PLANNING COMMISSION
MEETING AGENDA
REGULAR MEETING

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

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

October 12, 2010 **7:30 P.M.** **Council Chamber**

1. ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES September 28, 2010 Special/Study Meeting

4. PUBLIC COMMENTS – For Items Not on the Agenda

SPECIAL USE REQUESTS

5. PUBLIC HEARING – SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (File Number SU 383) – Proposed Clawson-Troy Elks Lodge, Northeast Corner of Elliott and Minnesota (2549 Elliott), Section 36, Currently Zoned M-1 (Light Industrial) District

6. PUBLIC HEARING – SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (File Number SU 315-B) – Proposed Pro Car Wash West, West side of Rochester and South of Wattles (3785 Rochester), Section 22, Currently Zoned H-S (Highway Service) District

OTHER BUSINESS

7. PUBLIC COMMENTS – Items on Current Agenda

8. PLANNING COMMISSION COMMENTS

ADJOURN

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

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on September 28, 2010 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

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

Absent:
Philip Sanzica

Also Present:
R. Brent Savidant, Acting Planning Director
Allan Motzny, Assistant City Attorney
Zachary Branigan, Carlisle/Wortman Associates, Inc.

2. APPROVAL OF AGENDA

Resolution # PC-2010-09-066
Moved by: Vleck
Seconded by: Schultz

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Sanzica

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2010-09-067
Moved by: Edmunds
Seconded by: Maxwell

RESOLVED, To approve the minutes of the September 14, 2010 Regular meeting as prepared.

Yes: All present (8)
Absent: Sanzica

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 September 21, 2010 Board of Zoning Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported on the September 15, 2010 meeting of the Downtown Development Authority.

7. PLANNING AND ZONING REPORT

Mr. Savidant reminded the Planning Commission of the joint meeting with City Council on October 4, 2010.

Mr. Savidant reported that the Troy/Birmingham Intermodal Transit Center received Preliminary Site Plan Approval by City Council on September 20, 2010. A design workshop will be held prior to Final Site Plan Approval, as per the approving resolution.

STUDY ITEM

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

Mr. Branigan reviewed a draft of Article 20 Form Based Codes. Additionally, he summarized the proposed zoning districts.

There was general discussion of the item.

OTHER BUSINESS

9. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENTS

There were no comments.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 9:10 p.m.

Respectfully submitted,

_____
Michael W. Hutson, Chair

_____
R. Brent Savidant, Acting Planning Director

G:\Planning Commission Minutes\2010 PC Minutes\Draft\09-28-10 Special Study Meeting_Draft.doc

DATE: October 7, 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 383) – Proposed Clawson-Troy Elks Lodge, Northeast Corner of Elliott and Minnesota (2549 Elliott), Section 36, Currently Zoned M-1 (Light Industrial) District

The applicant proposes to utilize an existing vacant light industrial building as the Clawson-Troy Elks Club. The attached report prepared by Carlisle/Wortman Associates, Inc. summarizes the project.

Please be prepared to discuss the application at the October 12, 2010 Planning Commission Regular meeting.

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

cc: Applicant
File/ SU 383

G:\SPECIAL USE\SU 383 Clawson-Troy Elks Lodge 2169 Sec 36\SU-383 PC Report 10 12 2010.docx

PROPOSED RESOLUTION

5. PUBLIC HEARING – SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (File Number SU 383) – Proposed Clawson-Troy Elks Lodge, Northeast Corner of Elliott and Minnesota (2549 Elliott), Section 36, Currently Zoned M-1 (Light Industrial) District

Resolution # PC-2010-10-
Moved by:
Seconded by:

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the Clawson-Troy Elks Lodge, located on the Northeast Corner of Elliott and Minnesota (2549 Elliott), Section 36, within the M-1 zoning district, be granted, subject to the following conditions:

1. At least twenty-two (22) off-street parking spaces on the abutting parcel to the east (2591 Elliott) shall be made available for use by the Clawson-Troy Elks Lodge, if needed. The shared parking agreement shall be provided in a form acceptable to the City Attorney and executed and recorded by the parties sharing the parking.

Yes:
Absent:

MOTION CARRIED / FAILED

G:\SPECIAL USE\SU 383 Clawson-Troy Elks Lodge 2169 Sec 36\Proposed Resolution 10 12 2010.doc

Clawson-Troy Elks

City of Troy Planning Department

Legend

- 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

173 0 86 173 Feet

Scale 1: 1,038

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

Printed: 10/6/2010

Clawson-Troy Elks

City of Troy Planning Department

Legend

Road Centerline

- Major Road
- Industrial Road
- Local Road

Zoning

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

Hydrography Poly

Hydrography Arc

Parcels

Aerial Photos - 2008

- Red: Band_1
- Green: Band_2
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Printed: 10/6/2010

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

CARLISLE/WORTMAN ASSOCIATES, INC.
Community Planners /Landscape Architects

605 S. Main, Suite 1
Ann Arbor, MI 48104
734-662-2200
fax 734-662-1935

6401 Citation Drive, Suite E
Clarkston, MI 48346
248-625-8480
fax 248-625-8455

Date: October 7, 2010

Special Use Review
For
City of Troy, Michigan

Applicant:	Clawson Troy Elks
Project Name:	Clawson Troy Elks Lodge
Plan Date:	September 10, 2010
Location:	2549 Elliott Drive
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 vacant industrial building for a new location for the Clawson Troy Elks. The project proposes several small physical improvements and will also include the renovation of the building, and the addition of two new vestibules on the east facade.

Location of Subject Property:
The property is located on the northeast corner of the intersection of Minnesota Avenue and Elliott Avenue.

Size of Subject Property:
The subject site is approximately 1.8 acres in area.

Proposed Uses of Subject Parcel:
The applicant proposes to use the existing building for an Elks Lodge, which will house fraternal organization meetings, indoor recreation, a members' lounge, offices, and a rental hall.

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

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

Zoning Classification of Adjacent Parcels and Current Land Use:
North: M-1, Light Industrial District; industrial
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 faces Elliott Drive, with parking to the east and a loading area along the north façade. Access is provided via an existing front yard driveway on Eliott, and a driveway behind the building connecting to Minnesota Drive. The site configuration is typical, with lawn and some landscaping along the front yards on both drives, and a building situated central to the main parcel. There is also a second parcel being created from a portion of the parcel to the east, which has a significant amount of additional parking, but no building. This second parcel has two access drives to Eliott Drive.

The applicant intends to use the existing driveways and parking surface, with modified striping and barrier-free access. Please see our comments in the parking and site access and circulation sections below.

Items to be Addressed: *None*

AREA, WIDTH, HEIGHT, SETBACKS

The area, width, height, and setback requirements for the M-1 District are established by Section 30.20.09. We have reviewed the existing dimensions of the site and can confirm that all area, width, height, and setback requirements of the M-1 District are being met.

Required and Provided Dimensions:

	Required:	Provided:
Setbacks		
Front (south)	50 feet	50 feet
Front (west)	50 feet	50 feet
Side (east)	10 feet	59.96 feet
Rear (north)	20 feet	Approximately 74 feet
Building Height	3 stories, 40 feet	Single story, 22 feet, 7 inches

Items to be Addressed: *None.*

PARKING

Proposed Parking:
The site plan indicates a total of 104 parking spaces which includes 4 barrier free parking spaces.

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

Required	Provided
(Lodge Hall portion) One (1) for each three (3) persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes. In those areas used for dining room or banquet room purposes, the parking requirements for such use areas shall apply. **112 occupants = 37 spaces**	**104 spaces**
(Banquet Hall portion) One (1) for each two (2) persons within the seating capacity of the establishment, plus one (1) employee parking space for each ten (10) seats within the seating capacity or one (1) for each twenty (20) square feet of banquet area, whichever is greater. **1,702 square feet/20 square feet = 85 spaces**	
(Offices) One (1) for each 200 square feet of usable floor area. **1,080 square feet X 80% usable = 864 square feet** **864 square feet/200 = 4 parking spaces**	
Total required parking = 126 spaces	

The parking calculations provided on sheet P-3 were used to make these parking determinations. The floor plan, provided by another designer, contradicts these square footage and occupancy requirements slightly. A final, accurate, consistent set of calculations will be required for final site plan approval.

The site pan is deficient by 22 parking spaces. However, the industrial use to the east has a significant parking area, and will likely have different peak parking demand hours from the proposed use. The applicant has indicated on sheet P-3 that an agreement has been reached with the adjacent owner to allow overflow parking to meet demand during peak times, in the rare occasion when the entire facility would be used to full capacity. An easement will be necessary to guarantee this shared parking arrangement. While we support this approach, the applicant must provide legal documentation that such an agreement for an easement is in place, in a form acceptable to the City Attorney, prior to final site plan approval.

Items to be Addressed**:** *1.) Provide final, accurate, consistent occupancy and square footage calculations. 2.) Secure a shared parking easement and provide documentation to the City Attorney.*

SITE ACCESS AND CIRCULATION

Proposed Circulation:
The site will be accessed from an existing front yard driveway that connects to Eliott Drive and two additional driveways from the parking lot to the east to Eliott Drive. The site will also benefit from an existing rear yard driveway that provides access to Minnesota Drive.

Sidewalks:
39.70.03 specifically exempts M-1 District properties from the requirement for sidewalks. This site does not provide sidewalks along either frontage. The parking area is directly adjacent the building and is continuous, eliminating the need for sidewalks between the parking and building. The applicant is also adding a barrier-free ramp along the east side of the building to allow for ADA accessibility. The site is adequately served for access and circulation.

Items to be Addressed: *None.*

NATURAL RESOURCES

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

Items to be Addressed: *None.*

LANDSCAPING

A landscape plan has been submitted as part of this application. In the M-1 District, street trees are required at a rate of one three for every 30 linear feet of frontage along both streets. The subject site has 560 feet of frontage requiring 19 street trees. The site has 4 existing trees, and the applicant has shown in the landscape plan that an additional 15 trees will be added to the site. The site also maintains the required 10-foot greenbelt along both frontages, and has 36% open space, mostly in the two front yards, exceeding ordinance requirements.

Items to be Addressed*: None.*

LIGHTING

The applicant has not provided a photometric plan for this project. Full lighting details will be provided for final site plan approval. No additional lighting information has been provided with regard to any proposed or existing lighting, with the exception of the façade elevations, which show existing wall pack fixtures.

Items to be Addressed*: None.*

SPECIAL USE REVIEW

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

<u>Required Information</u>
In the M-1 District, fraternal organizations are not specifically identified a use permitted by right, subject to conditions, or as a special use. However, the Zoning Administrator has determined that the use is similar to other uses permitted by special use approval in the M-1. Section 28.30.11 states permits, as a special use, the following in the M-1 District:

Other uses of a similar character to those permitted above, and which will not be injurious or have an adverse effect on adjacent areas, and may therefore be permitted subject to such conditions, restrictions and safeguards as may be deemed necessary in the interest of public health, safety and welfare.

Other similar uses permitted specifically in the M-1 District include restaurants and indoor commercial recreation. 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.

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. Also, the project will not exceed capacity limitations of public services and facilities. The site has adequate parking and access, its hours will often differ from the main industrial uses in the area, and no residential uses are located close enough to warrant consideration for potential nuisances with regard to noise or traffic for existing neighborhoods.

Items to be addressed*: None.*

SUBMITTAL REQUIREMENTS

Section 3.43.01 establishes the requirements for preliminary site plan approval. Minimum submittal standards have been met.

