

PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

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

July 13, 2010

7:30 P.M.

Council Chamber

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

PRELIMINARY SITE PLAN REVIEWS

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 899 A) – Proposed Automation Alley Addition, West side of Bellingham, South of Big Beaver (2675 Bellingham), Section 26, Currently Zoned R-C (Research Center) District
6. PRELIMINARY SITE PLAN REVIEW (File Number SP 949 A) – Proposed Troy Marketplace Parking Reduction, Southwest Corner of Big Beaver and Rochester Roads, Section 27, Currently Zoned B-2 (Community Business) District
7. PRELIMINARY SITE PLAN REVIEW (File Number SP 963) – Proposed North Troy Park Association, Southwest Corner of South Boulevard and Rochester Road, Section 3, Currently Zoned O-1 (Office Building) District

SPECIAL USE REQUEST

8. PUBLIC HEARING – SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (File Number SU 381) – Proposed Renaissance Fencing Club, North of Maple, West of Livernois (408 Oliver), Section 28, Currently Zoned M-1 (Light Industrial) 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@troymt.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/Study Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on June 22, 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
 Thomas Strat
 Lon M. Ullmann

Absent:

John J. Tagle
 Mark J. Vleck

Also Present:

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

2. APPROVAL OF AGENDA

Resolution # PC-2010-06-039

Moved by: Schultz
 Seconded by: Maxwell

RESOLVED, To approve the Agenda as prepared.

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

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2010-06-040

Moved by: Sanzica
 Seconded by: Edmunds

RESOLVED, To approve the minutes of the June 8, 2010 Regular meeting as prepared.

Yes: Edmunds, Hutson, Maxwell, Sanzica, Schultz, Ullmann
 Abstain: Strat
 Absent: Tagle, 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 June 15, 2010 Board of Zoning Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant announced there has been no recent meeting of the Downtown Development Authority.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported on the following items, approved by City Council at their June 21, 2010 meeting.

- Special Use Request and Preliminary Site Plan Approval (File Number SU 379) – Big Beaver Tavern Outdoor Seating, 645 E. Big Beaver.
- Rezoning Request (File Number Z 737) – Troy Sports Center, Northwest Corner of John R and Big Beaver, from O-1 to B-2.

Mr. Savidant announced that a joint meeting with the City of Birmingham is tentatively scheduled on Wednesday, July 14, 2010, at 6:00 p.m. to consider Preliminary Site Plan approval of the transit center.

Mr. Branigan addressed the status of the Zoning Ordinance re-write.

PRELIMINARY SITE PLAN REVIEWS

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 962) – Proposed InPro Insurance Group Office Building Addition, North side of Big Beaver Road, East of John R (2095 E. Big Beaver), Section 24, Currently Zoned O-1 (Office Building) District (Consent Judgment)

Mr. Branigan gave a report on the proposed Preliminary Site Plan and request to install a compressed oxygen tank for a new tenant. The applicant proposes to vacate existing cross access easements to accommodate the oxygen tank. Mr. Branigan addressed the two existing cross access easements at 2051 and 2095 E. Big Beaver that are now obsolete as a result of established uses and build out of both sites. He indicated support to vacate both easements.

Mr. Branigan said the Board might want to consider asking the applicant to provide a cross access easement to the east, for which a Planned Unit Development (PUD) is approved. He addressed two potential issues in requesting a cross access easement to the east:

- No major regional benefit (no cross access to the west).
- The site would lose four (4) parking spaces.

Mr. Branigan confirmed departmental reviews indicated no special comments or special requirements for housing an oxygen tank on site.

Discussion followed on a cross access easement to the east:

- Intent of PUD site plan approval to provide cross access easement.
- Standard City procedure for cross access easements.
- Physical improvements relating to cross access easements.
- Loss of parking spaces; no parking study completed.
- Condition(s) to site plan approval; retain existing parking until such time that PUD is constructed.
- Cut-through traffic.
- Site maneuverability.
- Future redevelopment.

Chair Hutson expressed concern with the applicant's parking lot turning into a thoroughfare for the PUD.

Mr. Branigan said the Planning Department discussed that point. He said basically if the site were to re-develop as another use other than office, the cross access easement might make more sense. With the existing use, the cross access easement might be used only for short distance driving/parking and cut-through traffic to avoid potential traffic queuing on the PUD site.

David Goodman, owner of Goodman Investments and InPro Insurance Group, of 2840 Ashbury Drive, Troy, was present. Mr. Goodman addressed a cross access easement to the east. He asked the Board to take into consideration the existing masonry wall in the parking lot and the loss of parking spaces. He addressed the building tenancy as relates to the number of employees and parking needs. He also addressed the maneuverability of delivery trucks on site.

Resolution # PC-2010-06-041

Moved by: Schultz
Seconded by: Strat

WHEREAS, The Planning Commission recommends to City Council that Preliminary Site Plan Approval, as requested for the proposed InPro Insurance Group Office Building Addition, located on the north side of Big Beaver, east of John R, in Section 24, within the O-1 zoning district, be granted, subject to the following conditions:

1. A cross access easement is granted to the property to the east in the northeast corner of the InPro Insurance Group property. InPro Insurance Group shall execute an agreement to construct same at the City's request.
2. That a parking adjustment of four (4) spaces is granted per Section 40.20.12.

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

MOTION CARRIED

Chair Hutson said his no vote is based on his concern expressed during discussion.

9. PRELIMINARY SITE PLAN REVIEW (File Number SP 960) – Proposed Vehma International Improvements, Northwest Corner of Stephenson Hwy and Rankin (1055 Stephenson Hwy), Section 35, Currently Zoned M-1 (Light Industrial) District

Mr. Branigan briefly reviewed the Planning Consultant report and noted the Preliminary Site Plan meets all Zoning Ordinance requirements.

Kevin Biddison of Biddison Architecture, 850 Stephenson Highway, Troy, was present.

Thomas Kemp of Kemp & Peyer Development, 275 W. Girard, Madison Heights, was present.

There was discussion on:

- Stormwater management.
- Screening of vehicles from Stephenson Highway.

Mr. Branigan stated the regional stormwater retention for the property is in need of improvements, and noted the Planning Commission does not have the ability to condition site plan approval on that provision.

Mr. Biddison informed the members that construction of a berm along Stephenson Highway would impact existing trees in that area.

Mr. Kemp expressed willingness to work with the Planning Commission to screen vehicles along Stephenson, but he would like to retain the existing trees.

There was a brief discussion on the design of a berm and working around the existing trees.

Mr. Forsyth reminded the members of their role as Planning Commissioners. He noted the Preliminary Site Plan application for consideration this evening meets all requirements of the Zoning Ordinance. He said the Board can ask the petitioner to voluntarily construct a berm, but it is not a requirement.

Resolution # PC-2010-06-042

Moved by: Maxwell
Seconded by: Sanzica

WHEREAS, That Preliminary Site Plan Approval, pursuant to Section 03.40.03 of the Zoning Ordinance, as requested for the proposed Vehma International Improvements, located on the Northwest corner of Stephenson and Rankin (1055 Stephenson), in Section 35, within the M-1 zoning district, be granted.

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

MOTION FAILED**Resolution # PC-2010-06-043**

Moved by: Schultz
Seconded by: Hutson

MOVE, To reconsider Resolution # PC-2010-06-042.

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

MOTION CARRIED**Resolution # PC-2010-06-044**

Moved by: Schultz
Seconded by: Hutson

WHEREAS, That Preliminary Site Plan Approval, pursuant to Section 03.40.03 of the Zoning Ordinance, as requested for the proposed Vehma International Improvements, located on the northwest corner of Stephenson and Rankin (1055 Stephenson), in Section 35, within the M-1 zoning district, be granted, subject to the following conditions:

1. The petitioner has volunteered to place a berm along the Stephenson Road frontage to screen the majority of vehicles from view from Stephenson.
2. That existing trees shall remain.

Discussion on the motion on the floor.

Following a brief discussion, it was noted that should the petitioner discover the berm too cumbersome to construct with the existing trees, the petitioner would be required to come back before the Planning Commission with a revised site plan.

Vote on the motion on the floor.

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

MOTION CARRIED

OTHER BUSINESS

10. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

11. PLANNING COMMISSION COMMENTS

Mr. Ullmann addressed water quality with respect to future redevelopment.

Mr. Edmunds reported briefly on his attendance at the New Economy Series of free classes, as well as his accreditation with the Citizens Planner group. He distributed booklets *Chasing the Past, or Investing in our Future* published by Land Policy Institute. Mr. Edmunds also thanked Mr. Savidant on forwarding via email the Birchler Arroyo presentation.

Mr. Maxwell shared film clips of deer “residing” in his back yard. He asked that discussion of the deer population be placed on a future study meeting agenda.

Mr. Forsyth said that effective July 1, the City Attorney’s office is implementing its rotation of legal representation on Boards and Committees. Mr. Forsyth will represent the Board of Zoning Appeals, and Mr. Motzny will represent the Planning Commission.

Everyone thanked Mr. Forsyth for his legal insight and wisdom.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 8:23 p.m.

Respectfully submitted,

Michael W. Hutson, Chair

Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2010 PC Minutes\Draft\06-22-10 Special Study Meeting_Draft.doc

DATE: July 8, 2010

TO: Planning Commission

FROM: R. Brent Savidant, Acting Planning Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP 899 A) – Proposed Automation Alley Addition, West side of Bellingham, South of Big Beaver (2675 Bellingham), Section 26, Currently Zoned R-C (Research Center) District

The applicant, Synergy Group, Inc., submitted an application for a proposed 3,200 square foot addition to the Automation Alley facility.

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

City Management recommends approval of the proposed addition.

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

Attachments:

1. Maps.
2. Report prepared by CWA.
3. Site Plan.

cc: Applicant
File/ SP 899 A

G:\SITE PLANS\SP 899 A Automation Alley Addition Sec 26\SP-899 A Automation Alley Addition 07 13 10.docx

PRELIMINARY SITE PLAN REVIEWS

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 899 A) – Proposed Automation Alley Addition, West side of Bellingham, South of Big Beaver (2675 Bellingham), Section 26, Currently Zoned R-C (Research Center) District

Resolution # PC-2010-07-

Moved by:

Seconded by:

RESOLVED, That Preliminary Site Plan Approval for the proposed Automation Alley addition, located on the west side Bellingham, south of Big Beaver Road (2675 Bellingham), Section 26, within the R-C zoning district, be (granted, subject to the following conditions):

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons: _____)

Yes:

No:

Absent:

MOTION CARRIED / DENIED



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: July 9, 2010

Preliminary Site Plan Review For City of Troy, Michigan

Applicant: Automation Alley

Project Name: Automation Alley Addition

Plan Date: May 25, 2010

Location: 2675 Bellingham

Zoning: R-C, Research Center District

Action Requested: Preliminary Site Plan Approval

Required Information: Deficiencies noted

PROJECT AND SITE DESCRIPTION

We are in receipt of a submittal including a site plan, a topographic survey, a preliminary grading plan, a new floor plan, elevations, and site details.

Location of Subject Property:

The property is located on the west side of Bellingham Drive, just south of Big Beaver Road

Size of Subject Property:

The parcel is 2 acres in size.

Current/Proposed Use of Subject Parcel:

The site is currently used as the headquarters for Automation Alley. This proposal would expand the existing building to allow Automation Alley to grow within the facility. No new uses are proposed.

Current Zoning:

The property is currently zoned R-C, Research Center District.

Zoning Classification of Adjacent Parcels (industrial and office uses on all sides):

- North: R-C, Research Center District
- South: R-C, Research Center District
- East: M-1, Light Industrial District.
- West: M-1, Light Industrial District.

AREA, WIDTH, HEIGHT, SETBACKS

Required and Provided Dimensions:

Section 30.20.08 requires the following setbacks and height limits. The project currently complies with all required dimensions. The proposed addition would change the west (rear) and north (side) yard setbacks.

	<u>Required:</u>	<u>Provided:</u>
Setbacks		
Side (north)	20 feet	81.63 feet
Rear (west)	20 feet	104.19 feet
Building Height (addition)	40 feet	15 feet, 8 inches

Items to be Addressed: None.

PARKING, LOADING

Proposed Parking:

The site plan indicates that the site currently contains 76 spaces, 4 of which are barrier-free. The applicant has included 42 proposed additional parking spaces and has labeled these as “future” spaces.”

Parking Calculations:

The parking calculations provided by the applicant are as follows.

	<u>Required</u>
Office	1/200 sf. of usable floor area = 15,430 x 80% usable = 12,344 square feet/200 = 62 required spaces
Total Provided	72 regular spaces + 4 barrier free spaces = 76 spaces = 42 proposed future spaces = 118 spaces

The site is overparked in its current state. The existing parking greatly exceeds the required parking for the site and the proposed addition can be completed with no additional parking required. We question the applicant's inclusion of 42 new, future parking spaces. We also wish to clarify the applicant's term "future" spaces. Is the intent to land bank these spaces? If so, the applicant must provide justification for the addition of these surplus spaces. Further, the 22 spaces along the south boundary encroach into the neighboring site. This is not allowed without documentation in the form of an easement. We do not support the approval of the surplus 42 future spaces, and we especially oppose the approval of the 22 spaces encroaching into the adjacent property.

Items to be Addressed: *Remove future planned surplus parking spaces, or provide justification and documentation of legal easement to permit their existence.*

SITE ACCESS AND CIRCULATION

Proposed Circulation:

The site is accessed from Bellingham by a single driveway, and has access to the lot to the south and north by two driveways going south and a driveway going north. The access drives make the site very accessible by car. Also, the site has an extensive pedestrian network. No access issues will be affected by the proposed addition.

Items to be Addressed: *None.*

NATURAL RESOURCES

The site is existing and devoid of natural features, with the exception of existing landscaping and trees. No natural features will be impacted by this addition, which occupies an open grass area.

Items to be Addressed: *None.*

LANDSCAPING

A landscape plan has not been provided with this submittal, however no landscaping is being affected, nor would any additional landscaping be required, as a result of this project. No natural features are impacted, and required open space is still well within ordinance requirements, as 17.1 percent is provided when only 10 percent is required. The proposed addition will occupy what is currently an open area with a small patio and manicured lawn. The remainder of the site is adequately landscaped.

Items to be addressed: *None.*

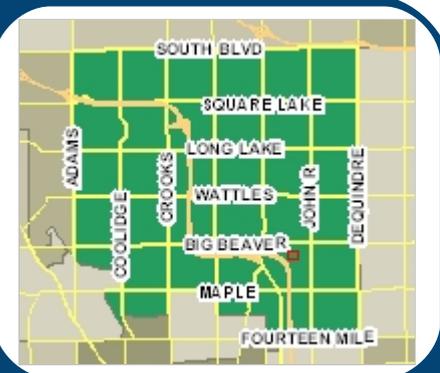
RECOMMENDATIONS

The project complies with all dimensional requirements, does not increase parking requirements beyond what is available on the subject site, and will have no impact on natural features or a discernable impact on stormwater drainage. It has been reviewed by all City departments and no objections have been raised. We support the improvement of this property and recommend the Planning Commission approve the preliminary site plan with the condition that the proposed “future” parking spaces are removed, or that adequate justification and legal documentation to permit them along the south is provided.



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

#225-02-10116



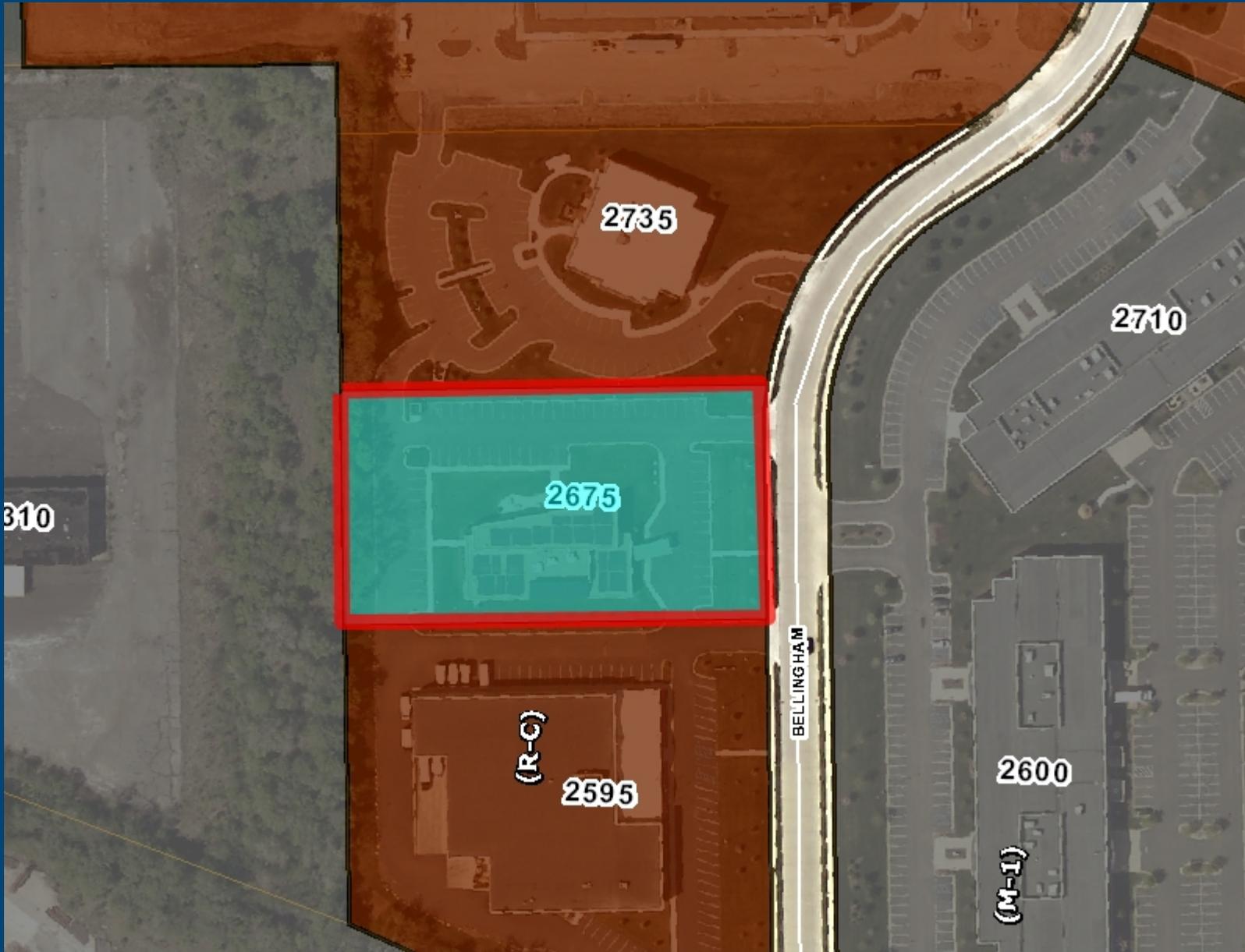
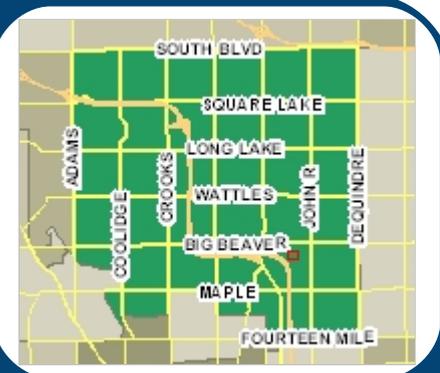
Legend

-  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

234 0 117 234Feet

Scale 1: 1,404





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: 6/2/2010

281 0 140 281 Feet

Scale 1: 1,685



GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY.
2. ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL CITY INSPECTION FEES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE PERIODS OF CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
4. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT MISS DIG (1-800-482-7171) TO VERIFY THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES AND SHALL NOTIFY OTHER REPRESENTATIVES OF OTHER UTILITIES IN THE VICINITY OF THE WORK.
5. ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
6. MANHOLE, CATCH BASIN, GATE VALVES AND HYDRANT FINISH GRADES MUST BE CLOSELY CHECKED AND APPROVED BY THE ENGINEER BEFORE THE CONTRACTOR'S WORK IS CONSIDERED COMPLETE.
7. CONTRACTOR SHALL REMOVE AND DISPOSE OF OFF-SITE ANY TREES, BRUSH, STUMPS, TRASH OR OTHER UNWANTED DEBRIS AT THE OWNER'S DIRECTION, INCLUDING OLD BUILDING FOUNDATIONS AND FLOORS. BURNING OF TRASH, STUMPS OR OTHER DEBRIS SHALL NOT BE PERMITTED.
8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY CONTAIN TRAFFIC IN ACCORDANCE WITH "MMUTCD".
9. ALL EXCAVATIONS SHALL BE SLOPED, SHORED OR BRACED IN ACCORDANCE WITH MI-OSHA REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AN ADEQUATELY CONSTRUCTED AND BRACED SHORING SYSTEM FOR EMPLOYEES WORKING IN AN EXCAVATION THAT MAY EXPOSE EMPLOYEES TO THE DANGER OF MOVING GROUND.
10. ALL REFERENCES TO M.D.O.T. SPECIFICATIONS ARE TO BE IN ACCORDANCE WITH THE 1990 STANDARD SPECIFICATIONS FOR CONSTRUCTION.

