

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: United Ventures II LLC
2. ADDRESS OF THE SUBJECT PROPERTY: 1861 Birchwood Street
3. ZONING CLASSIFICATION OF SUBJECT PROPERTY: IB (Integrated Industrial and Business)
4. TAX IDENTIFICATION NUMBER(S) OF SUBJECT PROPERTY: 20-26-478-033
5. DESCRIPTION OF PROPOSED USE: Proposed Outdoor Storage/Contractor's Yard

6. SECTION OF THE ZONING ORDINANCE UNDER WHICH SPECIAL USE APPROVAL IS SOUGHT: 6.08

7. APPLICANT:	PROPERTY OWNER:
NAME <u>John Wernis, Member</u>	NAME <u>Gregory H Causley - Trustee</u>
COMPANY <u>United Ventures II LLC</u>	COMPANY <u>Gregory Causley Trust</u>
ADDRESS <u>62170 Van Dyke Ave.</u>	ADDRESS <u>11 Mallard Cove Drive E.</u>
CITY <u>Washington Twp.</u> STATE <u>MI</u> ZIP <u>48094</u>	CITY <u>Saginaw</u> STATE <u>MI</u> ZIP <u>48603</u>
TELEPHONE <u>586-752-5000</u>	TELEPHONE <u>989 326-2821</u>
E-MAIL <u>Johnw@unitedlawnscape.com</u>	E-MAIL <u>gcausley@causley.com</u>

8. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY:
Purchaser

9. SIGNATURE OF APPLICANT [Signature] DATE 2-15-13
10. SIGNATURE OF PROPERTY OWNER [Signature] DATE 2-16-13

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.

February 18, 2013

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

Re: Special Use Request for Outdoor Storage/Contractor's Yard
#1861 Birchwood Street, "United Ventures II LLC"
Section 26, City of Troy

Dear City of Troy Planning Department:

Attached to this letter please find the following items:

- One (1) Special Use Request Application.
- One (1) Special Use Approval Initial Submittal Checklist.
- One (1) Certified Existing Conditions (Boundary) Survey.
- Two (2) Site Plans.
- One (1) CD containing PDF copies of the above items.
- Two (2) checks (\$1,800 Special Use Approval Fee and \$1,500 Escrow Fee).

These materials are being submitted for your review pursuant to placement on a Planning Commission agenda for a Special Use Request to allow the property to be used as an Outdoor Storage Facility/Contractor's Yard.

The subject property is located at #1861 Birchwood Street and consists simply of a paved lot with driveway to Birchwood Street. No building or other structures exist on the property, aside from being partially enclosed with a fence along the east property line and a wall along the south side of the existing asphalt pavement area with a gate for access. The property is located in the Integrated Industrial and Business District (IB).

The Applicant, a landscaping and grounds maintenance contractor, has recently entered into an agreement with the landowner to purchase the property contingent upon Site Plan approval by the Planning Commission.

February 18, 2013
Planning Department, City of Troy
Re: Special Use Request for #1861 Birchwood St.

The Applicant's business is headquartered in Washington Township and its client base is spread across the State. To better manage its services to this widespread area it has established satellite locations throughout the State. In a logistic effort to reduce travel time, increase response time and maintain its level of customer service to its Troy clientele, the Applicant desires to establish a satellite location at the subject property in the City of Troy for its maintenance crews.

No permanent buildings/structures are proposed to be built on the property. The paved lot is simply to be used for vehicle storage (pickup trucks, parking for employee vehicles, etc.), maintenance equipment (enclosed trailers, skid loader, etc.), and a small amount of landscape materials (groundcover materials for summer maintenance; salt for winter maintenance; etc.). The property is to be used for maintenance crews only; no sales shall be conducted on site, nor will the general public have access to the site.

The property is currently screened along the east property line with a wooden privacy fence and along the south side of the storage lot with a masonry wall. The Applicant intends to complete the enclosure and screening of the yard with a chain link fence, including obscuring slats, along the north and west property lines.

All of the applicable conditions of Ordinance Section 6.08 (Contractor's Yard/Outdoor Storage Facilities) are met. We feel that the proposed Special Use Request is perfectly compatible with the IB zoning district, and is consistent with other storage yards located elsewhere within the City. This property has a history of being used for vehicle storage, and a previous Special Use Request was granted by the City for this purpose in 1982.

