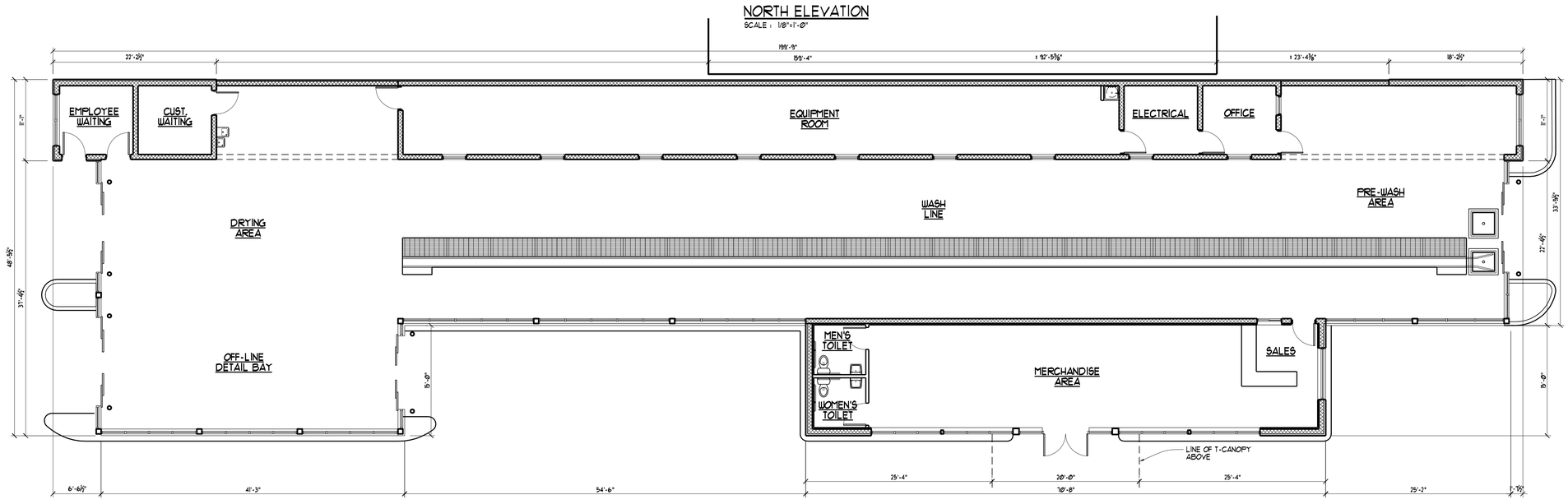
PARTIAL EAST ELEVATION
SCALE : 1/8"=1'-0"



SOUTH ELEVATION
SCALE : 1/8"=1'-0"



NORTH ELEVATION
SCALE : 1/8"=1'-0"



FLOOR PLAN
SCALE : 1/8"=1'-0"

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DO NOT SCALE DRAWINGS

ISSUED

2/24/10	SLU 1ST SUBMITTAL
4/1/10	SLU 2ND SUBMITTAL

FILE plans.dwg
DRAWN dpg
CHECKED RAJ

SEAL

CLIENT
ROBERT WALDRON

PROJECT
PRO CAR WASH EAST

3688 ROCHESTER RD.
TROY, MI

JOB NO.
0925

SHEET
Automobile Wash Floor Plan & Exterior Elevations

SHEET NO.
A-1