

Legend

- Form Based Zoning (Current)**
- (PUD) Planned Unit Development
 - (CF) Community Facilities District
 - (EP) Environmental Protection District
 - (BB) Big Beaver Road (Form Based)
 - (MRF) Maple Road (Form Based)
 - (NN) Neighborhood Nodes (A-U)
 - (CB) Community Business
 - (GB) General Business
 - (IB) Integrated Industrial Business District
 - (O) Office Building District
 - (OM) Office Mixed Use
 - (P) Vehicular Parking 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
 - (RT) One Family Attached Residential District
 - (MR) Multi-Family Residential
 - (MHP) Manufactured Housing
 - (UR) Urban Residential
 - (RC) Research Center District
 - (PV) Planned Vehicle Sales

960 0 480 960Feet

Scale 1:5,761

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

Printed: 2/21/2013

CITY OF TROY
SPECIAL USE REQUEST APPLICATION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER
TROY, MICHIGAN 48084
PHONE: 248-524-3364
FAX: 248-524-3382
E-MAIL: planning@troymi.gov



SPECIAL USE APPROVAL FEE
\$1,800.00
ESCROW FEE
\$1,500.00

REGULAR MEETINGS OF THE CITY PLANNING COMMISSION ARE HELD ON THE SECOND AND FOURTH TUESDAYS OF EACH MONTH AT 7:00 P.M. AT CITY HALL.

APPLICATIONS FOR SPECIAL USE APPROVALS REQUIRING THE SUBMITTAL OF A SITE PLAN SHALL CONFORM TO THE REQUIREMENTS OF THE TROY ZONING ORDINANCE.

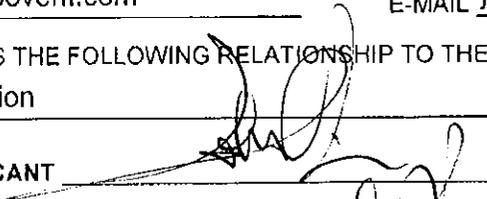
A PLANNING COMMISSION PUBLIC HEARING SHALL BE SCHEDULED FOLLOWING A DETERMINATION BY THE PLANNING DEPARTMENT THAT THE SPECIAL USE REQUEST APPLICATION IS COMPLETE AND MEETS THE REQUIREMENTS OF THE TROY ZONING ORDINANCE.

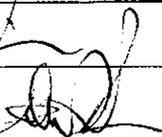
1. NAME OF THE PROPOSED DEVELOPMENT: Alderbrook School & Detroit Meeting Room
2. ADDRESS OF THE SUBJECT PROPERTY: _____
3. ZONING CLASSIFICATION OF SUBJECT PROPERTY: R1-A
4. TAX IDENTIFICATION NUMBER(S) OF SUBJECT PROPERTY: 20-06-352-030, 20-06-352-031, 20-06-352-032
5. DESCRIPTION OF PROPOSED USE: Private school and Meeting Hall

6. SECTION OF THE ZONING ORDINANCE UNDER WHICH SPECIAL USE APPROVAL IS SOUGHT: Article 9

7. APPLICANT:	PROPERTY OWNER:
NAME <u>John Reid</u>	NAME <u>John Reid</u>
COMPANY <u>Detroit Meeting Room</u>	COMPANY <u>Detroit Meeting Room</u>
ADDRESS <u>37900 Mound Road</u>	ADDRESS <u>37900 Mound Road</u>
CITY <u>Sterling Heights</u> STATE <u>MI</u> ZIP <u>48310</u>	CITY <u>Sterling Heights</u> STATE <u>MI</u> ZIP <u>48310</u>
TELEPHONE <u>586-698-1800</u>	TELEPHONE <u>586-698-1800</u>
E-MAIL <u>john.reid@robovent.com</u>	E-MAIL <u>john.reid@robovent.com</u>

8. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY:
Member of Organization

9. SIGNATURE OF APPLICANT  DATE 1/11/13

10. SIGNATURE OF PROPERTY OWNER  DATE 1/11/13

BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES THE PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC OF THE REQUEST FOR SPECIAL USE APPROVAL.



January 11, 2013

City of Troy
Planning Commission
500 W. Big Beaver Rd.
Troy, MI 48084

Re: Alderbrook School and Meeting Room
Project Number: 12464

We are requesting a Special Land Use Approval of the above-referenced project.

The proposed project, a private school and religious meeting room, are both uses in accordance with the R1-A zoning district and the city Master Plan, requiring only a Special Land Use Approval.

The proposed site is located on a major street and will not burden neighboring residential streets with additional traffic. The site has access to existing water and sewer lines. The proposed development at completion will only cover 22.5% of the site, minimizing its impact within the property lines and beyond.

We thank you for consideration of our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael J. Gordon', is written over a light gray grid background.

Michael J. Gordon, RA