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

Sincerely,



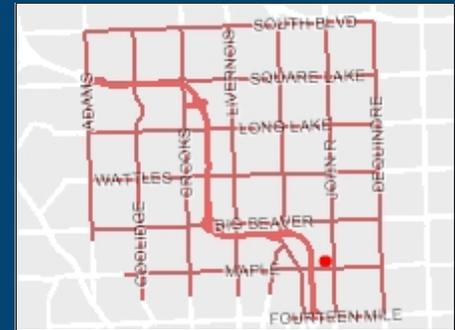
Nathan P. Robinson, P.E.
President
nrobinson@horizoneng.net

cc.: John Wernis, United Ventures II LLC

attachments

1861 BIRCHWOOD, UNITED VENTURES

City of Troy Planning Department



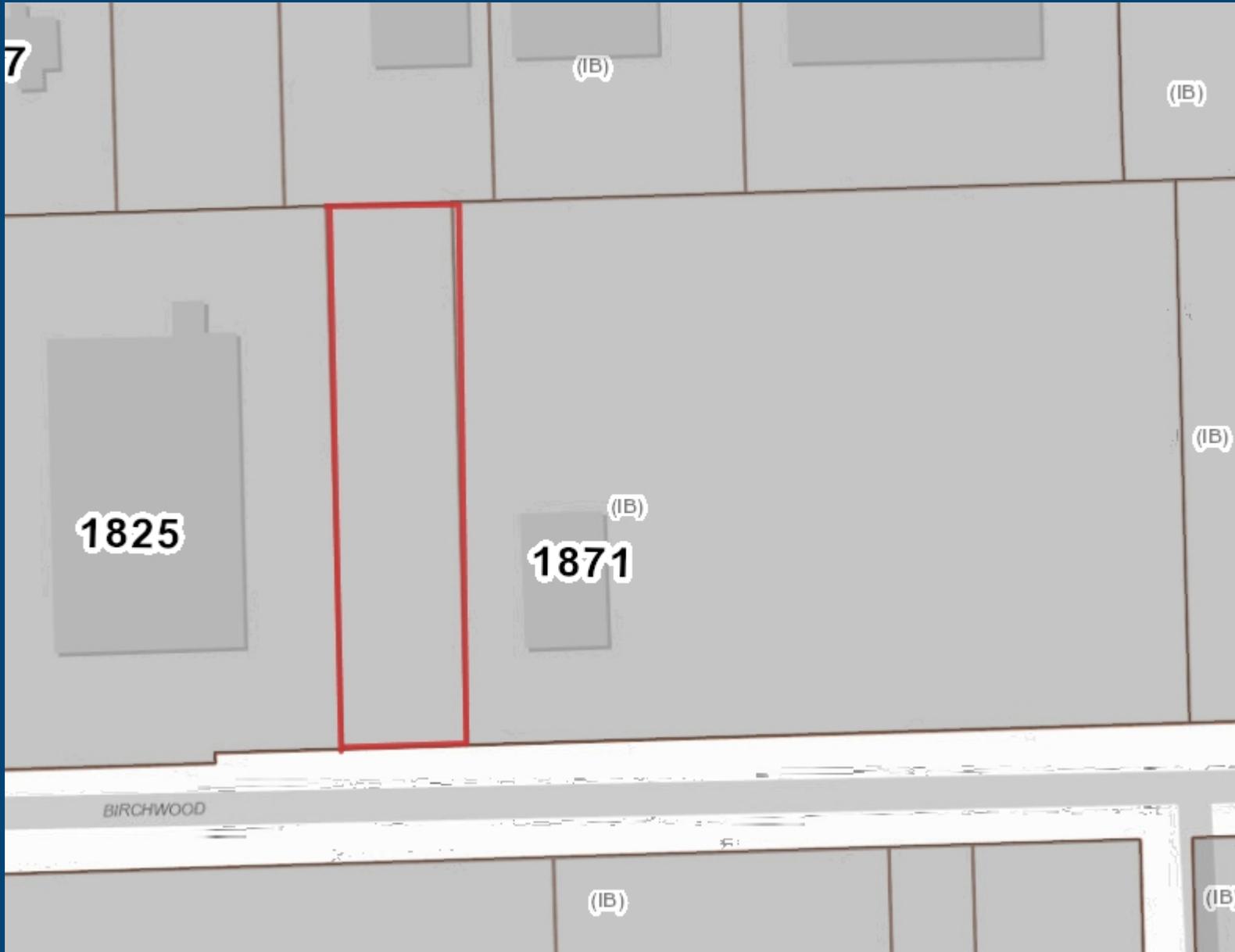
Legend

195 0 97 195 Feet

Scale 1: 1,168

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: 2/22/2013



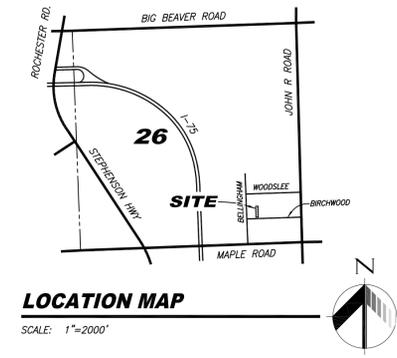
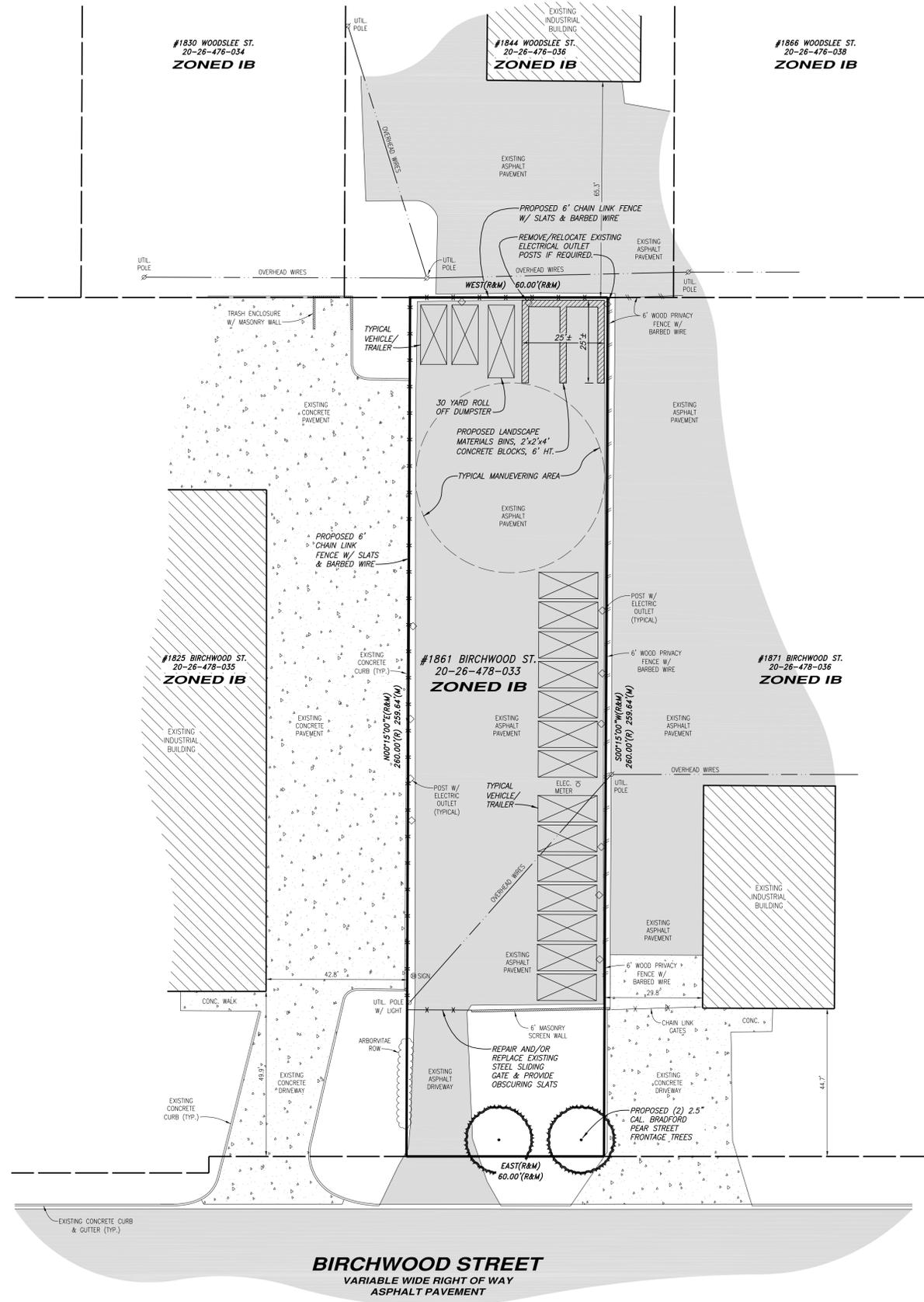
Legend