PAVING NOTES:

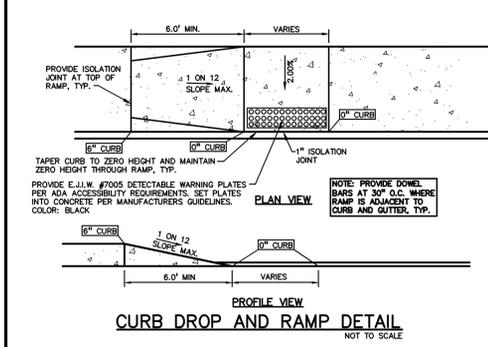
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY AND M.D.O.T.
2. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
3. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
4. SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED WITH SAND OR OTHER SIMILAR APPROVED MATERIAL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT (PER ASTM D-1557) UNLESS OTHERWISE SPECIFIED.
5. BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
6. ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.

GENERAL UTILITY NOTES:

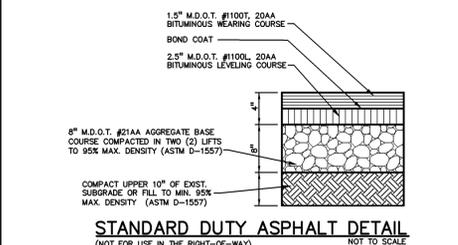
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES, WHICH MIGHT AFFECT THIS JOB.
3. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
4. WHENEVER EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL HOLES 4" CENTER TO CENTER, AROUND PERIPHERY OF OPENING TO CREATE A PLANE OF WEAKNESS JOINT BEFORE BREAKING SECTION OUT.
5. EXACT GRADES AND DEPTHS OF UTILITIES ARE TO BE CHECKED CLOSELY WITH THE FIELD ENGINEER PRIOR TO INSTALLATION.
6. REFER TO CITY OF TROY STANDARD DETAIL SHEETS FOR ADDITIONAL INFORMATION.

STORM SEWER NOTES:

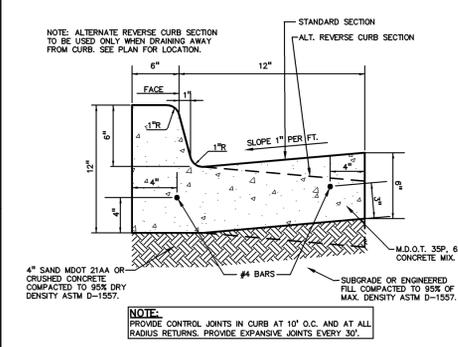
1. ALL RCP CL-IV STORM SEWER SHALL BE INSTALLED ON CLASS 'B' BEDDING OR BETTER.
2. JOINTS FOR ALL STORM SEWER 12" AND LARGER SHALL BE MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C-443)
3. ALL STORM SEWER 12" AND LARGER SHALL BE RCP CLASS IV UNLESS OTHERWISE NOTED.
4. REFER TO CITY OF TROY STORM SEWER DETAIL SHEETS FOR ADDITIONAL INFORMATION.



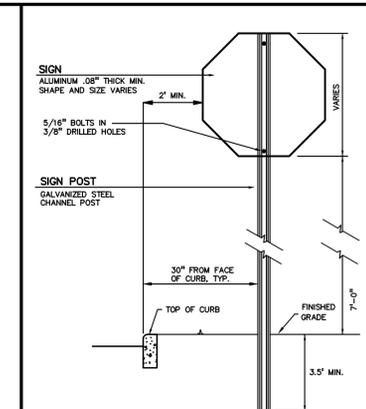
DETECTABLE WARNING SURFACE:
 ALL ACCESSIBLE CONCRETE RAMPS ARE TO HAVE A DETECTABLE WARNING SURFACE THAT HAS A CONTRASTING COLOR AND TEXTURE PER A.D.A. ACCESSIBILITY GUIDELINES SECTION 4.29. PROVIDE E.J.L.W. #7005 DETECTABLE WARNING PLATES PER ADA ACCESSIBILITY REQUIREMENTS. SET PLATES INTO CONCRETE PER MANUFACTURERS GUIDELINES. REFER TO INDIVIDUAL RAMP DETAILS FOR ADDITIONAL INFORMATION. VERIFY REQUIREMENTS WITH LOCAL AGENCY.



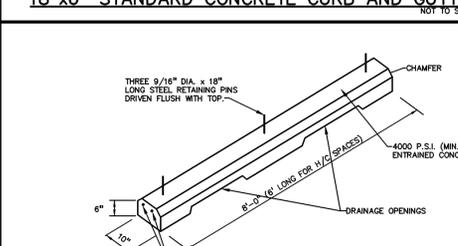
STANDARD DUTY ASPHALT DETAIL
 (NOT FOR USE IN THE RIGHT-OF-WAY) NOT TO SCALE



18\"/>



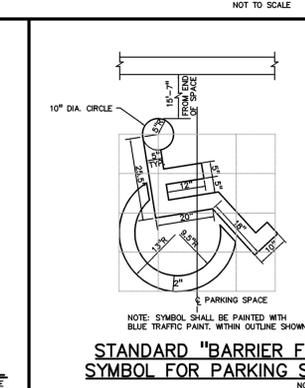
SIGN AND POST INSTALLATION IN LANDSCAPED AREAS
 NOT TO SCALE



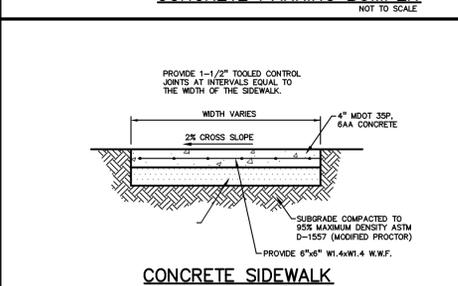
CONCRETE PARKING BUMPER
 NOT TO SCALE



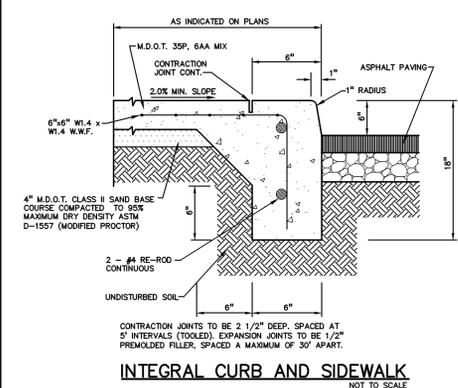
BARRIER FREE PARKING SIGN DETAIL
 NOT TO SCALE



STANDARD \"BARRIER FREE\" SYMBOL FOR PARKING SPACE
 NOT TO SCALE



CONCRETE SIDEWALK
 NOT TO SCALE



INTEGRAL CURB AND SIDEWALK
 NOT TO SCALE

NO.	CHK	DESCRIPTION	DATE

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SYNERGY GROUP, INC
 39400 WOODWARD AVE, SUITE 190
 BLOOMFIELD HILLS, MI 48304

NOTES AND DETAILS
AUTOMATION ALLEY - 2675 BELLINGHAM
 PART OF THE NE 1/4 OF SECTION 26, T. 02N. R. 11E.,
 CITY OF TROY, OKLAHOMA COUNTY, MICHIGAN

DES.	PB	DN.	PB	SUR.	KTR	P.M.	JPB
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ORIGINAL
 ISSUE DATE: MAY 25, 2010
 PEA JOB NO. 2010-001
 SCALE: 1" = 20'
 DRAWING NUMBER:
P-4

XREF: L:\2010092\DWG\TOP\BASE-10092.DWG
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 XREF: L:\2010092\DWG\SITE\PLAN\TBLK-10092.DWG



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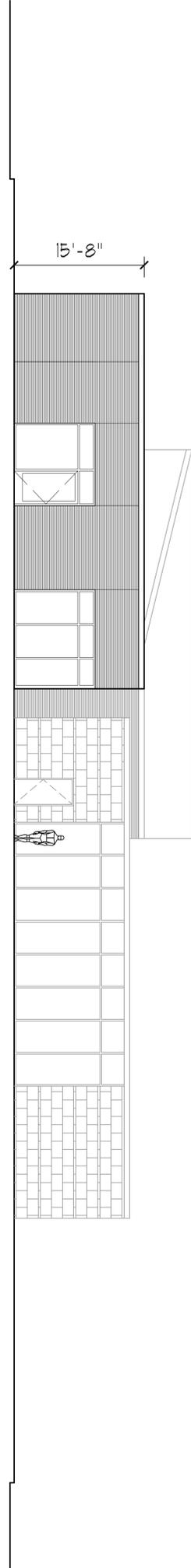
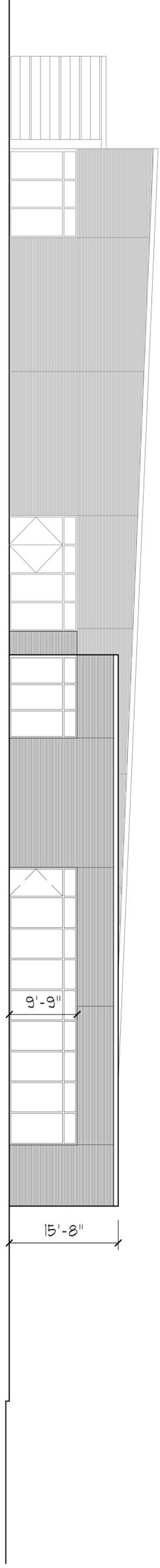
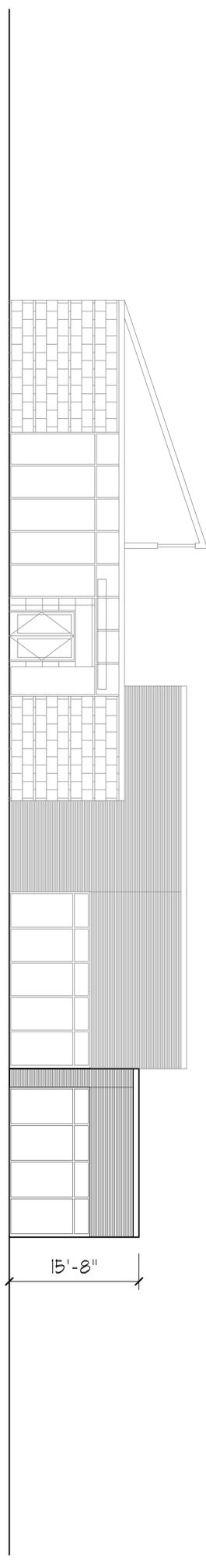
NUDELL
 ARCHITECTS
 31820 W. Tushnet Mile Road
 Farmington Hills, Michigan 48334
 T 248 324 8800 F 248 324 5550

PROJECT:
**AUTOMATION ALLEY
 BUILDING ADDITION
 2675 BELLINGHAM, TROY, MI**

DATE: _____
 TENANT APPROVAL: _____

DATE: _____
 OWNER APPROVAL: _____

REVISION:



SHEET DESCRIPTION:
**EXTERIOR
 ELEVATIONS**

DRAWN BY: **AJC**

FILE NAME: **2000-038 A-200**

DATE: **05-14-10**

PROJECT NUMBER: **2000-038**

SHEET NUMBER:

A-200

3
 A-200

1
 A-200

2
 A-200

3
 A-200



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 FARMINGTON HILLS, MICHIGAN 48334
 1 248 324 8800 | 248 324 5550

PROJECT:
**AUTOMATION ALLEY
 BUILDING ADDITION**
 2675 BELLINGHAM, TROY, MI

TENANT APPROVAL:
 DATE:

OWNER APPROVAL:
 DATE:

REVISION:

SHEET DESCRIPTION:
**FLOOR
 PLAN**

DRAWN BY: **AJC**

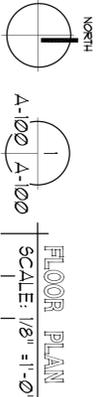
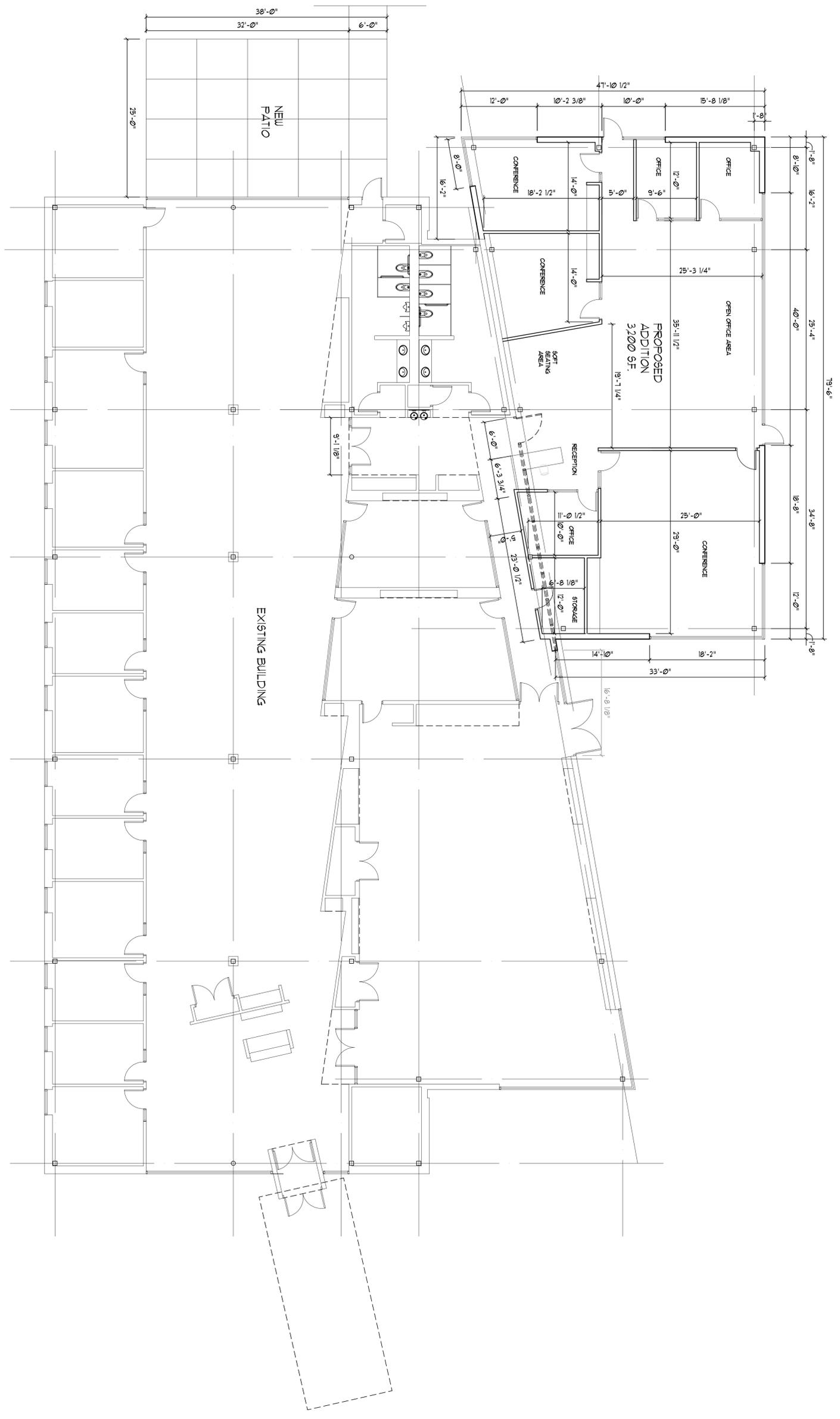
FILE NAME: **2010-098_A100**

DATE: **05-14-10**

PROJECT NUMBER: **2010-098**

SHEET NUMBER:

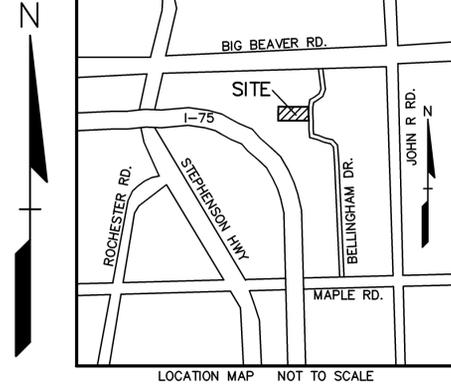
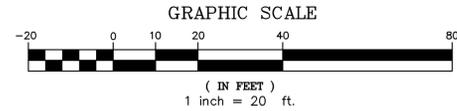
A-100



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

ZONING NOTES
 R-C Research Center District
 (Per City of Troy On-line GIS)
 Required setbacks (per City of Troy Zoning Ordinance, Chapter 39, Article XXVII and XXX)
 R-C Zonings:
 Front Yard: 50 FT
 Side Yard: 20 FT least one, 40 FT total two
 Rear Yard: 20 FT
 Maximum Building Height: 3 stories, 40 FT

LEGAL DESCRIPTION:
 (Per City of Troy Tax Assessor's Records)
 Town 2 North, Range 11 East, Section 26, Part of the Northeast 1/4 of said Section, beginning at a point distance S89°42'00"W, 720.60 feet and S00°29'22"E, 102.00 feet and S89°42'00"W, 922.05 feet and S00°36'00"E, 559.88 feet and S28°09'00"W, 235.68 feet and S56°54'00"W, 88.18 feet and S32°42'00"W, 250.05 feet from the Northeast Section Corner; thence along a curve to the left 48.44 feet, having a radius of 305 feet, and a chord that bears S03°57'00"W, 48.39 feet; thence S00°36'00"E, 172.16 feet; thence S89°24'00"W, 395.00 feet; thence N00°36'00"E, 220.40 feet; thence N89°24'00"E, 398.84 feet to the Point of Beginning.



NO.	BY	CHK	DESCRIPTION	DATE

GENERAL UTILITY NOTES:

- ALL UTILITY LINES, STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF TROY.
- REFER TO DETAIL SHEETS P-4 FOR ADDITIONAL UTILITY DETAILS AND NOTES.
- ALL STORM SEWER 12" DIAMETER OR LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP C-76) CLASS IV WITH MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C-443).
- ALL STORM SEWER LEADS SHALL BE PVC SCHEDULE 40 WITH GLUED JOINTS UNLESS OTHERWISE NOTED.
- PIPE LENGTHS ARE GIVEN FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.
- THE CITY OF TROY STANDARD DETAIL SHEETS ARE INCORPORATED INTO AND MADE A PART OF THESE PLANS. CONTRACTOR TO REFER TO THE CITY OF TROY STANDARD DETAIL SHEETS FOR ALL STRUCTURE, PIPE MATERIALS, BEDDING, TESTING, ETC. NOTES AND DETAILS.

GENERAL GRADING AND EARTHWORK NOTES:

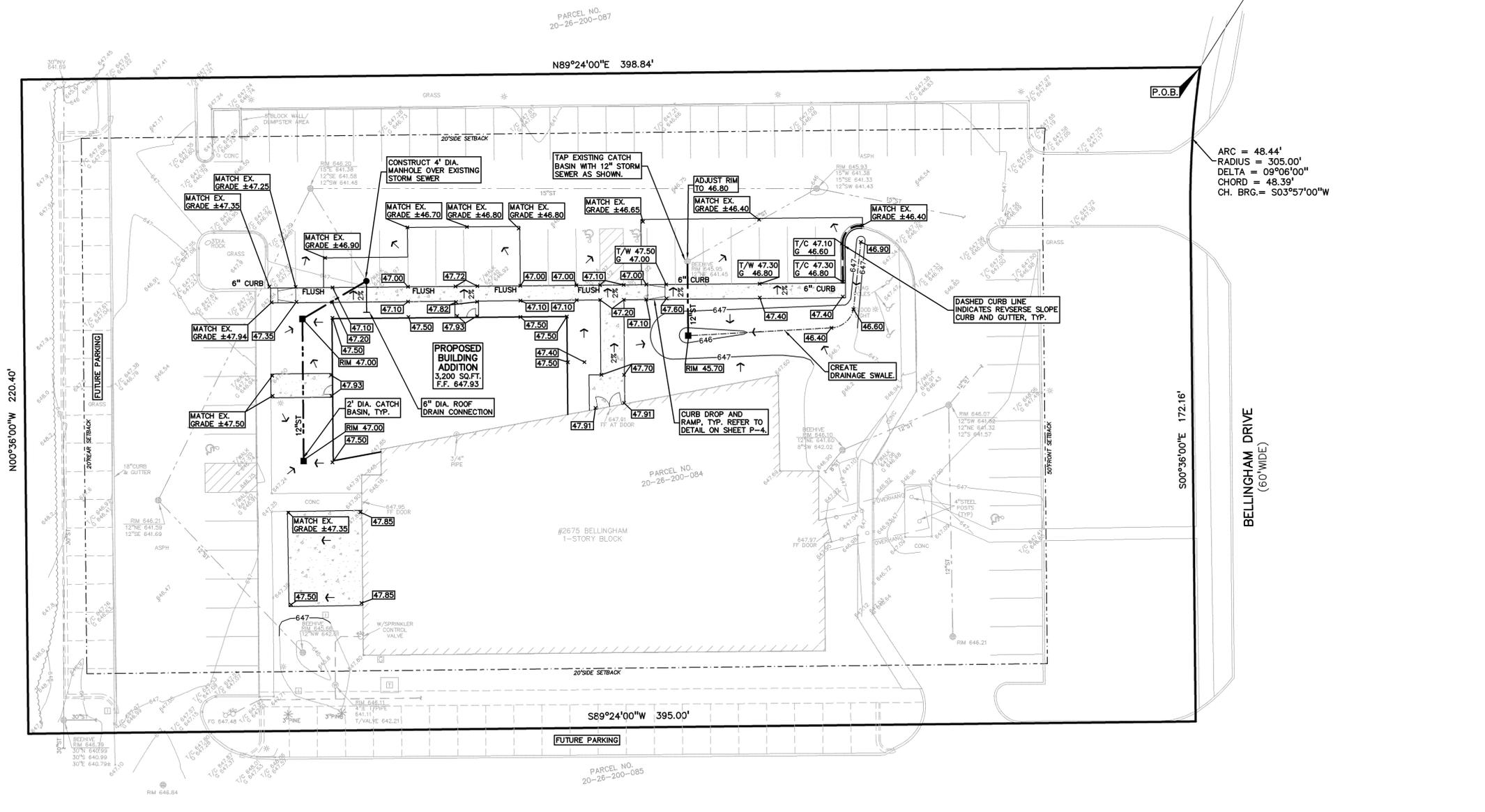
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

- CONTRACTOR TO FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
- ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED. ADD 0.50" TO OBTAIN TOP OF CURB ELEVATION.
- THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE CITY OF TROY. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE CITY PRIOR TO CONSTRUCTION.
- SEE ADDITIONAL GRADING AND EARTHWORK NOTES ON DETAIL SHEET P-4.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL IN THE OPINION OF THE GEOTECHNICAL ENGINEER, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.