Items to be Addressed*: None.*

RECOMMENDATIONS

We support the project as presented in that it meets the minimum requirement for preliminary site plan approval and satisfies the conditions of special use approval. We recommend the Planning Commission grant preliminary site plan and special use approval, conditional upon the applicant providing legal documentation that such an easement for shared parking is in place, in a form acceptable to the City Attorney and that accurate, consistent occupancy and square footage calculations be provided to confirm parking requirements.

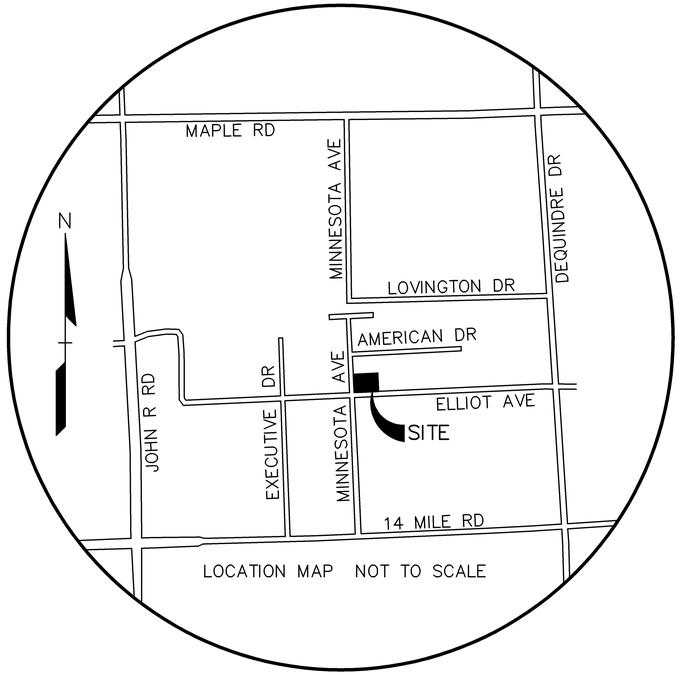
CARLISLE/WORTMAN ASSOCIATES, INC.
Zachary G. Branigan, LEED AP, AICP
Associate

PRELIMINARY SITE PLANS

CLAWSON-TROY ELKS LODGE #2169

PART OF THE SE 1/4 OF SECTION 36, T.2N., R.11E.

CITY OF TROY, OAKLAND COUNTY, MICHIGAN



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS:

P–1	COVER SHEET
P–2	TOPOGRAPHIC SURVEY
P–3	PRELIMINARY SITE PLAN
P–4	NOTES AND DETAILS
L–1	LANDSCAPE PLAN
	FLOOR PLAN

CIVIL ENGINEER:

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TROY, MICHIGAN 48083
PHONE: (248) 619–2354
FAX: (248) 689–1044
CONTACT: CHIP FAUDIE, A.I.A.

REVISIONS

No.	BY	CHK	DESCRIPTION	DATE

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CLAWSON-TROY ELKS
46270 SCHIMMEL AVENUE
UTICA, MICHIGAN 48317

COVER SHEET
CLAWSON-TROY ELKS LODGE #2169
PART OF THE SE 1/4 OF SECTION 36, T.2N., R.11E.
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
JPB	JEC	RS	JPB

ORIGINAL
ISSUE DATE: SEPT. 10, 2010

PEA JOB NO. 2010-171

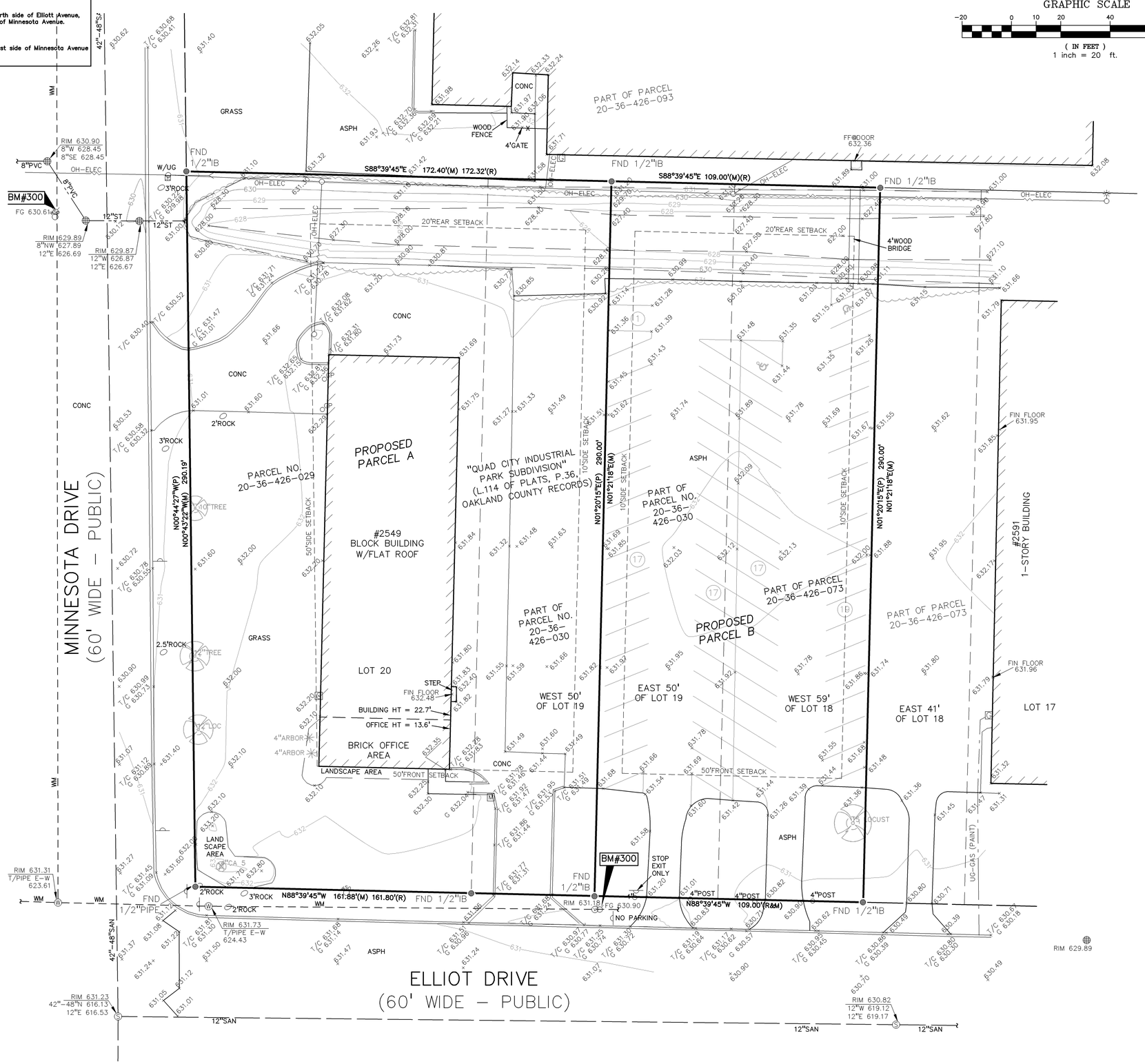
SCALE: 1" = 20'

DRAWING NUMBER:
P-1

BENCHMARKS:

BM #300:
Arrow on hydrant on the north side of Elliott Avenue, approx. 250 feet east of Minnesota Avenue.
Elev. = 633.24 NAVD88

BM #301:
Arrow on hydrant on the west side of Minnesota Avenue at building #525.
Elev. = 633.23 NAVD88

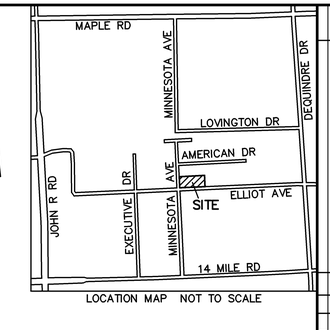


GRAPHIC SCALE

–20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N



LOCATION MAP NOT TO SCALE

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING

- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- CATCH BASIN
- INLET (NO INCOMING LINES)
- YARD DRAIN (2' DIA. & SMALLER)
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- AS BUILT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONCRETE
- ASPHALT
- WETLAND

ZONING:
(Per City of Troy GIS Zoning Map)
The current zoning classification is M–1 Light Industrial District

Required setbacks (per City of Troy Zoning Ordinance, Chapter 39, Article XXVIII and XXX)

M–1 Zonings:
Front Setbacks: 50 FT
Side Setbacks: 20 FT least one, 40 FT total two
Rear Setbacks: 20 FT
***NOTE: All yards abutting a public street shall be considered as front yards for setbacks.**
Maximum Building Height: 3 Stories, 40 FT

LEGAL DESCRIPTION:
(Per "Boundary Survey – Clawson–Troy ELKS Lodge #2169" KEM–TEC & ASSOC., Job#10–02652, Dated 7–21–10)

PROPOSED PARCEL A (Part of Parcels 20–36–426–029 & 20–36–426–030)
The West 50.00 feet of Lot 19 and all of Lot 20; Quad City Industrial Park Subdivision, of part of the Southeast 1/4 of Section 36, T.2N., R.11E., City of Troy, Oakland County, Michigan, as recorded in Liber 114 of plats, Page 36 of Oakland County Records.

PROPOSED PARCEL B (Part of Parcels 20–36–426–030 & 20–36–426–073)
The East 50.00 feet of Lot 19 and the West 59.00 feet of Lot 18; Quad City Industrial Park Subdivision, of part of the Southeast 1/4 of Section 36, T.2N., R.11E., City of Troy, Oakland County, Michigan, as recorded in Liber 114 of plats, Page 36 of Oakland County Records.

REFERENCE DRAWINGS
"BOUNDARY SURVEY – CLAWSON–TROY ELKS LODGE #2169" KEM–TEC & ASSOC., JOB#10–02652, DATED 7–21–10

No.	BY	CHK	DESCRIPTION	DATE

REVISIONS

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Fax: (248) 689-1044
website: www.peainc.com

CLAWSON-TROY ELKS
46270 SCHIMMEL AVENUE
UTICA, MICHIGAN 48317

TOPOGRAPHIC SURVEY
CLAWSON-TROY ELKS LODGE #2169
PART OF THE SE 1/4 OF SECTION 36, T.2N., R.11E.
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
JPB	JEC	RS	JPB