- 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

195 0 97 195 Feet

Scale 1: 1,168

"JOHN R GARDEN SUBDIVISION"
LIBER 81, PAGE 8, O.C.R.



PROPERTY DESCRIPTION

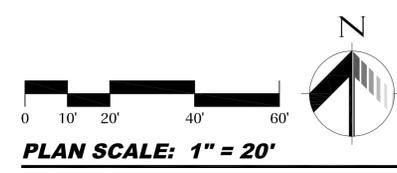
PARCEL NO. 20-26-478-033
THE EAST 1/2 OF LOT 400 AND ALL OF LOT 401, ALSO 1/2 OF VACATED VERMONT AVENUE ADJACENT TO THE SAME, ALSO LOT 442 AND THE EAST 1/2 OF LOT 443 EXCEPT THE SOUTH 5 FEET OF BOTH SAID LOTS, JOHN R. GARDEN SUBDIVISION, OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), AS RECORDED IN LIBER 81 OF PLATS, PAGE 8 OF OAKLAND COUNTY RECORDS.

SITE CRITERIA

- PARCEL SUMMARY:**
ADDRESS: 1861 BIRCHWOOD DRIVE
PARCEL ID NO.: 20-26-478-033
EXISTING ZONING: IB (INTEGRATED INDUSTRIAL AND BUSINESS DISTRICT)
ADJACENT ZONING: IB
GROSS AND NET SITE AREA: 15,578 S.F. (0.357 ACRE)
- BUILDING & USE SUMMARY:**
EXISTING USE: VACANT PAVED LOT.
PROPOSED USE: OUTDOOR STORAGE/CONTRACTOR'S YARD.
- LANDSCAPING SUMMARY:**
STREET FRONTAGE TREES:
REQUIRED: 1 TREE PER 30 L.F. FRONTAGE = 60'/30' = 2 TREES.
PROVIDED: 2 TREES.

GENERAL NOTES

- SURVEY AND TOPOGRAPHIC INFORMATION SHOWN IS AS PERFORMED BY AZTEC LAND SURVEYORS INC., JOB NO. 13-039, DATED 2-10-2013. REFER TO SAID SURVEY FOR MORE DETAILED INFORMATION PERTINENT TO THE ORIGINAL PLATTED LOTS AS DESCRIBED IN THE ABOVE "PROPERTY DESCRIPTION".
- OWNER AND/OR CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES PRIOR TO ANY SITE WORK BEING PERFORMED, IF ANY.
- A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.
- THE PARKING, MANEUVERING, AND MATERIALS STORAGE LOCATIONS AND SPATIAL RELATIONSHIPS, INCLUDING THE NUMBER OF VEHICLES, TRAILERS, AND PIECES OF EQUIPMENT STORED ON SITE, ARE SUBJECT TO CHANGE BASED ON THE OWNER'S SEASONAL NEEDS.



LEGEND

EXISTING ASPHALT PAVEMENT (hatched pattern)

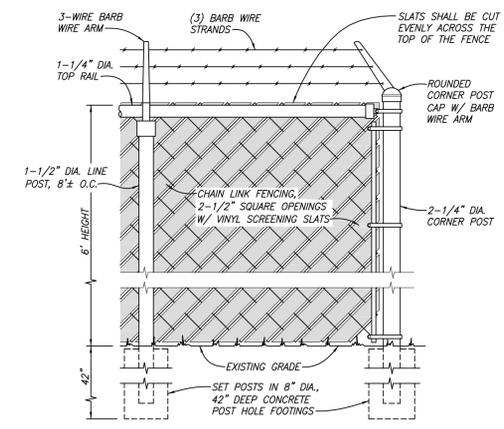
EXISTING CONCRETE PAVEMENT (stippled pattern)

CONTRACTOR'S NOTE

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

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

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



CHAIN LINK FENCE SCREENING DETAIL

(NO SCALE, REFER TO FENCE CONTRACTOR SPECIFICATIONS)
NOTE: ALL FENCE MATERIALS TO BE GALVANIZED STEEL.

