

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

May 11, 2010

7:30 P.M.

Council Chamber

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES April 22, 2010 Special Meeting
April 27, 2010 Special/Study Meeting
4. PUBLIC COMMENTS – For Items Not on the Agenda

SPECIAL USE REQUEST

5. PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 379) – Proposed Big Beaver Tavern Outdoor Seating, North side of Big Beaver, West of Rochester (645 E. Big Beaver), Section 22, Currently Zoned O-M (Office Mid-rise) District

REZONING REQUEST

6. PUBLIC HEARING – REZONING APPLICATION (File Number Z 737) – Proposed Sports Center Properties, Northwest corner of John R and Big Beaver, 1735 E. Big Beaver (approx 1.227 acres) and that portion of the abutting property to the east that is presently zoned O-1 (approx 1.1 acres), Section 23, From O-1 (Office Building) to B-2 (Community Business) Zoning District

OTHER BUSINESS

7. PUBLIC COMMENTS – Items on Current Agenda
8. 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.

The Special Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 6:00 p.m. on April 22, 2010 in the Lower Level Conference Room.

ROLL CALL

Present:

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

Absent:

Mark J. Vleck

Also Present:

R. Brent Savidant, Acting Planning Director
Zachary Branigan, Carlisle/Wortman Associates, Inc.
Richard Carlisle, Carlisle/Wortman Associates, Inc. (arrived 7:00 p.m.)
Kevin Klinkenberg, AIA, 180 Degrees Design Studio, Kansas, Missouri
Jarod Rivers, 180 Degrees Design Studio, Kansas, Missouri

Chair Hutson indicated that the format of the Special meeting was going to be very informal.

STUDY ITEM

3. COMPREHENSIVE ZONING ORDINANCE REWRITE (ZOTA 236) – FORM BASED CODES - Discussion with Representatives from Carlisle/Wortman Associates, Inc. and 180 Degrees Design Studio

Mr. Savidant summarized the intent of the meeting, which was to start developing form-based code provisions in the Zoning Ordinance for Maple Road, Big Beaver Road and the Neighborhood Nodes, as categorized in the Master Plan.

Mr. Branigan summarized the Comprehensive Zoning Ordinance Rewrite project to date.

Mr. Klinkenberg presented design options for Maple Road, Big Beaver Road and the Neighborhood Nodes.

General discussion followed.

OTHER BUSINESS

4. **PUBLIC COMMENTS**

There was no one present who wished to speak.

5. **PLANNING COMMISSION COMMENTS**

None.

The Special Meeting of the Planning Commission adjourned at 7:30 p.m.

Respectfully submitted,

Michael W. Hutson, Chair

R. Brent Savidant, Recording Secretary

G:\Planning Commission Minutes\2010 PC Minutes\Draft\04-22-10 Special Meeting_Draft.doc

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on April 27, 2010 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds
Michael W. Hutson
Philip Sanzica
Robert M. Schultz
Thomas Strat
John J. Tagle
Lon M. Ullmann

Absent:

Mark Maxwell
Mark J. Vleck

Also Present:

R. Brent Savidant, Acting Planning Director
Christopher Forsyth, Assistant City Attorney
Zachary Branigan, Carlisle/Wortman Associates, Inc.
Adrienne Milner, Student Representative
Wanda Norman, Planning Department Intern
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2010-04-024

Moved by: Schultz
Seconded by: Sanzica

RESOLVED, To approve the Agenda as prepared.

Yes: All present (7)
Absent: Maxwell, Vleck

MOTION CARRIED

3. APPROVAL OF MINUTES

Mr. Strat requested that the April 13, 2010 minutes reflect the following change:
Page 4, 2nd paragraph, to read: *Mr. Strat suggested that the applicant confirm capacity with the Fire Marshal and Building Department.*

Resolution # PC-2010-04-025

Moved by: Sanzica
Seconded by: Edmunds

RESOLVED, To approve the minutes of the April 13, 2010 Regular meeting as revised and the April 20, 2010 Special meeting as prepared.

Yes: All present (7)
Absent: Maxwell, Vleck

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 April 20, 2010 Board of Zoning Appeals (BZA) meeting.

- Boys & Girls Club of Troy, 3670 John R – Item postponed to the May Regular meeting, at request of applicant.
- St. Mark Coptic Orthodox Church, 3603-3615 Livernois – Landscaped berm approved.
- 2160 Charnwood – Item postponed to the May Regular meeting; Board requested presence of Assistant Fire Marshal to address item.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported on the April 21, 2010 Downtown Development Authority (DDA) meeting.

- Big Beaver Design Standards – Presentation by Zak Branigan of Carlisle/Wortman Associates

7. PLANNING AND ZONING REPORT

Mr. Savidant reported on the following:

- Zoning Ordinance Text Amendment (File Number ZOTA 242) relating to agricultural uses in single family residential districts – Approved by City Council as recommended by Planning Commission.
- PUD 5 Caswell Town Center – Potential application to Planning Commission for consideration of revised and unique layout of 24 detached single family residential units.

PRELIMINARY SITE PLAN REVIEW**8. PRELIMINARY SITE PLAN REVIEW (File Number SP 959) – Proposed Ocean Prime Restaurant Patio Improvements, South side of Big Beaver, West of Coolidge (2915 Coolidge), Section 30, Currently Zoned O.S.C. (Office-Service-Commercial)**

Mr. Branigan presented a summary of the Planning Consultant report on the proposed Ocean Prime Restaurant patio improvements. He addressed the variance granted in April 2009, parking and landscaping. It is the recommendation of the Planning Consultant to approve the preliminary site plan and required parking modification as designed.

Keith Rogers was present to represent the petitioner, Cameron Mitchell Restaurants, Inc. He described the canopy design and materials and addressed the comfort and protection that a covered patio would provide restaurant patrons. Mr. Rogers said the increase in patronage attracted to comfortable outdoor dining would result in a financial boost to the restaurant.

Mr. Strat addressed the differences in development strategies among various Board and Committees.

Resolution # PC-2010-04-026

Moved by: Edmunds
Seconded by: Strat

WHEREAS, The Planning Commission hereby approves a reduction in the number of required parking spaces for the proposed Ocean Prime Restaurant Patio Improvements and other uses located on the parent parcel, to 2,819 when a total of 3,248 spaces are required on the site based on the off-street parking space requirements for all combined uses on the parent property, as per Article XL. This 429-space reduction is justified through shared parking, as outlined in the parking study prepared by PEA, and therefore meets the standards of Article 40.20.12.

THEREFORE BE IT RESOLVED, That Preliminary Site Plan Approval, pursuant to Section 03.40.03 of the Zoning Ordinance, as requested for the proposed Ocean Prime Restaurant Patio Improvements, located on the South side of Big Beaver, West of Coolidge, in Section 30, within the O-S-C zoning district, be granted.

Yes: All present (7)
Absent: Maxwell, Vleck

MOTION CARRIED

OTHER BUSINESS

9. **ROCHESTER ROAD ACCESS MANAGEMENT** – Presentation by SEMCOG Representative

Mr. Savidant gave a brief introduction of the Rochester Road Access Management plan for the Rochester Road corridor. He addressed the plan's intent, the participating cities and their roles in developing an access management plan.

SEMCOG representatives Susan Stefanski and Jennifer Evans were present. Ms. Stefanski presented a PowerPoint presentation. She indicated that Mark Miller and Brent Savidant are steering committee representatives. Ms. Stefanski announced that LSL Consulting, Inc. was selected to conduct the study.

There was discussion on:

- Rochester Road widening and existing conditions.
- Access management from state to state.
- Access management standards in the Zoning Ordinance.
- Adoption of the study.
- Federal funding.

10. COMPREHENSIVE ZONING ORDINANCE REWRITE (ZOTA 236) – Discussion with Representatives from Carlisle/Wortman Associates, Inc.

Mr. Branigan received positive and favorable feedback on last week's meetings with Kevin Klinkenberg of 180 Degrees Design Studio.

11. FINAL REPORT OF HISTORIC DISTRICT STUDY COMMITTEE – Delisting 4800 Beach Road

Mr. Savidant gave a brief introduction of the item. The Historic District Study Committee asked the Planning Commission to support their recommendation to delist 4800 Beach Road.

General discussion followed.

Resolution # PC-2010-04-027

Moved by: Schultz
Seconded by: Sanzica

RESOLVED, That the Planning Commission accepts the Final Report of the Historic District Study Committee and supports the de-listing of 4800 Beach Road, as recommended in the Final Report of the Historic District Study Committee.

Yes: All present (7)
Absent: Maxwell, Vleck

MOTION CARRIED

12. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

13. PLANNING COMMISSION COMMENT

Mr. Edmunds asked if the City would reimburse fees paid for courses considered as continuing education classes.

Mr. Savidant replied in the affirmative.

Mr. Savidant introduced Wanda Norman, Planning Department intern.