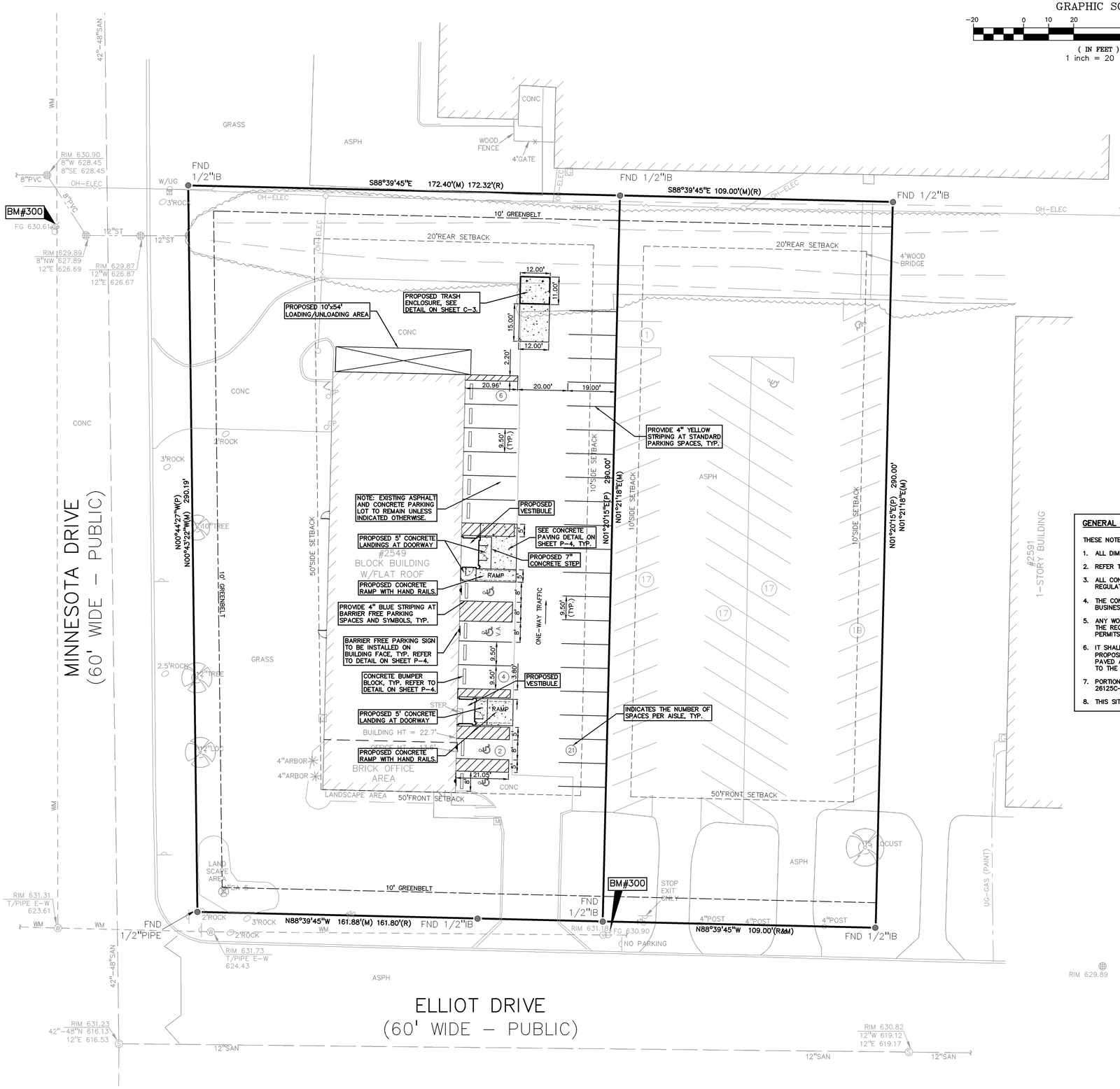
L:\2010Proj\20017L CLAWSON Troy ELKS\Dwg\Site Plan\P-2170Pro-10171.dwg

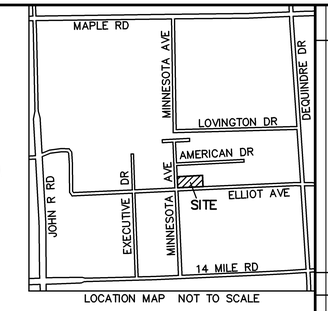
ORIGINAL
ISSUE DATE: SEPT. 10, 2010

PEA JOB NO. 2010-171

SCALE: 1" = 20'

DRAWING NUMBER:
P-2





LOCATION MAP NOT TO SCALE

LEGEND

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING	PROPOSED	
OH-ELEC		ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UG-CATV		UNDERGROUND CABLE TV, CATV PEDESTAL
UG-PHONE		TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
UG-ELEC		ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
GAS		GAS MAIN, VALVE & GAS LINE MARKER
		WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
		SANITARY SEWER, CLEANOUT & MANHOLE
		STORM SEWER, CLEANOUT & MANHOLE
		COMBINED SEWER & MANHOLE
		CATCH BASIN
I.D.	I.D.	INLET (NO INCOMING LINES)
		YARD DRAIN (2' DIA. & SMALLER)
		POST INDICATOR VALVE
		WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
M T E		MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
		UNIDENTIFIED STRUCTURE
671.21	671.21	SPOT ELEVATION
		AS BUILT ELEVATION
670	671	CONTOUR LINE
		FENCE
		GUARD RAIL
		STREET LIGHT
		SIGN
CONC.		CONCRETE
ASPH.		ASPHALT
		WETLAND

STANDARD DUTY | HEAVY DUTY | DEEP STRENGTH

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF BUILDING, PROPERTY LINE UNLESS OTHERWISE NOTED.
2. REFER TO SHEET P-4 FOR ON-SITE PAVING DETAILS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF TROY CURRENT STANDARDS AND REGULATIONS.
4. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
5. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.
7. PORTION OF SITE IS WITHIN A 500-YR FLOODPLAIN AS DETERMINED BY FEMA MAP NUMBER 26125C-0561G. SEE SHEET P-1 FOR GRAPHICAL REPRESENTATION OF FLOODPLAIN BOUNDARY.
8. THIS SITE DRAINS TO AN EXISTING REGIONAL DETENTION BASIN.

SITE DATA TABLE:

ZONING:
EXISTING ZONING: M-1 (LIGHT INDUSTRIAL DISTRICT)

SITE AREA:
GROSS AND NET SITE AREA = 1.84 ACRES (COMBINED PARCELS)

SETBACKS:
FRONT YARD: 50 FEET
SIDE YARD: 20 FEET EACH
REAR YARD: 20 FEET

BUILDING INFORMATION:
EXISTING BUILDING AREA = 8,842 S.F.
PROPOSED ADDITION = 150 S.F.
TOTAL PROPOSED BUILDING AREA = 8,992 S.F.
NET BUILDING AREA = 80% OF G.F.A. = 7,194 S.F.

MAXIMUM ALLOWED BUILDING HEIGHT = 40 FEET OR 3 STORIES
BUILDING HEIGHT = 22'7" (EXISTING)
= 10' VESTIBULES (PROPOSED)

PARKING CALCULATIONS:

OFFICE AREA (USABLE) = 1,080 S.F. * 80% = 864 S.F.
REQUIRED PARKING = 1 SPACE PER 200 S.F. U.F.A. = 4 SPACES

LOUNGE AREA = 112 OCCUPANTS
REQUIRED PARKING = 1 SPACES PER 3 OCCUPANTS = 37 SPACES

HALL AREA= 100 OCCUPANTS / 1,702 S.F.
REQUIRED PARKING = GREATER OF 2 SPACES/OCCUPANT
OR 1 SPACE PER 200 S.F. = 1,702/200 = 85 SPACES

TOTAL PARKING REQUIRED = 4+37+85 = 126

PARKING PROVIDED = *105 SPACES INC. 4 H/C SPACES

* APPLICANT HAS AN AGREEMENT WITH ADJACENT LAND OWNER TO UTILIZE OFF-SITE PARKING DURING EVENTS WHEN BUILDING WILL APPROACH FULL CAPACITY.

OPEN SPACE CALCULATION:

NET SITE AREA: 1.84 ACRES
TOTAL OPEN SPACE WITHIN FRONT AND SIDE YARDS = 0.67 ACRES
OPEN SPACE PROVIDED = 36%

REFERENCE DRAWINGS

"BOUNDARY SURVEY – CLAWSON-TROY ELKS LODGE #2169" KEM-TEC & ASSOC., JOB#10-02652, DATED 7-21-10

No.	BY	CHK	DESCRIPTION	DATE

REVISIONS

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CLAWSON-TROY ELKS
46270 SCHIMMEL AVENUE
UTICA, MICHIGAN 48317

PRELIMINARY SITE PLAN
CLAWSON-TROY ELKS LODGE #2169
PART OF THE SE 1/4 OF SECTION 36, T.2N., R.11E.
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	DN.	CK.	SUR.	P.M.
JPB	JEC	RS		JPB

L:\2010Proj\2010171 CLAWSON TROY ELKS\Dwg\Site Plan\P-3(SITE-10171.dwg

ORIGINAL ISSUE DATE: SEPT. 10, 2010

PEA JOB NO. 2010-171

SCALE: 1" = 20'

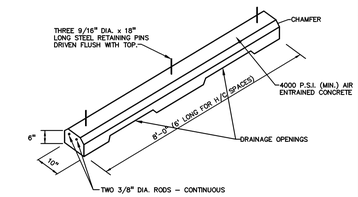
DRAWING NUMBER:
P-3

GENERAL NOTES:

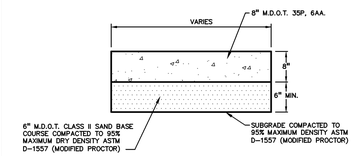
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY.
2. ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL CITY INSPECTION FEES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE 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 OTHERWSE 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.

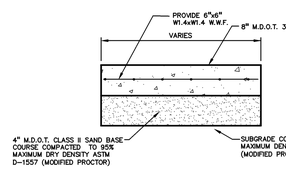


CONCRETE PARKING BUMPER
NOT TO SCALE

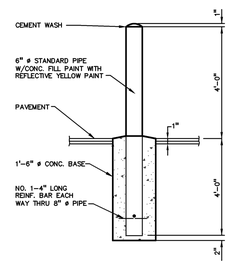


CONCRETE PAVING DETAIL
NOT TO SCALE

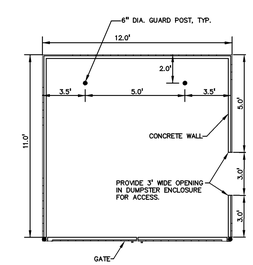
(NOT FOR USE AT TRASH ENCLOSURE PAD)



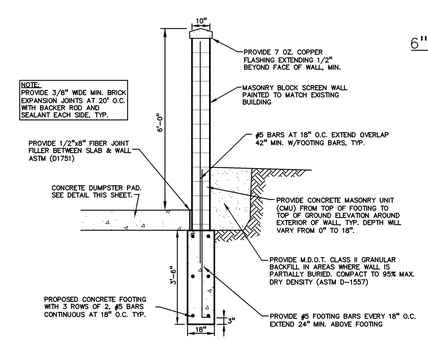
HEAVY DUTY CONCRETE PAD DETAIL
NOT TO SCALE



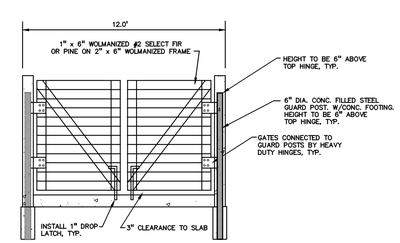
6" DIA. GUARD POST DETAIL
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

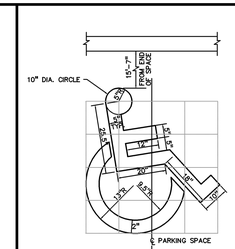


DUMPSTER ENCLOSURE WALL CROSS-SECTION
NOT TO SCALE



TRASH ENCLOSURE GATE DETAIL
NOT TO SCALE

TRASH ENCLOSURE DETAILS
NOT TO SCALE



NOTE: SYMBOL SHALL BE PAINTED WITH BLUE TRAFFIC PAINT. WITHIN OUTLINE SHOWN.

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

AT VAN ACCESSIBLE STALLS PROVIDE ADDITIONAL R7-8A "VAN ACCESSIBLE" SIGN.