REVISIONS:

CLIENT: UNITED VENTURES II LLC
18270 VAN DYKE AVE.
WASHINGTON TWP, MI 48094
(586) 742-6800

JOB NO: 13-021
DATE: 2-18-13
DRAWN BY: NFR

SEAL:

HORIZON ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 1827158, Shelby Township, Michigan 48318
Phone: 586-453-8097 Fax: 586-580-0053

PROJECT:

United Ventures II LLC
#1861 BIRCHWOOD STREET
PARCEL NO. 20-26-478-033
PART OF THE SOUTHEAST 1/4 OF SECTION 26,
T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN:

SITE PLAN for SPECIAL USE REQUEST

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

MUNICIPAL REVIEW NUMBERS:

EXISTING CONDITIONS PLAN

CERTIFIED TO: UNITED VENTURES II LLC

PROPERTY DESCRIPTION: (AS FURNISHED BY CLIENT)

PARCEL NO. 20-26-478-033
THE EAST 1/2 OF LOT 400 AND ALL OF LOT 401, ALSO 1/2 OF VACATED VERMONT AVENUE ADJACENT TO THE SAME, ALSO LOT 442 AND THE EAST 1/2 OF LOT 443 EXCEPT THE SOUTH 5 FEET OF BOTH SAID LOTS, "JOHN R. GARDEN SUBDIVISION", OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), AS RECORDED IN LIBER 81 OF PLATS, PAGE 8 OF OKLAHOMA COUNTY RECORDS.

PARCEL AREA

AS SURVEYED:
TOTAL = 15,578.44 SQUARE FEET = 0.357 ACRES

PARKING

BARRIER-FREE PARKING = 0 PAINTED STALLS
STANDARD PARKING = 0 PAINTED STALLS

BASIS OF BEARING

DUE WEST ALONG THE SOUTH LINE OF BIRCHWOOD STREET AS PLATTED AND AS MONUMENTED IN FIELD.

FLOOD NOTE

SUBJECT PARCEL LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE (500-YEAR) FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 26125C05616, DATED JANUARY 16, 2009, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR'S NOTES