Ms. Norman gave a brief presentation on her background and course of study.

Mr. Forsyth announced he was selected to serve on the City of Dearborn Planning Commission.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 8:26 p.m.

Respectfully submitted,

Michael W. Hutson, Chair

Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2010 PC Minutes\Draft\04-27-10 Special Study Meeting_Draft.doc

DATE: May 4, 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 379) – Proposed Big Beaver Tavern Outdoor Seating, North side of Big Beaver, West of Rochester (645 E. Big Beaver), Section 22, Currently Zoned O-M (Office Mid-rise) District

The applicant proposes to add a 588 square foot outdoor seating area next to an existing restaurant. The subject parcel is approximately 3.866 acres in area and is located on Big Beaver Road.

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

Section 25.30.03 requires that outdoor seating areas are approved by City Council. Therefore the Planning Commission is a recommending body for this application.

Please be prepared to discuss the application at the May 11, 2010 Planning Commission Regular meeting.

Attachments:

1. Maps.
2. Report prepared by CWA.
3. Public comment.

cc: Applicant
File/ SU 379

G:\SPECIAL USE\SU 379 Big Beaver Tavern Sec 22\SU-379 PC Report 05 11 2010.docx

PROPOSED RESOLUTION

PUBLIC HEARING – SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 379) – Proposed Big Beaver Tavern Outdoor Seating, North side of Big Beaver, West of Rochester (645 E. Big Beaver), Section 22, Currently Zoned O-M (Office Mid-rise) District

Resolution # PC-2010-05-

Moved by:

Seconded by:

RESOLVED, That the Planning Commission hereby recommends that Special Use Approval and Preliminary Site Plan Approval for the proposed Big Beaver Tavern Outdoor Seating, located on the north side of Big Beaver, west of Rochester (645 E. Big Beaver), Section 22, within the O-M zoning district, be granted, subject to the following conditions:

1.

Yes:

Absent:

MOTION CARRIED / FAILED



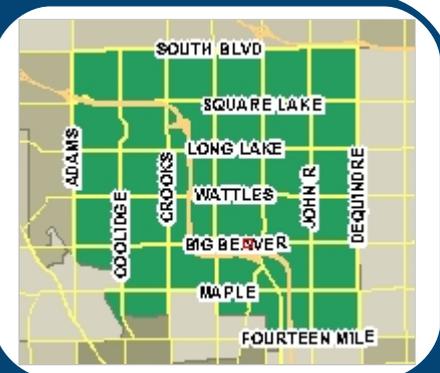
Legend

-  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

447 0 224 447Feet

Scale 1: 2,683





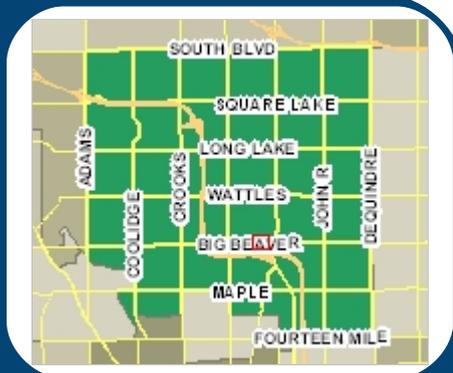
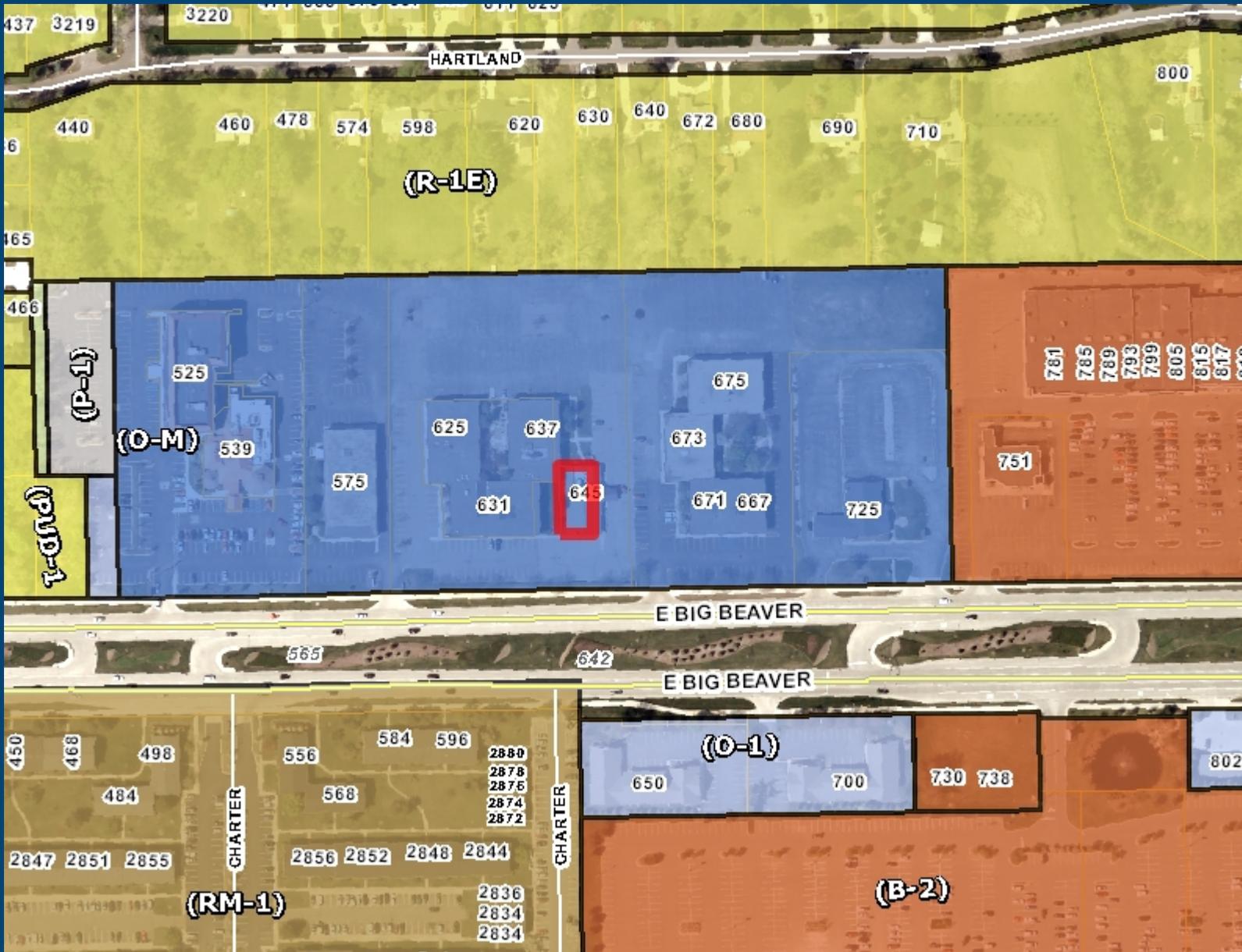
Legend

-  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

116 0 58 116Feet

Scale 1: 699





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 District
 - (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 Lc
 - (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