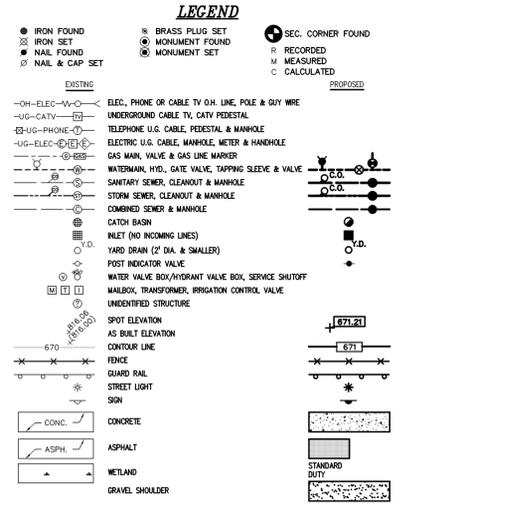
SYMBOLS: GRADING

45.20 PROPOSED SPOT GRADE ELEVATION
 ALL GRADES INDICATED ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED. ADD 0.50" TO ALL 4-DIGIT ELEVATIONS TO OBTAIN ACTUAL ELEVATION.

647 PROPOSED CONTOUR LINE



ARC = 48.44'
 RADIUS = 305.00'
 DELTA = 09°06'00"
 CHORD = 48.39'
 CH. BRG. = S03°57'00"W



REFERENCE DRAWINGS

GAS CONSUMERS ENERGY SERVICE MAP 03-01-26-1 DATED 03-13-06
 PHONE AMERITECH DESIGN PLANS FOR BELLINGHAM ROAD BY ATWELL HICKS, JOB No.200678.30, DATED 07-11-02
 ELECTRIC D.T.E. OUTSIDE SALES MAP 1-328-388, DATED 03-15-06
 OTHER: "PAVING & GRADING PLAN - AUTOMATION ALLEY" MICKLAUCH & ASSOC., INC, DATED 11/11/03

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SYNERGY GROUP, INC
 3840 WOODWARD AVE, SUITE 190
 BLOOMFIELD HILLS, MI 48304

PRELIMINARY GRADING/UTILITY PLAN
AUTOMATION ALLEY - 2675 BELLINGHAM
 PART OF THE NE 1/4 OF SECTION 26, T.26N. R.11E., CITY OF TROY, OKLAHOMA COUNTY, MICHIGAN

DES.	DN.	PB.	SUR.	KTR.	P.M.	JPB.
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ORIGINAL ISSUE DATE: MAY 25, 2010
 PEA JOB NO. 2010-001
 SCALE: 1" = 20'
 DRAWING NUMBER: **P-3**

REF: L:\2010092\DWG\TOPBASE-10092.DWG
 XREF: L:\2010092\DWG\SITE PLAN\9845-11002.DWG
 XREF: L:\2010092\DWG\TOPBASE-10092.DWG

DATE: July 8, 2010

TO: Planning Commission

FROM: R. Brent Savidant, Acting Planning Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP 949 A) – Proposed Troy Marketplace Parking Reduction, Southwest Corner of Big Beaver and Rochester Roads, Section 27, Currently Zoned B-2 (Community Business) District

The applicant, Ramco-Gershenson, Inc., submitted an application for a parking modification for the Troy Marketplace commercial development. The Planning Commission approved the outlot building, including a 3,002 square foot restaurant and 2,004 square foot retail store, on May 13, 2008. The owners wish to change the use of a 2,004 square foot retail space to restaurant. This increases the number of parking spaces required by the Zoning Ordinance. The applicant also proposed some pedestrian improvements for the area near the outlot building.

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

City Management recommends approval of the parking space modification.

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

Attachments:

1. Maps.
2. Report prepared by CWA.
3. Technical Memorandum, prepared by PEA.
4. Review of Parking Space Analysis, prepared by OHM.

cc: Applicant
File/ SP 949 A

G:\SITE PLANS\SP 949 A Troy Marketplace Parking Reduction\SP-949 A Troy Marketplace 07 13 10.docx

PRELIMINARY SITE PLAN REVIEWS

6. PRELIMINARY SITE PLAN REVIEW (File Number SP 949 A) – Proposed Troy Marketplace Parking Reduction, Southwest Corner of Big Beaver and Rochester Roads, Section 27, Currently Zoned B-2 (Community Business) District

Resolution # PC-2010-07-

Moved by:

Seconded by:

RESOLVED, The Planning Commission hereby approves a reduction in the number of required parking spaces for the proposed Troy Marketplace uses to 1,438 when a total of 1,656 spaces are required on the site based on off-street parking space requirements, as per Article XL. This 218-space reduction is justified through the application of ULI parking methodology, as outlined in the Technical Memorandum prepared by PEA.

THEREFORE BE IT RESOLVED, That Preliminary Site Plan Approval for the proposed uses, located on the southwest corner of Big Beaver and Rochester Road, Section 27, within the B-2 zoning district, be (granted, subject to the following conditions):

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons: _____)

Yes:

No:

Absent:

MOTION CARRIED / DENIED



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

MEMORANDUM

TO: Brent Savidant
FROM: Zachary Branigan
DATE: July 8, 2010
RE: Troy Marketplace Parking Modification Request

We are in receipt of a request from Ramco Gershenson, Inc. to approve a parking modification for Troy Marketplace, a site located at the SW Corner of Big Beaver Road and Rochester Road. The site has a collection of four existing retail and restaurant buildings housing a wide variety of uses including large retail tenants, a health club, and a series of restaurants. The total square footage of the existing buildings is 248,893 square feet. Of that square footage, 2,004 square feet in the south half of the existing outbuilding that currently houses the PeiWei restaurant (Building A-2) is programmed for retail use. The applicant wishes to fill the vacant retail space with a restaurant use, which would require additional parking. This request is to modify parking requirements for the overall project to allow the new restaurant tenant to move into the vacant space.

The site is made up of a collection of parcels and is zoned B-2, Community Business District. Per the City Ordinance, retail tenants require one space for every 200 square feet of usable floor area, and restaurants require one space for 2 seats, plus one additional space for every 10 seats for employee parking. The retail space the applicant wishes to convert to a restaurant is 2,004 square feet, which would require 10 retail parking spaces. As a restaurant, the space could accommodate (according to the applicant) 44 seats. Those 44 seats require 22 spaces for the customers and 5 spaces for employees, or 27 spaces in total, 17 more than are currently accommodated for the vacant retail space.

The applicant has provided a table outlining the required parking for the entire development with existing uses and planned uses, and with the potential amended planned uses with the restaurant. There already exists a deficiency of overall parking on the site, which was allowed by a modification which permitted the planned retail space in the "major E" space to be converted to the current LA Fitness facility, which has more intense parking requirements.

The conversion of the 2,004 square feet from retail to restaurant would increase the overall parking required for the project by less than 1 percent. The existing facilities, in total, require 1,639 spaces. There are currently 1,438 spaces on the site, a deficiency permitted by

Troy Marketplace
July 8, 2010

modification of 201 spaces. The conversion of the 2,004 square feet to a restaurant creates a total requirement of 1,656 spaces, or a deficiency of 218 total spaces. The applicant's parking study indicates, using ULI rates of the health club only and taking into consideration peak rates on the weekdays and weekends, 1,386 spaces would be required on a weekday at peak, and 1,330 would be required on a weekend at peak. If ULI calculations are used for the entire development, 1121 are required on a weekday and 1154 are required on a weekend. These are flat figures and do not take into consideration the shared parking reductions available, which vary, when using ULI rates for the health club only, from 9 percent on a weekday (given the staggered peak for retail, restaurants, and the health club) and 11 percent on a weekend.

As the ULI calculations indicate, there is sufficient parking on the site for existing and anticipated uses throughout the site, throughout most of the year. The modification of 17 spaces for a total deficiency of 218 would have an effect of less than 1 percent of the overall required parking.

The applicant has also provided ULI shared parking calculations that reveal that a surplus of spaces exists all year, even under City of Troy parking requirements, except for at 5 pm of a weekend in December, which is the only identified period where demand may exceed parking supply in this scenario. When you apply ULI parking rates and ULI shared parking calculations, there is a large surplus, even at the highest peak periods throughout the year.

We support the findings of the applicant's traffic study. The application was also reviewed by OHM, the City's engineering consultant, who also agrees with the applicant's findings. The available parking exceeds what is necessary to permit the site to accommodate the proposed change in uses. Therefore, we support the request and recommend the Planning Commission approve the modification, permitting the site to go from a 201 space deficiency to a 218 space deficiency.

Sincerely,



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



PROFESSIONAL ENGINEERING ASSOCIATES, INC.

CIVIL ENGINEERS / LAND SURVEYORS / LANDSCAPE ARCHITECTS

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Vice President

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Vice President

David N. Hunter, PE, PS, LEED AP

Vice President

TECHNICAL MEMORANDUM

VIA EMAIL

To: Mr. Laith Hermiz
Ramco-Gershenson, Inc.

From: Mr. Michael J. Labadie, P.E.
Professional Engineering Associates, Inc.

Date: October 28, 2009

Subject: Troy Marketplace
Parking Analysis
PEA Job # 2009-208-00T

Introduction

Professional Engineering Associates (PEA) has completed a parking analysis for the Troy Marketplace development located on the southwest corner of Big Beaver Road and Rochester Road in the City of Troy, Michigan. PEA understands that Ramco-Gershenson is proposing a change in land use for 2,004 square feet (SF) of retail space to restaurant space. The purpose of this study is to evaluate the impacts of the proposed change on existing site parking provisions.

In May, 2008 Wells + Associates, Inc. (W+A) completed a shared parking study for the existing mix of uses that included the calculation of parking space requirements based on the City of Troy Parking Ordinance, parking rates published by the Urban Land Institute (ULI), and ULI Shared Parking methodologies. Although City Ordinance requires parking requirements be determined based on the sum of individual use requirements, the W+A study demonstrated that site land uses would share parking due to seasonal, daily, and hourly demand variations. As a result, the City approved a reduction in the number of parking spaces required by City Ordinance for the Troy Marketplace.

The analysis for this study includes the calculation of parking space requirements for the proposed land use change based on the City of Troy Parking Ordinance, parking rates published by ULI, and ULI Shared Parking methodologies. These calculations were evaluated to determine the impact of the proposed change in use on the existing parking supply.

Development Details

According to the information provided by Ramco-Gershenson, the mix of uses and densities for this site currently includes the following:

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Retail	198,878	gross sq. ft (SF)
Hair Salon	2,013	SF
	8	chairs
Health Club	45,000	SF
Restaurant	3,002	SF
	78	seats

Ramco-Gershenson proposes to change the use of Building A-2 from retail use to restaurant use. This change would result in the following mix of uses and densities for the site:

Retail	196,874	gross sq. ft (SF)
Hair Salon	2,013	SF
	8	chairs
Health Club	45,000	SF
Restaurant	5,006	SF
	122	seats

A Parking Exhibit is included with this memorandum that depicts the site buildings, existing and proposed uses, and parking provisions. Currently, there are 1,438 parking spaces on-site.

City of Troy Parking Ordinance

Application of the various factors presented in the City of Troy Parking Ordinance to each of the proposed uses and densities results in a total number of spaces required by Ordinance of 1,656. As documented in the W+A study, the existing development would require 1,639 spaces per Ordinance, or 17 fewer spaces. The proposed land use change would result in a deficiency of 218 spaces; however the additional 17 space requirement is only 1% of the existing parking supply. A summary of the parking calculations per City Ordinance for the existing and proposed land uses are included on the Parking Exhibit and summarized in the attached Tables 1 and 2.

ULI Shared Parking Based on City Ordinance

According to ULI, shared parking is the use of a parking space to serve two or more individual land uses without conflict or encroachment. The ability to share parking spaces is the result of two conditions:

1. Variations in the accumulation of vehicles by hour, by day, or by season at the individual land uses, and
2. Relationships among the land uses that result in visiting multiple land uses on the same auto trip.

The ULI seasonal, daily and hourly parking demand variation patterns were applied to the City Ordinance parking space calculations. The peak requirement for the site was determined based on the peak month, day, and hour of parking demand for the proposed mix of uses.

These calculations indicate that 1,474 parking spaces would be required. This represents a deficiency of 36 parking spaces as compared to the existing supply and an increase of 14 spaces as compared to the existing development calculations. The shared parking calculations based on City Ordinance are provided in Table 3 and the seasonal, daily, and hourly variations are depicted for the proposed mix of uses on the attached charts.

ULI Shared Parking Based on City Ordinance and ULI Health Club Rates

Based on the information presented in the W+A parking study, parking rates for a Health Club vary significantly between City Ordinance and information published by ULI. This factor can significantly impact the parking requirements for the site, as demonstrated in the W+A study. Therefore, a calculation of the parking requirements based on ULI rates for the Health Club, Ordinance Requirements for all other uses, and ULI shared parking methodologies was completed.

These calculations indicate that 1,256 parking spaces would be required. This represents a surplus of 182 parking spaces as compared to the existing supply and an increase of 10 spaces as compared to the existing development calculations. The shared parking calculations based on City Ordinance are provided in Table 4 and the seasonal, daily, and hourly variations are depicted for the proposed mix of uses on the attached charts.

ULI Shared Parking Based on ULI Rates

The parking requirements for the site were also calculated based on parking rates published by ULI and ULI shared parking methodologies. These calculations indicate that 1,023 parking spaces would be required. This represents a surplus of 415 parking spaces as compared to the existing supply and an increase of 15 spaces as compared to the existing development calculations. The shared parking calculations based on City Ordinance are provided in Table 5 and the seasonal, daily, and hourly variations are depicted for the proposed mix of uses on the attached charts.

Conclusions

A summary of the parking calculations for the existing and proposed uses for the Troy Marketplace is provided in the attached Table 6 and on the Parking Exhibit. These calculations indicate that the proposed change in 2,004 SF of retail space to restaurant would not have a significant impact on site parking provisions for the following reasons:

1. The proposed land use change would result in a parking requirement increase of 1% or less as compared to the existing supply for all calculation scenarios.
2. The application of shared parking methodologies to Ordinance requirements results in a parking deficiency of 36 spaces, or less than 3% of the existing supply.
3. The use of parking rates published by ULI and the application of shared parking results in a parking surplus of 182 to 415 spaces, or 13% to 29% of the existing supply.

Based on the results of this analysis, we believe that the existing number of spaces for this development will adequately serve its tenants and patrons with the proposed land use modification.

Shared Parking Calculations
Tables 1-6

**TABLE 1. PARKING ANALYSIS (BASED ON CITY ORDINANCE) - EXISTING LAND USE
 BASED ON WELLS + ASSOCIATES, INC. PARKING STUDY MAY, 2008**

SPACE	SIZE	UNITS	PARKING FACTOR	PARKING SPACES REQ'D
RETAIL ¹				
	198,878	SF	1/200 SF	992
HAIR SALON				
	2,013	SF		
	8	CHAIRS	6 + 1.5/chair above 2	15
HEALTH CLUB				
	45,000	SF	13/1,000 SF	585
RESTAURANT				
	3,002	SF		
	78	SEATS	1/2 seats + 1/10 seats	47
TOTAL REQUIRED PARKING SPACES				1,639
TOTAL AVAILABLE PARKING SPACES				1,438
DEFICIENCY IN PARKING SPACES PER TROY ORDINANCE				201

1. Parking requirement is the sum of all individual retail buildings, and includes rounding factors per Ordinance.

TABLE 2. PARKING ANALYSIS (BASED ON CITY ORDINANCE) - PROPOSED LAND USE INCLUDES CONVERSION OF 2,004 SF OF RETAIL (A-2) TO RESTAURANT USE (44 SEATS)

SPACE	SIZE	UNITS	PARKING FACTOR	PARKING SPACES REQ'D
RETAIL ¹				
	196,874	SF	1/200 SF	983
HAIR SALON				
	2,013	SF		
	8	CHAIRS	6 + 1.5/chair above 2	15
HEALTH CLUB				
	45,000	SF	13/1,000 SF	585
RESTAURANT				
	5,006	SF		
	122	SEATS	1/2 seats + 1/10 seats	73
TOTAL REQUIRED PARKING SPACES				1,656
TOTAL AVAILABLE PARKING SPACES				1,438
DEFICIENCY IN PARKING SPACES PER TROY ORDINANCE				218
TOTAL REQUIRED PARKING SPACES BASED ON W+A STUDY FOR EXISTING USES				1,639
CHANGE FROM EXISTING LAND USE REQUIREMENTS				17 SPACES OR 1% OF AVAILABLE

1. Parking requirement is the sum of all individual retail buildings, and includes rounding factors per Ordinance.

Table 3
Project: Troy Marketplace
Description: Based on City Ordinance

10/14/2009

SHARED PARKING DEMAND SUMMARY

PEAK MONTH: DECEMBER -- PEAK PERIOD: 5 PM, WEEKEND

Land Use	Project Data Quantity Unit	Weekday				Weekend			
		Peak Hr Adj 1 PM	Peak Mo Adj December	Estimated Parking Demand	Peak Hr Adj 5 PM	Peak Mo Adj December	Estimated Parking Demand		
Community Shopping Center (<400 ksf) Employee (Includes Hair Salon)	198,887 sf GFA	1.00	1.00	998	0.90	1.00	898		
Fine/Casual Dining Restaurant Employee	122 seats	0.75	1.00	46	0.60	1.00	37		
Health Club Employee	45,000 sf GFA	0.90	1.00	369	1.00	0.90	527		
		0.75	1.00	0	1.00	1.00	0		
		Customer Employee Reserved Total	Customer Employee Reserved Total	1413 11 0 1424	Customer Employee Reserved Total	Customer Employee Reserved Total	1462 12 0 1474		
		Spaces Required without Shared Parking		1656	Shared Parking Reduction		1656		
							11%		

10/14/2009

Table 4
Project: Troy Marketplace
Description: Based on City Ordinance and ULJ Rates for Health Club

SHARED PARKING DEMAND SUMMARY

PEAK MONTH: DECEMBER -- PEAK PERIOD: 1 PM, WEEKDAY

Land Use	Project Data Quantity Unit	Weekday				Weekend					
		Peak Hr Adj 1 PM	Peak Mo Adj December	Estimated Parking Demand	Peak Hr Adj 5 PM	Peak Mo Adj December	Estimated Parking Demand	Peak Hr Adj 5 PM	Peak Mo Adj December	Estimated Parking Demand	
		Community Shopping Center (<400 ksf) Employee (Includes Hair Salon)	198,887 sf GFA	1.00	1.00	998	0.90	1.00	898	0.95	1.00
Fine/Casual Dining Restaurant Employee	122 seats	0.75	1.00	46	0.60	1.00	37	1.00	1.00	12	
Health Club Employee	45,000 sf GFA	0.90	0.90	187	1.00	0.90	223	1.00	1.00	11	
		Customer Employee Reserved Total	1231	25 0 1256	Customer Employee Reserved Total	1158	23 0 1181				
		Spaces Required without Shared Parking				1386					
		Shared Parking Reduction				9%					