12" x 18"
GREEN BORDER AND LEGEND
WHITE SYMBOL, BLUE BACKGROUND.
REFLECTORIZED
6'-8" MOUNTING HEIGHT
(R7-8)

BARRIER FREE PARKING SIGN DETAIL
NOT TO SCALE

No.	BY	CHK	DESCRIPTION	DATE

REVISIONS

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46270 SCHIMMEL AVENUE
UTICA, MICHIGAN 48317

NOTES AND DETAILS
CLAWSON-TROY ELKS LODGE #2169
PART OF THE SE 1/4 OF SECTION 36, T.2N., R.11E.
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	DN.	JEC	SUR.	RS	P.M.	JPB
JPB						

ORIGINAL ISSUE DATE: SEPT. 10, 2010

PEA JOB NO. 2010-171

SCALE: 1" = 20'

DRAWING NUMBER:
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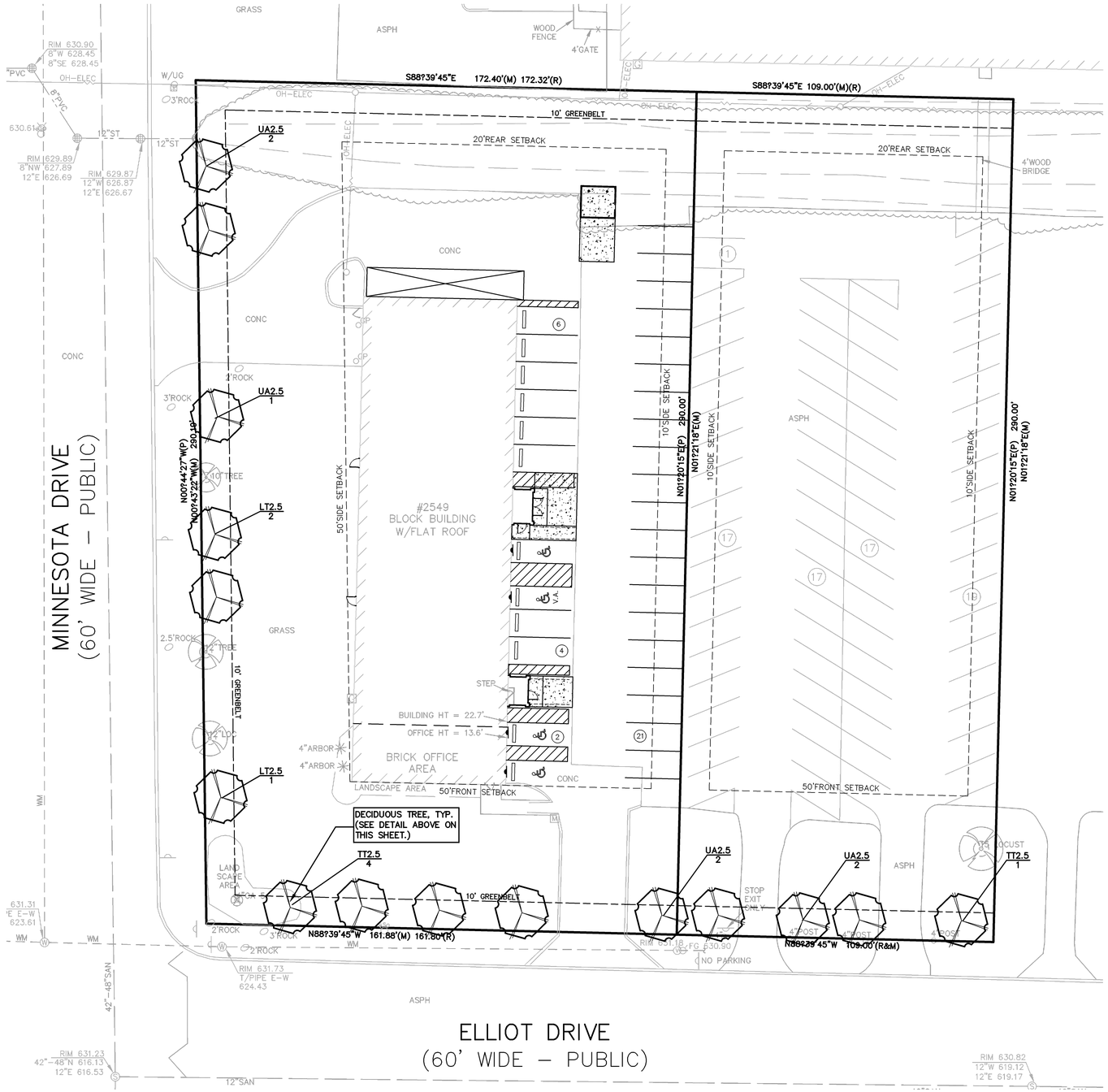


GRAPHIC SCALE

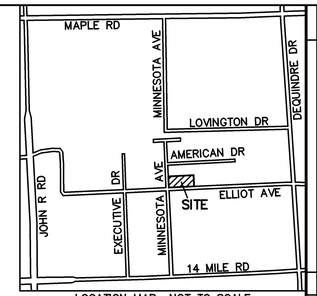
−20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

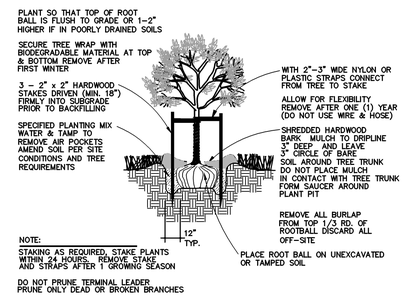
N

LANDSCAPE KEY:

PROPOSED TREE



LOCATION MAP NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

LANDSCAPE REQUIREMENTS:

GREENBELT:

REQUIRED:
10' WIDE GREENBELT ALONG ANY PUBLIC STREET
1 TREE FOR EVERY 30 LF OF ROAD FRONTAGE
ELLIOT DRIVE = 270 LF
270 LF / 30 LF = 9 TREES REQUIRED

MINNESOTA DRIVE = 290' LF
290 LF / 30 LF = 10 TREES REQUIRED

TOTAL TREES REQUIRED: 19 TREES

PROVIDED:
10' WIDE GREENBELT AND 19 TREES (4 EXISTING & 15 PROPOSED)

PLANT LIST:

DECIDUOUS TREES

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
3	LT2.5	Tulip Tree *Liriodendron tulipifera*	2.5" CAL.	B&B
5	TT2.5	Sterling Silver Linden *Tilia tomentosa 'Sterling'*	2.5" CAL.	B&B
7	UA2.5	Valley Forge American Elm *Ulmus americana 'Valley Forge'*	2.5" CAL.	B&B

COST ESTIMATE:

QUAN.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ITEM PRICE
15	Deciduous Trees	2.5" CAL.	$300.00	$4,500.00
			TOTAL:	$4,500.00

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CLAWSON-TROY ELKS LODGE #2169
PART OF THE SE 1/4 OF SECTION 36, T.2N., R.11E.
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
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O:\New_2010\2010\71 CLAWSON TROY ELKS CLIB\Dwg\SITE PLAN\L-1 LANDSCAPE-10171.dwg

ORIGINAL
ISSUE DATE: SEPT. 10, 2010

PEA JOB NO. 2010-171

SCALE: 1" = 20'

DRAWING NUMBER:

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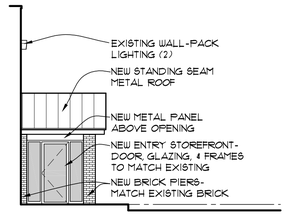
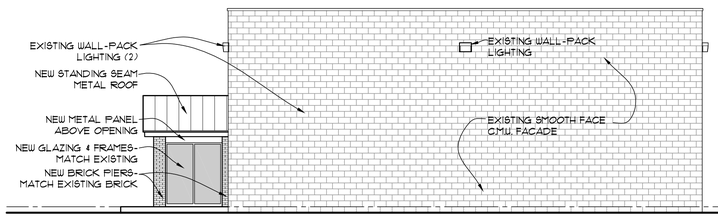
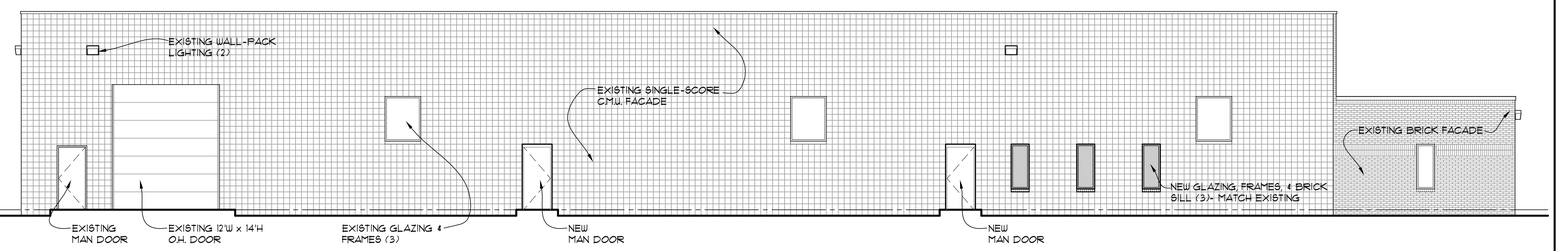


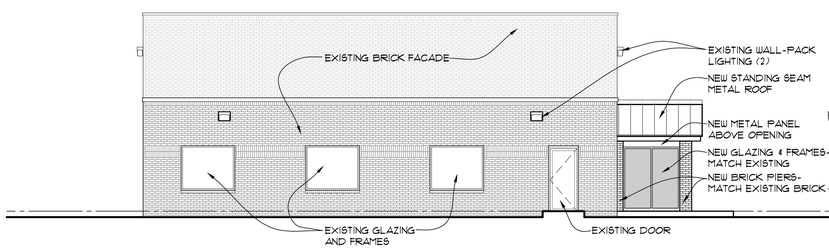
PARTIAL ELEVATION 5
SCALE: 1/8" = 1'-0"



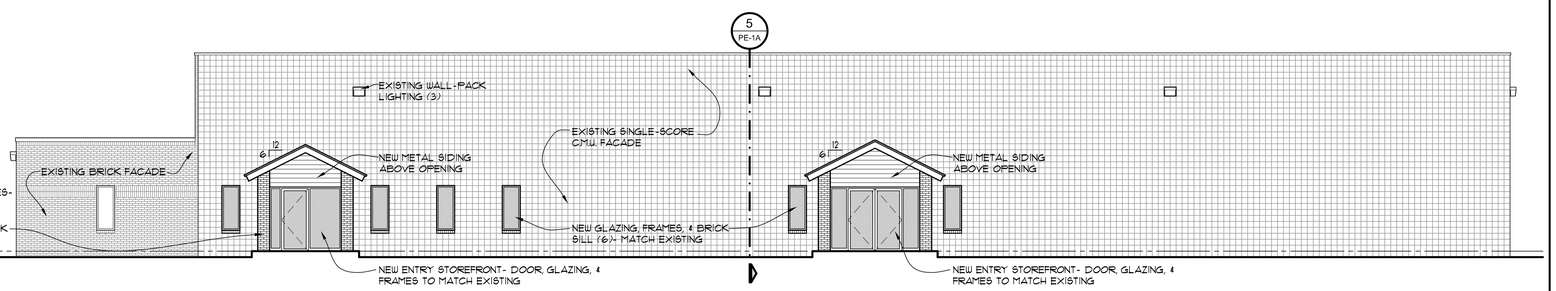
PROPOSED NORTH ELEVATION 3
SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION 4
SCALE: 1/8" = 1'-0"



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



PROPOSED EAST ELEVATION 2
SCALE: 1/8" = 1'-0"