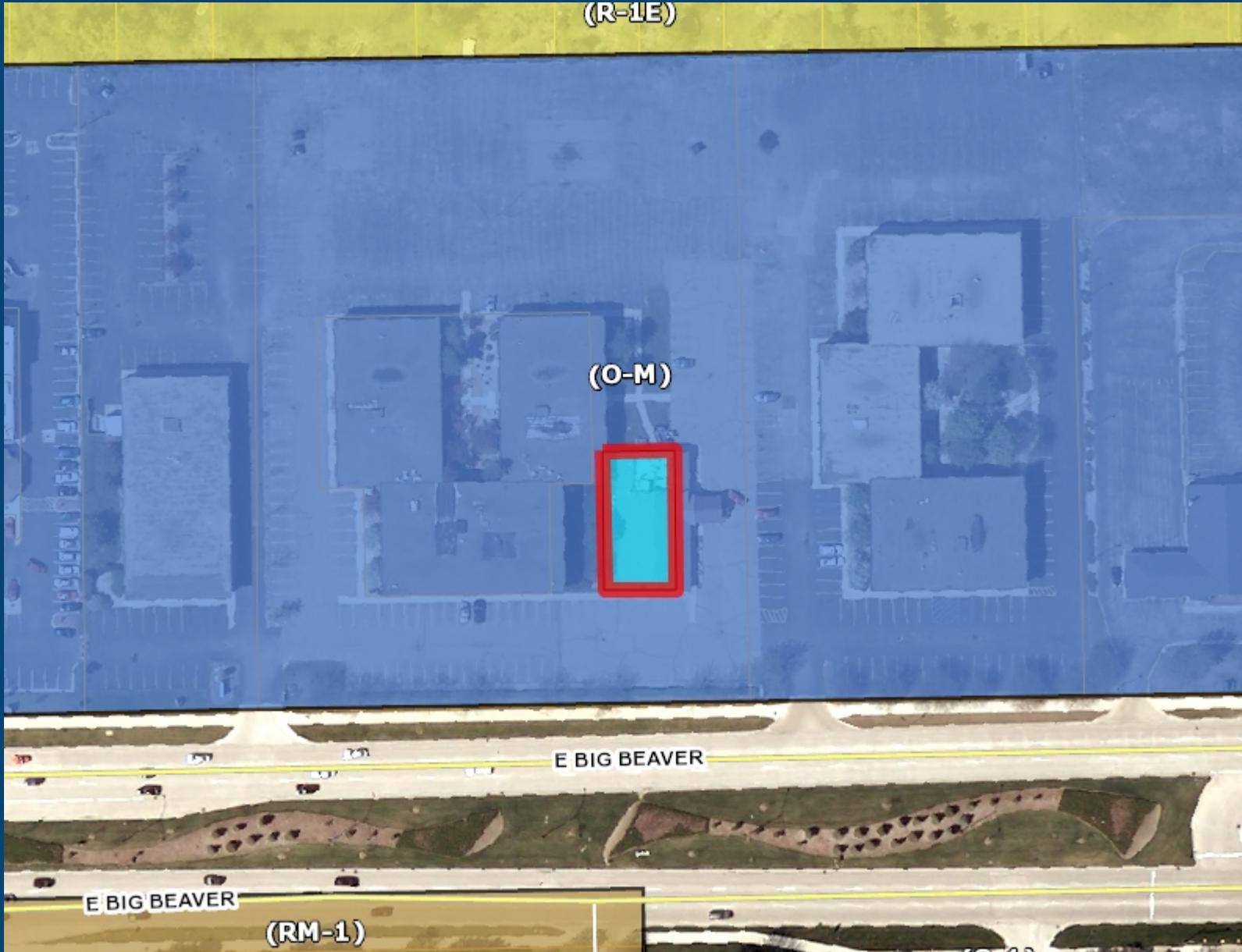
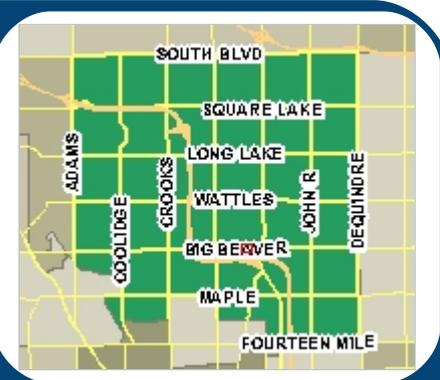
Printed: 5/3/2010



Scale 1: 2,683



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.



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 District
 -  (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 Lc
 -  (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: 4/8/2010

225 0 113 225Feet

Scale 1: 1,351





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: May 6, 2010

Special Use Review For City of Troy, Michigan

Applicant: Mark Larco, Marico, Inc.

Project Name: Big Beaver Tavern Outdoor Seating

Plan Date: April 6, 2010

Location: 645 East Big Beaver Road

Zoning: O-M, Office Mid-Rise District

Action Requested: Special Use Approval

Required Information: Deficiencies noted

PROJECT AND SITE DESCRIPTION

We are in receipt of a special use submittal for the creation of an outdoor café for Big Beaver Tavern. The area would be constructed in a currently open, grassy area between the main restaurant and the adjacent, attached, office building. It would be surrounded by landscaping and fencing, would have direct access to the main restaurant, and would seat 20 additional diners.

Location of Subject Property:

The property is located on the north side of Big Beaver, at 645 East Big Beaver Road.

Size of Subject Property:

The subject site is 61,223 square feet.

Proposed Uses of Subject Parcel:

The applicant proposes to use the area for outdoor seating.

Current Use of Subject Property:

The subject property is currently a restaurant with no outdoor seating.

Current Zoning:

The property is currently zoned O-M, Office Mid-Rise District. Restaurants are permitted in O-M as a use subject to special conditions, provided they are structurally attached to an office building. Outdoor dining is permitted as a special use, approved by City Council, in the O-M District, for an initial period not to exceed two years with successive approvals for a similar maximum period. In those instances where a permanent structural enclosure is provided for the outside seating area, approval may be granted for the total term of operation of the applicant. The applicant proposes to construct a permanent fenced enclosure with landscaping, an awning, and a concrete pad; consequently, we believe the applicant is eligible to apply for a permit that could be granted for the total term of operation of the applicant. Outdoor seating areas are regulated in the O-M District in Section 25.30.03.

Zoning Classification of Adjacent Parcels and Current Land Use:

- North: R-1-E, Single Family Residential, Residential
- East: O-M, Office Mid-Rise District; Office
- South: RM-1, Multi-Family Residential, and O-1, Office District; Residential and office
- West: O-M, Office Mid-Rise District; Office

BUILDING LOCATION AND SITE ARRANGEMENT

The existing restaurant is situated on a separate parcel, but is part of a larger, attached four-building project. The Restaurant faces Big Beaver and provides parking on three sides. The proposed outdoor café is located in an existing courtyard area immediately adjacent the building, on its west side.

Items to be Addressed: *None*

AREA, WIDTH, HEIGHT, SETBACKS

This project is located behind the front yard setback and does not encroach into any required yard.

Items to be Addressed: *None.*

PARKING

Approved in 1984, the overall four-building project was required to provide parking for all of its separate facilities. The attached restaurant, calculated differently than the office component required parking for 165 diners and employees. This requirement equals 16.5 for the employees

and 82.5 for the diners. The total number of required spaces, 99, was well under the 113 spaces provided specifically for the restaurant. With the added 20 outdoor seats, the requirements change to 18.5 for employees and 92.5 for diners. The new required total number of spaces, therefore, is 111, 2 spaces under the 113 provided.

Items to be Addressed: None.

LANDSCAPING

The existing site, approved by the Planning Commission on December 11, 1984, is 168,323 square feet in area. The Big Beaver Tavern parcel is a separate parcel, but given that the building is structurally attached to the adjacent three buildings, and was approved as a single, multi-building development, we consider landscaping for the overall site as part of this analysis. Given the 168,323 square foot lot, 16,833 square feet of landscaped open space was required at the time of approval, and 17,576 were provided. The site's conditions have not changed since that time. The surplus, therefore, is 743 square feet of landscaped area. The proposed outdoor seating area would reduce this area, but only by 588 square feet. Therefore, the site remains compliant with the minimum open space requirement, and in fact retains a 155 square foot surplus.

Two large existing trees will be removed to make way for the proposed outdoor café, but will be replaced by a row of tall shrubs or small screening trees to assist the proposed wood fence in screening the outdoor café from adjacent buildings. The exact landscaping material is not identified on the plans, although the plan meets minimum submittal requirements for an outdoor café application in the O-M District. We suggest the applicant come prepared to the Planning Commission meeting to discuss the proposed materials.

Items to be Addressed: None.

RECOMMENDATIONS

This project enhances an existing successful business in the City. The development of an outdoor café increases the activity on Big Beaver and complements the vision established in the Big Beaver Corridor Study and Master Plan. The site contains sufficient parking and landscaped area. The project meets minimum ordinance requirements for screening and design. Therefore, we recommend the Planning Commission recommend to the City Council that the proposed outdoor café be approved for the total term of operation of the Big Beaver Tavern.



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

From: JKMBuild@aol.com
To: [Planning](#)
Subject: File SU-379 Big Beaver Tavern
Date: Monday, April 26, 2010 12:43:42 PM

We are in favor of allowing outdoor seating.