10/14/2009

Table 5
 Project: Troy Marketplace
 Description: Based on ULI Rates

SHARED PARKING DEMAND SUMMARY

PEAK MONTH: DECEMBER -- PEAK PERIOD: 5 PM, WEEKEND

Land Use	Project Data Quantity	Weekday		Weekend		Weekday			Weekend		
		Base Rate	Unit	Base Rate	Unit	Peak Hr Adj 1 PM	Peak Mo Adj December	Estimated Parking Demand	Peak Hr Adj 5 PM	Peak Mo Adj December	Estimated Parking Demand
Community Shopping Center (<400 ksf) Employee (Includes Hair Salon)	198,887 sf GFA	2.90 0.70	/ksf GFA /ksf GFA	3.20 0.80	/ksf GFA /ksf GFA	1.00 1.00	1.00 1.00	577 139	0.90 0.95	1.00 1.00	572 151
Fine/Casual Dining Restaurant Employee	5,006 sf GFA	15.25 2.75	/ksf GFA /ksf GFA	17.00 3.00	/ksf GFA /ksf GFA	0.75 1.00	1.00 1.00	57 13	0.60 1.00	1.00 1.00	51 15
Health Club Employee	45,000 sf GFA	6.60 0.40	/ksf GFA /ksf GFA	5.50 0.25	/ksf GFA /ksf GFA	0.70 0.75	0.90 1.00	187 14	1.00 1.00	0.90 1.00	223 11
						Customer Employee Reserved Total			Customer Employee Reserved Total		
						821 166 0 987			846 177 0 1023		
						Spaces Required without Shared Parking Shared Parking Reduction			1154 11%		
						1121 12%			1154 11%		

TABLE 6. SUMMARY OF SHARED PARKING CALCULATIONS

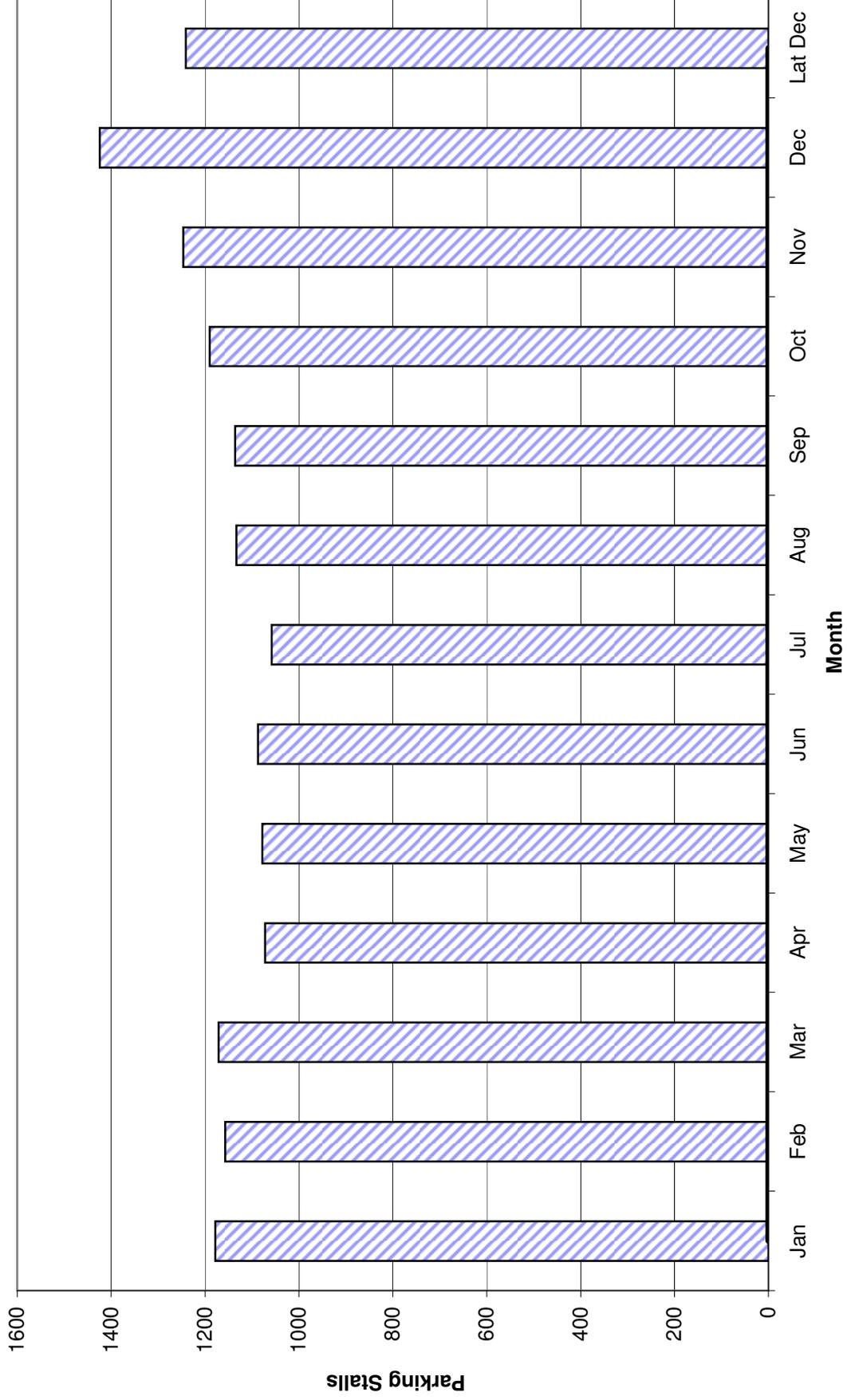
PARKING REQUIREMENTS	EXISTING LAND USE	PROPOSED LAND USE	
	# OF SPACES PEAK ¹	WEEKDAY	WEEKEND
PER CITY OF TROY ORDINANCE	1,639	1,656	1,656
WITH APPLICATION OF ULI SHARED PARKING METHODOLOGY	1,460	1,424	1,474
RESULTING REDUCTION IN PARKING REQUIREMENT	179 SPACES - 11%	232 SPACES - 14%	182 SPACES - 11%
PEAK PARKING REQUIREMENT (5PM - WEEKEND - DECEMBER)		1,474	
AVAILABLE PARKING		1,438	
	DEFICIENCY	-36	
INCREASE IN PARKING REQUIREMENT DUE TO PROPOSED LAND USE MODIFICATION		14 (1% OF AVAILABLE SPACES)	
PER CITY OF TROY ORDINANCE FOR ALL USES EXCEPT HEALTH CLUB WITH ULI RATES FOR HEALTH CLUB	1,372	1,386	1,330
WITH APPLICATION OF ULI SHARED PARKING METHODOLOGY	1,246	1,256	1,181
RESULTING REDUCTION IN PARKING REQUIREMENT	126 SPACES - 9%	130 SPACES - 9%	149 SPACES - 11%
PEAK PARKING REQUIREMENT (1PM - WEEKDAY - DECEMBER)		1,256	
AVAILABLE PARKING		1,438	
	SURPLUS	182	
INCREASE IN PARKING REQUIREMENT DUE TO PROPOSED LAND USE MODIFICATION		10 (1% OF AVAILABLE SPACES)	
BASED ON ULI RATES	1,125	1,121	1,154
WITH APPLICATION OF ULI SHARED PARKING METHODOLOGY	1,008	987	1,023
RESULTING REDUCTION IN PARKING REQUIREMENT	117 SPACES - 10%	134 SPACES - 12%	131 SPACES - 11%
PEAK PARKING REQUIREMENT (5PM - WEEKEND - DECEMBER)		1,023	
AVAILABLE PARKING		1,438	
	SURPLUS	415	
INCREASE IN PARKING REQUIREMENT DUE TO PROPOSED LAND USE MODIFICATION		15 (1% OF AVAILABLE SPACES)	

1. Based on Shared Parking Analysis letter by Wells + Associates, Inc. dated May 7, 2009.

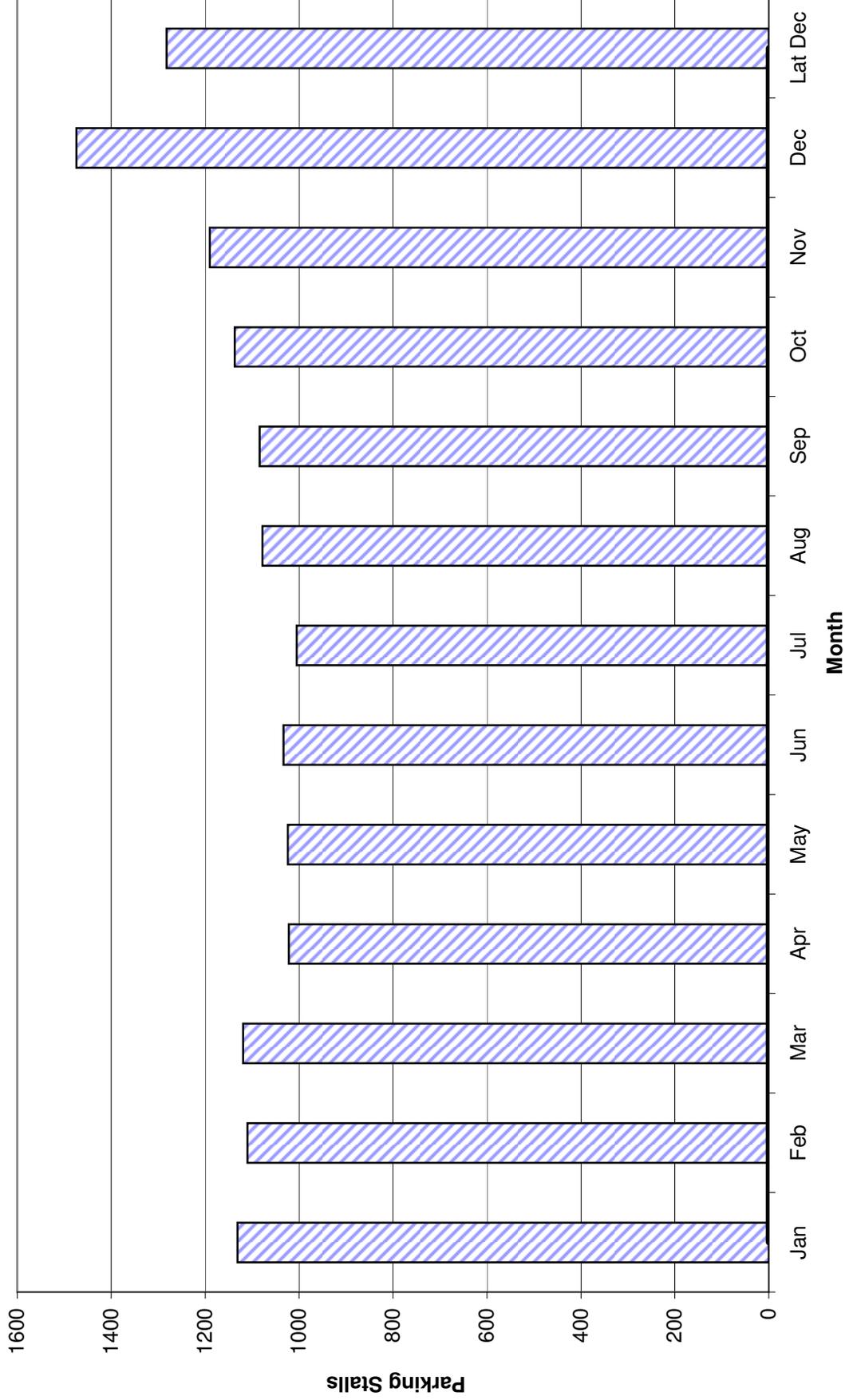
**Shared Parking Charts
Based on City of Troy Ordinance**



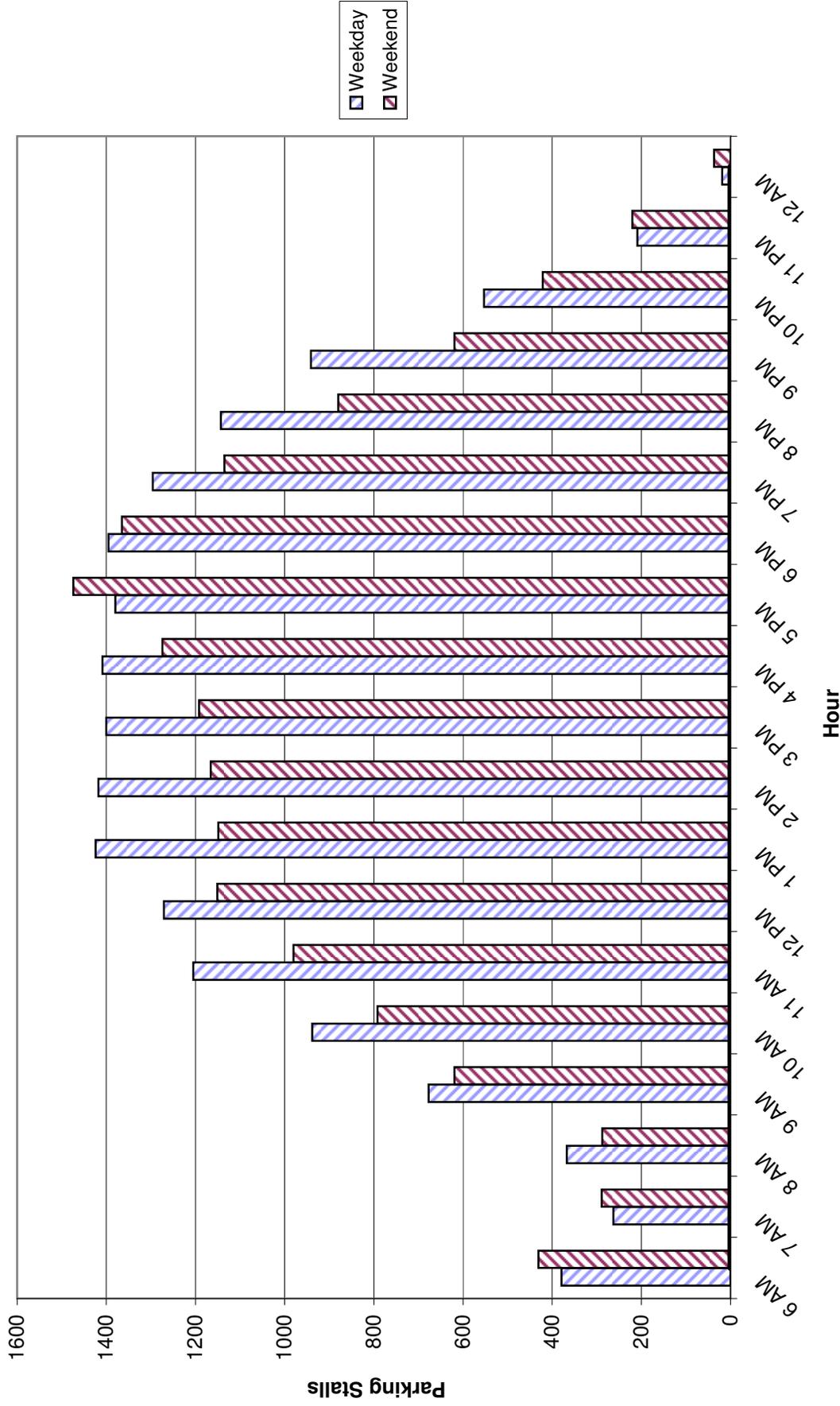
Weekday Month-by-Month Estimated Parking Demand



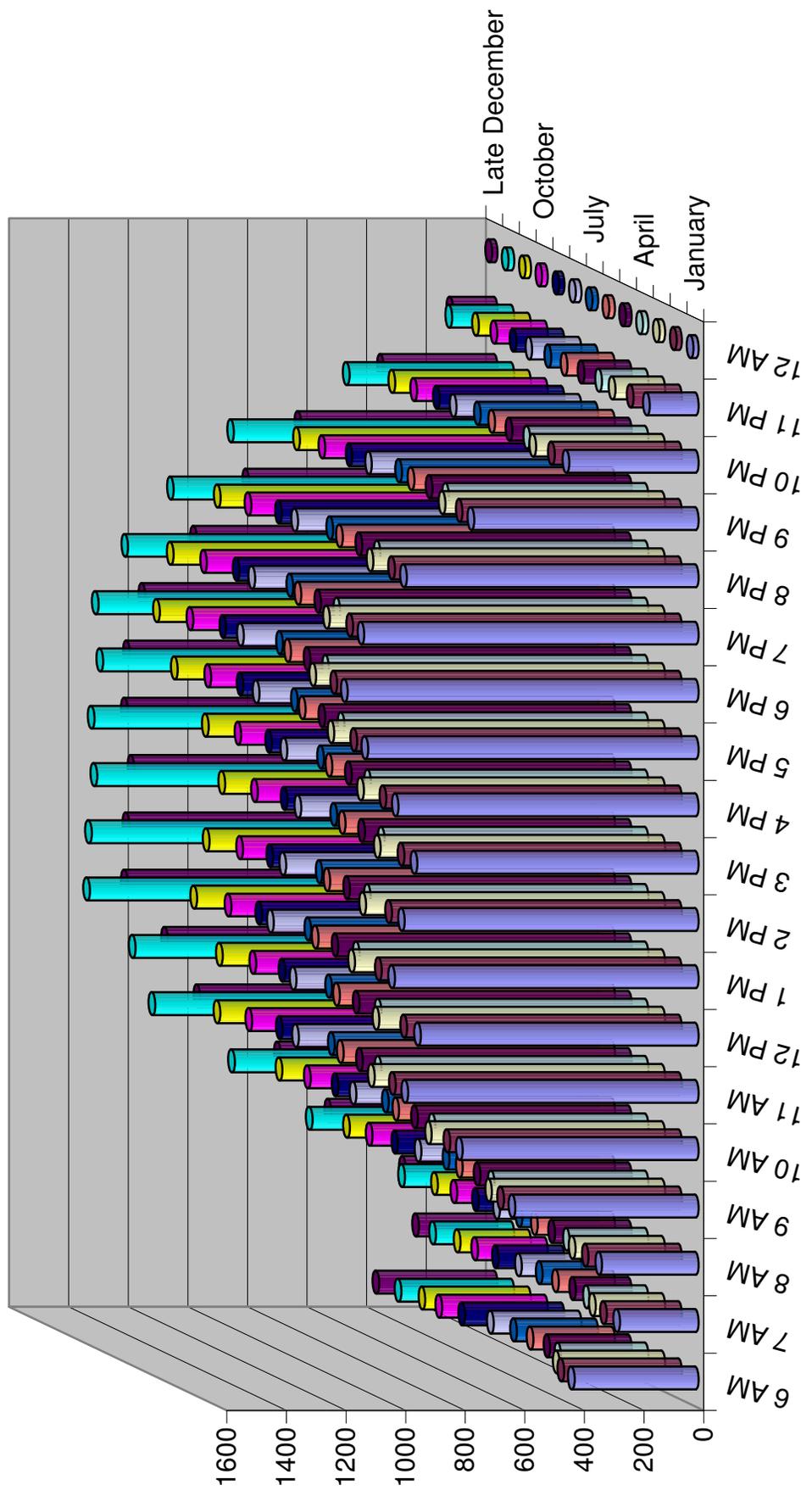
Weekend Month-by-Month Estimated Parking Demand



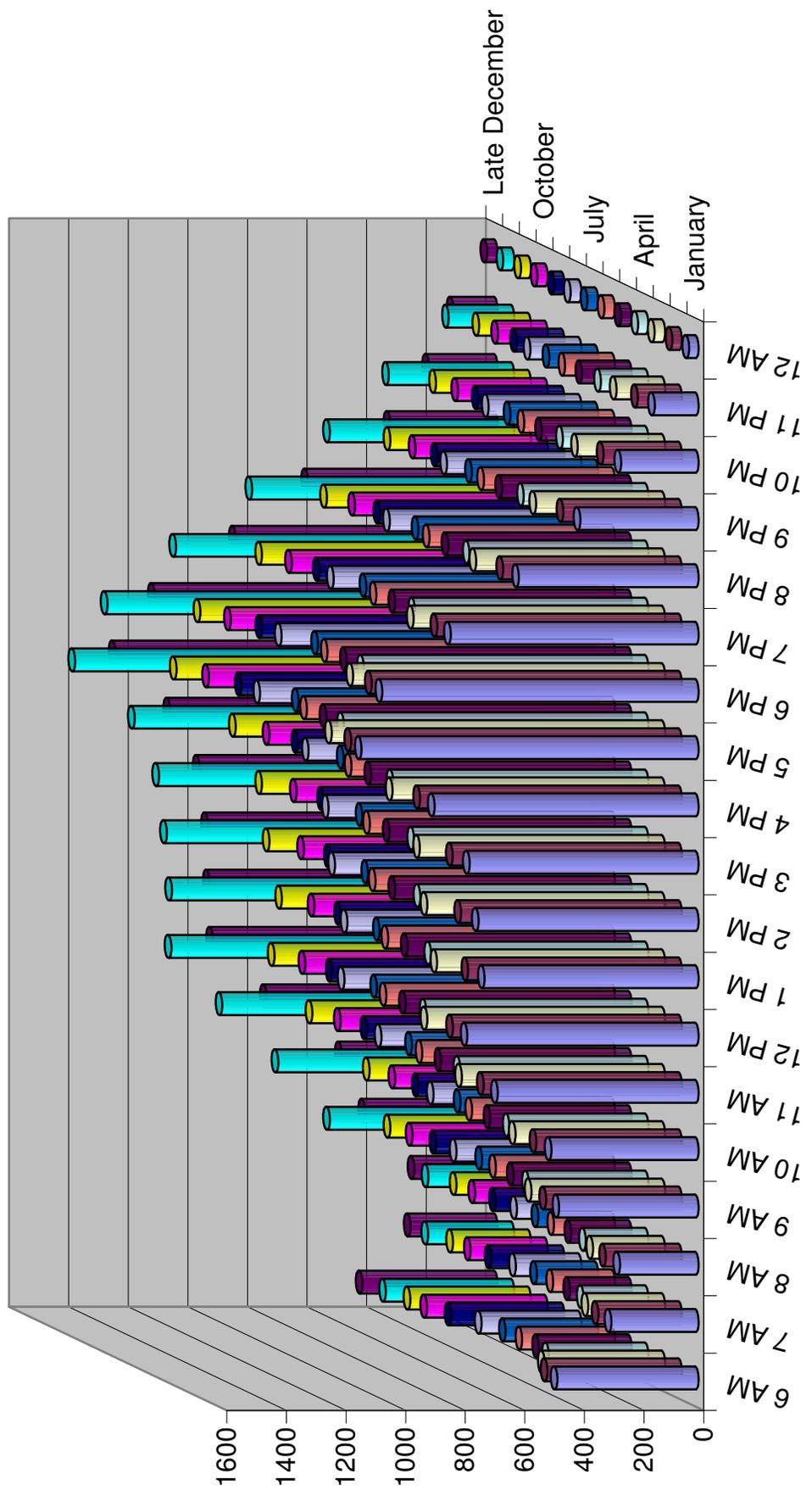
Peak Month Daily Parking Demand by Hour



Weekday Comparison by Month and by Hour



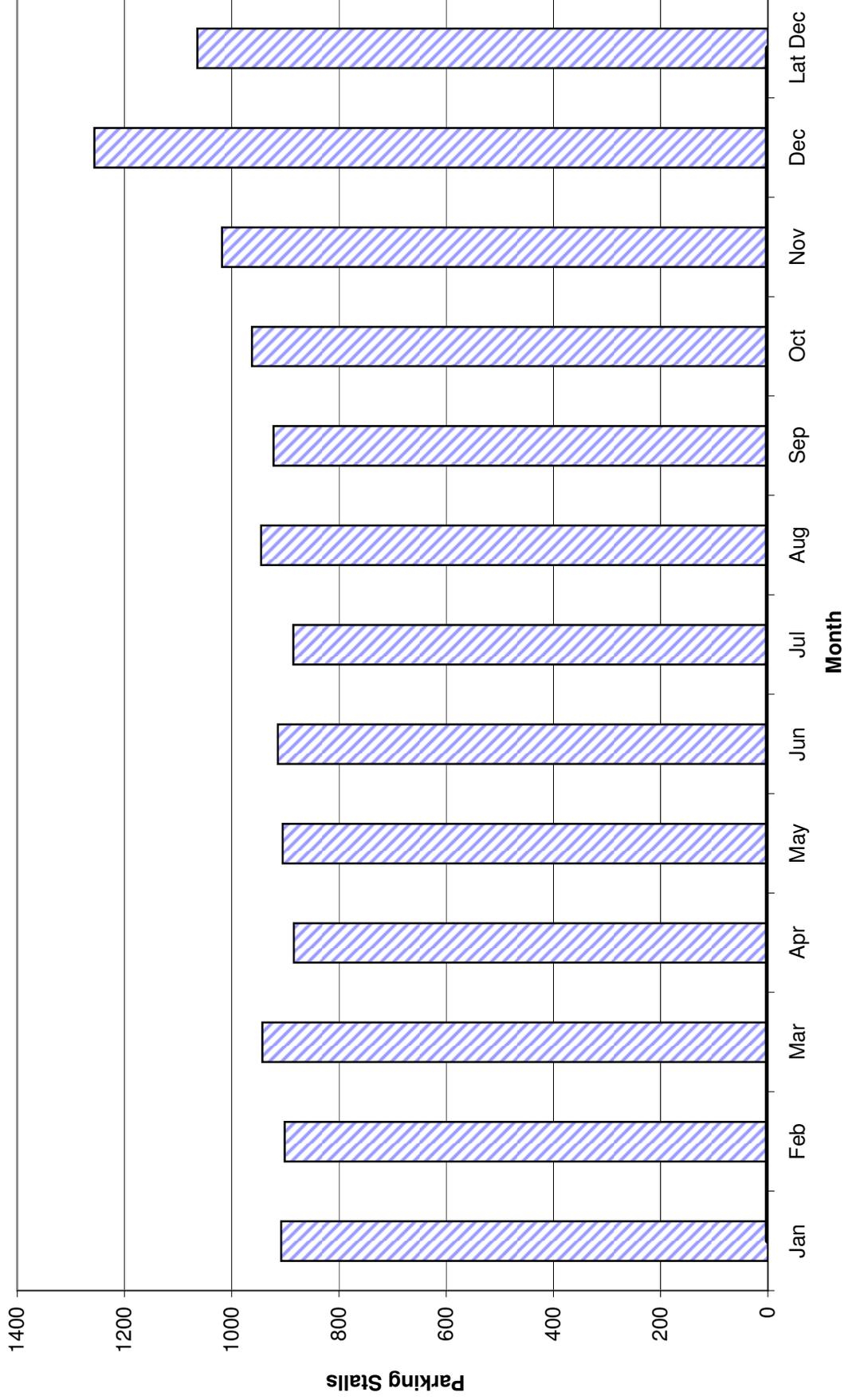
Weekend Comparison by Month and by Hour



Shared Parking Charts
Based on City of Troy Ordinance and ULI Rates
for Health Club



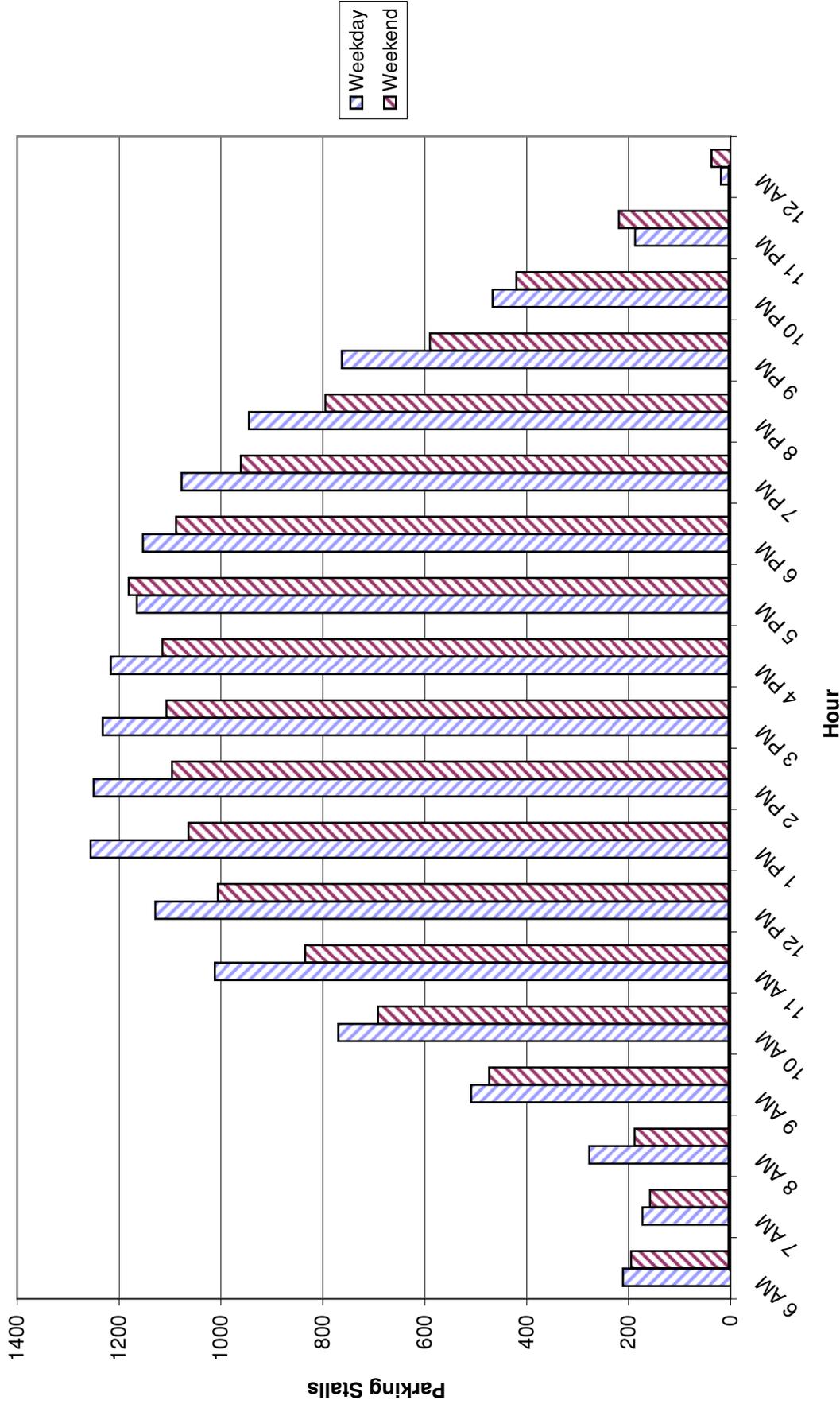
Weekday Month-by-Month Estimated Parking Demand



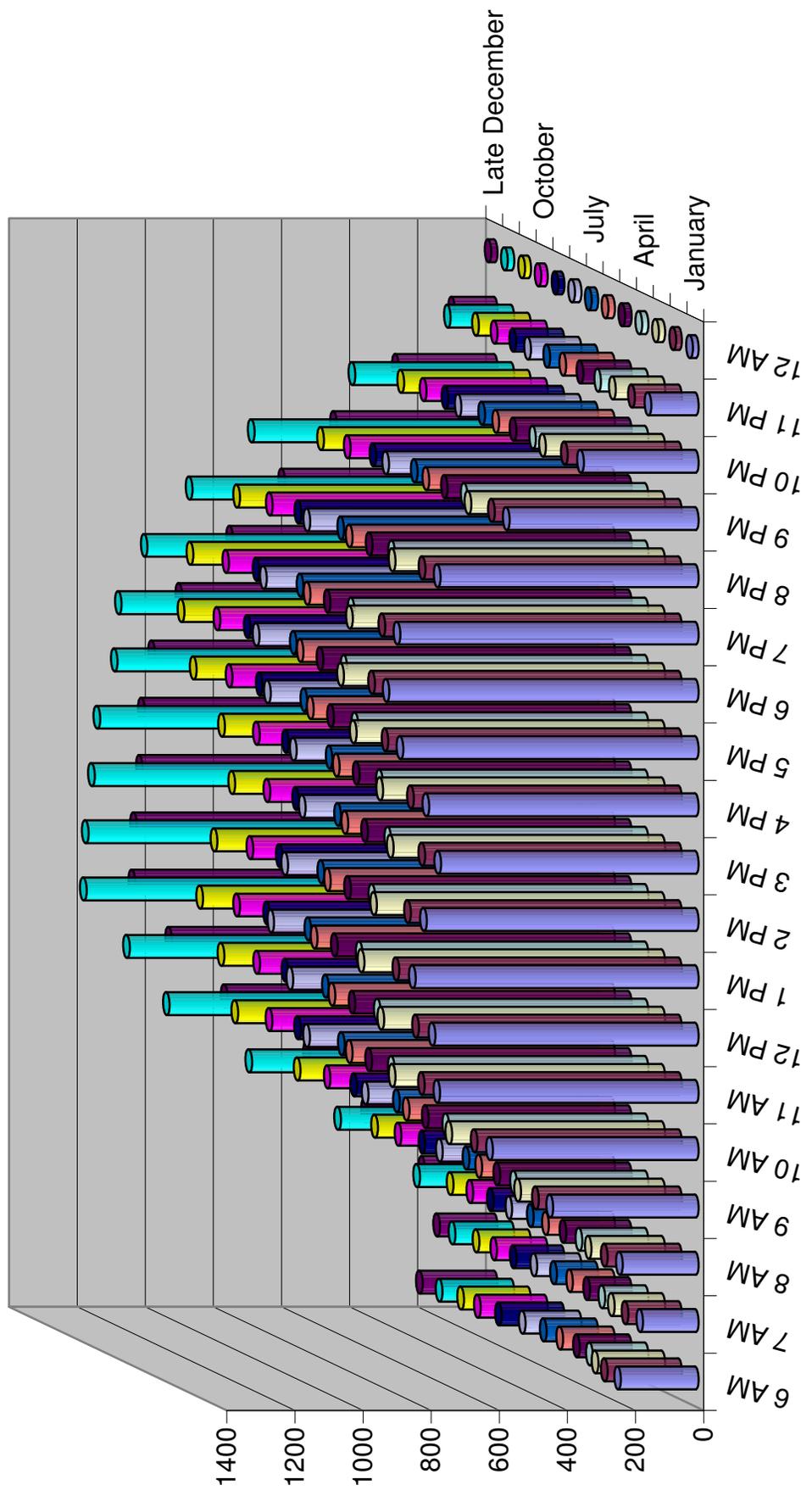
Weekend Month-by-Month Estimated Parking Demand



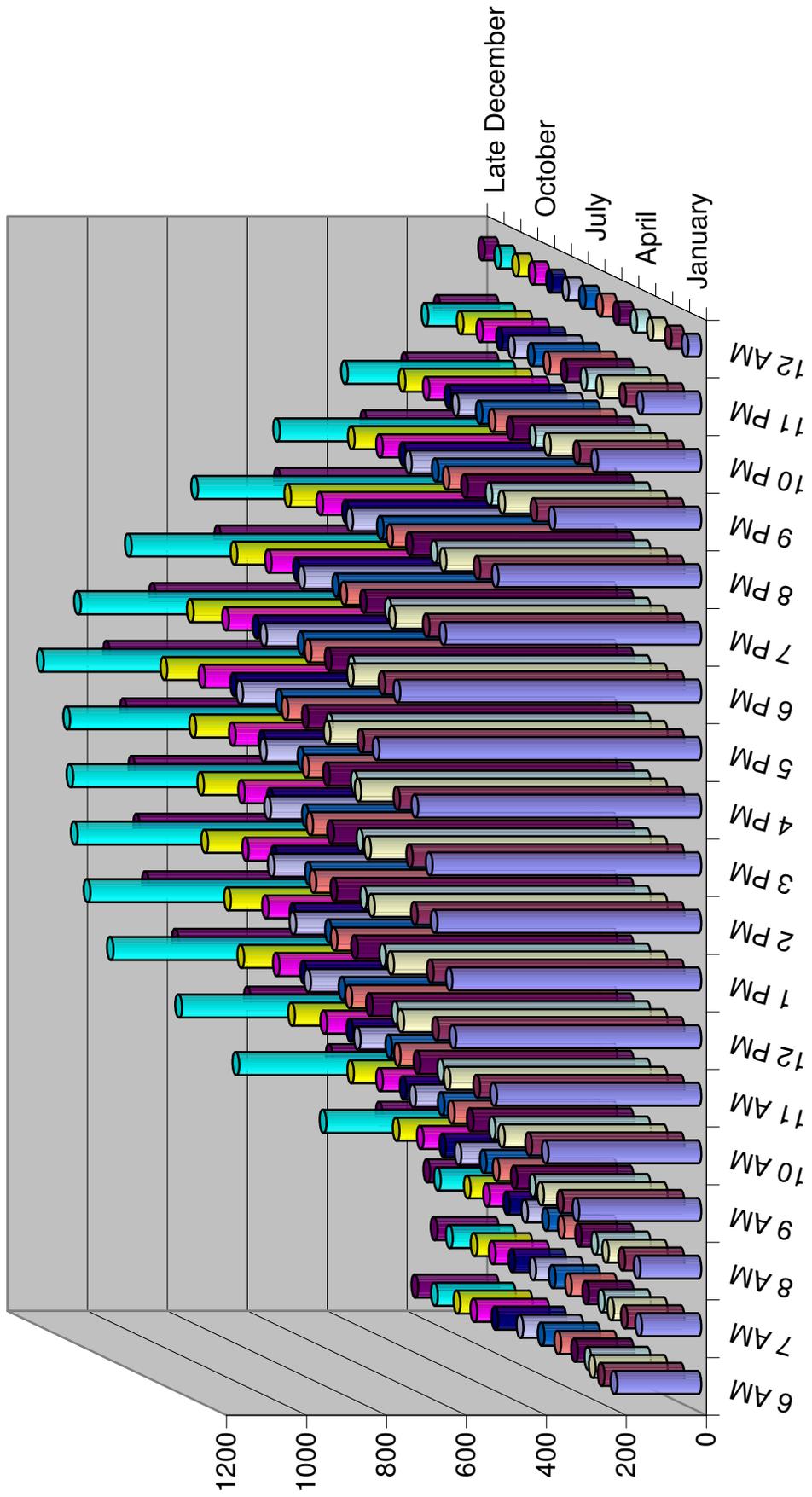
Peak Month Daily Parking Demand by Hour



Weekday Comparison by Month and by Hour



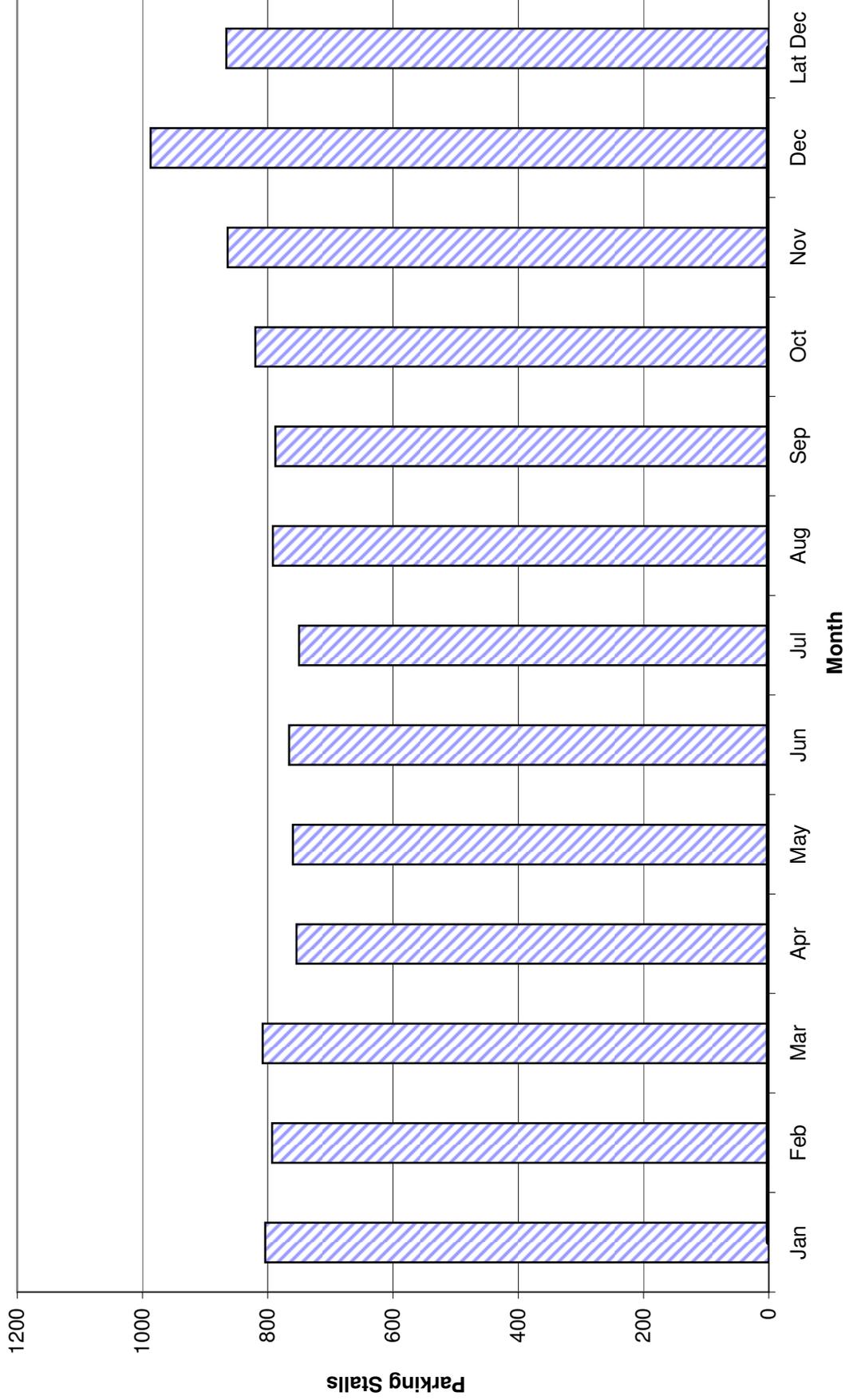
Weekend Comparison by Month and by Hour



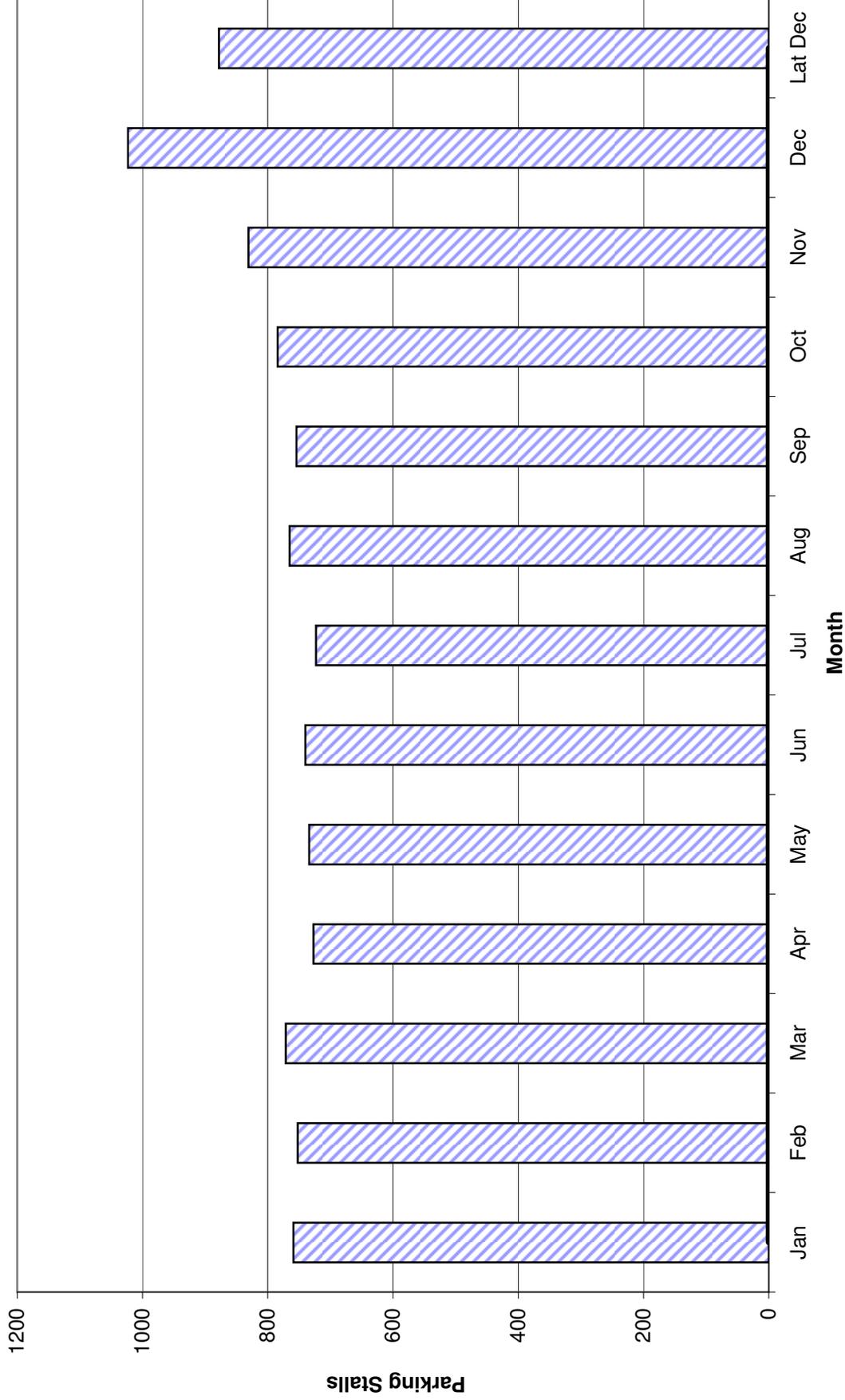
**Shared Parking Charts
Based on ULI Parking Rates**



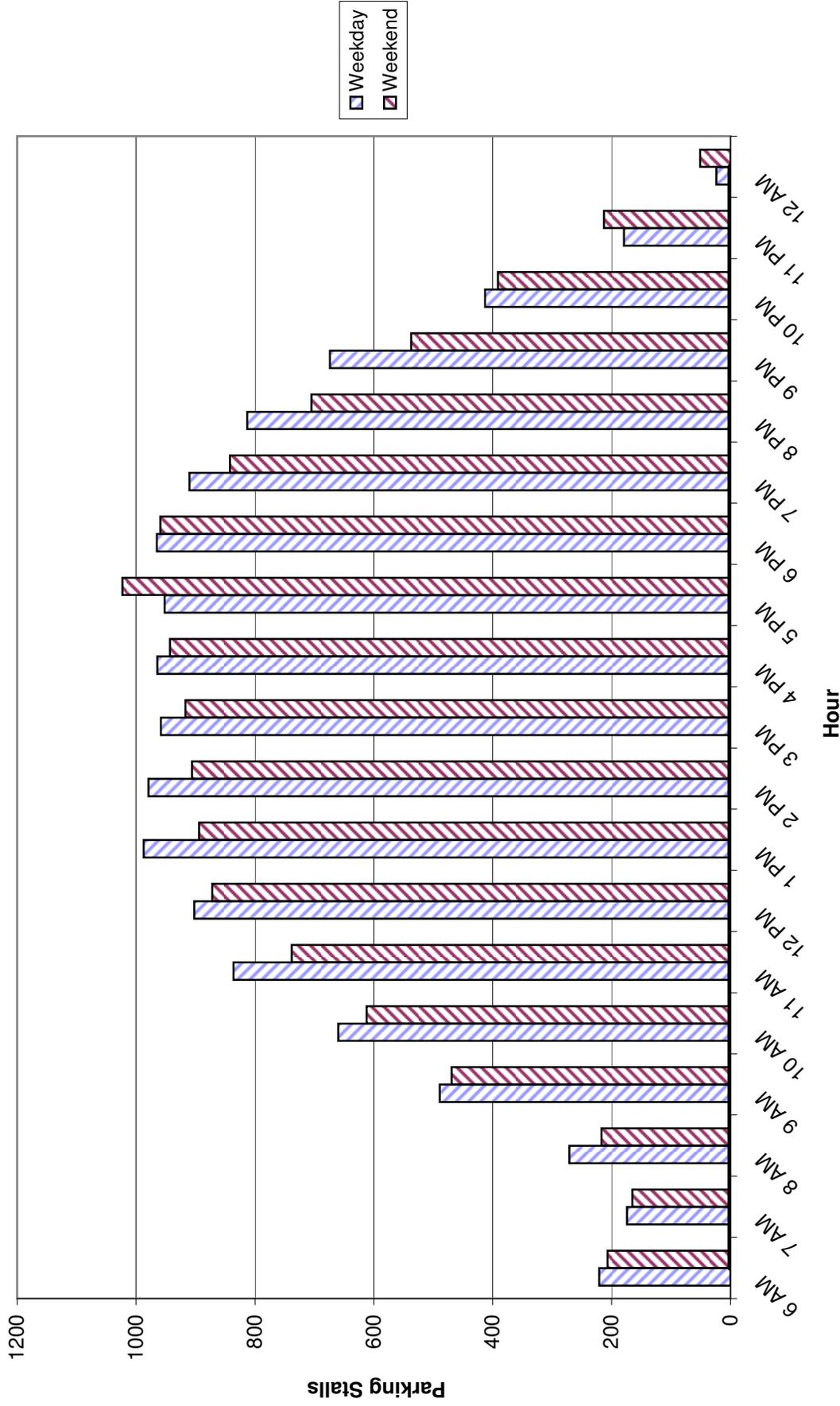
Weekday Month-by-Month Estimated Parking Demand



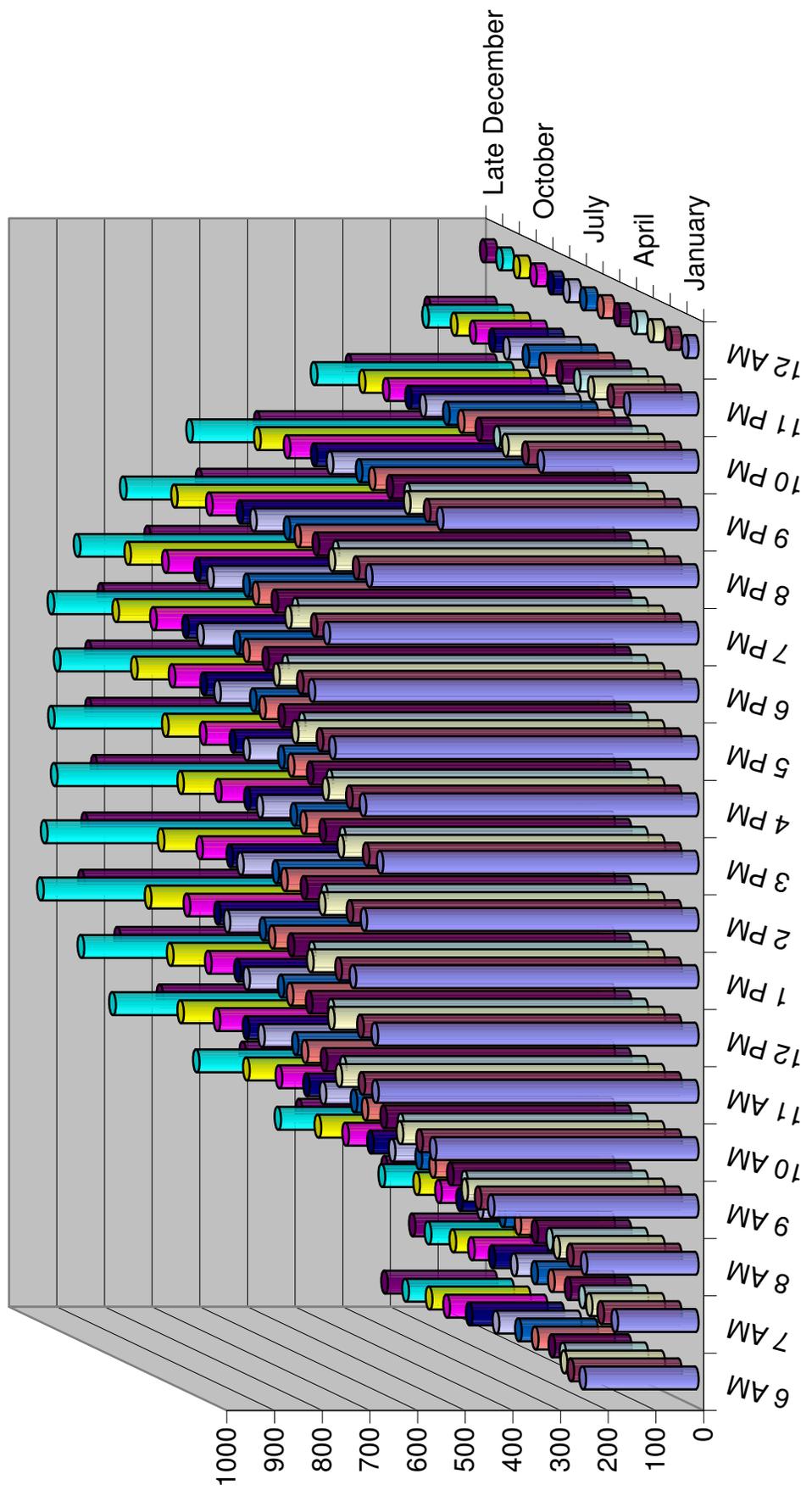
Weekend Month-by-Month Estimated Parking Demand



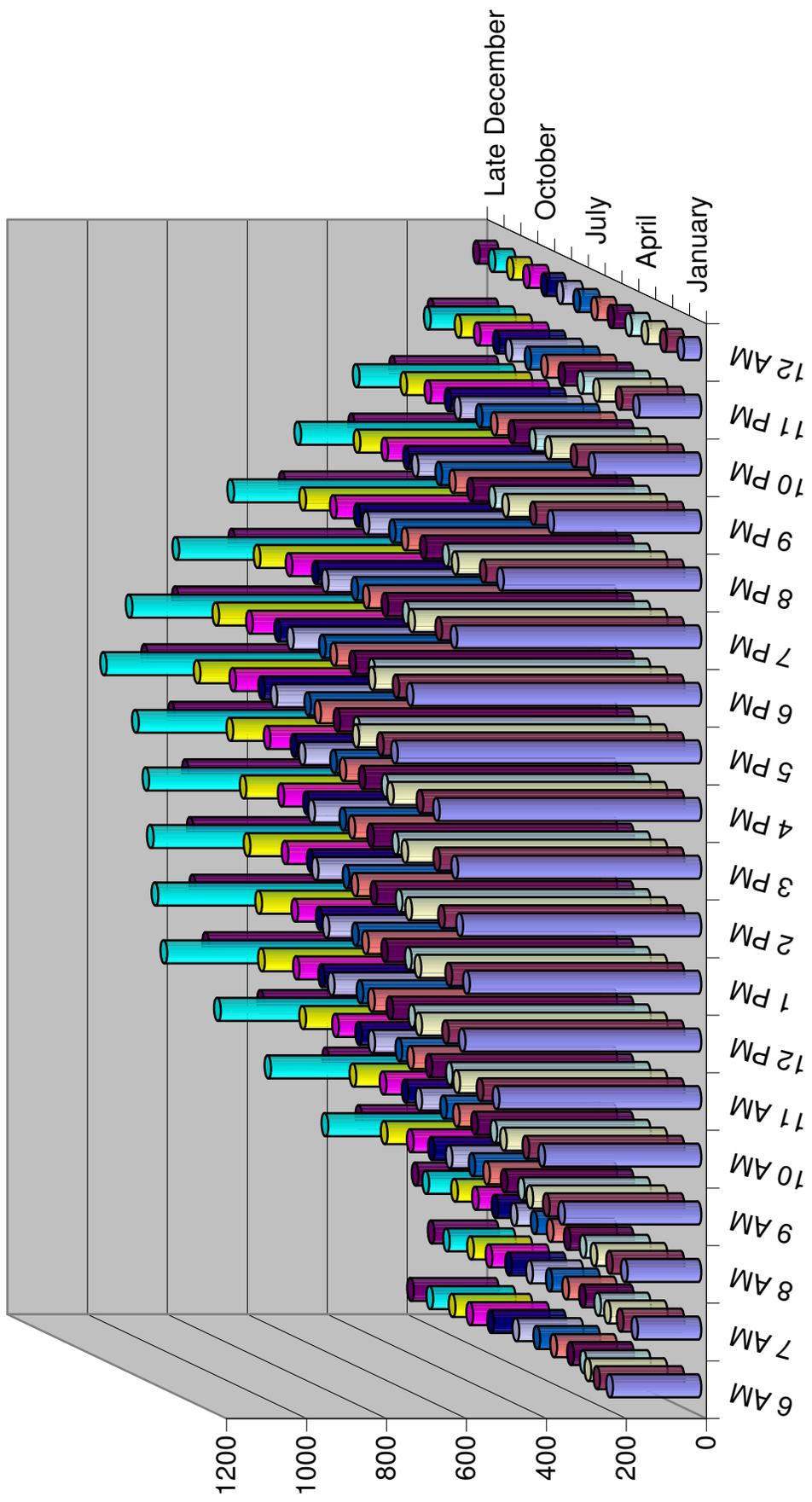
Peak Month Daily Parking Demand by Hour



Weekday Comparison by Month and by Hour



Weekend Comparison by Month and by Hour



June 22, 2010



Mr. William Huotari, PE
Deputy City Engineer
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

Subject: Review of Troy Marketplace Parking Analysis
OHM JN: 0128-10-0030

Dear Mr. Huotari:

We have reviewed the Troy Marketplace Parking Analysis prepared by Professional Engineering Associates, Inc. (PEA) and agree with both the method and findings of the analysis.

The findings indicate: 1) The Urban Land Institute (ULI) Shared Parking methodology was for the analysis. 2) When applying this methodology to the number of spaces required based on both the City of Troy Parking Ordinance and ULI Parking Rates the parking supply is in excess of the number of required spaces by 182 and 415 spaces, respectively. 3) The proposed change in land use for 2,004 square feet of retail space to restaurant space results in a parking demand increase of only 15 spaces.

If you have any further concerns or questions, please let me know.

Sincerely,
Orchard Hiltz & McCliment, Inc.

A handwritten signature in black ink, appearing to read "S. Loveland", is written over the typed name.

Steven M. Loveland, PE, PTOE

DATE: July 7, 2010

TO: Planning Commission

FROM: R. Brent Savidant, Acting Planning Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP 963) – Proposed North Troy Park Association, Southwest Corner of South Boulevard and Rochester Road, Section 3, Currently Zoned O-1 (Office Building) District

The applicant, Trivest Management Services, LLC, submitted an application for a parking modification for an existing 3-office complex. The owners wish to market the offices to medical tenants. Medical offices have a higher parking space requirement than non-medical offices. No physical improvements are proposed for the site.

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

City Management recommends approval of the parking space modification.

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

Attachments:

1. Maps.
2. Report prepared by CWA.
3. Summary Report – Parking Space Analysis, prepared by Nowak & Fraus.
4. Review of Parking Space Analysis, prepared by OHM.
5. Site Plan.

cc: Applicant
File/ SP 963

G:\SITE PLANS\SP 963 North Troy Park Association Sec 03\Reviews\SP-963 North Troy Park 07 13 10.docx

PRELIMINARY SITE PLAN REVIEWS

7. PRELIMINARY SITE PLAN REVIEW (File Number SP 963) – Proposed North Troy Park Association, Southwest Corner of South Boulevard and Rochester Road, Section 3, Currently Zoned O-1 (Office Building) District

Resolution # PC-2010-07-

Moved by:

Seconded by:

RESOLVED, The Planning Commission hereby approves a reduction in the number of required parking spaces for the proposed medical office uses to 143 when a total of 193 spaces are required on the site based on off-street parking space requirements, as per Article XL. This 50-space reduction is justified through the application of ULI and ITE methodologies, as outlined in the Parking Space Analysis prepared by Nowak & Fraus.

THEREFORE BE IT RESOLVED, That Preliminary Site Plan Approval for the proposed medical office uses, located on the southwest corner of South Boulevard and Rochester Road, Section 3, within the O-1 zoning district, be (granted, subject to the following conditions):

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons: _____)

Yes:

No:

Absent:

MOTION CARRIED / DENIED



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

MEMORANDUM

TO: Brent Savidant
FROM: Zachary Branigan
DATE: July 6, 2010
RE: North Troy Park Association Parking Modification Request

We are in receipt of a request from the North Troy Park Association to approve a parking modification for a site located at the SW Corner of South Boulevard and Rochester Road. The site has three existing office buildings, two of which are traditional office. The third building was converted to medical office, but was able to do so while still meeting required parking due to an excess of available parking on the site. Now, the owners of the two additional buildings wish to market their buildings to medical tenants, which would drive the parking requirement beyond what is available on the subject site.

The site is 3.2 acres in size and is zoned O-1, Office Building District. Per the City Ordinance, office tenants require one space for every 200 square feet of usable floor area, and medical office requires double that, or one space for every 100 square feet of usable floor area. The applicant has provided a table outlining the required parking for medical office uses in all three buildings assuming that 65% of the floor area would be usable, which is based on the actual build out of the first building converted to medical office. At this time the applicant does not have access to a final floor plan for the other two buildings, given that final tenants have not been secured, but it has been our experience that a 65% usable figure for a modern medical office facility is a reasonable assumption, and the actual final number could be even lower.

The total useable floor area, based on actual square footage in 6905 Rochester, and on the 65% estimate for 6915 Rochester and 89 South Boulevard, is 19,315 square feet. Given the requirement for one space for every 100 square feet of usable space, 193 spaces would be required (the applicant's traffic study incorrectly states that 195 would be required). There are 143 spaces on the subject site. Consequently, a parking modification of 50 spaces would be required to allow the buildings to house all medical office uses at no more than 65% usable floor area.

Per the Urban Land Institute (ULI), parking for medical office should be provided at a rate of 4.5 spaces for every 1,000 square feet of gross floor area. The combined gross square footage of the three combined buildings is 29,617 square feet. The ULI guidelines, therefore, suggest that

North Troy Park Association Parking Modification Request
July 6, 2010

133.27 spaces would satisfy demand (the applicant's study incorrectly states that 135 would be recommended). This is well within the 143 spaces provided on site. The Institute of Transportation Engineers (ITE) states that average peak period demand for parking in a medical office development is 3.53 vehicles for every 1,000 square feet of gross floor area. Consequently, the ITE guidelines recommend 104 spaces, also within the existing 143 available spaces on site.

We support the findings of the applicant's traffic study. The available parking exceeds what is necessary to permit the site to accommodate all medical office uses. Therefore, we support the request and recommend the Planning Commission approve the modification, conditioned on the restriction that the usable square footage for 6915 Rochester and 89 South Boulevard be limited to 65% of the gross square footage.

Sincerely,



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

**SUMMARY REPORT
PARKING AREA ANALYSIS**

FOR

NORTH TROY PARK ASSOCIATION

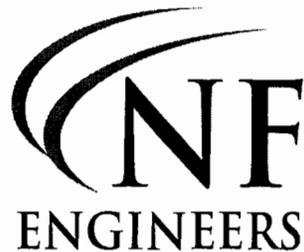
at

South Boulevard and Rochester Road
City of Troy, Michigan

Submitted to:

City of Troy
Planning Department

Prepared by:



Nowak & Fraus Engineers
46777 Woodward Avenue
Pontiac, MI 48342

CONTENTS

1. Introduction
 - Purpose of Parking Study
 - Site Location and Study Area
 - Project Description
2. Analysis
 - Parking Requirements per City Ordinance
 - Parking Recommendation per Urban Land Institute
 - Parking Recommendation per Institute of Transportation Engineers
3. Conclusions
4. Appendices
 - Exhibit A – North Troy Park Site Layout / Floor Plans
 - Exhibit B – Urban Land Institute Recommended Parking Ratios
 - Exhibit C – Institute of Transportation Engineers Parking Demand Chart
 - Exhibit D – ITE Parking Requirements for Medical Office Buildings

1. INTRODUCTION

- **Purpose of Parking Area Study**

The purpose of the parking study is to evaluate the impact of a proposed parking deviation to an existing office complex. The complex is comprised of three (3) separate buildings, originally constructed as office buildings in 1987. To date, one of the three buildings, located at 6905 Rochester Road has applied for and obtained approval for renovation to medical office use. This approval included a requisite amount of required parking for the building renovation, which while meeting the requirements of the City of Troy, does not meet the parking parameters outlined in the Master Deed for this office condominium. In addition, the remaining two buildings, which are currently unoccupied, are desirous of obtaining a parking deviation allowing for a future change of use from traditional office space to medical office space.

This parking study is prepared to analyze the existing parking arrangement to determine if the current site will accommodate the parking load for each of the buildings operating as medical offices; a higher use in comparison to the currently approved general office space. In addition, in an effort to align with the current “green” movement toward less hard surface areas, this study will evaluate if considerations can be made to deviate from the current ordinance standards, and potentially reduce the need for additional parking to meet a change in use.

- **Site Location and Study Area**

The complex site is located at the southwest corner of the intersection of South Boulevard and Rochester Road and east of Edgewater Road in the City of Troy (see Exhibit A). The complex site, currently zoned O-1 (Office Building District) is composed of three separate 1 story buildings originally constructed in 1987, for use as general office space. The existing parking lot includes a total of 143 parking spaces, and currently meets the City of Troy Zoning Ordinance (Section 40.21.71) for professional office space (1 space for each 200 square foot of usable floor space).

- **Medical Office Parking Requirements per City Ordinance**

As outlined in Section 40.21.73 of the Zoning Ordinance, the minimum requirements for parking for a medical / dental office site would be as follows:

Table 1

Building	Gross Floor Area (sft)	Usable Floor Area (sft)	Required Parking Spaces
6905 Rochester	9,183	6,032 ¹	61
6915 Rochester	11,248	7,314 ²	74
89 South Boulevard	9,183	5,969 ²	60
Total Required			195
Total Existing			143

1 The usable floor area for 6905 Rochester Road is based upon a previously approved floor plan for the current, on-going building renovations (see Exhibit A).

2 Proposed renovation plans for 89 South Boulevard and 6915 Rochester Road are not available / proposed at this time. Presuming that buildout of the vacant buildings could be completed in much the same manner as 6905 Rochester Road, a 65% ratio has been utilized in calculating usable floor space. The current ordinance requires 85% ratio in absence of a proposed floor plan.

Based upon the existing ordinance, the required parking for this change of use would exceed the available space count by 52 spaces.

- **Medical Office Parking Requirement per Urban Land Institute**

The Urban Land Institute (ULI) has researched parking capacity and parking need for all manner of institutional and commercial properties over the course of the last 30 years. In the most recent publication *The Dimensions of Parking Fifth Edition* the ULI has prescribed a recommended parking ratio for medical offices, which equates to 4.5 spaces per 1,000 / sft of gross floor space (see Exhibit B). If this ratio is utilized in the assessment of required parking for the complex, the required space count would equal:

Table 2

Building	Gross Floor Area (sft)	Gross Floor Area / 1,000 sft	Required Parking Spaces
6905 Rochester	9,183	9.18	42
6915 Rochester	11,251	11.251	51
89 South Boulevard	9,183	9.18	42
Total Required			135
Total Existing			143

- **Medical Office Parking Requirement per ITE**

The Institute of Transportation Engineers (ITE) *Parking Generation 3rd Edition* (published in 2004) also provides projected parking requirements for medical office buildings. Based upon the results within this publication, the average peak period parking demand is 3.53 vehicles per 1,000 square feet of gross floor area (see Exhibit C).

In a more recent study completed and published in 2007 (Exhibit D), focusing exclusively on medical office facilities, the findings were a bit more conservative. This report recommends a total of 4.5 spaces per 1,000 square feet of gross floor area, equal to that proposed by ULI noted above. This ratio includes the additional parking area space necessary for periodic maintenance and snow removal.

Following the more restrictive ratio provided by ITE, 4.5 spaces per 1,000 square feet of gross floor area (which equals the ratio recommended by ULI above), the required space count for the complex would be 135 (less than the existing space count of 143).

3. CONCLUSIONS

The results of this study indicate the following:

- Based upon the most recent research into parking demand for medical office buildings throughout the country, the existing parking area (143 spaces) would meet the maximum peak demand parking recommendations for this site (135 spaces).
- Due to the fact that two of the three buildings do not have proposed renovation floor plans, all calculations have been based upon gross floor areas. As evidenced in Table 1 above, with respect to the recently approved floor plan for 6905 Rochester Road, it is expected that the usable floor area will be less than 85% of the gross floor area. The usable floor area is 65% of the gross floor area for 6905 Rochester Road, and it would be expected that a conventional medical office floor plan of this type could be implemented in the remaining two buildings.
- By manner of the medical office business model, it would be expected that future offices have the ability to monitor scheduled office visits with patients so as to not place an undue demand on the parking area.
- Following the recommendation outlined by both ITE and ULI, would provide the ability to change use while at the same time, eliminate the need for any further parking areas. This approach closely meets the intent of the current "green" movement.

APPENDICES

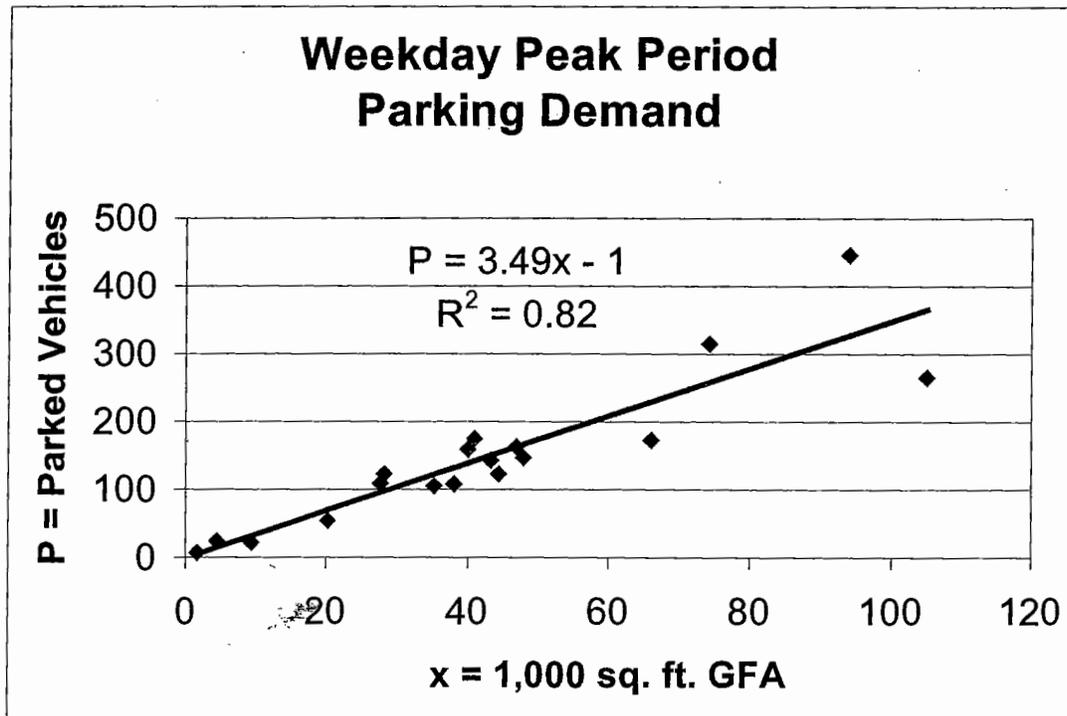
FIGURE 4-1: Recommended Parking Ratios (continued)

Use	Parking Ratio	Source
Shopping centers with more than 10% of GLA in nonretail sales and service uses, as defined in Chapter 2, "Definitions of Square Footage," page 9.	Should be established in accordance with a shared parking study prepared specifically for the subject project	2
FOOD AND BEVERAGE SERVICES		
Fine or casual dining (with bar)	20/1,000 square feet (21.5/100 square meters) of GFA	2
Family restaurant (without bar)	15/1,000 square feet (16/100 square meters) of GFA	2
Fast food restaurant	15/1,000 square feet (16/100 square meters) of GFA	2
Night club	19/1,000 square feet (20.5/100 square meters) of GFA	2
OFFICE AND BUSINESS SERVICES		
General business offices	<ul style="list-style-type: none"> ■ <25,000 square feet (2,325 square meters) of GFA: 3.8/1,000 square feet (4.1/100 square meters) of GFA ■ 25,000-100,000 square feet (2,325-9,290 square meters) of GFA: scaled proportionally between 3.8 and 3.4/1,000 square feet (4.1 and 3.67/100 square meters) of GFA ■ 100,000 square feet (9,290 square meters): 3.4/1,000 square feet (3.67/100 square meters) of GFA ■ 100,000-500,000 square feet (9,290-46,450 square meters): scaled proportionally between 3.4 and 2.8/1,000 square feet (3.67 and 3/100 square meters) of GFA ■ >500,000 square feet (>46,450 square meters): 2.8/1,000 square feet (3.0/100 square meters) of GFA 	2
Consumer services offices	4.6/1,000 square feet (5/100 square meters) of GFA	2
Data processing, telemarketing, or operations offices	6/1,000 square feet (6.5/100 square meters) of GFA	2
Medical offices that are not part of a hospital campus	4.5/1,000 square feet (4.8/100 square meters) of GFA	2
Medical offices within a hospital campus	4/1,000 square feet (4.3/100 square meters) of GFA	4
Government facilities	Should be established in accordance with a study of parking needs prepared specifically for the subject property	
INDUSTRIAL, STORAGE, OR WHOLESALE FACILITIES		
Manufacturing or industrial	1.85/1,000 square feet (1.99/100 square meters) of GFA, plus required parking spaces for office, sales, or similar uses where those uses exceed 10% of GFA	1
Storage or wholesale	0.67/1,000 square feet (0.72/100 square meters) of GFA	1
Mini-warehouse	1.75/100 units	1
EDUCATIONAL OR INSTITUTIONAL USES		
Elementary or middle school	0.2/gym or auditorium seat, or 0.25/student—whichever is higher	1, 4
Secondary school	0.3/gym or auditorium seat, or 0.3/student—whichever is higher	4

Land Use: 720 Medical-Dental Office Building

**Average Peak Period Parking Demand vs: 1,000 sq. ft. GFA
On a Weekday**

Statistic	Peak Period Demand
Peak Period	10:00 a.m.–12:00 p.m.; 2:00–5:00 p.m.
Number of Study Sites	18
Average Size of Study Sites	43,000 sq. ft. GFA
Average Peak Period Parking Demand	3.53 vehicles per 1,000 sq. ft. GFA
Standard Deviation	0.87
Coefficient of Variation	25%
Range	2.34 – 5.35 vehicles per 1,000 sq. ft. GFA
85th Percentile	4.30 vehicles per 1,000 sq. ft. GFA
33rd Percentile	2.92 vehicles per 1,000 sq. ft. GFA



◆ Actual Data Points

— Fitted Curve

---- Average Rate

EXHIBIT C

Parking Requirements for Medical Office Buildings

Institute of Transportation Engineers. ITE Journal, Aug 2007 by Dorsett, John W, Lukasick, Mark J

RESEARCH WAS CONDUCTED WITH THE FOLLOWING KEY OBJECTIVES: COLLECT PRIMARY AND SECONDARY DATA DESCRIBING MEDICAL OFFICE BUILDING PARKING NEEDS; IDENTIFY MUNICIPAL CODE REQUIREMENTS FOR THOSE BUILDINGS SURVEYED; AND SUMMARIZE FINDINGS BY MEAN AND 85TH-PERCENTILE VALUES. PROVIDING 4.5 SPACES PER 1,000 GROSS SQUARE FEET OF BUILDING SPACE IS GENERALLY SUFFICIENT TO MEET MEDICAL OFFICE BUILDING PEAK-HOUR NEEDS.

FIFTY MEDICAL OFFICE BUILDINGS (MOBs) located throughout the United States were studied to determine their parking requirements. Following is a summary of key findings and conclusions:

A total of 4.5 parking spaces per 1,000 gross square feet of building area should be provided for MOBs. This recommendation includes an already existing cushion of spaces. This cushion is equal to about 10 percent of the supply and is necessary for a number of reasons, including but not limited to: (1) to compensate for the temporary loss of spaces due to construction, maintenance and show room work.

* The number of cars parked at MOBs during the 11 a.m. peak hour typically falls short of both the parking supplies and the number of parking spaces required by zoning ordinances.

This suggests that most zoning ordinances require more parking spaces than most MOBs need.

- Ninety-two percent of this study's MOBs are legally required to provide more parking spaces than were occupied during the peak hour.

- Sixty percent of this study's MOBs must comply with zoning ordinances that exceed this study's recommended parking capacity.

* The observed mean peak-hour parking accumulation rate for 50 MOBs is 3.23 spaces per 1,000 GSF of occupied building area. This is lower than the 3.53 spaces reported in the Institute of Transportation Engineers' (ITE) Parking Generation, 3rd Edition and the 4.11 spaces reported in ITEs Parking Generation, 2nd Edition.1,2

* The observed 85th-percentile peak-hour parking accumulation rate for 50 MOBs is 4.21 parked cars per 1,000 GSF of occupied building area.

June 22, 2010



Mr. William Huotari, PE
Deputy City Engineer
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

Subject: North Troy Park Association Parking Analysis
OHM JN: 0128-10-0040

Dear Mr. Huotari:

We have reviewed the North Troy Park Association Parking Analysis prepared by Nowak & Fraus Engineers and agree with the overall method and findings of the analysis.

The purpose of the analysis was to evaluate the impact of a proposed parking deviation to an existing office complex. The existing office complex is planning to change from a traditional office complex to a medical office complex.

Based on the City of Troy zoning ordinance, traditional offices require 1 parking space per 200 square feet of usable floor area, while medical offices requires 1 parking space per 100 square feet of usable floor area. Following the City's zoning ordinance, the existing parking lot will be a minimum 52 spaces short when zoned under the more intensely used medical office.

The analysis also reviewed national parking rates for medical offices. While the existing parking supply does not meet the City of Troy Zoning Ordinance requirements for number of parking spaces for medical offices, the existing supply does meet the parking requirements of both the Urban Land Institute (ULI) and Institute of Transportation Engineers (ITE) for medical offices by 8 spaces. Both institutes use a rate of 4.5 spaces per 1000 square feet of gross floor area.

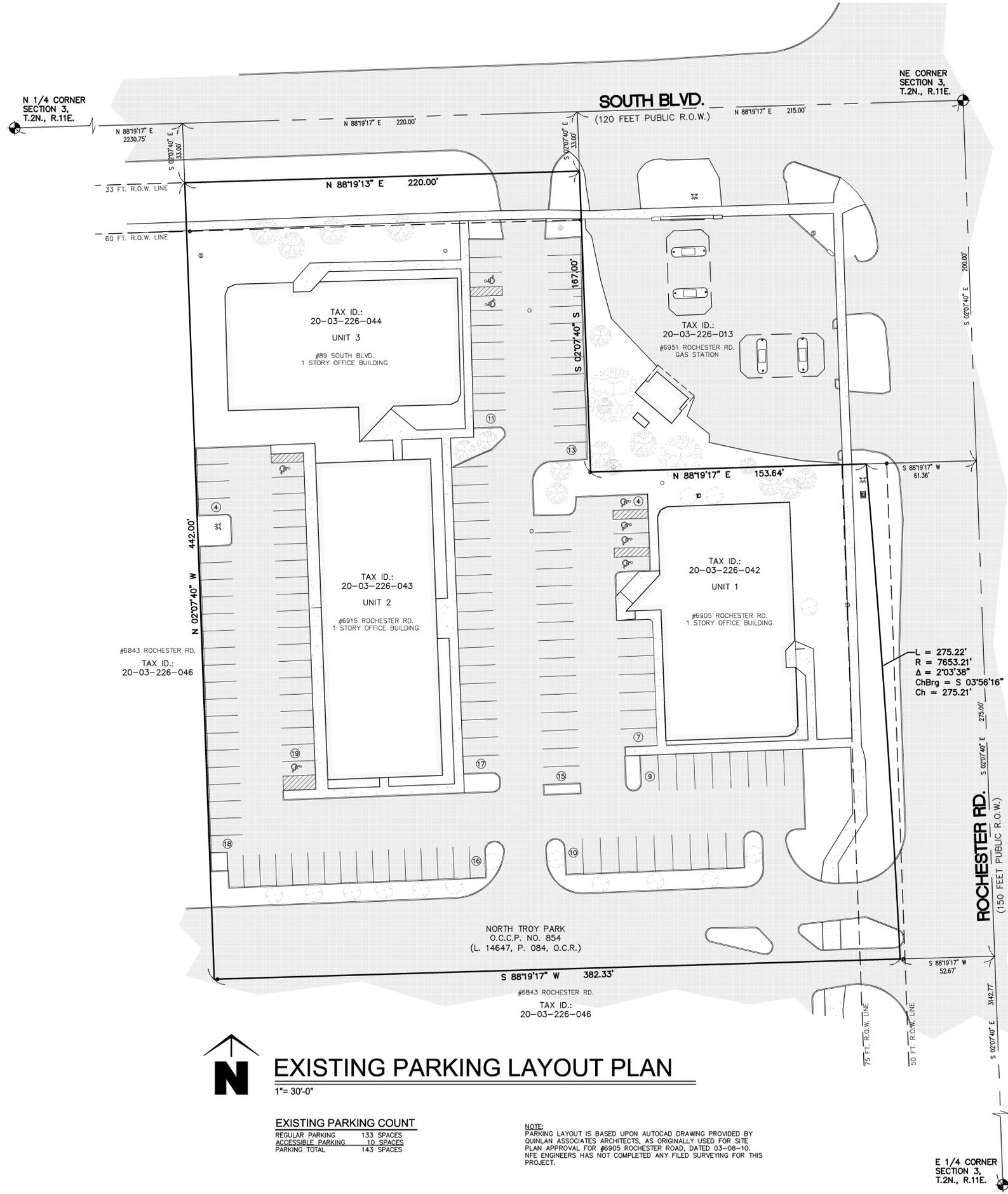
Based on the fact that the existing parking supply meets the national rates provided by both ULI and ITE, we believe that a deviation should be granted for this site.

If you have any further concerns or questions, please let me know.

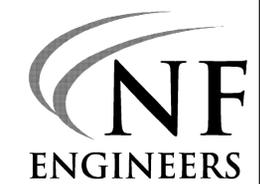
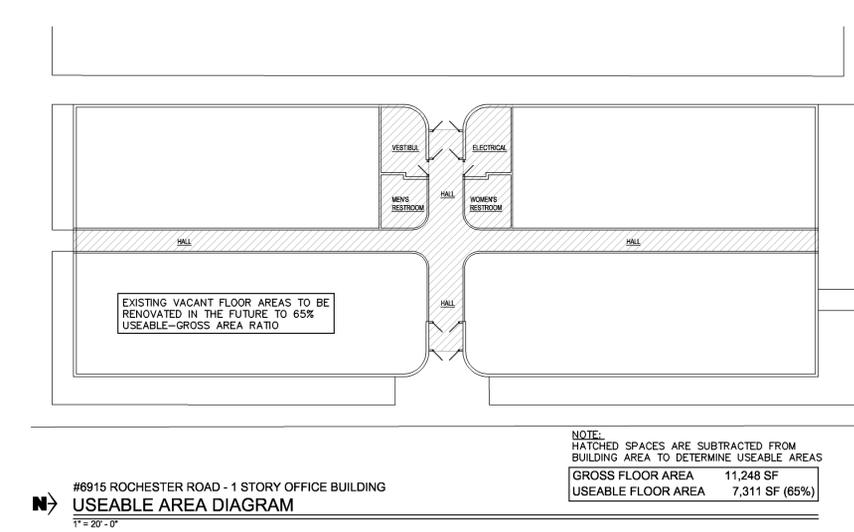
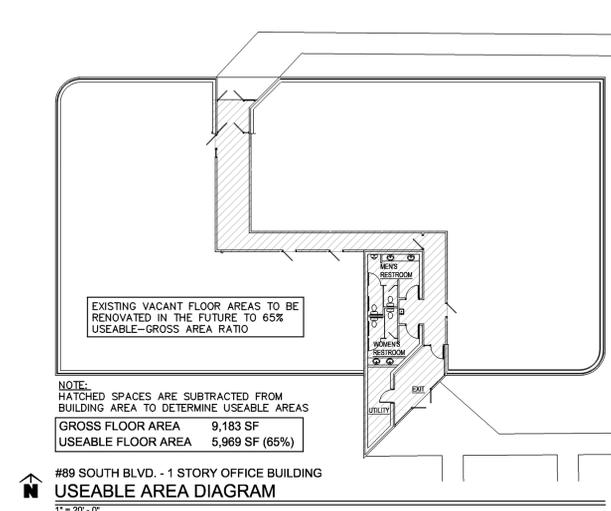
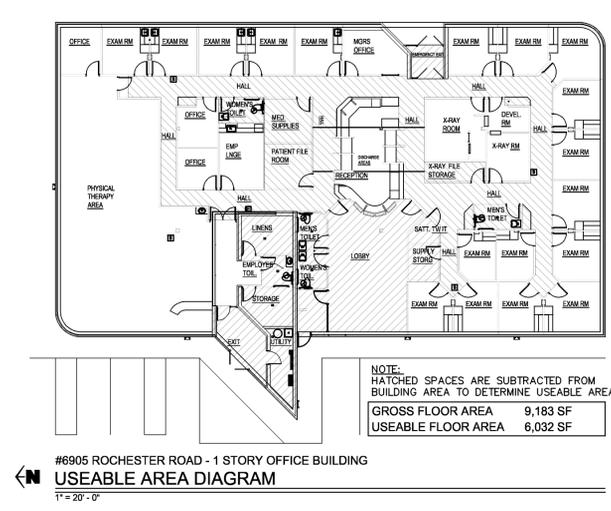
Sincerely,
Orchard Hiltz & McCliment, Inc.