CLAWSON TROY ELKS LODGE REMODEL
TROY, MICHIGAN

ISSUED FOR: SITE PLAN APPROVAL
DATE: 9-10-10

DRAWING DATE: 9-10-10

PROJECT NUMBER: 10057

SHEET NUMBER: PE-1

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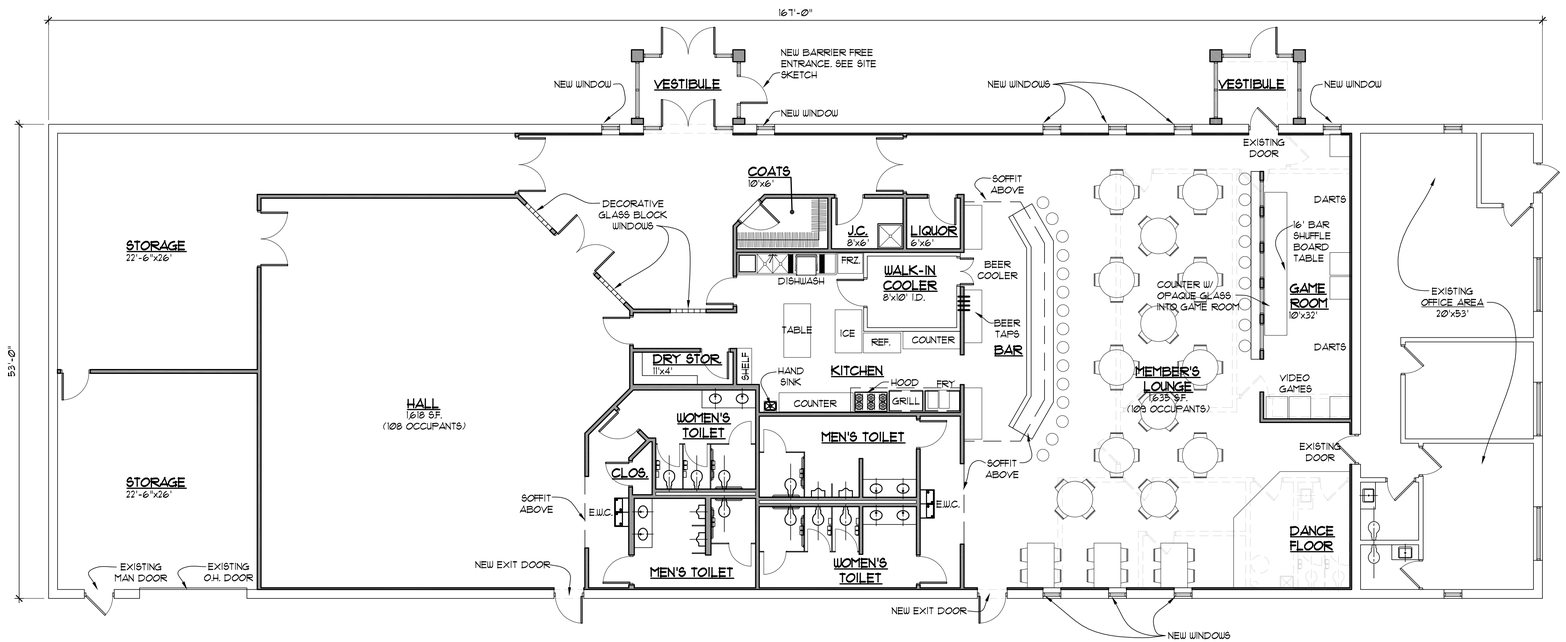


PROPOSED FLOOR PLAN

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

NORTH

1

FAUDIE ARCHITECTURE
2430 Rochester Court
Suite 101, Troy, Michigan 48083
248.619.2354
faudiearchitecture.com

CLAWSON TROY ELKS LODGE REMODEL

TROY, MICHIGAN

ISSUED FOR: SITE PLAN APPROVAL

DATE: 9-10-10

DRAWING DATE: 9-10-10

PROJECT NUMBER: 10057

SHEET NUMBER: PFP-4

DATE: October 7, 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 315-B) – Proposed Pro Car Wash West, West side of Rochester and South of Wattles (3785 Rochester), Section 22, Currently Zoned H-S (Highway Service) District

The applicant proposes to renovate the existing automatic car wash building, including an addition to the west side of the building. Other site elements will be modified, although the existing pump islands and canopy will remain. The City recently acquired right-of-way from the owner for the ongoing Rochester Road construction project.

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

Please be prepared to discuss the application at the October 12, 2010 Planning Commission Regular meeting.

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

cc: Applicant
File/ SU 315-B

G:\SPECIAL USE\SU 315-B Pro Car Wash West Sec 22\SU-315-B PC Report 10 12 2010.docx

PC 2010.10.12
Agenda Item # 6

PRO CAR WASH WEST, 3785 Rochester

City of Troy Planning Department

Legend

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

150 0 75 150 Feet

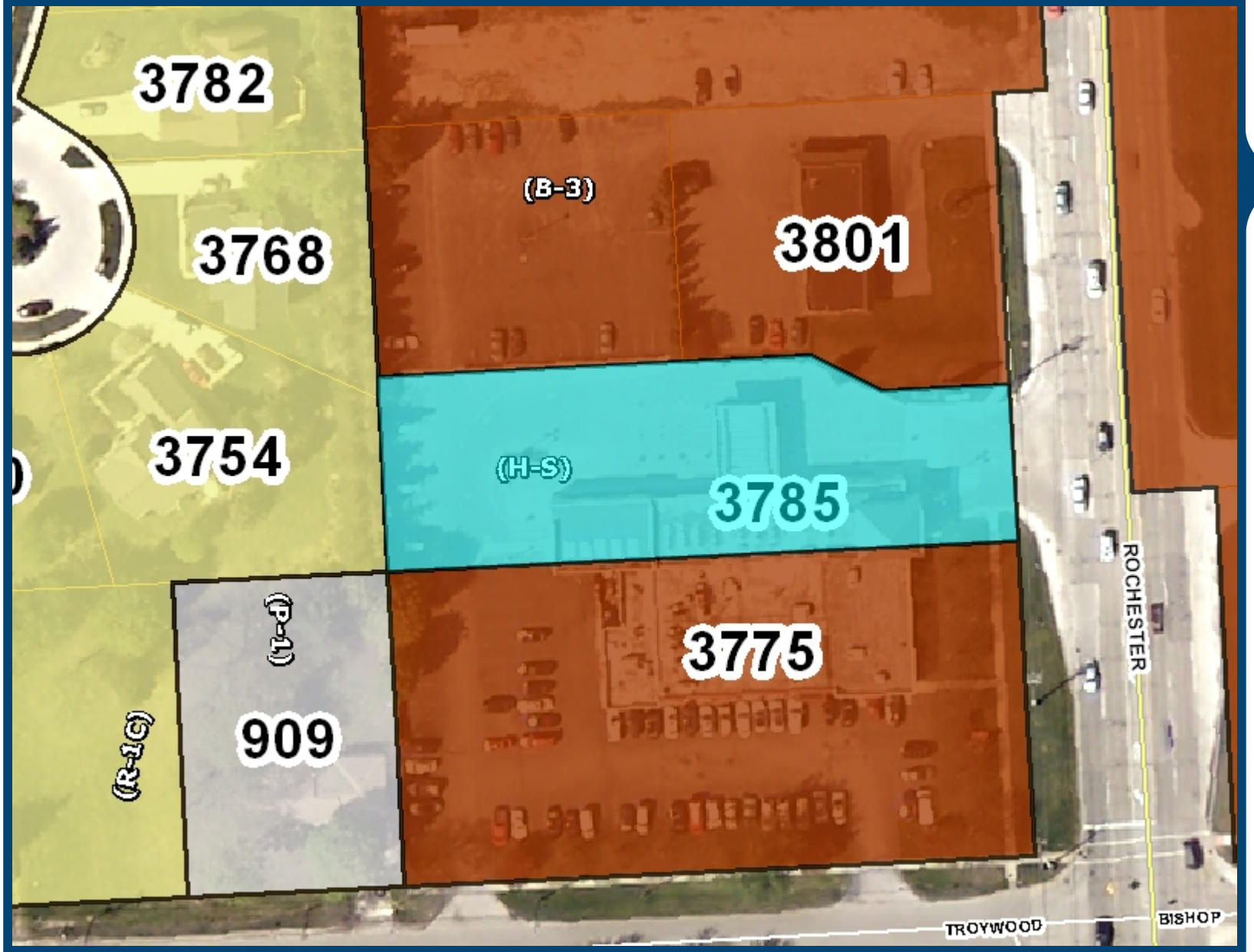
Scale 1: 900

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

Printed: 9/15/2010

PRO CAR WASH WEST, 3785 Rochester

City of Troy Planning Department



Legend

- I-75
- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Zoning
  - (PUD) Planned Unit Development
  - (B-1) Local Business District
  - (B-2) Community Business District
  - (B-3) General Business District
  - (R-C) Research Center District
  - (C-F) Community Facilities District
  - (C-J) Consent Judgment
  - (E-P) Environmental Protection District
  - (R-EC) Residential Elder Care
  - (P-1) Vehicular Parking District
  - (H-S) Highway Service District
  - (M-1) Light Industrial District
  - (O-1) Office Building District
  - (O-M) Office Mid-Rise District
  - (OSC) Office Service Commercial District
  - (CR-1) One Family Residential Cluster Distric
  - (R-1A) One Family Residential District
  - (R-1B) One Family Residential District
  - (R-1C) One Family Residential District
  - (R-1D) One Family Residential District
  - (R-1E) One Family Residential District
  - (R-1T) One Family Attached Residential Distr
  - (R-2) Two Family Residential District
  - (R-M) Multiple Family Residential Medium De
  - (RM-1) Multiple Family Residential District (Lo
  - (RM-2) Multiple Family Residential District (M
  - (RM-3) Multiple Family Residential District (Hi
- Hydrography Poly
- Hydrography Arc
- Parcels
- Aerial Photos - 2008
  - Red: Band_1
  - Green: Band 2

Printed: 9/15/2010

150 0 75 150 Feet

Scale 1: 900

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

CARLISLE/WORTMAN ASSOCIATES, INC.
Community Planners /Landscape Architects

605 S. Main, Suite 1
Ann Arbor, MI 48104
734-662-2200
fax 734-662-1935

6401 Citation Drive, Suite E
Clarkston, MI 48346
248-625-8480
fax 248-625-8455

Date: October 6, 2010

Special Land Use Review
For
City of Troy, Michigan

Applicant:	Robert Waldron on behalf of Martha Waldron
Project Name:	Pro Car Wash West
Plan Date:	September 14, 2010
Location:	3785 Rochester Road
Zoning:	H-S, Highway Service
Action Requested:	Preliminary Site Plan Approval
Required Information:	Deficiencies noted

PROJECT AND SITE DESCRIPTION

We are in receipt of a special land use and preliminary site plan submittal for a building addition to an existing car wash facility. In addition, the east elevation will be modified and several site improvements are proposed.

Location of Subject Property:
The property is located near the corner of Troywood Drive and Rochester Road (3785 Rochester Road) in section 22.

Size of Subject Property:
The parcel is 0.67 acres in size.

Proposed Uses of Subject Parcel:
The applicant proposes to expand the existing building at the west end by fifteen (15) feet, adding 523 square feet of floor area. This addition accommodates an extended pre-wash tunnel for the existing car wash facility. Additionally, the applicant is proposing to remove and replace the east exterior wall of the car wash facility decreasing this portion of the building by 155 s.f. The new building configuration will encompass 6,872 s.f. of total space consisting of a car wash, store, and mechanical / storage / office facilities. A new car wash automated pay station is also proposed within the proposed landscaped area north of the barrier-free parking space at the west end of the site.

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

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

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

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

AREA, WIDTH, HEIGHT, SETBACKS

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

	Required:	Provided:
Setbacks from FUTURE R.O.W.		
Front (east)	40 feet (car wash) 25 feet (canopy edge) 35 feet (canopy support) 30 feet (pump island)	40.36 feet (car wash) 95 feet (canopy edge) 95 feet (canopy support) 94 feet (pump island)
Side (south)	0 feet (car wash) 10 feet (canopy edge) 20 feet (canopy support) 20 feet (pump island)	0 feet (car wash) 35 feet (canopy edge) 35 feet (canopy support) 42 feet (pump island)
Side (north)	10 feet (car wash) 10 feet (canopy edge) 20 feet (canopy support) 20 feet (pump island)	57 feet (car wash) 17 feet (canopy edge) 17 feet (canopy support) 22 feet (pump island)
Rear (west)	75 feet (car wash) 75 feet (canopy edge) 75 feet (canopy support) 75 feet (pump island)	**68.4 feet (car wash)** 148 feet (canopy edge) 148 feet (canopy support) 147 feet (pump island)
Building Height	40 feet (car wash) 40 feet (canopy)	28.7 feet (car wash) Unknown (canopy)

The proposed building addition encroaches upon the required rear yard setback by 6.6 feet. This will have to be addressed through altering the site plan or obtaining a variance from the Zoning Board of Appeals.

Items to be Addressed: *Address rear yard setback deficiency.*

PARKING, LOADING

Proposed Parking:
The site plan indicates that 59 spaces are proposed, including one handicapped space, the 8 pump island spaces, 39 stacking spaces for the car wash, and employee and customer spaces for the store.

Parking Calculations:
The parking calculations are as follows.

	Required
Pump Islands	1 per pump station = 8 spaces
Automobile Wash	5 Stacked cars/20 feet of wash line = 197/20 * 5 = 50 stacking spaces
Employees	1/employee = 4 spaces
Retail	1/200 sf. Of gross floor area = 1635 /200 = 8 spaces
Total Required	20 spaces + 50 stacking spaces = 70 spaces
Total Provided	12 regular parking spaces, 8 pump station spaces. The applicant also claims that 47 stacking spaces are provided; however we believe that several of these spaces are ineligible to be considered stacking spaces, and conflict with pump spaces that are not shown on the drawings.

Parking Deficiency:

The increased automatic car wash square footage results in an increase in required stacking spaces. The site plan proposes some stacking spaces which clearly conflict with the fuel pump parking, however. We calculate that the site plan only provides 33 spaces that can truly be considered stacking spaces for the car wash. The Zoning Ordinance requires stacking parking calculations to be based upon feet of wash line. Automobile wash stacking spaces must be provided at a rate of five spaces per 20 feet of wash line, or in this case, 50 spaces. Therefore, the site is deficient 15 automobile wash stacking spaces. However, 47 spaces are shown on the site plan, and were there to be no vehicles at the pump stations; it is conceivable that all 47 spaces shown could be occupied. Of course, access not only to the refueling stations, but also to the access and exit lanes would also be restricted if all 47 spaces were occupied.

We believe it is highly unlikely that over 40 vehicles would occupy the site for refueling simultaneously, and if they did, no customers would enter the site for refueling only. It is likely that customers who are entering the site would refuel and attain a car wash or patronize the store, which would also ease the burden on the stacking spaces by bringing the refueling spaces into play. That said, we do believe that the stacking spaces shown meet minimum requirements.

Two (2) parking spots are blocked by the car wash queue. This may not be a problem which can be solved on this restricted site. Also, this condition currently exists in many car wash facilities. The space near the car wash entrance, for instance, will likely be used by staff, and it is unlikely that such demand will exist in the site that the barrier-free space, which is located so as to provide access to the main building, will be blocked.

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

SITE ACCESS AND CIRCULATION

Proposed Circulation:
The site will be accessed from one existing curb cut on Rochester Road. An existing access point is also provided via a cross-access agreement with the property to the north.

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

- The merging of the four lanes of car wash queued cars near the island on the east side of the property creates a conflict.
- A by-pass lane is identified for vehicles fueling to exit the property without entering the car wash queue. However, vehicles utilizing the southernmost fuel pumping stations nearest the building at busy times would be required to "cut" in line, and as such, could create conflicts.

Items to be Addressed: *Address issues identified in bulleted list above.*

NATURAL RESOURCES

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

Items to be Addressed: *None.*

LANDSCAPING

A landscape plan has been provided identifying how Ordinance requirements are being met. The site does currently have required frontage trees, and the applicant has relocated several existing planters, reducing waste and the need for new plants. The revised site plan preserves only one tree, which does not qualify as a frontage tree. The required frontage trees must be provided, although we do recognize the limited area in which trees could be located near the right-of-way. This should be discussed with the Planning Commission.

The applicant has not provided sufficient open space. The landscape design and tree preservation standards specify that 10% of the site area be landscaped. For this site, that would equate to

2,918 square feet, but the plan only allocates 1,388 square feet. Thus, the site plan is deficient by 1,530 square feet of landscaped area.

Items to be addressed*: 1.) Provide frontage trees. 2.) Obtain a variance from the Zoning Board of Appeals for landscaping deficiencies.*

SPECIAL USE REVIEW

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

Required Information

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

Standards of Approval

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

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

We believe the use of this land use as proposed by the site plan (and as it exists today) is of such location and character as to be compatible with the orderly development or use of adjacent land and/or Districts. This site plan represents an improvement to the site made necessary by the revisions to Rochester Road.

The applicant will have to modify the proposed building addition or obtain a variance from the Zoning Board of Appeals in order to meet the required rear yard setback for a car wash facility in the H-S, Highway Service zoning district. The applicant will also be required to obtain a variance for landscaping area.

The site plan as designed largely mimics the existing uses that are present on the subject site, albeit in a slightly different configuration, with more floor area. The site's intensity is atypical

for a property of this size, but the changes made in the site plan do improve the condition over the existing facility. Therefore, we support special use approval.

.

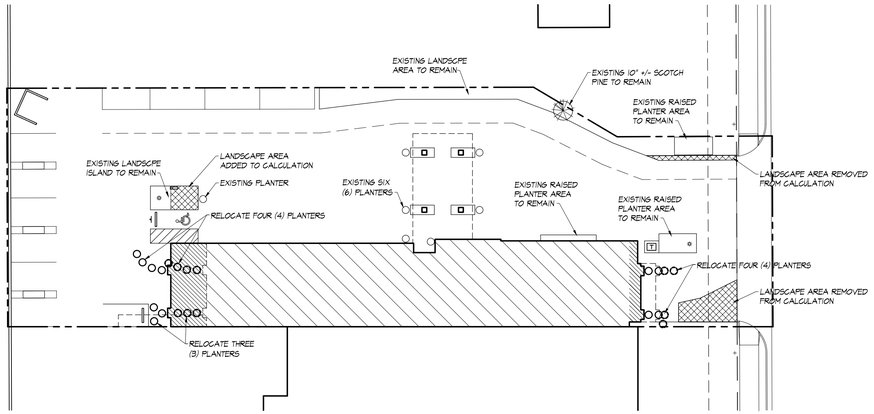
Items to be addressed*: Address site design issues.*

RECOMMENDATIONS

With additional commercial square footage and a larger car wash building, there is a slight intensification of use and therefore parking and stacking requirements. Overall, the intensity of the site will be similar to what exists now, but may cause a few more vehicles moving throughout the site.

We are confident that the proposed alterations to the existing business will be an improvement to the site, if the rear setback requirement can be rectified. We recommend that Planning Commission postpone action on the application until such time as the applicant can obtain ZBA approval for the required variances, and to allow the applicant a chance to revise the site plan to address and other outstanding items noted herein.

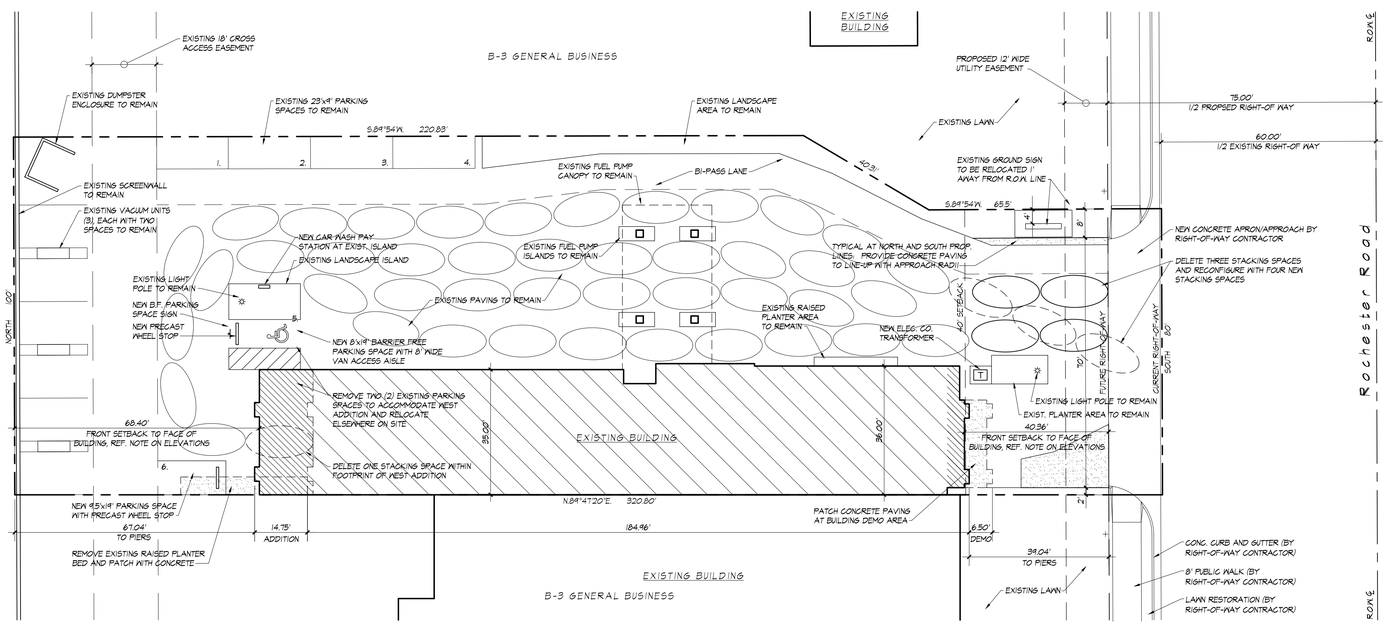
CARLISLE/WORTMAN ASSOCIATES, INC.
Zachary G. Branigan, LEED AP, AICP
Associate



Landscape / Tree Preservation Plan

Scale: 1"=30'

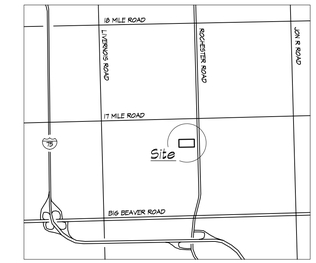
Building North



Architectural Site Plan

Scale: 1"=20'

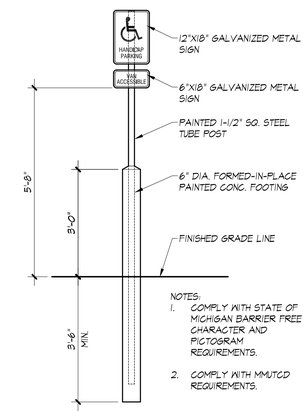
Building North



Location Map

No Scale

True North



NOTES:

1. COMPLY WITH STATE OF MICHIGAN BARRIER FREE CHARACTER AND PICTOGRAM REQUIREMENTS.
2. COMPLY WITH MMUTCD REQUIREMENTS.

B.F. Parking Sign

Scale: 1/2"=1'-0"

Site Planning Data:

1. PROJECT DESCRIPTION: DEMOLITION OF EAST END OF THE EXISTING BUILDING AND AN ADDITION TO THE WEST END OF THE BUILDING TO ACCOMMODATE A WESTERLY-SHIFTED CAR WASH TUNNEL AND EXIT DRYING/SERVICE AREA AS A RESULT OF THE RIGHT-OF-WAY WIDENING PROJECT. INCLUDES ADJUSTMENTS TO PARKING AND STACKING PLUS RELOCATION OF THE EXITING GROUND SIGN.
2. LEGAL DESCRIPTION: (PER ASSESSING DEPT.) T2N, R11E, SEC 22 NORTHGATE SUB LOT 58, ALSO PART OF LOT 59 DESC AS BEG AT SW COR OF SD LOT, TH E 255.80 FT, TH WNLY 40.31 FT TO A PT 20 FT N OF S LOT LINE & 220.80 FT E OF W LOT LINE, TH W 220.80 FT, TH S 20 FT, TO BEG 8-7-84 FR 050 & 051
3. PARCEL IDENTIFICATION NUMBER: 88-20-22-226-077
4. ZONING DISTRICT: H-5 HIGHWAY SERVICES
5. SITE AREA:
   30,461 GROSS S.F. (EXISTING R.O.W.) = 0.70 ACRES
   29,268 NET S.F. (FUTURE R.O.W.) = 0.67 ACRES
6. BUILDING AREA:
   6,504 S.F. EXISTING BUILDINGS
   - 155 S.F. EAST DEMOLITION
   + 523 S.F. WEST ADDITION
   6,872 S.F. NEW TOTAL
7. PROPOSED GRADES: ALL GRADES SHALL BE EXISTING TO REMAIN OR RESTORED TO EXISTING DURING CONSTRUCTION IN ORDER TO MAINTAIN CURRENT DRAINAGE PATTERNS.
8. STACKING: WASH CONVEYOR TO BE SHIFTED WEST BUT SHALL REMAIN THE SAME LENGTH.
   ORIGINAL STACKING REQUIRED/PROVIDED = 47.
   PROPOSED STACKING SPACES = 47.
9. PARKING:
   ORIGINAL PARKING REQUIRED/PROVIDED: 4 EMPLOYEES + 2 CUSTOMERS = 6 TOTAL.
   PROPOSED = 6 TOTAL.
10. VACUM SPACES:
   ORIGINAL = 6.
   PROPOSED = 6.
11. LANDSCAPING:
   EXISTING LANDSCAPE AREA: 1,715 S.F.
   PROPOSED LANDSCAPE AREA: 1,388 S.F.
   NOTE: EXISTING PLANTERS TO REMAIN OR BE SHIFTED AS INDICATED ON PLAN.
12. TREE PRESERVATION: ONE EXISTING 10" +/- SCOTCH PINE SHALL REMAIN.

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tom moss & associates, inc.

DESIGN/BUILD CONTRACTORS

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FAX (248)740-7805

SDA ARCHITECTS, INC.

42490 Garfield - Suite 204
Clinton Twp., MI 48038
(586) 286-9100
Fax (586) 286-9130
www.VisitSDA.com

Project

Renovations to:

Pro Car Wash West

3785 Rochester Road
Troy, Michigan

Date	Issued For
09/01/10	AS BUILT
09/08/10	CLIENT REVIEW
09/14/10	SITE PLAN APPROVAL

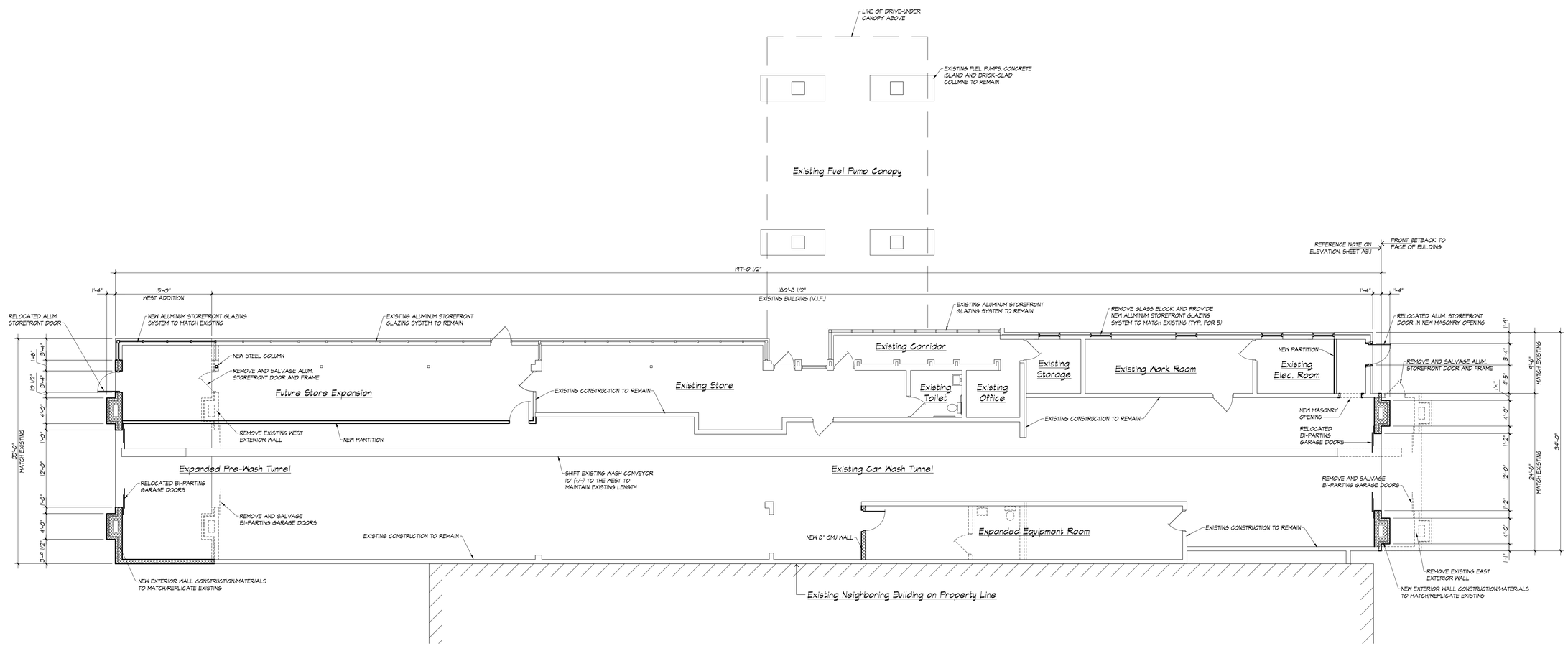
Sheet Number

A1.1

Architectural Site Plan

Project Number

10-124



Architectural Floor Plan

Scale: 1/8"=1'-0"

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09/14/10	SITE PLAN APPROVAL

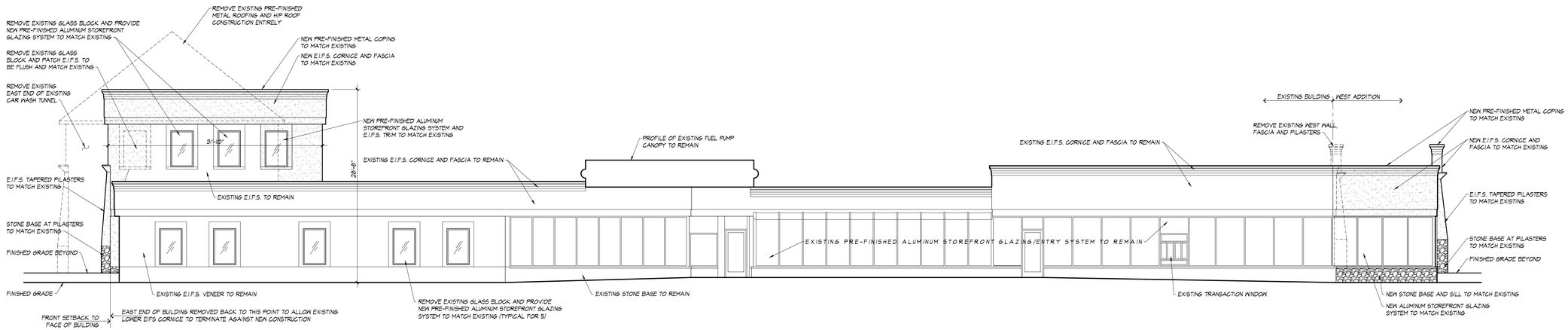
Sheet Number

A2.1

Architectural Floor Plan

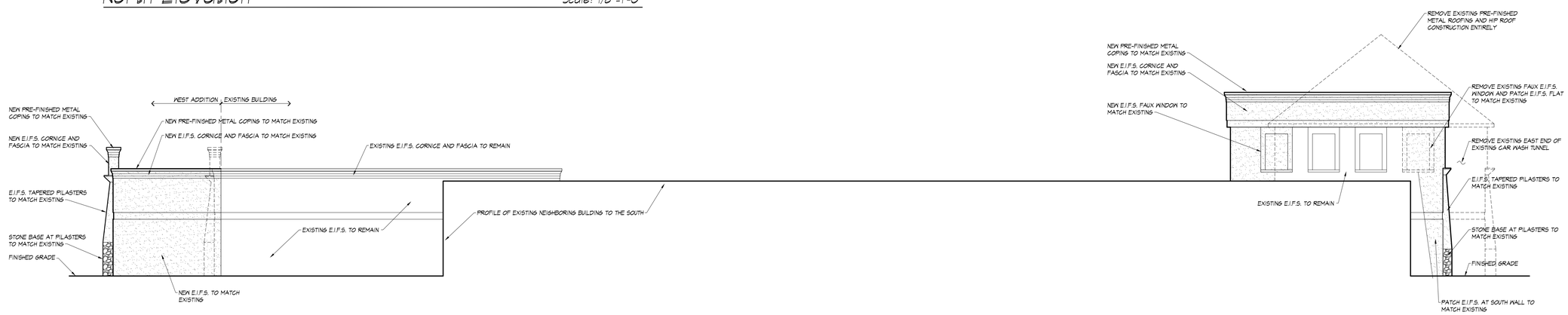
Project Number

10-124



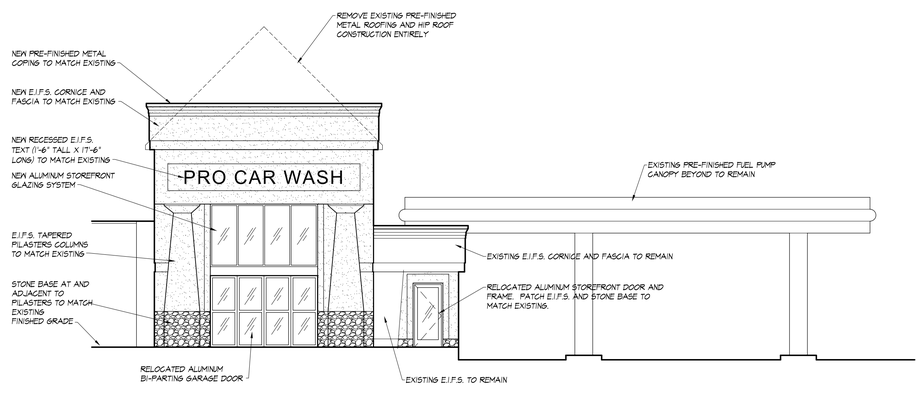
North Elevation

Scale: 1/8"=1'-0"



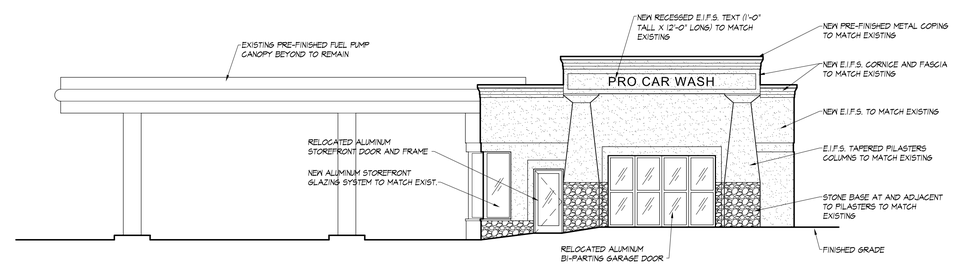
South Elevation

Scale: 1/8"=1'-0"



East Elevation

Scale: 1/8"=1'-0"



West Elevation

Scale: 1/8"=1'-0"

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Project

Renovations to:

Pro Car Wash West

3785 Rochester Road
Troy, Michigan

Date	Issued For
09/01/10	AS BUILT
09/08/10	CLIENT REVIEW
09/14/10	SITE PLAN APPROVAL

Sheet Number

A3.1

Exterior Elevations

Project Number

10-124

TABULATION

ZONING:
SITE: H-S HIGHWAY SERVICE DISTRICT

SITE AREA:
SQUARE FOOTAGE: 30,427 S.F.
ACRES: .7

BUILDING AREA:
EXISTING BUILDING: 4,100 S.F.
PROPOSED ADDITIONS: 2,404 S.F.
TOTAL BUILDING AREA: 6,504 S.F.

PARKING REQUIRED:

REQUIRED CAR STACKING SPACES:
1 PARKING SPACE FOR EACH EMPLOYEE AND 5 CARS FOR EACH 20 FEET OF WASH LINE
LENGTH OF BUILDING AFTER ADDITION = 187'-0"
187.0/20 = 9.35 X 5 = 47 STACKING SPACES

PROVIDED CAR STACKING SPACES: 47

STACKING SPACE INDICATED 19 FOOT X 9 1/2 FOOT

REQUIRED PARKING SPACES FOR EMPLOYEES: 4

PARKING PROVIDED FOR EMPLOYEES: 4

REQUIRED PARKING SPACES FOR CUSTOMERS: 2

PARKING PROVIDED FOR CUSTOMERS: 2

VACUUM STATIONS EXISTING TO REMAIN
REQUIRED SPACES 6
PROVIDED SPACES 6

LANDSCAPING:
REQUIRED LANDSCAPING SITE AREA: 30,427 SF. X .10% = 3,043 S.F.

EXISTING LANDSCAPING SQUARE FOOTAGE 2,410 S.F.
EXISTING LANDSCAPING TO BE REMOVED – (–359 S.F.)

PROPOSED LANDSCAPING SQUARE FOOTAGE + (+485 S.F.)
TOTAL SQUARE FOOTAGE AFTER PROPOSED ADDITION
LANDSCAPING ADDED 2,536 S.F.

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	QTY.	SIZE
PA	PICEA ABIES NORWAY SPRUCE	2	10' MIN. AT TIME OF PLANTING

LEGAL DISCRIPTION
(88-20-23-156-002)

T2N, R11E, SEC23. PART OF NW. 1/4, BEGIN AT NW SEC CORNER S. 00° 12'22" E. 110.18 FT. THENCE N. 89°15'22" E. 420.76 FT. THENCE 00° 11'35" W. 106.38 FT. THENCE S. 89° 46'25" W. 420.76 FT. TO THE POINT OF BEGINNING. 1.04 ACRES

CONSTRUCTION NOTE

UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF FACILITIES ONLY, AS DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANY'S RECORDS. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

PRIOR TO CONSTRUCTION, ALL LOCATION AND DEPTHS OF EXISTING OVERHEAD AND UNDER-GROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD.

DURING CONSTRUCTION, CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR OVERHEAD AND/OR BURIED UTILITIES. CALL MISS DIG.

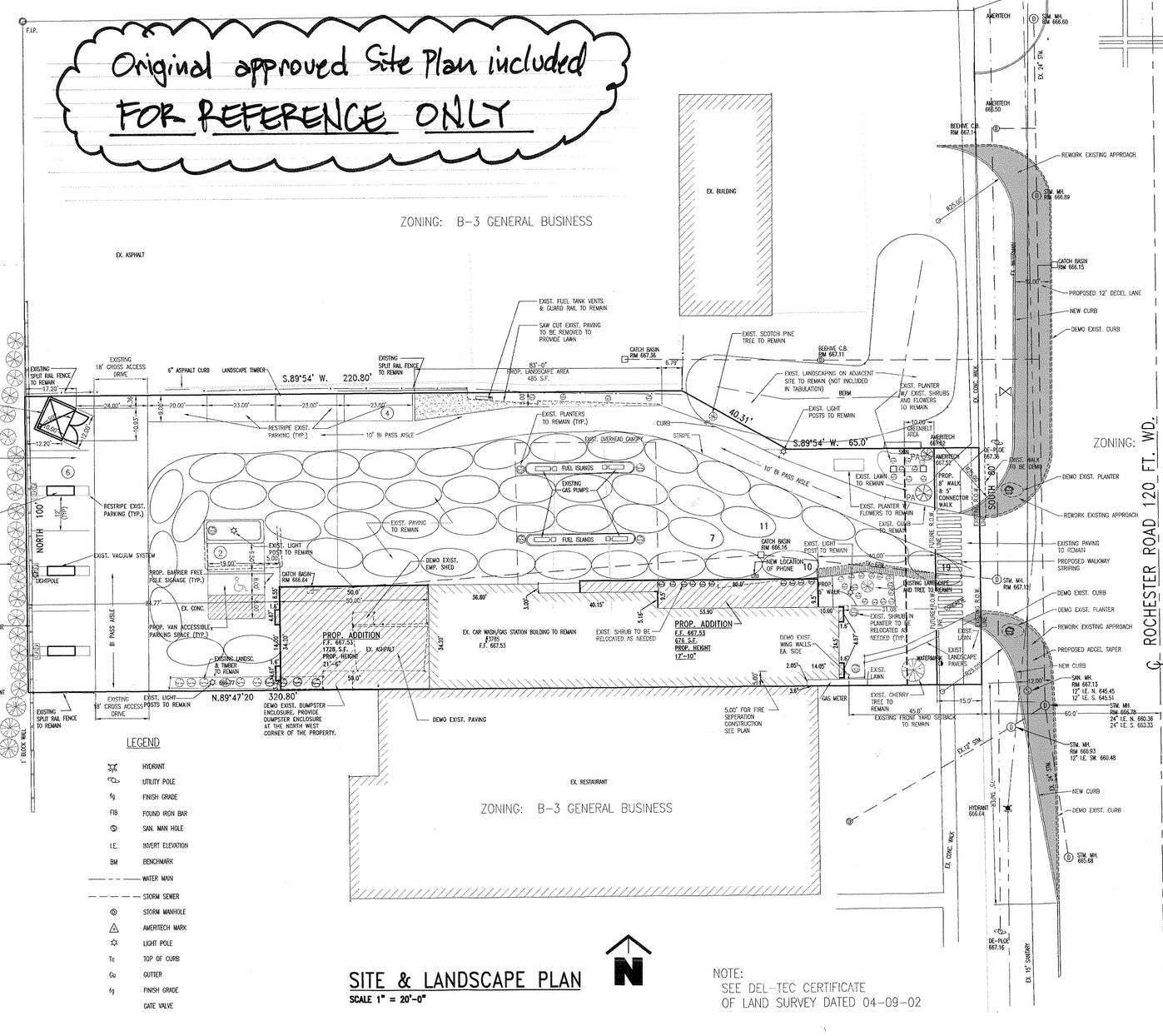
BENCHMARKS

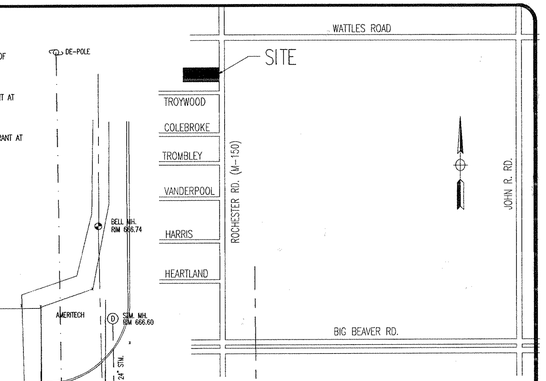
BENCHMARK #22-N-1
"ARROW" ON HYDRANT SW. CORNER OF ROCHESTER RD. & WATTLES RD.
ELEV. 670.44

BENCHMARK #1 "ARROW" ON HYDRANT AT #3845 ROCHESTER RD.
ELEVATION 670.28

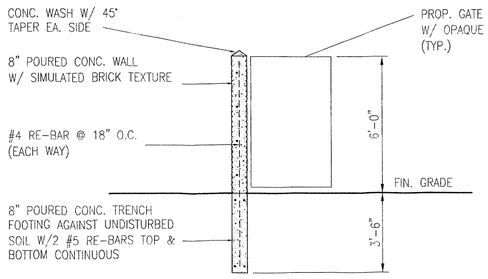
BENCHMARK #2 "ARROW" ON HYDRANT AT #3775 ROCHESTER RD.
ELEVATION 668.89

Original approved Site Plan included
FOR REFERENCE ONLY





LOCATION MAP
4" = 1 MILE



DUMPSTER WALL DETAIL
SCALE: N.T.S.

LEGEND

	HYDRANT
	UTILITY POLE
fg	FINISH GRADE
FIB	FOUND IRON BAR
	SAN. MAN HOLE
I.E.	INVERT ELEVATION
BM	BENCHMARK
	WATER MAIN
	STORM SEWER
	STORM MANHOLE
	AMERITECH MARK
	LIGHT POLE
Tc	TOP OF CURB
Gu	GUTTER
fg	FINISH GRADE
	GATE VALVE

SITE & LANDSCAPE PLAN
SCALE 1" = 20'-0"

NOTE:
SEE DEL-TEC CERTIFICATE OF LAND SURVEY DATED 04-09-02

SHEET INDEX

C1. SITE PLAN (THIS SHEET)
C2. SITE SURVEY PLAN
1. FOUNDATION PLAN
2. FLOOR PLAN
2.1 U.L. DESIGN NUMBERS SPECIFICATIONS
3. ELEVATIONS
4. ROOF FRAMING PLAN
5. ROOF PLAN
6. SECTION "A"
7. SECTION "B"
8. SECTION "C"
9. SECTION "D"
9.1 SECTION "E" AND SECTION "F"
10. MECHANICAL PLAN
11. ELECTRICAL PLAN

REVISIONS
22 MARCH 2000
18 APRIL 2000
4 DEC. 2000
13 DEC. 2000
22 MARCH 2001
1 MAY 2001
14 SEPTEMBER 2001
6 MARCH 2002
MARCH 20, 2002 PLANNING
24 APRIL 2002 PLANNING DEPT.
7 MAY 2002 PLANNING DEPT.
28 JUNE 2002 HIP ROOF
16 JULY 2002 HIP ROOF
26 AUGUST 2002 BLDG. PERMIT
4 APRIL 2004 APPROACH REVISION
5 JULY 2006 OWNERS REVIEW
11 JULY 2006
18 JULY 2006 OWNERS REVIEW
8 SEPTEMBER 2006 OWNERS REVIEW
8 NOVEMBER 2006 PERMIT RESUBMITTAL
16 NOVEMBER 2006 PERMIT RESUBMITTAL
4 JANUARY 2007 PERMIT RESUBMITTAL

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PROPOSED ADDITIONS FOR
PRO CAR WASH
3785 ROCHESTER RD.
TROY, MI 48084

DRAWN BY: J.P.
CHECKED BY:
DATE: 14 OCT. 1999
SCALE: AS NOTED
JOB NO. 9966
SHEET NO.
C1
OF 15 SHEETS