88-99-00-030-718
88-20-27-201-050

Regards,

Joyce MacLeish

(248) 524-3244 Office

(248) 524-2345 Fax

(248) 310-0908 Cell



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650 E. Big Beaver

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Troy, MI 48083-1432

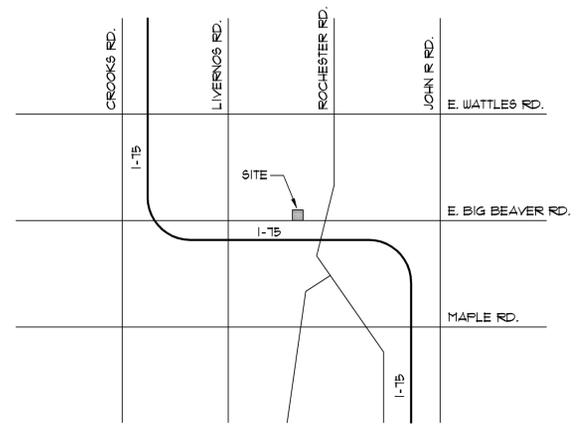
BIG BEAVER TAVERN

Troy Michigan

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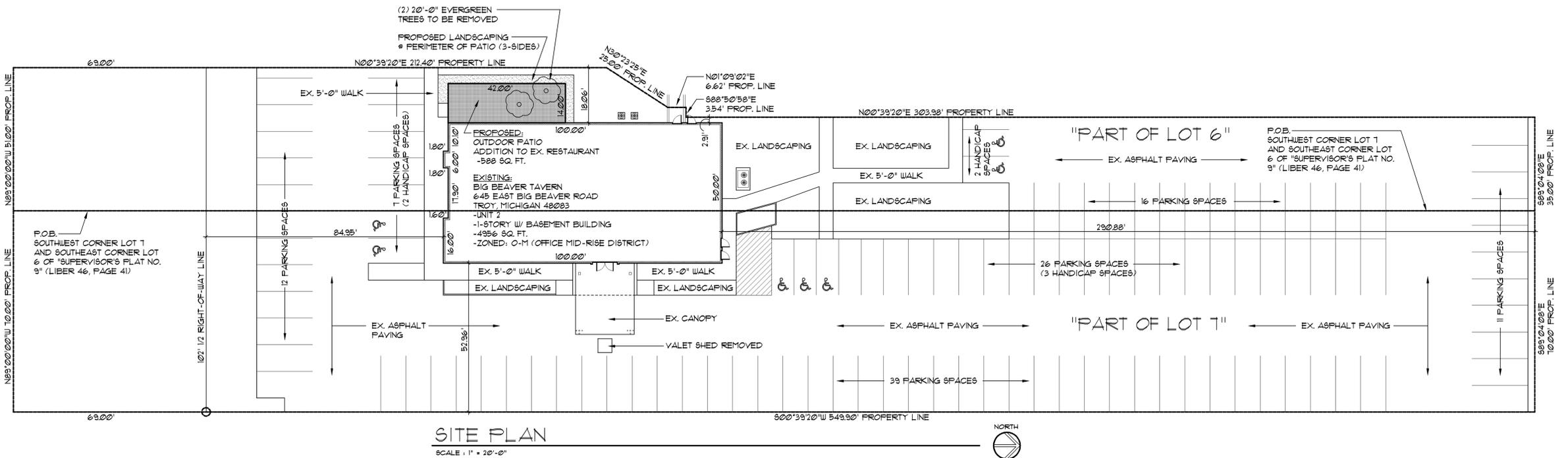
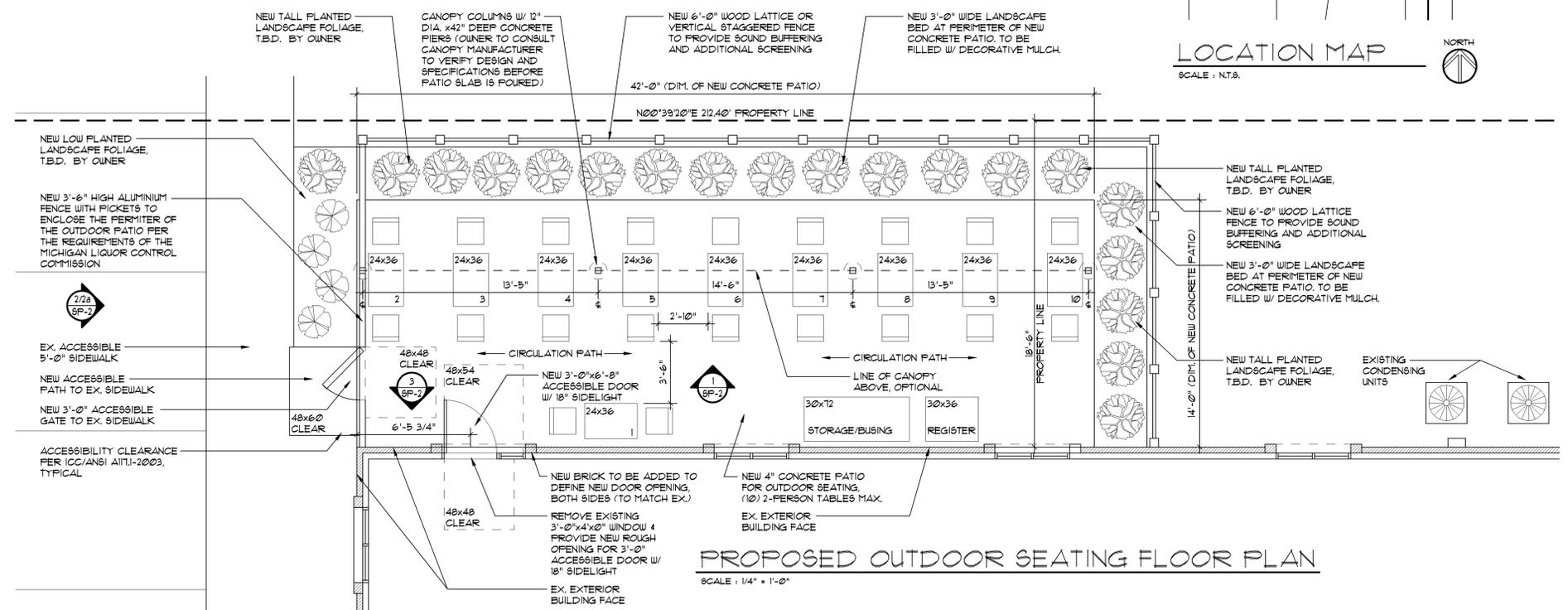
LEGAL DESCRIPTION:
 UNIT 2, M8 PLAZA CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDER IN LIBER 39339, PAGES 81ET SEQ., OAKLAND COUNTY RECORDS, AS AMENDED, AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1967, TOGETHER WITH RIGHTS IN COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AS SET FORTH IN THE ABOVE MASTER DEED (AND AMENDMENTS THERETO) AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

INFORMATION SOURCE:
 THIS SITE PLAN WAS PREPARED FROM SITE OBSERVATIONS AND FROM INFORMATION FROM THE FOLLOWING SOURCE:
 "ALTA/ACSM LAND TITLE SURVEY": COMMUNITY ENGINEERING
 44444 MOUND ROAD, SUITE 100
 STERLING HEIGHTS, MICHIGAN 48314
 248.126.0101 (PHONE)
 248.126.0808 (FAX)
 PREPARED BY: RICHARD S. HODSON, P.E.



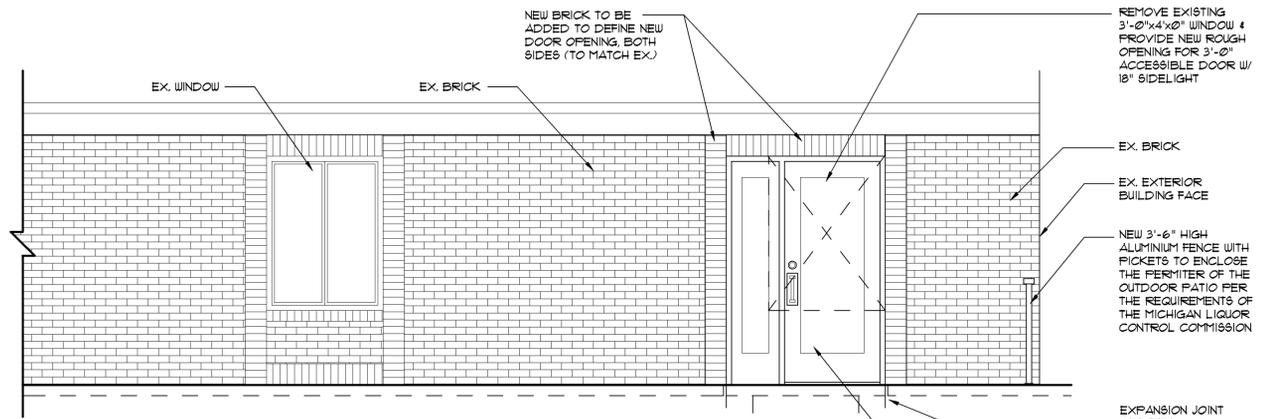
SITE DATA:

ZONING ORDINANCE:	CITY OF TROY - CHAPTER 39	
SITE ADDRESS:	645 EAST BIG BEAVER ROAD TROY, MICHIGAN 48083	
STATEMENT OF COMPATIBILITY/ PROJECT DESCRIPTION:	PROPOSED OUTDOOR SEATING AREA FOR DINING TO BE COMPATIBLE WITH EXISTING RESTAURANT. WITH THE ADDITION OF OUTDOOR SEATING, THIS ESTABLISHMENT STILL MEETS THE PARKING REQUIREMENTS WITHOUT ANY MODIFICATIONS. SEE PARKING DATA BELOW.	
ZONING CLASSIFICATION:	O-M (OFFICE MID-RISE DISTRICT)	
LAND USE DESCRIPTION:	PROPOSED OUTDOOR SEATING AREA	
LAND AREA:	TOTAL SQUARE FEET	61223 SF.
	TOTAL ACREAGE	1.40 ACRES
YARD SETBACKS:	THE EXISTING ESTABLISHMENT WITH PROPOSED OUTDOOR SEATING AREA IS IN CONFORMANCE TO THE CITY'S CONDOMINIUM SETBACK REQUIREMENTS.	
PARKING REQUIREMENT:	FACILITY	PARKING REQUIREMENTS
	EX. BIG BEAVER TAVERN	1 SPACE FOR EACH 2 PERSON WITHIN THE SEATING CAPACITY OF THE ESTABLISHMENT, PLUS 1 EMPLOYEE PARKING SPACE FOR EACH 10 SEATS WITHIN THE SEATING CAPACITY OR 1 SPACE FOR EACH 35 SQ. FT. OF DINING AREA, WHICHEVER IS GREATER.
PARKING REQUIRED:	FACILITY	PARKING REQUIRED
	EX. BIG BEAVER TAVERN	EX. SEATING CAPACITY = 165 PEOPLE
	PROPOSED OUTDOOR SEATING	PROPOSED SEATING CAPACITY = 20 PEOPLE
	TOTAL PEOPLE	185 PEOPLE
	PARKING PER SEATING CAPACITY	185 PEOPLE / 2 PEOPLE = 92.5 PARKING SPACES
	EMPLOYEE PARKING	185 PEOPLE / 10 PEOPLE = 18.5 PARKING SPACES
	TOTAL PARKING	92.5 + 18.5 = 111 PARKING SPACES
PARKING PROVIDED:	106 + 1 (HANDICAP) = 107 PARKING SPACES	
LANDSCAPING:	IN ADDITION TO THE PROPOSED OUTDOOR SEATING AREA, IT IS THE OWNER'S INTENTION TO PROVIDE A 3'-0" LANDSCAPE BED AT THE PERIMETER OF THE SEATING AREA, TO PLANT A VARIETY OF PLANTS AND SHRUBS TO PROVIDE SCREENING OF AN AESTHETIC NATURE. OUTSIDE OF THIS LANDSCAPED AREA, THE OWNER WILL ALSO CONSTRUCT A 6'-0" HIGH FENCE FOR SOUND DAMPING AND ADDITIONAL SCREENING.	

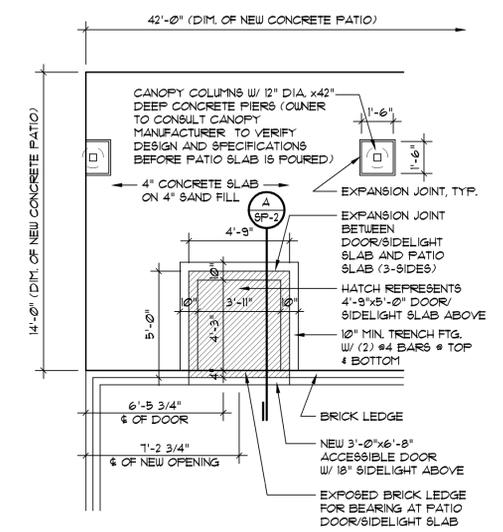


date: 04-06-10	issued for: Planning Dept.
revisions:	issued for:
drawn by: C.M.C.	checked by: S.A.D.
project: BIG BEAVER TAVERN 845 East Big Beaver Road Troy, Michigan 48083	sheet title: Site Plan, Proposed Floor Plan & Site Data

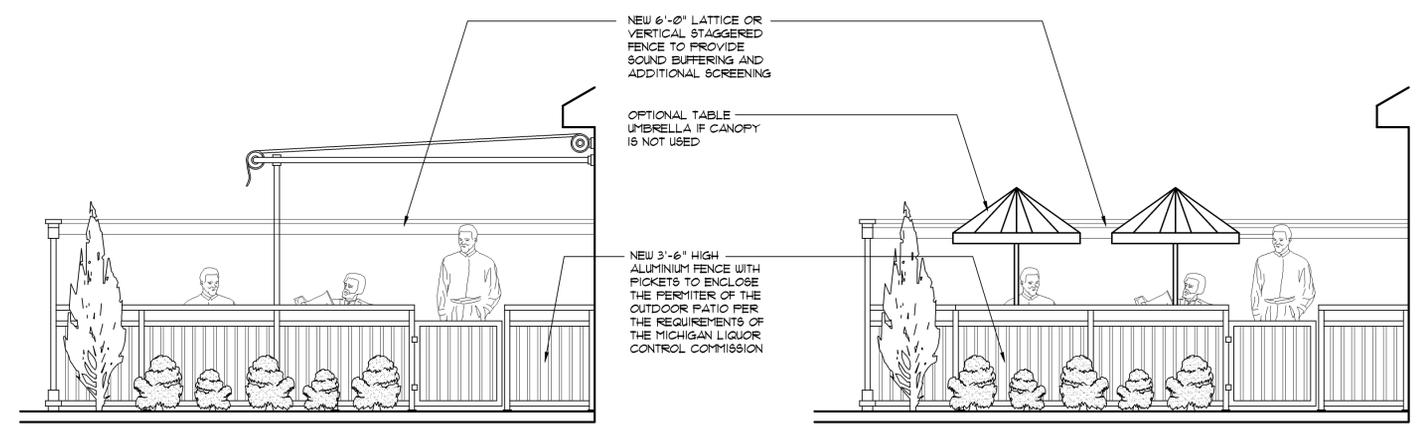
Dorchen/Martin Associates, Inc.
 Architects/Planners
 29895 Greenfield Rd., Suite 107
 Southfield, Michigan 48076
 (248) 557-1062
 Fax: (248) 557-1231



3 SIDE INTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"

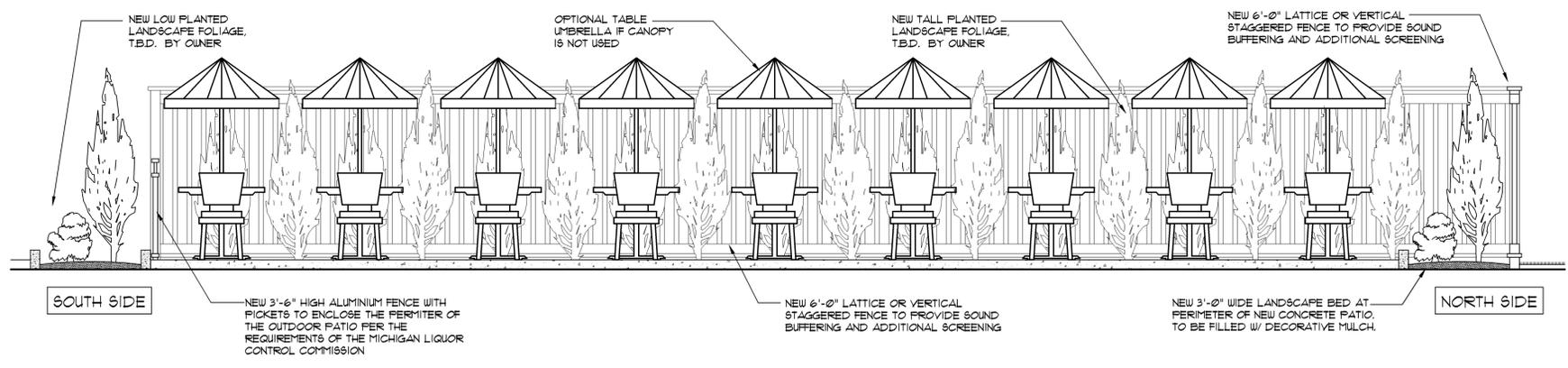


SLAB FNDN. PLAN
 SCALE: 1/4" = 1'-0"

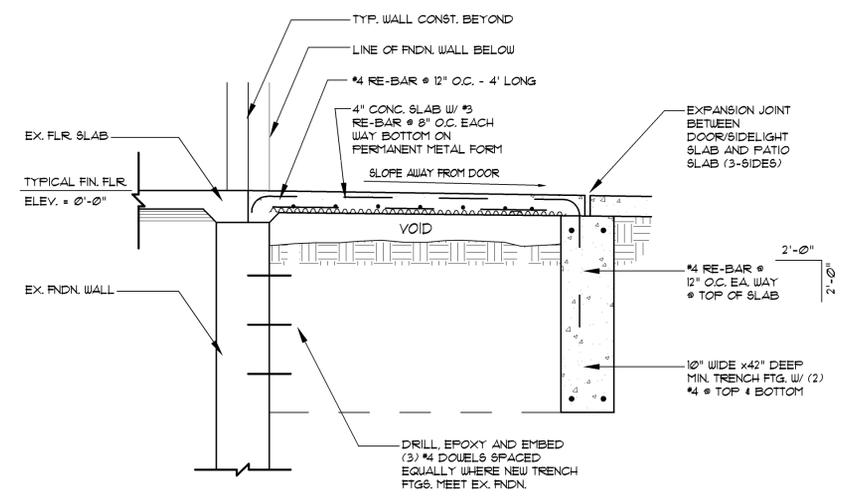


2 FRONT EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0" PATIO WITH REMOVABLE AWNING

2a FRONT EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0" PATIO W/O REMOVABLE AWNING



1 SIDE INTERIOR ELEVATION
 SCALE: 1/4" = 1'-0" PATIO W/O RETRACTABLE AWNING



A TYP. ACCESSIBLE DOOR SLAB
 SCALE: 3/4" = 1'-0"

EXTERIOR AND INTERIOR ELEVATIONS
 SCALE: 3/8" = 1'-0"

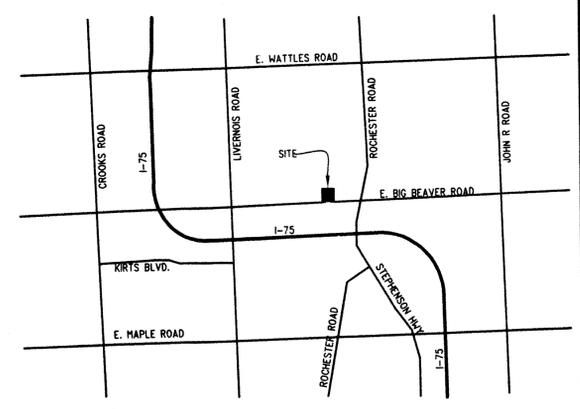
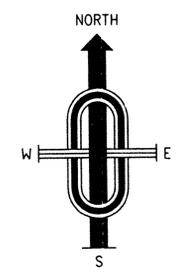
date: 04-06-10	issued for: Planning Dept.
revisions:	issued for:
drawn by: C.M.C.	checked by: S.A.D.
BIG BEAVER TAVERN 845 East Big Beaver Road Troy, Michigan 48063	
project:	Site Plan, Proposed Floor Plan & Site Data
sheet title:	



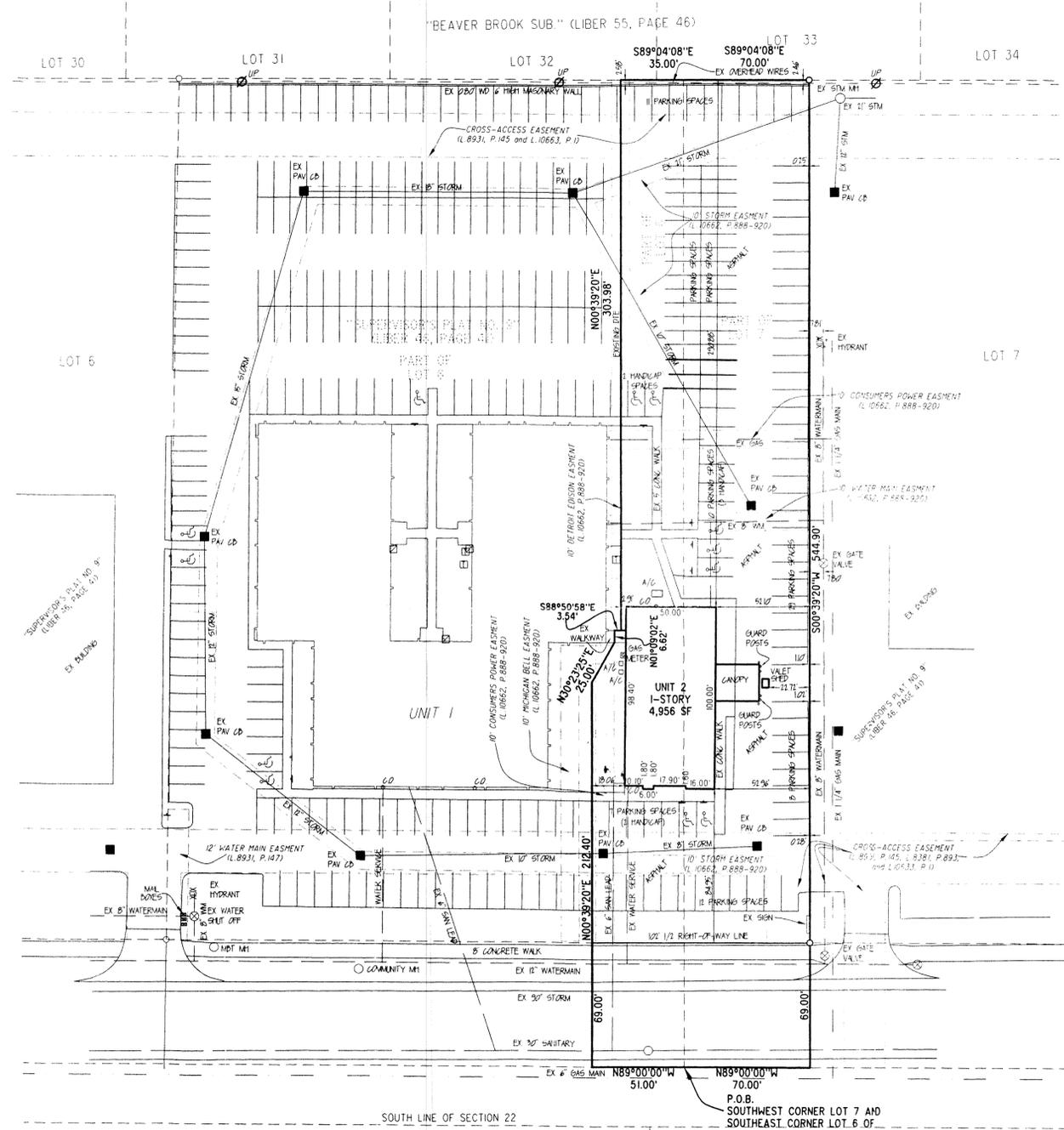
job no. 10019	sheet no. SPA-2
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"ALTA/ACSM LAND TITLE SURVEY"

PART OF THE SOUTH 1/2 OF SECTION 22, T.2N., R.1E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN.



LOCATION MAP
NOT TO SCALE



BIG BEAVER ROAD
204 FT. WD. R.O.W.

"FORD SUBDIVISION"
(LIBER 58, PAGE 24)

LOT 41 LOT 42 LOT 43 LOT 44

LEGEND

- ⊗ FIRE HYDRANT
- ⊗ GATE VALVE
- MANHOLE - STM OR SAN AS INDICATED
- PAVEMENT CATCH BASIN
- ⊞ TELEPHONE BOX
- ⊞ GAS MARKER
- ⊞ CABLE BOX
- ⊞ UTILITY POLE
- > GUY POLE
- LIGHT POLE
- ⊞ SIGN
- MAIL BOX
- SP SET PIPE
- L LIBER
- P PAGE

LEGAL DESCRIPTION:

Unit 2, MS Plaza Condominium, according to the Master Deed recorded in Liber 39939, Pages 81let seq., Oakland County Records, as amended, and designated as Oakland County Condominium Subdivision Plan No. 1967, together with rights in common elements and limited common elements, as set forth in the above Master Deed (and amendments thereto) and as described in Act 59 of the Public Acts of 1978, as amended.

SUBJECTS PERTAINING TO SURVEY AS STATED ON THE PHILIP R. SEAVER TITLE COMPANY POLICY.
OFFICE FILE NUMBER: FM-369040-125 FA

8. Cross-Access or Joint-Drive Easement recorded in Liber 8931, Page 145, Liber 8381, Page 893 and in Liber 10663, Page 1, Oakland County Records.
9. Terms, conditions and provisions of Reciprocal Easement Agreement recorded in Liber 10662, Page 888, Oakland County Records.
10. Building and Use Restrictions recorded in Liber 2647 on Page 599, Oakland County Records, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

NOTES:

1. ALL BEARINGS ON THIS PLAN ARE IN RELATION TO THE SOUTH LINE OF SECTION 22, T.2N., R.1E., AS DEPICTED ON THE PLAT OF "SUPERVISOR'S PLAT NO. 9" RECORDED IN LIBER 46, PAGE 41, OAKLAND COUNTY RECORDS
2. FLOOD ZONE X - FIRM 26125C0534F EFFECTIVE DATE 9-29-2006
3. BUILDING IS ONE (1) STORY, WITH A BASEMENT
4. ZONED O-M, OFFICE MID-RISE DISTRICT
5. REGULAR PARKING SPACE = SPACES
HANDICAP PARKING SPACE = 7 SPACES
TOTAL PARKING SPACES = SPACES
6. THE STRIPING FOR THE PARKING STALLS IN THE NORTHERLY END OF THE PARKING LOT IS SOMEWHAT WORN INDISCERNIBLE IN SOME AREAS. THE PARKING STALLS SHOWN ARE A DEPICTION OF THE PARKING AVAILABLE.

SURVEYOR CERTIFICATION:

To 645 Investment Co. LLC, Sumar, LLC, Fifth Third Bank, it's successors and/or assigns as their respective interests may appear, Philip R. Seaver Title Company, Inc. and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 2, 3, 4, 7a, 7b, 8, 9, 10, and 11a of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Michigan, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: 2-13-08

William J. Coulter
William J. Coulter
Registered Professional Survey No. 14760



CLIENT:
SUMAR, LLC
32300 NORTHWESTERN HWY., SUITE 200
FARMINGTON HILLS, MI 48334
REPRESENTATIVE: RICHARD M. SELIK, ESQ.

PREPARED BY:
RICHARD S. HODSDON, P.E.
44444 MOUND ROAD - SUITE 100
STERLING HEIGHTS, MICHIGAN 48314
586.726.0767 p
586.726.0808 f
rich@communityeng.com



REV: 2/11/08 PARKING

Community Engineering	
FORMERLY MCS ASSOCIATES, INC.	Civil Engineering and Surveying 44444 Mound Road, Suite 100 Sterling Heights, Michigan 48314 Telephone (586) 726-0707
"UNIT #2" MS PLAZA PART OF THE SOUTH 1/2 OF SECTION 22, T.2N., R.1E. CITY OF TROY, OAKLAND COUNTY, MICHIGAN	
DATE 01-29-08	SCALE 1"=40'
DRAWN BY SCM	SHEET 1 OF 1
CHECKED BY RSH	DRAWING E-08-098
ALTA/ACSM LAND TITLE SURVEY	

DATE: May 3, 2010

TO: Planning Commission

FROM: R. Brent Savidant, Acting Planning Director

SUBJECT: PUBLIC HEARING – REZONING APPLICATION (File Number Z 737) – Proposed Sports Center Properties, Northwest corner of John R and Big Beaver, 1735 E. Big Beaver (approx 1.227 acres) and a portion of the abutting property to the east (approx 1.1 acres), Section 23, From O-1 (Office Building) to B-2 (Community Business) Zoning District

The applicant Troy Sports Center Properties requests rezoning of the subject parcel from O-1 (Office Building) to B-2 (Community Business) Zoning District. The application indicates the intent of the rezoning is to expand the potential uses in the portion of the existing building that is attached to the Chase Bank. Banks are permitted by right in the B-2 district.

A report prepared by Carlisle/Wortman Associates, Inc. is attached for your consideration.

A public hearing is scheduled for this item on the May 11, 2010 Planning Commission Regular meeting.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.

G:\REZONING REQUESTS\Z-737 Troy Sports Center Properties Sec 23\PC Memo Z-737 05 11 10.doc

PROPOSED RESOLUTION

PUBLIC HEARING – REZONING APPLICATION (File Number Z 737) – Proposed Sports Center Properties, Northwest corner of John R and Big Beaver, 1735 E. Big Beaver (approx 1.227 acres) and a portion of the abutting property to the east (approx 1.1 acres), Section 23, From O-1 (Office Building) to B-2 (Community Business) Zoning District

Resolution # PC-2010-05-

Moved by:

Seconded by:

WHEREAS, That the Planning Commission hereby recommends to the City Council that the O-1 to B-2 rezoning request, located on the northwest corner of John R and Big Beaver Road, within Section 23, being approximately 2.327 acres in size, be granted.

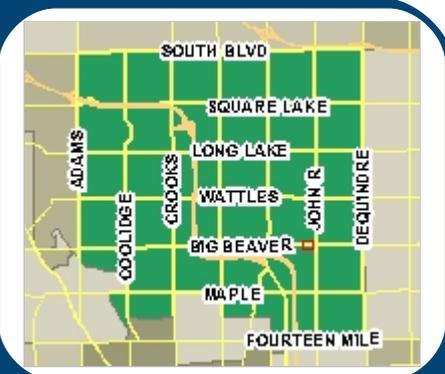
Yes:

Absent:

MOTION CARRIED / FAILED

1735 E. Big Beaver and O-1 Portion to 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

226 0 113 226Feet

Scale 1: 1,357

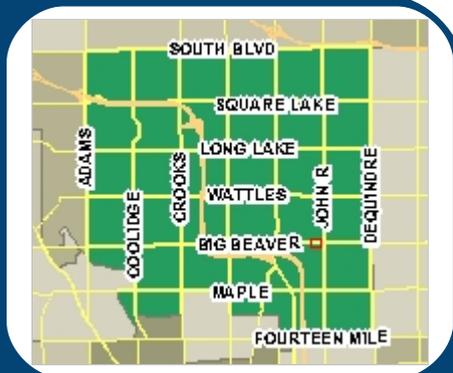
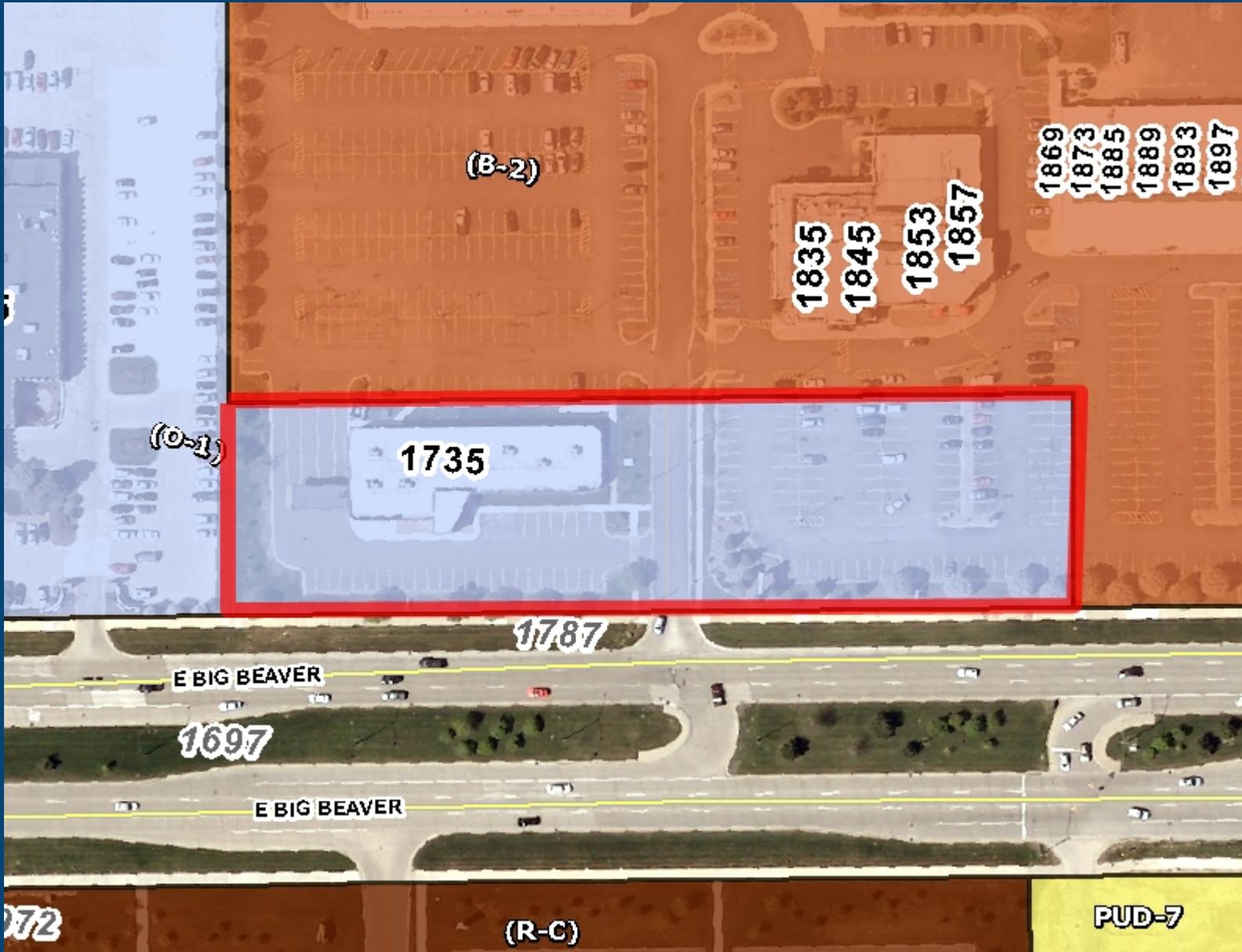


Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

Printed: 4/20/2010

1735 E. Big Beaver and O-1 Portion to 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 District
 - (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 Lc
 - (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: 4/20/2010

226 0 113 226Feet

Scale 1: 1,357



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: May 6, 2010

Rezoning Analysis For City of Troy, Michigan

Applicant: Dennis Bostick

Project Name: Troy Sports Center Properties Rezoning

Location: North side of Big Beaver Road, near the northwest corner of John R. Road and Big Beaver Road

Current Zoning: O-1, Office Building District

Action Requested: To rezone Tax Parcels #88-20-23-476-011 and 015 to B-2, Community Business District

Required Information: As noted in review.

BACKGROUND

The purpose of this analysis is to assist the City in determining the appropriateness of rezoning a pair of out lot parcels, owned by Dennis Bostick, as part of the Troy Sports Center facility. The site is located on the north side of Big Beaver Road, near the northwest corner of John R. Road and Big Beaver Road. The two parcels are zoned O1, Office Building District, and the applicant seeks a rezoning to B-2, Community Business District.

The O-1 District is designed to accommodate office uses, office sales uses, and certain basic personal services. The O-1 District would permit conventional office, medical office, banks, public buildings, and medical sales buildings by right. Subject to conditions, uses permitted in O-1 include pharmacies or drug stores, optical services, copy services, office supplies, book stores, art galleries, or restaurants; provided that these uses are within the building housing the principal uses which they support. Also, technical training centers and data processing or computer centers, including sales support, service and maintenance of electronic data processing equipment, would be permitted with conditions. Subject to special use approval, a wide variety of uses would be allowed in the O-1 District, including mortuary establishments, private service

clubs, fraternal organizations or lodge halls, utility substations, mechanical or laboratory research facilities, and childcare centers.

The proposed B-2 District would permit a list of uses that may be more in keeping with the remainder of the Troy Sports Center property. These uses include any retail business or service establishment permitted in B-1 Districts, any retail business whose principal activity is the sale of merchandise in an enclosed building, except for those limited to or first permitted in the B-3 General Business District. It also permits any service establishment of a showroom or workshop nature, of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer; or an establishment doing radio or home appliance repair, photographic studios and reproduction and similar service establishments that require a retail adjunct, business establishments which perform services on the premises, such as but not limited to: banks, credit unions, savings and loan associations, loan companies, insurance offices, travel services, and real estate offices.

The B-2 District also permits private clubs, fraternal organization, lodge halls, restaurants, or other places serving food or beverage, except those having the character of a drive-in or open front store, theaters, assembly halls, concert halls or similar places of assembly, when conducted completely within enclosed buildings, and business schools and colleges or private schools operated for profit, not including nursery schools. More intense uses are also permitted in the B-2 District subject to special conditions and subject to special land use review.

Items to be Addressed: None.

SITE DESCRIPTION AND SURROUNDING USES

The site is currently occupied by a parking area serving the larger Sports Center project, and an existing office building. The Sports Center development includes a series of smaller restaurant and retail spaces, a Kroger Store, and the Sports Center itself, as well as the office building noted above.

Items to be Addressed: None.

NATURAL RESOURCES

The site is previously developed and is essentially devoid of natural features, with the exception of some existing landscaping materials.

Items to be Addressed: None.

ZONING/LAND USE/MASTER PLAN

The zoning, land use and Master Plan designations for the surrounding parcels are shown in Table 1 below:

**Table 1
Zoning, Land Use and Master Plan Designations**

	North	South	East	West
Zoning	B-2	R-C (across Big Beaver)	B-2	O-1
Land Use	Sports Center, retail, restaurants	Office	Sports Center, retail, restaurants	Office
Master Plan	Big Beaver Road District	Smart Zone District	Big Beaver Road District	Big Beaver Road District

The subject site lies in the Big Beaver Road future land use category. The intent of the Big Beaver Road future land use category is described on page 101 of the Master Plan as follows:

The Big Beaver Road corridor is responsible for the first impression many people have throughout Michigan when they think of the City of Troy. The high-rise buildings, Somerset Collection, and its immediate proximity to I-75 are frequently the main elements visitors remember about the Corridor and the City. In order to remain competitive and continue to be a leader in economic development in Southeast Michigan, Troy must plan for this Corridor to evolve in light of a changing economy.

This page also states:

The uses and character of this future land use category are driven by the recommendations of the Big Beaver Corridor Study and subsequent efforts of the Planning Commission to create new zoning techniques to implement those recommendations.

The B-2 category is far more suited, due to its wide variety of permitted uses, to fulfill the goals of the Big Beaver Road future land use category. The existing office category is far more limited in application, and cannot fully accommodate the variety of potential uses that would most complement the Big Beaver Corridor. Also, the surrounding commercial properties are already zoned B-2, and this would simply “fill in” the existing district there. The O-1 category is clearly unmarketable at this time, and the Master Plan calls for the Big Beaver Corridor to “evolve in light of the changing economy.” Therefore, we support the applicant’s request.

Items to be Addressed: None.

TRAFFIC IMPACT AND SITE ACCESS

The proposed rezoning could increase the potential for additional traffic, although the site is part of a larger retail and restaurant development already. No additional access drives or major site circulation changes are anticipated as a result of this rezoning. The existing office building and parking area produce a similar, but likely smaller number of overall trips than additional retail development would create. While no formal traffic impact information has been provided, the

redevelopment would create additional vehicle trips, but no so many as to be disruptive to the existing, intense retail development.

Items to be Addressed: None.

SUMMARY

The proposed B-2 District has potential to support the goals and policies of the Master Plan. It is the more logical category when compared with the existing O-1 District, when considering the surrounding categories and uses, and the policies contained within the Big Beaver Corridor Study. Therefore, we support the applicant's request and recommend that the Planning Commission recommend to the City Council that the proposed rezoning be approved.



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

Big Beaver Road: A World Class Boulevard



- *Home to large, landmark projects and mixed-use regional destinations.*
- *Central gathering area of the community.*
- *A collection of international corporations, local companies, and establishments which complement these high-visibility uses.*

The Big Beaver Road corridor is responsible for the first impression many people have throughout Michigan when they think of the City of Troy. The high-rise buildings, Somerset Collection, and its immediate proximity to I-75 are frequently the main elements visitors remember about the Corridor and the City. **In order to remain competitive and continue to be a leader in economic development in Southeast Michigan, Troy must plan for this Corridor to evolve in light of a changing economy.** In that spirit, the City adopted the key concepts of the Big Beaver Corridor Study in 2006:

- Gateways, Districts and Transitions
- Trees and Landscape as Ceilings and Walls
- Walking Becomes Entertainment - Much to Observe & Engage In
- Mixing the Uses Turns on the Lights - Energetic Dynamic of Mixed Uses with a Focus on Residential

- The Automobile & Parking are No Longer #1.
- Civic Art as the Wise Sage of the Boulevard

The uses and character of this future land use category are driven by the recommendations of the Big Beaver Corridor Study and subsequent efforts of the Planning Commission to create new zoning techniques to implement those recommendations.

This Study provided a comprehensive analysis of the existing and potential characteristics of this important area. The planned future land uses in the Big Beaver Corridor are in large part considered mixed-use, to allow for a wave of new residential development and the redevelopment of individual sites to make a more meaningful contribution to the quality of life of the City. The main difference between the various mixed-use districts planned in the Study is building height. The intended characteristics of the various districts are also very different, and are the topic of in-depth analysis in the Study. Some important recommendations of that Study are listed below.

- Moving toward the creation of distinct physical districts by building from lot line to lot line along the right-of-way rather than continuing to be a collection of isolated towers.
- Becoming flexible with land use relationships. The use of vertically integrated mixed-use commercial, office and residential towers should be promoted. The use of prominent ground floor retail, restaurants and cafes allows visual interest and activity for visitors and residents.
- Contain parking in structures that are shared by surrounding developments. Do not allow off-street parking to be visible from major thoroughfares.
- Landscape Big Beaver and intersecting thoroughfares with rows of mature trees.

DESIGN CONCEPT

- This will be a vibrant high-rise business and residential district.
- Pedestrian use will be promoted through massive landscaping, wide sidewalks, outdoor cafes, and public art.
- The Big Beaver Corridor Study and Big Beaver Development Code provide for a specific land development pattern.
- Architectural design must create an interesting visual experience for both sidewalk users at close range and for those viewing the skyline from a distance.

SITE DESIGN ATTRIBUTES

- Parking should be located in rear yards.
- Development should include intense street tree planting along Big Beaver.
- Cafes, plazas, parks and similar amenities to draw pedestrians will be encouraged.
- Buildings will frame the street network by building to the front and side property lines. Exceptions for cafes, plazas and access roads may be permitted.

BUILDING DESIGN ATTRIBUTES

- Buildings should rise in height toward Crooks Road in the east-west direction.

- Buildings should rise in height toward Big Beaver in the north-south direction.
- Ground level stories should be a minimum of twelve feet in height; with large expanses of transparent glass.
- Fenestration at the ground level should be highlighted through the use of awnings, overhangs or trim detailing, and building caps or roofs should provide a visually interesting skyline.



Big Beaver Corridor Study; Birchler Arroyo Associates, Inc.



Concept Sketch from the Big Beaver Corridor Study; Birchler Arroyo Associates, Inc.