A handwritten signature in black ink, appearing to read "S. Loveland", is written over the typed name.

Steven M. Loveland, PE, PTOE



NOTE:
FLOOR LAYOUT DIAGRAM AS ORIGINALLY PROVIDED ON APPROVED SITE PLAN FOR #6905 ROCHESTER ROAD, COMPLETED BY QUINLAN ASSOCIATES ARCHITECTS AND DATED 03-08-10.



**CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS**

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

PROJECT
North Troy Park
Association
6905 Rochester Road

CLIENT
Trivest Management Services
P.O. Box 80877
Rochester, MI 48308-0877

CONTACT
Mr. Ron Radcliffe
Tel.: (248) 650-8788
Fax.: (248) 650-7740

PROJECT LOCATION
Part of the NE 1/4
Section 3
T. 2 N., R. 11 E.
City of Troy
Oakland County, Michigan

SHEET
North Troy Park
Site Layout / Floor Plans



REVISIONS

DRAWN BY:
PK

DESIGNED BY:
.

APPROVED BY:
JHH

DATE:
06-14-10

SCALE:
1" = 30'

NFE JOB NO. **SHEET NO.**
G027 1

DATE: July 8, 2010

TO: Planning Commission

FROM: R. Brent Savidant, Acting Planning Director

SUBJECT: PUBLIC HEARING – SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (File Number SU 381) – Proposed Renaissance Fencing Club, North of Maple, West of Livernois (408 Oliver), Section 28, Currently Zoned M-1 (Light Industrial) District

The applicant, Renaissance Fencing Club, submitted an application for a fencing club. This use is classified as indoor commercial recreation use under the Zoning Ordinance. The club has enough parking spaces for day-to-day operations. However during weekend tournaments, which are held quarterly, there is a need for additional parking. A business across the street from the site offered the use of their parking lot for overflow parking.

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

City Management recommends approval of the proposed indoor commercial recreation use.

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

Attachments:

1. Maps.
2. Report prepared by CWA.
3. Statement of Compatibility and Parking Justification.
4. Letter from James Haefner.

cc: Applicant
File/ SU 381

G:\SPECIAL USE\SU 381 Renaissance Fencing Club\SU-381 Renaissance Fencing 07 13 10.docx

SPECIAL USE REQUEST

8. **PUBLIC HEARING – SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (File Number SU 381) – Proposed Renaissance Fencing Club, North of Maple, West of Livernois (408 Oliver), Section 28, Currently Zoned M-1 (Light Industrial) District**

Proposed Resolution # PC-2010-07-

Moved by:

Seconded by:

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval, as requested for the proposed indoor commercial recreation use, located north of Maple, west of Livernois (408 Oliver), in Section 28, within the M-1 zoning district, be (granted, subject to the following conditions):

1. No more than 35 students shall be permitted in a single class.
2. Tournaments shall be held only on weekends.
3. Three (3) street trees shall be provided along Oliver Street.

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons: _____)

Yes:

No:

Absent:

MOTION CARRIED / DENIED



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: July 8, 2010

Special Use Review For City of Troy, Michigan

Applicant: Stanna Stoner

Project Name: Renaissance Fencing Club

Plan Date: April 20, 2010

Location: 408 Oliver Street

Zoning: M-1, Light Industrial District

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 industrial building for a fencing club. The project required no site improvements, with the exception of restriping the parking lot. The use has already obtained an occupancy permit from the Troy Building Department, has obtained written permission from the building owner to seek Special Use Approval, and has written authorization from the adjacent landowner to permit shared parking when parking overflow is required for the fencing club.

The applicant, Stanna Stoner, has provided a statement of compatibility which describes how the primary use of the building will occur in the evenings and on four weekends a year, to allow for tournaments. The advantage of this schedule is that the Fencing Club will use the building primarily at off peak hours for the adjacent industrial facilities.

The use is permitted in the M-1 District as an indoor commercial recreation facility, subject to special use approval. The only special use condition for indoor commercial recreation facilities is that “Off-street parking requirements shall be determined based on the Zoning Ordinance requirements.” For more information in this regard, please review our section on parking, below.

Location of Subject Property:

The property is located on the north side of Oliver, near its intersection with Thunderbird, at the end of the Thunderbird Industrial Park Subdivision.

Size of Subject Property:

The parcel is 19,575 square feet.

Proposed Uses of Subject Parcel:

The applicant proposes to use the existing building for a fencing club with athletic events and classes.

Current Use of Subject Property:

The subject property is currently a vacant industrial building.

Current Zoning:

The property is currently zoned M-1, Light Industrial District.

Zoning Classification of Adjacent Parcels and Current Land Use:

North: RM-1, Multiple Family Residential, multiple family residential
West: M-1, Light Industrial District, industrial
South: M-1, Light Industrial District, industrial
East: M-1, Light Industrial District, industrial

BUILDING LOCATION AND SITE ARRANGEMENT

The existing building is located at the end of Thunderbird Drive where it intersects Oliver. The building is approximately 6,400 square feet and is situated at the center of a 19,575 square foot lot. Access is provided via an existing front yard driveway that extends to the rear yard, where the majority of existing parking is provided; 12 spaces. There is also an existing concrete apron off the main driveway in which the applicant intends to stripe 8 parking spaces, one of which would be barrier-free.

Items to be Addressed: *None*

AREA, WIDTH, HEIGHT, SETBACKS

Required and Provided Dimensions:

Section 30.20.09 establishes provisions for the M-1 District, and requires the following setbacks and height limits:

	<u>Required:</u>	<u>Provided:</u>
Setbacks		
Front (south)	50 feet	49.8 feet
Side (east)	10 feet	15.3 feet
Side (west)	10 feet	9.5 feet
Rear (north)	20 feet	70.8 feet
Building Height	40 Feet, 3 stories	unknown

The site does not have conforming west side or front yard setbacks, however, the applicant is not proposing to increase these nonconformities and they are previously existing, legally nonconforming conditions which are therefore allowed to remain.

Items to be Addressed: None.

PARKING

The site plan indicates a total of 20 parking spaces which includes 1 barrier free parking space. The plan also has shown proposed parking in the front yard, in an area that was formerly used as parking by the previous tenant. This paved area off the main driveway is nonconforming, but is legally existing and does not appear to increase the nonconformity.

The only special use condition for Indoor commercial recreation facilities is that “Off-street parking requirements shall be determined based on the Zoning Ordinance requirements.” The Ordinance, in Section 40.21.34, requires one space for every three persons allowed within the maximum occupancy load as established by local, county and state building or fire officials.

Given the size and maximum load of the building, the applicant reports that this would permit up to 60 students (we assume they are calculating this based on the possibility of having up to 20 spaces, although the actual fire capacity may be much higher for this building). Regardless, they also state that in their 14 years of operation, they have never approached such a number, and only once had a class as large as 35 people, but this was at an alternative location under different conditions. They anticipate never exceeding their all-time largest class of 35 students, which, at a rate of one per three students, would require only 16 spaces. Students are all ages and levels of skill, but classes are typically for young persons who are not of driving age, who would likely be dropped off and picked up before and after classes, although this can be confirmed by the applicant.

In this instance, this Ordinance requirement does not seem to be applicable in that this unusual use, a fencing school, has these specific maximums and anticipated attendance, unlike an open

indoor recreation facility, which could vary depending on customer traffic. The small nature and limited scope of the proposed use would seem to indicate that a specific parking requirement could be established as a condition of approval. The applicant's own statement of compatibility states that the proposed 20 spaces would be sufficient in that their largest ever class plus instructors would only require 16 spaces (12 for students and a up to 4 for instructors). We support this justification.

The application also states that four tournaments may be staged per year, on the weekend, and that overflow parking would be provided by a neighboring use, which has provided authorization for such overflow in writing. We support this approach. Given the unusual nature of the use and the fact that it is permissible only by special use approval, we believe the Planning Commission can approve the project with the provided parking under the condition that no more than 35 students be permitted in a single class and that tournaments be held only on weekends.

Items to be Addressed: None.

SITE ACCESS AND CIRCULATION

Proposed Circulation:

The site will be accessed from an existing front yard driveway that connects to Oliver Street. This driveway extends to the north part of the site.

Sidewalks:

No sidewalks are provided or required in this area. The parking area are directly adjacent to the building and provide adequate access.

Items to be Addressed: None.

NATURAL RESOURCES

The site is previously developed and contains no natural features. The proposed plan would not impact any natural features, and will actually improve the condition of the site if street trees are provided.

Items to be Addressed: None.

LANDSCAPING

No landscape plan has been submitted as part of this application. Given that the project is a reoccupation of an existing facility and no external changes are proposed, no landscape plan is required. However, we did observe during our site visit that no street trees are provided on site.

Street trees are required at a rate of one tree for every 30 linear feet of frontage along Oliver Street. The subject site is 75 wide, requiring three street trees. While nonconforming for its lack

of trees, we feel that as a special use, the Planning Commission should require that the applicant provide the three required street trees as a condition of approval.

Items to be Addressed: Provide three street trees.

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, take action on the request, or grant the request subject to specific conditions.

Required Information

In the M-1 District, indoor commercial recreation uses 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.

The only use standard for an indoor recreation facility is that parking be provided in accordance with Ordinance requirements. We have discussed this issue in our parking section, above.

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 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.

Items to be addressed: None.

SUBMITTAL REQUIREMENTS

Given that the proposed project is a reoccupation of an existing facility, we believe the submittal provides adequate detail for review.

Items to be Addressed: None.

RECOMMENDATIONS

While the existing facility has several legal nonconformities, the applicant does not proposed to increase these nonconformities nor alter the exterior of the site whatsoever, with the exception of striping the parking lot. Given its unusual nature, we support the applicant's parking justification and believe that as a special use, the Planning Commission can condition the approval on several factors that will ensure that the proposed parking configuration and quantity will be sufficient. Therefore, we recommend the Planning Commission approve the special use and preliminary site plan, conditioned on at least the following:

1. That no more than 35 students be permitted in a single class
2. That tournaments be held only on weekends
3. That three street trees are provided along Oliver Street



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

Statement of Compatibility and Parking Justification
for
Renaissance Fencing Club
408 Oliver, Troy, MI 48084

Renaissance Fencing Club would like to obtain Special Land Use approval from the Planning Commission to operate its fencing club at 408 Oliver. Renaissance Fencing Club has provided individual and group instruction since 1996. Our classes and open practice schedule provides fencing opportunities for all levels and ages of fencers. The hours of operations for the club are weekdays 6pm to 10pm Fencing Classes typically run from 4:30pm to 7:00pm and open fencing runs from 7:00 pm to 10:00pm. We partner with community organizations like Municipal Park and Recreation Departments and School Districts including the City of Birmingham and Troy School District. Additionally, approximately 4 times a year tournaments are hosted on the weekends from 8am to 6pm.

The fencing club is similar to other commercial recreation facilities and dance/martial arts facilities since it requires a large open space area to practice in and has limited hours of operation. Like these other commercial recreation facilities the fencing club can adapt the structure located in the M-1 District without large capital investment to accommodate its usage and not impact the light industrial businesses during normal business hours. There were some minor interior renovations required to modify the industrial building into this recreational use; proper building permits and an Occupancy Permit, dated 8/13/09, have already been obtained. Other than striping the parking spaces there are no additional exterior improvements necessary for this usage.

Parking Justification

Renaissance Fencing Club at 408 Oliver has 20 parking spaces on site.

During normal week day operations, the fencing club offers classes typically from 4:30pm to 7pm. These classes normally have 10-15 students with two to four instructors/staff on the premises. When comparing these classes which are similar to dance/martial arts classes; Section 03.40.21.33 of the Troy Zoning Ordinance accounts for one parking space for every three students within the maximum capacity load as established by local, county or state fire, building or health codes. This would allow the club up to sixty students. In the last 14 years of operation this has never happened; the largest class we had was 35 registered students; this was at a different location. Using this worst case scenario, we would need 16 spaces for a class.

Additionally, during normal week day operations, the fencing club offers open fencing from 7pm to 10pm. Our active membership on a given day varies from 12-18 fencers which includes the instructors/staff. For normal club operation it appears the 20 parking spaces is adequate. Our club is not aware of any parking complaints to city from other businesses in the area during our normal week day operations.

Approximately, 4 times a year on a Saturday or Sunday our club host tournaments. These Tournaments are above our normal operations during the weekdays. An average Tournament at a given time has approximately 30-35 people on the premises. In October, we hosted our first Open Tournament at this site. We were so excited to show off our new location, we had fencers from all over Michigan attend. There were parking issues that day which created complaints to the City.

Our Board of Directors have reviewed the parking issue generated by this tournament and can provide the following solution. We have a neighboring business (across the street from our site) that has agreed to allow us to use their parking lots for our overflow as needed. We have included a letter from James Haefner Photography Inc. at 1960 Thunderbird, with this application. Mr. Haefner has agreed to allow us parking any time for overflow parking. This site has 17 parking spaces. We have also created signs indicating the locations that are acceptable to park and added to the online registration the acceptable parking locations. We do not anticipate parking issues in the future.

As a Licensed Professional Engineer for over 13 years and a fencer for almost 25 years, I would be glad to answer any questions the Planning Department, Planning Commission or City Council may have in regards this Special Land Use Request.

H A E F N E R

To Whom It May Concern:

Be advised that Renaissance Fencing has our permission to use our lot for overflow parking.

James Haefner

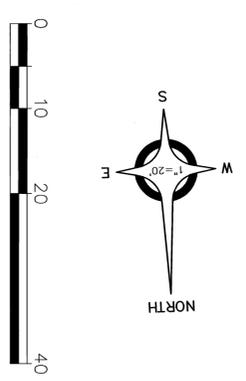
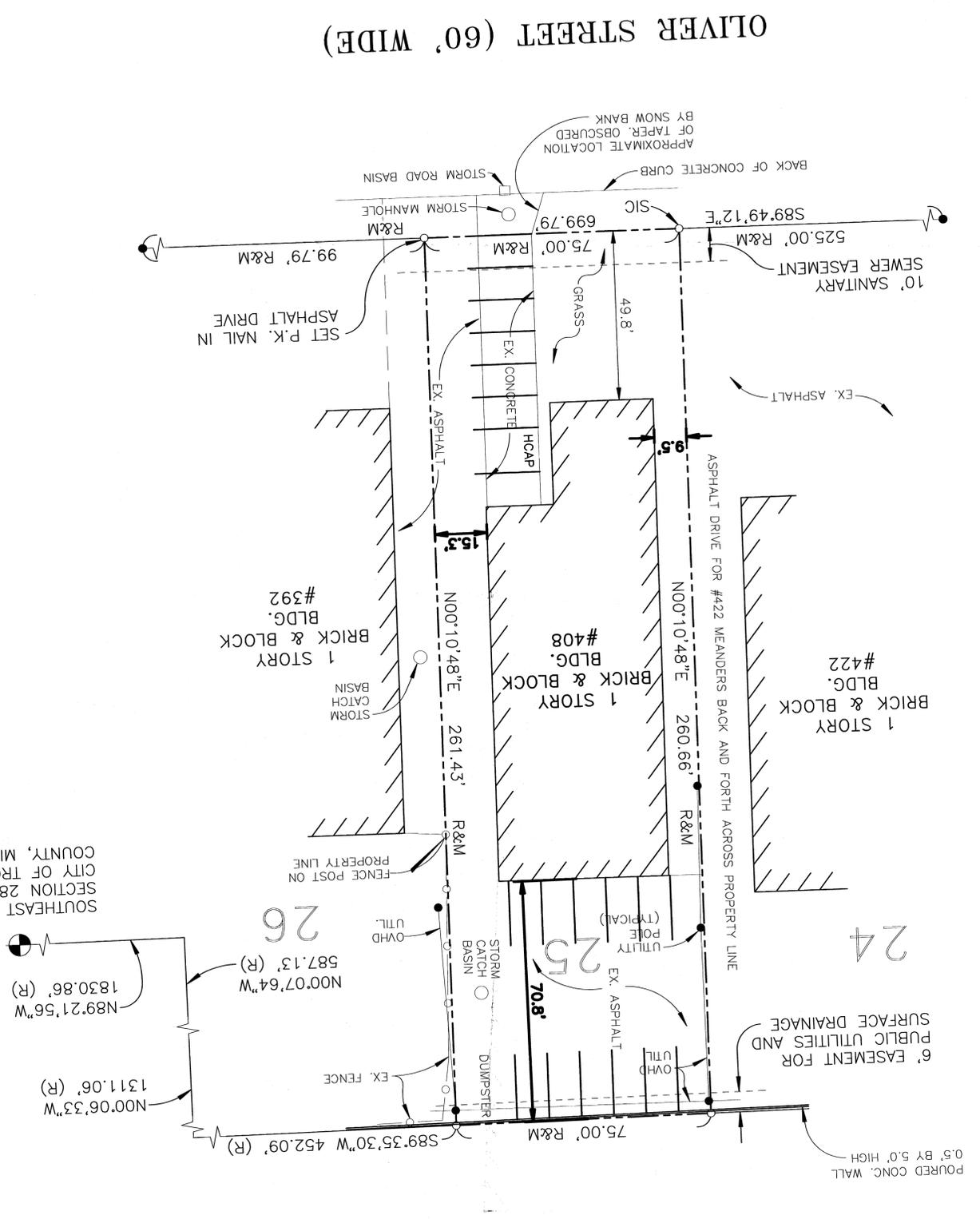


17 parking space.

JAMES HAEFNER PHOTOGRAPHY INC.
1960 Thunderbird, Troy Michigan 48084 / (248)362-6850
FAX: (248)362-6858



SITE PLAN
 PART OF THE SOUTHEAST QUARTER
 OF SECTION 28, TOWN 2 NORTH, RANGE
 11 EAST, CITY OF TROY, OAKLAND
 COUNTY, MICHIGAN



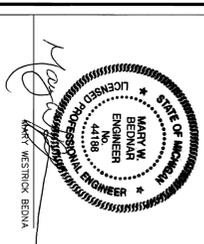
DESCRIPTION: LOT 25 OF THUNDERBIRD INDUSTRIAL PARK AS RECORDED IN LIBER 129 OF PLATS, PAGES 1 THRU 2, OAKLAND COUNTY RECORDS, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

SOUTHEAST CORNER OF SECTION 28 T.2N., R.11E. CITY OF TROY, OAKLAND COUNTY, MICHIGAN

- LEGEND**
- PRELIMINARY CONSTRUCTION
 - RECORDED AND MEASURED
 - (R) = RECORDED
 - CONC. = CONCRETE
 - EX. = EXISTING
 - BLDG. = BUILDING

SURVEYED BY:
 ANDERSON, ECKSTEIN AND WESTRICK, INC.
 51301 SCHODENHERR ROAD
 SHELBY TWP., MI. 48315
 PHONE: (586) 726-1234
 FAX: (586) 726-8780
 ae@awinc.com
 www.aewinc.com

MARY WESTRICK BEDNAR,
 55821 WOODRIDGE DR.,
 SHELBY TWP., MI 48316
 (248) 608-0846



PROJECT NAME:
OLIVER ST. FIELDHOUSE

SHEET TITLE:
SITE PLAN

CLIENT:
RENAISSANCE FENCING C

DATE	04/20/2010
SUBMITTED/REVISED	
DATE	04/20/2010
CHECKED BY:	
DRAWN BY:	AWB
SCALE	1"=20'

UTILITY INFORMATION, AS SHOWN, INDICATES APPROPRIATE UTILITY COMPANIES AND LOCATIONS. THE VARIOUS UTILITY COMPANIES DO NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES SHOULD BE VERIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ENCOURAGED TO VERIFY ALL COSTS FOR UTILITY LOCATIONS. ALL COSTS FOR UTILITY LOCATIONS SHALL BE THE RESPONSIBILITY OF THE CLIENT (CALL 811 FOR UTILITY LOCATIONS). DURING CONSTRUCTION, THE CONTRACTOR SHALL EXERCISE CAUTION WHEN OPERATING NEAR ANY OVERHEAD AND / OR BURIED UTILITIES. CALL 811 FOR UTILITY INFORMATION.