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

2. A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

CONTRACTOR'S NOTE

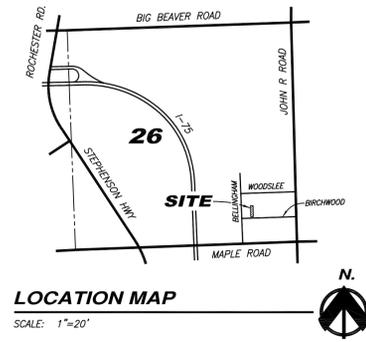
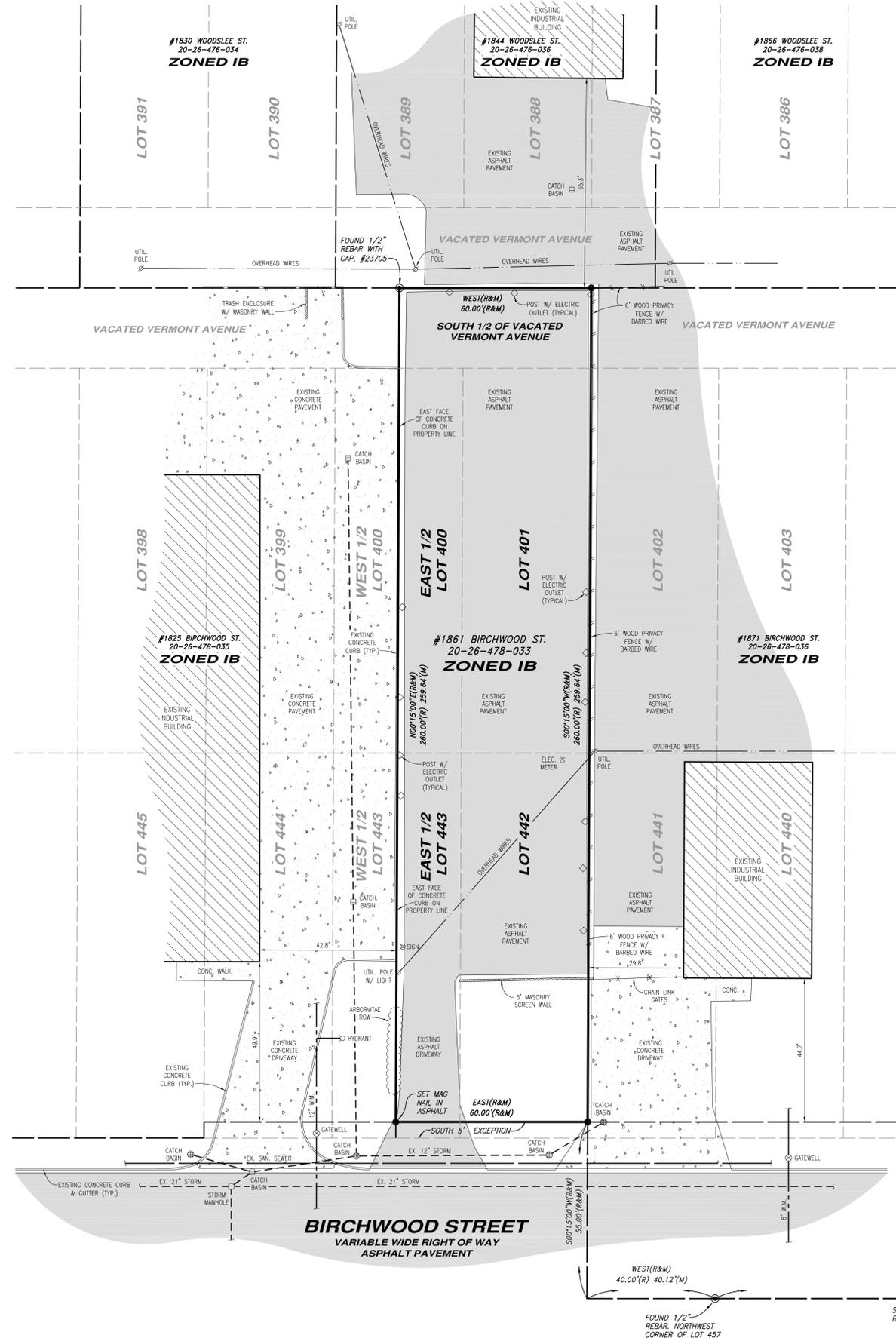
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(TOLL FREE) for the location of underground utilities.

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"JOHN R GARDEN SUBDIVISION"

LIBER 81, PAGE 8, O.C.R.



LOCATION MAP

SCALE: 1"=20'



LEGEND

●	FOUND MONUMENT AS NOTED
○	SET 1/2" REBAR WITH CAP #46724
○	UTILITY POLE
○	ELECTRIC METER
○	POST W/ ELECTRIC OUTLET
○	FIRE HYDRANT/FIRE DEPT. CONNECTION
○	GATEWELL/WATER SHUTOFF
○	MANHOLE (AS NOTED)
○	SQUARE CATCH BASIN
○	ROUND CATCH BASIN
○	SIGN
---	PARCEL BOUNDARY
---	ADJACENT PARCEL
---	ORIGINAL PLATTED LOT LINES
---	EXISTING BUILDING
---	EXISTING WALL
---	OVERHEAD LINES
---	EXISTING PAVEMENT AS NOTED
---	EXISTING SANITARY LINE
---	EXISTING STORM LINE
---	EXISTING WATER LINE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED AND THE DRAWING HEREON DELIVERED IS A CORRECT REPRESENTATION OF THE SAME.

SHANE P. AZBELL, P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 46724

AZTEC
LAND SURVEYORS INC.
PHONE: 566-306-1253
P.O. BOX 359
HOLLY, MI 48442
FAX: 360-287-8799

PROJECT: EXISTING CONDITIONS PLAN
CLIENT: MR. JOHN WERNIS, UNITED VENTURES II LLC, 100 WASHINGTON TWP, MI 48064, (586) 752-5000
JOB NO: 13-039
DATE: 11/11/13
CHECKED BY: S.A.

REVISIONS:
SEAL:

SHEET **1** OF 1
MUNICIPAL REVIEW NUMBERS: