



TROY CITY COUNCIL

Regular Meeting Agenda

May 11, 2026
Convening at 7:30 PM

**Submitted By
The City Manager**

NOTICE: Persons with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk at (248) 524-3316 or via e-mail at clerk@troymi.gov at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.



500 West Big Beaver
Troy, MI 48084
troymi.gov

The Honorable Mayor and City Council Members
City of Troy
500 West Big Beaver
Troy, MI 48084

Dear Mayor and City Council Members,

This agenda has been prepared in accordance with the City Council's Rules of Procedure, offering details to assist in informed deliberations. Many of the items on the agenda also include recommendations from City staff for your review and consideration.

I would like to acknowledge the efforts of numerous City staff members who contributed to preparing this agenda. We have made every effort to ensure the information is thorough and accurate. However, should there be any questions or if further details are needed, City staff remain available to assist at any time.

Please contact the City Manager's Office at CityManager@troymi.gov or (248) 524-3330 for any inquiries or requests for additional information.

Respectfully,

Frank A. Nastasi
City Manager



Chapter 14A- Elected and Appointed Persons' Ethics Ordinance Section 14.3 Annual Training and Acknowledgment

We, the undersigned Members of Troy City Council, have reviewed Chapter 14A- Elected and Appointed Persons' Ethics Ordinance, understand its contents, and agree to be bound by its provisions.

Signed this 17th day of November, 2025.

A handwritten signature in blue ink, appearing to read "Ethan Baker", written above a horizontal line.

Mayor Ethan Baker

A handwritten signature in blue ink, appearing to read "Annalisa Bluhm", written above a horizontal line.

Council Member Annalisa Bluhm

A handwritten signature in blue ink, appearing to read "Theresa Brooks", written above a horizontal line.

Council Member Theresa Brooks

A handwritten signature in blue ink, appearing to read "Rebecca Chamberlain", written above a horizontal line.

Council Member Rebecca Chamberlain

A handwritten signature in blue ink, appearing to read "Hirak Chanda", written above a horizontal line.

Mayor Pro Tem Hirak Chanda

A handwritten signature in blue ink, appearing to read "Mark Gunn", written above a horizontal line.

Council Member Mark Gunn

A handwritten signature in blue ink, appearing to read "David Hamilton", written above a horizontal line.

Council Member David Hamilton



CITY COUNCIL AGENDA

May 11, 2026 - 7:30 PM

City Council Chambers

500 W. Big Beaver Road

Troy, Michigan 48084

(248) 524-3316

View the Meeting Live at: www.troymi.gov/webcast or on Local
Access Cable Channels (WOW–Ch 10, Comcast–Ch 17, AT&T–Ch 99)

**INVOCATION: Rev. Brigitte Bechtold from Beacon Unitarian Universalist
Congregation**

PLEDGE OF ALLEGIANCE:

A. CALL TO ORDER:

B. ROLL CALL:

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C.1. No Certificates of Recognition and Special Presentations

D. CARRYOVER ITEMS:

D.1. No Carryover Items

E. PUBLIC HEARINGS:

E.1. Continuation of Public Hearing from April 6, 2026 City Council Meeting - Zoning Ordinance Text and Map Amendments (File Number ZOTA 258) – Neighborhood Node Revisions – Text Amendments and Map Amendments (Rezoning) (Introduced by: Brent Savidant, Community Development Director)

E.2. Adoption of the 2026/2027 Annual City Budget (Introduced by: Robert Maleszyk, Chief Financial Officer)

**F. PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY
RESIDENTS AND BUSINESSES:**

G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

H. POSTPONED ITEMS:

H.1. No Postponed Items

I. REGULAR BUSINESS:

I.1. Board and Committee Appointments: a) Mayoral Appointments - Brownfield Redevelopment Authority, Civil Service Commission (Act 78); b) City Council Appointments - Liquor Advisory Committee, Personnel Board

I.2. Board and Committee Nominations: a) Mayoral Nominations - Global Troy Advisory Committee; b) City Council Nominations - Charter Revision Committee; Historic District Commission, Personnel Board, Zoning Board of Appeals

I.3. No Closed Session Requested

I.4. 2026 City Council Meeting Schedule (Introduced by Frank Nastasi, City Manager)

I.5. Approval of the Troy Downtown Development Authority (TDDA) Proposed Fiscal Year 2026/2027 Budget and Three-Year Budget (Introduced by: Kyle Vieth, Controller)

I.6. Approval of the Troy Brownfield Redevelopment Authority (TBRA) Proposed Fiscal Year 2026/2027 and Three-Year Budget (Introduced by: Kyle Vieth, Controller)

I.7. Approval of the Joint Local Development Finance Authority (LDFA) Troy Subcommittee Proposed Fiscal Year 2026/2027 and Three-Year Budget (Introduced by: Kyle Vieth, Controller)

J. CONSENT AGENDA:

J.1.a Approval of “J” Items NOT Removed for Discussion

J.1.b Address of “J” Items Removed for Discussion by City Council

J.2. Approval of City Council Minutes

- J.2.a. Special City Council Meeting Minutes-Draft - April 15, 2026**
- J.2.b. City Council Minutes-Draft - April 27, 2026**
- J.3. Proposed City of Troy Proclamations: None Submitted**
- J.4. Standard Purchasing Resolutions:**
 - J.4.a. Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Firefighter Personal Protective Equipment – Fire Department**
- J.5. Request Acceptance of a Permanent Easement, NMD Real Estate Group, LLC, Sidwell #88-20-28-478-025**
- J.6. Preliminary Site Plan Approval And Amended Consent Judgment – Proposed Wilshire Corners Commercial Building, Northeast Corner of Crooks and Wilshire (to be split from 900 Wilshire; PIN 88-20-21-304-025), Section 21, Presently Zoned BB (Big Beaver) Zoning District and Controlled by Consent Judgment.**
- J.7. Ratification of Consent Judgment in Troy v. Kreger**
- K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:**
 - K.1. Announcement of Public Hearings: None Submitted**
 - K.2. Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted**
- L. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**
- M. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**
- N. COUNCIL REFERRALS:**
 - N.1. No Council Referrals Submitted**
- O. REPORTS:**

O.1. Minutes – Boards and Committees:

O.1.a. Local Development Finance Authority-Final - October 20, 2025

O.1.b. Brownfield Redevelopment Authority Minutes-Final - October 21, 2025

O.1.c. Downtown Development Authority-Final - January 14, 2026

O.2. Department Reports: None Submitted

O.3. Letters of Appreciation:

O.3.a. Letter of Appreciation from Jackie Bromm to Brian Goul

O.4. Proposed Proclamations/Resolutions from Other Organizations: None Submitted

P. COUNCIL COMMENTS:

P.1. No Council Comments

Q. PUBLIC COMMENT FOR ITEMS ON OR NOT ON THE AGENDA FROM MEMBERS OF THE PUBLIC OUTSIDE OF TROY (NOT RESIDENTS OF TROY AND NOT FROM TROY BUSINESSES):

R. CLOSED SESSION

R.1. No Closed Session Requested

S. ADJOURNMENT

2026 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

Monday, July 27, 2026
Saturday, November 21, 2026

Special Meeting - EMS Performance Evaluation
November 2026 Advance

2026 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

May 18, 2026

Regular Meeting

June 15, 2026	Regular Meeting
June 29, 2026	Regular Meeting
July 13, 2026	Regular Meeting
July 27, 2026	Regular Meeting
August 10, 2026	Regular Meeting
August 31, 2026	Regular Meeting
September 14, 2026	Regular Meeting
September 28, 2026	Regular Meeting
October 5, 2026	Regular Meeting
October 26, 2026	Regular Meeting
November 9, 2026	Regular Meeting
November 16, 2026	Regular Meeting
December 7, 2026	Regular Meeting
December 14, 2026	Regular Meeting



CITY COUNCIL AGENDA

May 11, 2026 - 7:30 PM

City Council Chambers

500 W. Big Beaver Road

Troy, Michigan 48084

(248) 524-3316

View the Meeting Live at: www.troymi.gov/webcast or on Local
Access Cable Channels (WOW-Ch 10, Comcast-Ch 17, AT&T-Ch 99)

**INVOCATION: Rev. Brigitte Bechtold from Beacon Unitarian Universalist
Congregation**

PLEDGE OF ALLEGIANCE:

A. CALL TO ORDER:

B. ROLL CALL:

a) Mayor Ethan Baker
Annalisa Bluhm
Theresa Brooks
Rebecca A. Chamberlain
Hirak Chanda
Mark Gunn
David Hamilton

b) Excuse Absent Council Members:

Suggested Resolution

Resolution #2026-05-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Regular
City Council Meeting of May 11, 2026, due to _____.

Yes:

No:

MOTION CARRIED / FAILED

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C.1. No Certificates of Recognition and Special Presentations

D. CARRYOVER ITEMS:

D.1. No Carryover Items

E. PUBLIC HEARINGS:

E.1. Continuation of Public Hearing from April 6, 2026 City Council Meeting - Zoning Ordinance Text and Map Amendments (File Number ZOTA 258) – Neighborhood Node Revisions – Text Amendments and Map Amendments (Rezoning) (Introduced by: Brent Savidant, Community Development Director)

Suggested Resolution

Resolution #2026-05-

Moved by

Seconded by

WHEREAS, The City of Troy Master Plan is the policy document for land use and development for the City of Troy; and,

WHEREAS, In 2024, Troy City Council adopted amendments to the City of Troy Master Plan, following a lengthy amendment process, and,

WHEREAS, The effort to amend the Master Plan focused on studying the Neighborhood Node classification, including walking tours of specific Nodes by the Planning Commission and City Council; and,

WHEREAS, Master Plan policies are implemented by the Zoning Ordinance, the law regulating land use and development; and,

WHEREAS, The Planning Commission has worked diligently on preparing text and map amendments related to the Neighborhood Node Zoning District that reflect the Neighborhood Node policies in the Master Plan; and,

WHEREAS, A Planning Commission Subcommittee was formed to assist the Planning Commission in the Master Plan Zoning Ordinance amendment effort; and,

WHEREAS, The Planning Commission prepared text amendments related to the Neighborhood Node Zoning District, including the Regulating Plan; and,

WHEREAS, Modifications to the Neighborhood Node Zoning District required that the Zoning District Map be amended; and,

WHEREAS, Ninety (90) properties are proposed to be rezoned; and,

WHEREAS, The properties proposed to be rezoned, organized by intersection, are as follows:

WATTLES AND LIVERNOIS

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-15-353-052	4072 Livernois 101 - 109	NN	RT
88-20-15-353-053	4062 Livernois - 4066	NN	CB
88-20-15-353-054	N/A	NN	CB
88-20-15-355-066	4000 Livernois	NN	CB
88-20-22-101-043	3838 Livernois	NN/CF	CF
88-20-16-478-035	60 W Wattles - 62	NN	CF
88-20-16-478-036	4009 Livernois	NN	CB
88-20-22-101-001	3950 Livernois	NN	CB
88-20-22-101-002	3900 Livernois	NN	CB
88-20-22-101-003	92 E Wattles	NN	CB

LONG LAKE AND ROCHESTER

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-10-477-038	5017 Rochester	NN	GB
88-20-10-477-039	935 E Long Lake	NN	GB
88-20-10-477-049	5027 Rochester - 5137	NN	GB
88-20-11-351-006	5042 Rochester - 5044	NN	GB
88-20-11-351-007	5032 Rochester	NN	GB
88-20-11-351-008	5016 Rochester - 5024	NN	GB
88-20-11-351-009	5012 Rochester	NN	GB
88-20-11-351-010	1047 E Long Lake - 1055	NN	GB
88-20-11-351-011	1057 E Long Lake - 1155	NN	GB
88-20-11-351-013	5054 Rochester - 5120	NN	GB
88-20-14-101-003	4932 Rochester	NN	GB
88-20-14-101-004	4930 Rochester	NN	GB
88-20-14-101-006	4880 Rochester	NN	CB
88-20-14-101-040	1120 E Long Lake	NN	GB
88-20-14-101-042	1050 E Long Lake	NN	GB
88-20-14-101-043	4924 Rochester	NN	GB
88-20-14-101-044	N/A	NN	CB
88-20-14-101-047	1152 E Long Lake	NN	GB
88-20-14-101-048	4966 Rochester	NN	GB

88-20-15-201-015	850 E Long Lake	NN	GB
88-20-15-201-016	920 E Long Lake	NN	GB
88-20-15-201-018	4995 Rochester	NN	GB
88-20-15-201-038	940 E Long Lake	NN	GB
88-20-15-201-040	4915 Rochester - 4967	NN	GB
88-20-15-201-048	4897 Rochester	NN	GB
88-20-15-201-049	4889 Rochester	NN	GB

LONG LAKE AND LIVERNOIS

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-09-476-029	5015 Livernois	NN	GB
88-20-09-476-034	5053 Livernois - 5079	NN	GB
88-20-09-476-042	5145 Livernois	NN	GB
88-20-09-476-043	70 W Long Lake	NN	GB
88-20-10-351-018	31 E Long Lake - 125	NN	GB
88-20-10-351-019	25 E Long Lake	NN	GB
88-20-15-101-001	30 E Long Lake	NN	GB
88-20-15-101-030	102 E Long Lake	NN	GB
88-20-15-101-031	N/A	NN	GB
88-20-16-200-018	61 W Long Lake - 109	NN	GB
88-20-16-200-019	55 W Long Lake	NN	GB
88-20-16-200-020	4973 Livernois - 4979	NN	GB
88-20-16-202-001	4968 Treeside Lane	NN	RT

SOUTH BOULEVARD AND ROCHESTER

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-02-102-010	6780 Rochester	NN	CB
88-20-03-226-013	6951 Rochester	NN	GB
88-20-03-226-042	6905 Rochester	NN	GB
88-20-03-226-046	6835 Rochester - 6843	NN	GB

WATTLES AND ROCHESTER

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-14-351-008	4086 Rochester	NN	GB

88-20-14-351-056	4048 Rochester - 4066	NN	GB
88-20-15-478-015	4035 Rochester	NN	CB
88-20-22-226-040	3951 Rochester - 3955	NN	GB
88-20-22-226-041	3939 Rochester	NN	GB
88-20-22-226-042	3921 Rochester	NN	GB
88-20-22-226-074	3995 Rochester	NN	GB
88-20-23-100-044	3990 Rochester	NN	GB
88-20-23-100-070	3946 Rochester - 3978	NN	GB
88-20-23-100-078	1064 E Wattles	NN	GB

MAPLE AND JOHN R

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-26-482-031	1883 E Maple	O	NN
88-20-26-482-032	1853 E Maple	O	NN
88-20-26-482-033	1869 E Maple	O	NN
88-20-26-483-009	N/A	CB	NN
88-20-26-483-047	1975 E Maple	CB	NN
88-20-26-483-048	1905 E Maple	GB	NN
88-20-26-483-050	N/A	CB	NN
88-20-26-483-053	N/A	CB	NN
88-20-26-483-055	1915 E Maple	GB	NN
88-20-35-226-042	1980 E Maple	GB	NN
88-20-35-226-095	1940 E Maple	GB	NN
88-20-35-226-096	1477 John R	GB	NN
88-20-36-100-057	1494 John R	O	NN

DEQUINDRE AND FOURTEEN MILE

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-36-476-036	33259 Dequindre	NN	IB
88-20-36-476-037	1783 E Fourteen Mile	NN	IB
88-20-36-476-038	1835 E Fourteen Mile - 1837	NN	IB
88-20-36-476-039	33215 Dequindre	NN	IB
88-20-36-476-040	33181 Dequindre	NN	IB

88-20-36-476-050	33373 Dequindre	NN	IB
88-20-36-476-071	1725 E Fourteen Mile - 1729	NN	IB
88-20-36-476-074	33333 Dequindre - 33341	NN	IB
88-20-36-476-075	33145 Dequindre	NN	IB
88-20-36-476-076	1881 E Fourteen Mile	NN	IB

LONG LAKE AND JOHN R

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-11-481-016	5135 Orchard Crest	NN	R-1C
88-20-11-481-017	5121 Orchard Crest	NN	R-1C

CROOKS AND WATTLES

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-16-301-011	N/A	NN	R-1B
88-20-16-301-012	926 W Wattles	NN	R-1B

BE IT RESOLVED, That Article 5 of Chapter 39 of the Code of the City of Troy, which includes provisions related to Neighborhood Nodes, including the Regulating Plan, be **AMENDED** to read as written in the proposed Zoning Ordinance Text Amendment (ZOTA 258), City Council Public Hearing Draft, as recommended by the Planning Commission.

BE IT FURTHER RESOLVED, The proposed rezonings listed herein are hereby **APPROVED**.

BE IT FINALLY RESOLVED, The Zoning District Map is hereby **AMENDED**.

Yes:

No:

MOTION CARRIED / FAILED

E.2. Adoption of the 2026/2027 Annual City Budget (Introduced by: Robert Maleszyk, Chief Financial Officer)

Suggested Resolution

Resolution #2026-05-

Moved by

Seconded by

WHEREAS, Section 8.3 of the City Charter directs the City Council to adopt a budget for the ensuing year, beginning July 1, 2026; and,

WHEREAS, City Council directed City Management to also produce an additional two-year budget forecast;

NOW, THEREFORE, BE IT RESOLVED, That the following listed operating revenues including tax revenues and operating transfers “to” the General Operating Fund are **ANTICIPATED** and that the General Operating Fund has sufficient Fund Balance to appropriate as follows:

Taxes	\$47,846,750
Licenses and Permits	5,008,479
Federal Grants	19,100
State Grants	213,000
State Shared Revenues	11,000,000
Contributions - Local	53,500
Charges for Services	8,621,834
Fines and Forfeitures	730,832
Interest and Rents	2,990,500
Other Revenues	2,157,312
Operating Transfer - In	805,657
Total Revenues and Transfers	79,446,964
Appropriation of Fund Balance	<u>14,083,147</u>
Total Revenues, Transfers and Appropriations	\$93,530,111

BE IT FURTHER RESOLVED, That the tax rate for the General Operating Fund **SHALL BE** six and fifty one-hundredths (6.5000) mills on the 2026 taxable valuation.

BE IT FURTHER RESOLVED, In order to meet anticipated service delivery levels, expenditure amounts from the following listed budgetary activity level **SHALL BE** appropriated from the General Operating Fund:

General Government:	
Council	\$150,184
Manager	1,693,436
City Attorney	1,557,688
City Clerk	1,517,916
Human Resources	1,529,390
Communications	1,377,864

Finance	1,622,452
Treasurer	973,125
Purchasing	456,410
Assessing	1,504,430
Building Operations	1,996,935
Total General Government	\$14,379,830
Public Safety:	
Police	\$36,176,290
Fire	8,033,713
Building Inspection	3,241,366
Total Public Safety	\$47,451,369
Public Works:	
Streets/Drains	\$2,198,729
Transportation	804,420
Total Public Works	\$3,003,149
Community Development:	
Engineering	\$4,193,743
Planning	1,640,988
Total Community Development	\$5,834,731
Recreation and Culture	
Parks	\$5,035,032
Recreation	7,144,820
Nature Center	255,120
Museum/Historic Village	414,260
Total Recreation and Culture	\$12,849,232

Other:	
Operating Transfers Out	\$10,011,800
Total General Fund	\$93,530,111

BE IT FURTHER RESOLVED, That the following listed operating revenues of the Capital Projects Fund including tax revenues and transfers “to” the Capital Projects Fund are **ANTICIPATED** and that the Capital Projects Fund has sufficient Fund Balance to appropriate as follows:

Taxes	\$7,463,500
Grants	2,382,390
Contributions	210,000
Charges for Services	240,000
Interest and Rents	200,000
Other Revenues	30,000
Operating Transfer - In	22,230,000
Total Revenues and Transfers	32,755,890
Appropriation (Surplus) of Fund Balance	(538,588)
Total Revenues, Transfers and Appropriations	\$32,217,302

BE IT FURTHER RESOLVED, That the tax rate for the Capital Fund **SHALL BE** one and eight hundred seventy ten-thousandths (1.0870) mills on the 2026 taxable valuation.

BE IT FURTHER RESOLVED, In order to meet anticipated expenses, amounts from the following listed budgetary centers **SHALL BE** appropriated from the Capital Projects Fund:

Manager	\$30,000
Treasurer	20,000
Building Operations	6,820,000
Police	1,597,148
Fire	935,000
Streets	7,470,000
Public Works	2,605,000
Street Lighting	50,000

Drains	1,816,000
Sidewalks	1,000,000
Recreation	2,534,000
Parks	2,855,000
Library	3,680,000
Museum	790,000
Debt and Other Financing Uses	15,154
Total Expenditures	\$32,217,302

BE IT FURTHER RESOLVED, That the following listed operating revenues including tax revenues and operating transfers “to” the Refuse Fund are **ANTICIPATED** and that the Refuse Fund has sufficient Fund Balance to appropriate as follows:

Taxes	\$7,511,580
Grants	80,000
Charges for Services	800
Interest and Rents	120,000
Appropriation (Surplus) of Fund Balance	(628,184)
Total Revenues, Transfers and Appropriations	\$7,084,196

BE IT FURTHER RESOLVED, That the tax rate for the Refuse Fund **SHALL BE** one and nine one-hundredths (1.0900) mills on the 2026 taxable valuation.

BE IT FURTHER RESOLVED, In order to meet anticipated expenses, amounts from the following listed budgetary centers **SHALL BE** appropriated from the Refuse Fund:

Refuse and Recycling	\$7,084,196
Total Expenditures	\$7,084,196

BE IT FURTHER RESOLVED, That the following listed operating revenues including tax revenues and operating transfers “to” the Library Fund are **ANTICIPATED** and that the Library Fund has sufficient Fund Balance to appropriate as follows:

Taxes	\$7,561,000
-------	-------------

Grants	155,000
Contributions	115,000
Charges for Services	20,650
Fines and Forfeitures	13,500
Interest and Rents	101,500
Other Revenue	6,000
Appropriation (Surplus) of Fund Balance	3,196,029
Total Revenues, Transfers and Appropriations	\$11,168,679

BE IT FURTHER RESOLVED, That the tax rate for the Library Fund **SHALL BE** one and five hundred ninety-nine ten-thousandths (1.0599) mills on the 2026 taxable valuation.

BE IT FURTHER RESOLVED, In order to meet anticipated expenses, amounts from the following listed budgetary centers **SHALL BE** appropriated from the Library Fund:

Library	\$11,168,679
Total Expenditures	\$11,168,679

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** the following budgets as shown in the 2026/27 budget document:

Major Street Fund	
Revenue:	
Grants	\$12,380,860
Charges for Services	362,102
Interest and Rents	75,000
Appropriation (Surplus) of Fund Balance	(2,871,927)
Total Revenues, Transfers and Appropriations	\$9,946,035
Expenditures:	
Streets	\$3,768,440
Parks	167,595
Other Finances Uses	6,010,000
Total Expenditures	\$9,946,035

Local Street Fund	
Revenue:	
Grants	\$4,871,657
Interest and Rents	75,000
Operating Transfers - In	2,250,000
Appropriation (Surplus) of Fund Balance	1,106,311
Total Revenues, Transfers and Appropriations	\$8,302,968
Expenditures:	
Streets	\$3,393,259
Parks	1,419,709
Other Financing Uses	3,490,000
Total Expenditures	\$8,302,968
Transit Center:	
Revenue:	
Charges for Services	\$156,000
Other Financing Sources	11,800
Appropriation (Surplus) of Fund Balance	280
Total Revenues, Transfers and Appropriations	\$168,080
Expenditures:	
Building and Facility Maint.	\$140,830
Grounds and Common Area	27,250
Total Expenditures	\$168,080
Forfeiture Fund	
Revenue:	
Fines and Forfeitures	\$129,000
Interest and Rents	30,000
Appropriation (Surplus) of Fund Balance	(114,000)
Total Revenues, Transfers and Appropriations	\$45,000
Expenditures:	
Police Forfeitures	\$45,000

Total Expenditures	\$45,000
Community Development Block Grant Fund	
Revenue:	
Grants	\$135,278
Total Revenues, Transfers and Appropriations	\$135,278
Expenditures:	
Home Chore	\$20,278
Park Improvements	115,000
Total Expenditures	\$135,278
Cemetery Fund	
Revenue:	
Charges for Services	\$3,900
Interest and Rents	7,000
Appropriation (Surplus) of Fund Balance	(9,512)
Total Revenues, Transfers and Appropriations	\$1,388
Expenditures:	
Other Financing Uses	\$1,388
Total Expenditures	\$1,388
Series 2013 and 2020 DDA Debt Fund	
Revenue:	
DDA	\$965,635
Total Revenues, Transfers and Appropriations	\$965,635
Expenditures:	
Gen Obligation Debt	\$965,635
Total Expenditures	\$965,635
Sanctuary Lake Golf Course Fund	
Revenue:	
Charges for Services	\$2,506,584
Appropriation (Surplus) of Fund Balance	981,515
Total Revenues, Transfers and Appropriations	\$3,488,099

Expenditures:	
Sanctuary Lake	\$3,488,099
Total Expenditures	\$3,488,099
Sylvan Glen Golf Course Fund	
Revenue:	
Charges for Services	\$1,467,360
Interest and Rents	174,500
Appropriation (Surplus) of Fund Balance	490,369
Total Revenues, Transfers and Appropriations	\$2,132,229
Expenditures:	
Sylvan Glen	\$2,132,229
Total Expenditures	\$2,132,229
Sanitary Sewer Fund	
Revenue:	
Charges for Services	\$18,141,897
Interest and Rents	100,000
Appropriation (Surplus) of Fund Balance	(779,479)
Total Revenues, Transfers and Appropriations	\$17,462,418
Expenditures:	
Sanitary Sewer	\$17,462,418
Total Expenditures	\$17,462,418
Water Fund	
Revenue:	
Charges for Services	\$29,757,044
Interest and Rent	44,370
Appropriation (Surplus) of Fund Balance	(1,859,767)
Total Revenues, Transfers and Appropriations	\$27,941,647
Expenditures:	
Water	\$27,941,647
Total Expenditures	\$27,941,647

Building Operations	
Revenue:	
Charges for Services	\$2,038,490
Interest and Rents	16,224
Appropriation (Surplus) of Fund Balance	684,566
Total Revenues, Transfers and Appropriations	\$2,739,280
Expenditures:	
Building Operations	\$2,739,280
Total Expenditures	\$2,739,280
Fleet Maintenance Fund	
Revenue:	
Interest and Rent	\$5,521,861
Other Revenue	483,060
Appropriation (Surplus) of Fund Balance	1,244,815
Total Revenues, Transfers and Appropriations	\$7,249,736
Expenditures:	
Administration	\$957,332
Equipment Operation and Maint	3,663,724
DPW Facility Maintenance	563,680
Capital	2,065,000
Total Expenditures	\$7,249,736
Information Technology	
Revenue:	
Charges for Services	\$2,863,200
Interest and Rents	80,000
Appropriation (Surplus) of Fund Balance	419,736
Total Revenues, Transfers and Appropriations	\$3,362,936
Expenditures:	
Information Technology	\$3,362,936
Total Expenditures	\$3,362,936

Unemployment Insurance Fund	
Revenue:	
Charges for Services	\$4,110
Total Revenues, Transfers and Appropriations	\$4,110
Expenditures:	
Unemployment Insurance	\$4,110
Total Expenditures	\$4,110
Worker's Compensation Fund	
Revenue:	
Charges for Services	\$784,160
Other Revenue	16,224
Appropriation (Surplus) of Fund Balance	108,160
Total Revenue, Transfers, and Appropriations	\$908,544
Expenditures:	
Worker's Compensation	\$908,544
Total Expenditures	\$908,544
Compensated Absences Fund	
Revenue:	
Interest and Rent	\$150,000
Other Revenue	6,400,000
Appropriation (Surplus) of Fund Balance	(50,000)
Total Revenue, Transfers, and Appropriations	\$6,500,000
Expenditures:	
Compensated Absences	\$6,500,000
Total Expenditures	\$6,500,000

Yes:

No:

MOTION CARRIED / FAILED

F. PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

In accordance with the Rules of Procedure for the City Council:

Any person not a member of the City Council may address the Council with recognition of the Chair, after clearly stating the nature of his/her inquiry or comment. NOTE TO THE PUBLIC: City Council requests that if you do have a question or concern, to bring it to the attention of the appropriate department(s) whenever possible. If you feel that the matter has not been resolved satisfactorily, you are encouraged to bring it to the attention of the City Manager, and if still not resolved satisfactorily, to the Mayor and Council.

- Petitioners of items that are included in the pre-printed agenda booklet shall be given a fifteen (15) minute presentation time that may be extended with the majority consent of City Council.
- Any member of the public, not a petitioner of an item, shall be allowed to speak for up to three (3) minutes to address any Public Hearing item.
- Any member of the public, not a petitioner of an item, does not have the right to engage in discussion or debate with City Council during the Public Comment portions of the meeting.
- All members of the public who wish to address the Council at a meeting shall be allowed to speak only if they have signed up to speak within thirty minutes before or within fifteen minutes after the meeting's start time. Signing up to speak requires each speaker provide his or her name. If the speaker is addressing an item(s) that appears on the pre-printed agenda, then the speaker shall also identify each such agenda item number(s) to be addressed.
- City Council may waive the requirements of this section by a consensus of the City Council.
- Agenda Items that are related to topics where there is significant public input anticipated should initiate the scheduling of a special meeting for that specific purpose.

Prior to Public Comment, the Mayor may provide a verbal notification of the rules of decorum for City Council meetings or refer to the pre-printed agenda booklet, which will included the following language, as approved by City Council:

Please direct your comments to the City Council as a whole rather than to any individual. Please do not use expletives or make derogatory or disparaging comments about any individual or group. If you do, there may be immediate consequences, including being muted and having your comments omitted from any re-broadcast of the meeting. Please abide by these rules in order to minimize the possibility of disrupting the meeting.

G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

H. POSTPONED ITEMS:

H.1. No Postponed Items

I. REGULAR BUSINESS:

I.1. Board and Committee Appointments: a) Mayoral Appointments - Brownfield Redevelopment Authority, Civil Service Commission (Act 78); b) City Council Appointments - Liquor Advisory Committee, Personnel Board

a) Mayoral Appointments

Suggested Resolution

Resolution #2026-05-

Moved by

Seconded by

RESOLVED, That the Mayor of the City of Troy hereby **APPOINTS** the following nominated person(s) to serve on Boards and Committees as indicated:

Brownfield Redevelopment Authority

Appointed by Mayor

7 Regular Members

3 Year Term

Nominations to the Brownfield Redevelopment Authority:

Term Expires: 4/30/2029	Rosemary Kornacki
	Term currently held by: Rosemary Kornacki
Term Expires: 4/30/2029	Carolina Noguez-Ortiz
	Term currently held by: Carolina Noguez-Ortiz
Term Expires: 4/30/2029	Hemanth Tadepalli
	Term currently held by: Hemanth Tadepalli

Civil Service Commission (Act 78)

Appointed by Mayor

3 Regular Members

1-Council; 1-Police/Fire Rep.; 1-Civil Service

3 Year Term

Nominations to the Civil Service Commission (Act 78):

Term Expires: 4/30/2032	John Steele
	Term currently held by: John Steele

Yes:

No:

MOTION CARRIED / FAILED

b) City Council Appointments

Suggested Resolution

Resolution #2026-05-
Moved by
Seconded by

RESOLVED, That the City Council of the City of Troy hereby **APPOINTS** the following nominated person(s) to serve on Boards and Committees as indicated:

Liquor Advisory Committee

Appointed by Council
7 Regular Members
3 Year Term

Nominations to the Liquor Advisory Committee:

Term Expires: 1/31/2029	Alecia Billington
	Term currently held by: David Gorcyca
Unexpired Term Expires: 1/31/2028	Thomas Gault
	Term currently held by: David Haight (Resigned)

Personnel Board

Appointed by Council
5 Regular Members
3 Year Term

Nominations to the Personnel Board:

Term Expires: 4/30/2029	Terri Kemp
	Term currently held by: Haight, David - Resigned 3/11/2026

Yes:
No:

MOTION CARRIED / FAILED

I.2. **Board and Committee Nominations: a) Mayoral Nominations - Global Troy Advisory Committee; b) City Council Nominations - Charter Revision Committee; Historic District Commission, Personnel Board, Zoning Board of Appeals**

a) **Mayoral Nominations:**

Suggested Resolution
Resolution #2026-05-
Moved by

Seconded by

RESOLVED, That the Mayor of the City of Troy hereby **FORWARDS** the following nominated person(s) to serve on the Boards and Committees as indicated to the next Regular City Council Meeting for action:

Global Troy Advisory Committee

Appointed by Mayor
12 Regular Members
3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 1	Notes 2
Baker, Ethan		11/8/2027	Mayor	
Bica-Grodsky, Lisa	9/23/2025	10/30/2026		
Chezick, Edward	10/20/2024	10/30/2028		
Fakhoury, Awni	9/28/2023	10/30/2027		
Lee, Seojin Sarah	4/21/2025	7/31/2026	Troy High School Student Rep.	
Ljuljdjuraj, Lula	1/13/2028	7/31/2026	International Academy Student Rep	
Marshall, Everett	1/3/2027	7/31/2026	Athens High School Student Rep.	
Mohideen, Syeda	10/16/2026	10/30/2027		
Natcheva, Daniela	11/8/2021	10/30/2028		
Neal, Lisa	2/24/2028	10/30/2026		
Sekhri, Suneel	11/12/2026	10/30/2027		
Vacancy		10/30/2026	Sadia Cheriguene resigned in 2025	
Vacancy		10/30/2028	Carolina Noguez-Ortiz resigned 1/5/2026	Brownfield Redev Auth exp 4/30/2026
Vacancy		10/30/2026	Michelle Haight resigned 11/3/2025	
Zhou, Yudong	12/7/2024	10/30/2028		

Nominations to the Global Troy Advisory Committee:

Term Expires: 10/30/2026	
	Term currently held by: Vacancy - Michelle Haight resigned
Term Expires: 10/30/2026	
	Term currently held by: Vacancy - Sadia Cheriguene resigned
Term Expires: 10/30/2028	
	Term currently held by: Vacancy-Carolina Noguez-Ortiz resigned

Interested Applicants:

Name	Application Expiration	Notes 1
Amato, Karen	11/19/2027	Liquor Adv. Comm. exp 1/31/2027
Anam, Kavya	7/15/2027	Troy HS Student - Graduates 2028
Batool, Syeda	3/5/2026	
Comiskey, Ann	1/20/2028	Liquor Adv. Comm. exp 1/31/2027
Devulapalli, Ramachandra	8/29/2026	
Dicker, Susanne Forbes	12/26/2026	
Gill, Jasper	1/13/2028	
Suresh, Nidheesh	7/29/2027	International Academy Student - Graduates 2026
Swaminathan, Abi	7/8/2027	Traffic Comm exp 1/31/2027; Historic Dist Comm exp 5/15/2027

Yes:

No:

MOTION CARRIED / FAILED**b) City Council Nominations:**Suggested Resolution

Resolution #2026-05-

Moved by

Seconded by

RESOLVED, That the Troy City Council hereby **FORWARDS** the following nominated person(s) to serve on the Boards and Committees as indicated to the next Regular City Council Meeting for action:

Charter Revision Committee

Appointed by Council

7 Regular Members

3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 2	Notes 3
Bartnik, Mark	4/9/2026	4/30/2027		
Beltramini, Robin	5/6/2027	4/30/2028		
Burns, Timothy	3/20/2025	4/30/2028		
Evans, Laurie	3/13/2025	4/30/2027		
Fukuzawa, David	4/17/2025	4/30/2026		

Howrylak, Frank	2/24/2028	4/30/2026		Requests Reappointment
Vacancy		4/30/2027	Toby Buechner resigned	

Nominations to the Charter Revision Committee:

Unexpired Term Expires: 4/30/2027	
	Term currently held by: Vacancy
Term Expires: 4/30/2029	
	Term currently held by: David Fukuzawa
Term Expires: 4/30/2029	
	Term currently held by: Frank Howrylak

Interested Applicants:

Name	Application Expiration	Notes 1
Comiskey, Ann	12/22/2026	Liquor Adv Comm exp 1/31/2027
Murrish, Dale	2/6/2027	Historic Dist. Comm exp 5/15/2027
Von Oeyen, Schuyler	3/12/2027	
Walters, Kelly	4/13/2028	

Historic District Commission

Appointed by Council
7 Regular Members
3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 2	Notes 3
Adams, John Howard	3/5/2026	5/15/2027	Bd of Review exp 1/31/2029	
Chambers, Barbara	4/6/2028	3/1/2026	ZBA exp 1/31/2027	Requests Reappointment
Emerson, Rosalyn	12/12/2027	3/1/2029		
Frisen, Sande	1/2/2027	3/1/2028	BCBA exp 1/1/2030	
Murrish, Dale	2/6/2027	5/15/2027		
Rahman, Sadek	3/1/2029	3/1/2029		
Swaminathan, Abi	9/2/2025	5/15/2027	Traffic Comm exp 1/31/2027	

Nominations to the Historic District Commission:

Term Expires: 3/1/2029	
	Term currently held by: Barbara Chambers

Interested Applicants:

Name	Application Expiration	Notes 1
Billington, Alecial	3/4/2028	
Gault, Thomas	3/2/2028	
Gill, Jasper	1/13/2028	Traffic Comm exp 1/31/2029

Personnel Board

Appointed by Council
5 Regular Members
3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 1	Notes 3
Forster, Jeffrey	1/22/2026	4/30/2027	ZBA exp 1/31/2027	
Gordon, Pamela	4/2/2020	4/30/2027		
<i>Kemp, Terri</i>	4/2/2028	4/30/2029		
Parpart, Jane	4/3/2026	4/30/2027		
Sackrison, Anne	2/23/2028	4/30/2026		Requests Reappointment

Nominations to the Personnel Board:

Term Expires: 4/30/2029	
	Term currently held by: Sackrison, Anne

Interested Applicants:

Name	Application Expiration	Notes 2
Adams, John Howard	12/15/2027	Board of Review exp 1/31/2029; HDC exp 5/15/2027
Beyer, Joseph	10/15/2026	Brownfield Redev Auth exp 4/30/2027
Billington, Alecia	3/4/2028	
Sabbagh, Allen	9/17/2026	
Walters, Kelly	4/13/2028	

Zoning Board of Appeals
 Appointed by Council
 7 Regular Members; 2 Alternates
 3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 2	Notes 3
Chambers, Barbara	1/23/2026	1/31/2027	Alternate	Hist. Dist. Comm exp 3/1/2026
Desmond, Thomas	5/6/2026	4/30/2027		
Eisenbacher, David	3/21/2027	4/30/2028		
Forster, Jeffrey	1/22/2026	1/31/2027	Alternate	Personnel Bd exp 4/30/2027
Fox, Tyler	12/2/2027	12/31/2026	PC Rep on ZBA	
Green, Aaron	4/1/2027	4/30/2028		
Kenkre, Mahendra	4/10/2026	4/30/2027		
McCauley, James	2/23/2028	4/30/2026		Requests Reappointment
Vacancy		4/30/2026	Michael Bossenbroek's term.	No Reappointment

Nominations to the Zoning Board of Appeals:

Term Expires: 4/30/2029	
	Term currently held by: Vacancy (Michael Bossenbroek-No Reappointment)
Term Expires: 4/30/2029	
	Term currently held by: James McCauley

Interested Applicants:

Name	Application Expiration	Notes 1
Frisen, Sande	1/2/2027	BCBA exp 1/1/2030; Historic Dist Comm exp 3/1/2028

Yes:

No:

MOTION CARRIED / FAILED

I.3. No Closed Session Requested

I.4. 2026 City Council Meeting Schedule (Introduced by Frank Nastasi, City Manager)

Suggested Resolution

Resolution #2026-05-

Moved by

Seconded by

RESOLVED, That Troy City Council **SHALL HOLD** Special Meetings on the following dates at 6:00 PM in the Council Board Room or as otherwise provided by the City Council Rules of Procedure:

Monday, June 15, 2026	Closed Session - City Manager and City Attorney Evaluations
Monday, September 14, 2026	Closed Session - City Manager and City Attorney Evaluations
Monday, December 7, 2026	Closed Session - City Manager and City Attorney Evaluations

THEREFORE, BE IT RESOLVED, That Troy City Council **MAY RESCHEDULE** Regular Meetings and/or **SCHEDULE** additional Special Meetings in accordance with the City Charter and Michigan Open Meetings Act.

Yes:

No:

MOTION CARRIED / FAILED

I.5. Approval of the Troy Downtown Development Authority (TDDA) Proposed Fiscal Year 2026/2027 Budget and Three-Year Budget (Introduced by: Kyle Vieth, Controller)

Suggested Resolution

Resolution #2026-05-

Moved by

Seconded by

WHEREAS, The Troy Downtown Development Authority has adopted and recommends that City Council approve its proposed fiscal year 2026/27 Budget and Three-Year Budget;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Troy Downtown Development Authority's Annual Budget for fiscal year beginning July 1, 2026 through June 30, 2027 and Three-Year Budget.

Yes:

No:

MOTION CARRIED / FAILED

I.6. Approval of the Troy Brownfield Redevelopment Authority (TBRA) Proposed Fiscal Year 2026/2027 and Three-Year Budget (Introduced by: Kyle Vieth, Controller)

Suggested Resolution

Resolution #2026-05-
Moved by
Seconded by

WHEREAS, The Troy Brownfield Redevelopment Authority has adopted and recommends that City Council approve its proposed fiscal year 2026/27 Budget and Three-Year Budget;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Troy Brownfield Redevelopment Authority's Annual Budget for fiscal year July 1, 2026 through June 30, 2027 and Three-Year Budget.

Yes:
No:

MOTION CARRIED / FAILED

I.7. Approval of the Joint Local Development Finance Authority (LDFA) Troy Subcommittee Proposed Fiscal Year 2026/2027 and Three-Year Budget (Introduced by: Kyle Vieth, Controller)

Suggested Resolution
Resolution #2026-05-
Moved by
Seconded by

WHEREAS, The Joint Local Development Finance Authority Troy Subcommittee has adopted and recommends that City Council approve its proposed fiscal year 2026/27 Budget and Three-Year Budget;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Joint Local Development Finance Authority Troy Subcommittee Annual Budget for fiscal year July 1, 2026 through June 30, 2027 and Three-Year Budget.

Yes:
No:

MOTION CARRIED / FAILED

J. CONSENT AGENDA:

J.1.a Approval of "J" Items NOT Removed for Discussion

Suggested Resolution
Resolution #2026-05-
Moved by
Seconded by

RESOLVED, That Troy City Council hereby **APPROVES** all items on the Consent Agenda as

presented with the exception of Item(s) _____, which shall be **CONSIDERED** after Consent Agenda (J) items, as printed.

Yes:

No:

MOTION CARRIED / FAILED

J.1.b Address of “J” Items Removed for Discussion by City Council

J.2. Approval of City Council Minutes

Suggested Resolution
Resolution #2026-05-

RESOLVED, That Troy City Council hereby **APPROVES** the following Minutes as submitted:

J.2.a. Special City Council Meeting Minutes-Draft - April 15, 2026

J.2.b. City Council Minutes-Draft - April 27, 2026

J.3. Proposed City of Troy Proclamations: None Submitted

J.4. Standard Purchasing Resolutions:

J.4.a. Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Firefighter Personal Protective Equipment – Fire Department

Suggested Resolution
Resolution #2026-05-

BE IT RESOLVED, That the Troy City Council hereby **AWARDS** a three (3) year contract with two (2) one-year renewal options to *Vehicle Alliance Group, LLC of Coopersville, MI* for the purchase of Bullard UST LowRider structural firefighting helmets, Fire-Dex FDXL200 leather structural firefighting boots, Fire-Dex Dex-Pro structural firefighting gloves and HexArmor 4012 extrication gloves, purchased on an as needed basis for required replacements and new firefighters, at unit prices contained in the bid tabulation dated April 23, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contract expiring June 30, 2031.

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon the submission of properly executed contract documents, including insurance certificates and all other specified requirements.

J.5. Request Acceptance of a Permanent Easement, NMD Real Estate Group, LLC, Sidwell #88-20-28-478-025

Suggested Resolution

Resolution #2026-05-

RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for water mains from NMD Real Estate Group, LLC, owner of the property having Sidwell #88-20-28-478-025.

BE IT FURTHER RESOLVED, That the City Clerk is **DIRECTED** to **RECORD** the permanent easement with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J.6. Preliminary Site Plan Approval And Amended Consent Judgment – Proposed Wilshire Corners Commercial Building, Northeast Corner of Crooks and Wilshire (to be split from 900 Wilshire; PIN 88-20-21-304-025), Section 21, Presently Zoned BB (Big Beaver) Zoning District and Controlled by Consent Judgment.

Suggested Resolution

Resolution #2026-05-

WHEREAS, The City is in receipt of a proposed preliminary site plan application for Wilshire Corners, a 12,800 square foot multiple tenant retail building, located on the northeast corner of Crooks and Wilshire, part of 900 Wilshire in Section 21; and,

WHEREAS, The subject property is zoned BB (Big Beaver) Zoning District but is subject to consent judgment, Case No. 1985-295638-CH, which controls the development potential of the site; and,

WHEREAS, The consent judgment was entered into in 1985, prior to the comprehensive update of the Master Plan in 2008 and creation of the Big Beaver Zoning District in 2011; and,

WHEREAS, The proposed site plan and retail building are generally consistent with the goals of the Master Plan and the requirements of the Big Beaver Zoning District; and,

WHEREAS, The proposed site plan meets the Site Plan Review standards of the City of Troy and other applicable standards; and,

WHEREAS, The proposed site plan was recommended for approval by the Planning Commission by a 7-0 vote;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Second Amendment to Consent Order and Judgment.

BE IT FURTHER RESOLVED, That Troy City Council **APPROVES** the Preliminary Site Plan for Wilshire Corners.

BE IT FINALLY RESOLVED, A copy of the Preliminary Site Plan, prepared by PEA Group (Job No. 2025-1680) and Arko Design Associates (Project No. 25-23), consisting of multiple sheets, shall be **ATTACHED** to the Second Amendment to Consent Order and Judgment as Exhibit B-1 and made a part thereof.

J.7. Ratification of Consent Judgment in Troy v. Kreger

Suggested Resolution

RESOLVED, That the City of Troy City Council hereby **RATIFIES** the approval of the attached Partial Consent Judgment in the City of Troy v Kreger T, LLC, et al, condemnation case, Oakland County Circuit Court case number 2024-209383 CC, and **AUTHORIZES** payment in the amounts stated therein from Account Number 401.449.202.989.022065.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K.1. Announcement of Public Hearings: None Submitted

K.2. Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted

L. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

M. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

N. COUNCIL REFERRALS:

N.1. No Council Referrals Submitted

O. REPORTS:

O.1. Minutes – Boards and Committees:

O.1.a. Local Development Finance Authority-Final - October 20, 2025

O.1.b. Brownfield Redevelopment Authority Minutes-Final - October 21, 2025

O.1.c. Downtown Development Authority-Final - January 14, 2026

O.2. Department Reports: None Submitted

O.3. Letters of Appreciation:

O.3.a. Letter of Appreciation from Jackie Bromm to Brian Goul

O.4. Proposed Proclamations/Resolutions from Other Organizations: None Submitted

P. COUNCIL COMMENTS:

P.1. No Council Comments

Q. PUBLIC COMMENT FOR ITEMS ON OR NOT ON THE AGENDA FROM MEMBERS OF THE PUBLIC OUTSIDE OF TROY (NOT RESIDENTS OF TROY AND NOT FROM TROY BUSINESSES):

R. CLOSED SESSION

R.1. No Closed Session Requested

S. ADJOURNMENT

Respectfully submitted,



Frank A. Nastasi
City Manager

2026 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

Monday, July 27, 2026
Saturday, November 21, 2026

Special Meeting - EMS Performance Evaluation
November 2026 Advance

2026 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

May 18, 2026
June 15, 2026

Regular Meeting
Regular Meeting

June 29, 2026	Regular Meeting
July 13, 2026	Regular Meeting
July 27, 2026	Regular Meeting
August 10, 2026	Regular Meeting
August 31, 2026	Regular Meeting
September 14, 2026	Regular Meeting
September 28, 2026	Regular Meeting
October 5, 2026	Regular Meeting
October 26, 2026	Regular Meeting
November 9, 2026	Regular Meeting
November 16, 2026	Regular Meeting
December 7, 2026	Regular Meeting
December 14, 2026	Regular Meeting



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

E.1.

Date: May 7, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
R. Brent Savidant, Community Development Director

Subject: Continuation of Public Hearing from April 6, 2026 City Council Meeting - Zoning Ordinance Text and Map Amendments (File Number ZOTA 258) – Neighborhood Node Revisions – Text Amendments and Map Amendments (Rezoning) (Introduced by: Brent Savidant, Community Development Director)

City Council held a public hearing on this item on April 6, 2026. After considering public comments from residents during the public hearing, City Council requested two revisions to the proposed text amendment:

1. Require a City Council public hearing to approve any reclassification of Site Type.
2. Clarify that a one-family residential zoned parcel includes R-1A, R-1B, R-1C, R-1D, R-1E and RT.

The Draft text amendment language was amended to incorporate these revisions.

The April 6, 2026 public hearing was kept open.

Attachments:

1. City Council Public Hearing Draft (text amendments including regulating plan amendments)
2. Proposed Neighborhood Node Reindexing
3. Proposed Map Amendments (Rezoning)
4. Memo prepared by Carlisle/Wortman Associates, with attachment
5. Public comment submitted since April 6, 2026

Suggested Resolution:

WHEREAS, The City of Troy Master Plan is the policy document for land use and development for the City of Troy; and,

WHEREAS, In 2024, Troy City Council adopted amendments to the City of Troy Master Plan, following a lengthy amendment process, and,

WHEREAS, The effort to amend the Master Plan focused on studying the Neighborhood Node classification, including walking tours of specific Nodes by the Planning Commission and City Council; and,

WHEREAS, Master Plan policies are implemented by the Zoning Ordinance, the law regulating land use and development; and,

WHEREAS, The Planning Commission has worked diligently on preparing text and map amendments related to the Neighborhood Node Zoning District that reflect the Neighborhood Node policies in the Master Plan; and,

WHEREAS, A Planning Commission Subcommittee was formed to assist the Planning Commission in the Master Plan Zoning Ordinance amendment effort; and,

WHEREAS, The Planning Commission prepared text amendments related to the Neighborhood Node Zoning District, including the Regulating Plan; and,

WHEREAS, Modifications to the Neighborhood Node Zoning District required that the Zoning District Map be amended; and,

WHEREAS, Ninety (90) properties are proposed to be rezoned; and,

WHEREAS, The properties proposed to be rezoned, organized by intersection, are as follows:

WATTLES AND LIVERNOIS

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-15-353-052	4072 Livernois 101 - 109	NN	RT
88-20-15-353-053	4062 Livernois - 4066	NN	CB
88-20-15-353-054	N/A	NN	CB
88-20-15-355-066	4000 Livernois	NN	CB
88-20-22-101-043	3838 Livernois	NN/CF	CF
88-20-16-478-035	60 W Wattles - 62	NN	CF
88-20-16-478-036	4009 Livernois	NN	CB
88-20-22-101-001	3950 Livernois	NN	CB
88-20-22-101-002	3900 Livernois	NN	CB
88-20-22-101-003	92 E Wattles	NN	CB

LONG LAKE AND ROCHESTER

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-10-477-038	5017 Rochester	NN	GB

88-20-10-477-039	935 E Long Lake	NN	GB
88-20-10-477-049	5027 Rochester - 5137	NN	GB
88-20-11-351-006	5042 Rochester - 5044	NN	GB
88-20-11-351-007	5032 Rochester	NN	GB
88-20-11-351-008	5016 Rochester - 5024	NN	GB
88-20-11-351-009	5012 Rochester	NN	GB
88-20-11-351-010	1047 E Long Lake - 1055	NN	GB
88-20-11-351-011	1057 E Long Lake - 1155	NN	GB
88-20-11-351-013	5054 Rochester - 5120	NN	GB
88-20-14-101-003	4932 Rochester	NN	GB
88-20-14-101-004	4930 Rochester	NN	GB
88-20-14-101-006	4880 Rochester	NN	CB
88-20-14-101-040	1120 E Long Lake	NN	GB
88-20-14-101-042	1050 E Long Lake	NN	GB
88-20-14-101-043	4924 Rochester	NN	GB
88-20-14-101-044	N/A	NN	CB
88-20-14-101-047	1152 E Long Lake	NN	GB
88-20-14-101-048	4966 Rochester	NN	GB
88-20-15-201-015	850 E Long Lake	NN	GB
88-20-15-201-016	920 E Long Lake	NN	GB
88-20-15-201-018	4995 Rochester	NN	GB
88-20-15-201-038	940 E Long Lake	NN	GB
88-20-15-201-040	4915 Rochester - 4967	NN	GB
88-20-15-201-048	4897 Rochester	NN	GB
88-20-15-201-049	4889 Rochester	NN	GB

LONG LAKE AND LIVERNOIS

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-09-476-029	5015 Livernois	NN	GB
88-20-09-476-034	5053 Livernois - 5079	NN	GB
88-20-09-476-042	5145 Livernois	NN	GB
88-20-09-476-043	70 W Long Lake	NN	GB

88-20-10-351-018	31 E Long Lake - 125	NN	GB
88-20-10-351-019	25 E Long Lake	NN	GB
88-20-15-101-001	30 E Long Lake	NN	GB
88-20-15-101-030	102 E Long Lake	NN	GB
88-20-15-101-031	N/A	NN	GB
88-20-16-200-018	61 W Long Lake - 109	NN	GB
88-20-16-200-019	55 W Long Lake	NN	GB
88-20-16-200-020	4973 Livernois - 4979	NN	GB
88-20-16-202-001	4968 Treeside Lane	NN	RT

SOUTH BOULEVARD AND ROCHESTER

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-02-102-010	6780 Rochester	NN	CB
88-20-03-226-013	6951 Rochester	NN	GB
88-20-03-226-042	6905 Rochester	NN	GB
88-20-03-226-046	6835 Rochester - 6843	NN	GB

WATTLES AND ROCHESTER

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-14-351-008	4086 Rochester	NN	GB
88-20-14-351-056	4048 Rochester - 4066	NN	GB
88-20-15-478-015	4035 Rochester	NN	CB
88-20-22-226-040	3951 Rochester - 3955	NN	GB
88-20-22-226-041	3939 Rochester	NN	GB
88-20-22-226-042	3921 Rochester	NN	GB
88-20-22-226-074	3995 Rochester	NN	GB
88-20-23-100-044	3990 Rochester	NN	GB
88-20-23-100-070	3946 Rochester - 3978	NN	GB
88-20-23-100-078	1064 E Wattles	NN	GB

MAPLE AND JOHN R

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
---------------	-------------------------	-----------------------	------------------------

88-20-26-482-031	1883 E Maple	O	NN
88-20-26-482-032	1853 E Maple	O	NN
88-20-26-482-033	1869 E Maple	O	NN
88-20-26-483-009	N/A	CB	NN
88-20-26-483-047	1975 E Maple	CB	NN
88-20-26-483-048	1905 E Maple	GB	NN
88-20-26-483-050	N/A	CB	NN
88-20-26-483-053	N/A	CB	NN
88-20-26-483-055	1915 E Maple	GB	NN
88-20-35-226-042	1980 E Maple	GB	NN
88-20-35-226-095	1940 E Maple	GB	NN
88-20-35-226-096	1477 John R	GB	NN
88-20-36-100-057	1494 John R	O	NN

DEQUINDRE AND FOURTEEN MILE

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-36-476-036	33259 Dequindre	NN	IB
88-20-36-476-037	1783 E Fourteen Mile	NN	IB
88-20-36-476-038	1835 E Fourteen Mile - 1837	NN	IB
88-20-36-476-039	33215 Dequindre	NN	IB
88-20-36-476-040	33181 Dequindre	NN	IB
88-20-36-476-050	33373 Dequindre	NN	IB
88-20-36-476-071	1725 E Fourteen Mile - 1729	NN	IB
88-20-36-476-074	33333 Dequindre - 33341	NN	IB
88-20-36-476-075	33145 Dequindre	NN	IB
88-20-36-476-076	1881 E Fourteen Mile	NN	IB

LONG LAKE AND JOHN R

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-11-481-016	5135 Orchard Crest	NN	R-1C
88-20-11-481-017	5121 Orchard Crest	NN	R-1C

CROOKS AND WATTLES

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-16-301-011	N/A	NN	R-1B
88-20-16-301-012	926 W Wattles	NN	R-1B

BE IT RESOLVED, That Article 5 of Chapter 39 of the Code of the City of Troy, which includes provisions related to Neighborhood Nodes, including the Regulating Plan, be **AMENDED** to read as written in the proposed Zoning Ordinance Text Amendment (ZOTA 258), City Council Public Hearing Draft, as recommended by the Planning Commission.

BE IT FURTHER RESOLVED, The proposed rezonings listed herein are hereby **APPROVED**.

BE IT FINALLY RESOLVED, The Zoning District Map is hereby **AMENDED**.

CITY OF TROY
AN ORDINANCE TO AMEND
CHAPTER 39 OF THE CODE OF THE CITY OF TROY
CITY COUNCIL PUBLIC HEARING DRAFT

The City of Troy ordains:

Section 1. Short Title

This Ordinance shall be known and may be cited as an amendment to Chapter 39, Zoning Ordinance, of the Code of the City of Troy.

Section 2. Amendment

Chapter 39 of the Code of the City of Troy is amended as follows:

Revise Section 5.06 to read as follows:

SECTION 5.06 NEIGHBORHOOD NODES DISTRICT

A. Intent. The Neighborhood Nodes (NN) District is derived from the 2008 [City of Troy Master Plan](#), and updated after extensive review in 2024, which specifically identifies ~~24~~ 15 specific intersections that play a critical role in the daily function, image, quality of life, and continued viability of the City. These nodes vary widely in character and context, but share common characteristics.

Neighborhood Nodes are meant to serve as the core of the “economic neighborhoods” of Troy identified in the [Master Plan](#). Economic neighborhoods are destinations created as “go to” places that take on a social role, serving both as a place to meet basic needs of the community and as 21st century village centers, which can include integrated residential development. They are intended to serve the abutting neighborhoods.

The Neighborhood Nodes should draw people, and should be visually distinguished from the surrounding area because of their greater intensity, density and design. Design techniques such as the variation of [building height](#), land use transitions, increased buffers, and landscape techniques shall be required ~~encouraged~~ by these regulations to help ~~separate transition development in the Node from~~ to the surrounding area. Such variations, however, will protect ~~respect~~ the adjacent neighborhoods and will not be so extreme as to visually overpower ~~transitional or~~ residential areas.

The success of the Neighborhood Nodes will play a critical role in the protection and cultivation of a high quality of life in Troy.

B. Regulating Plan.

1. The [regulating plan](#), as set forth in [Figure Map 5.06.1](#), identifies allowable [uses](#) and permissible development within the District based on location.
2. The regulating plan is based on ~~two (2)~~ factors: Site Type and ~~Street Type~~. Site Types, as described in Section 5.06.B.3, are determined by lot size, location, and relationship to neighboring sites. ~~Street Types, as set forth in Section 5.06.B.4, recognize that street patterns within the City of Troy are established. Streets range from primary corridors which carry a large volume of traffic to local streets which convey lower volumes of neighborhood traffic.~~
3. Site Types. The regulating plan includes ~~two (2)~~ three (3) different site types, described as follows:

a. Site Type NN:A (high intensity, ~~predominantly commercial, or mixed use regionally visible~~) – ~~These sites are predominantly located directly on major arterial roads, have larger acreage than their Site Type NN:B counterparts, and have established driveways, cross access, and larger square footage existing buildings with commercial uses.~~ The NN:A category is meant to accommodate the most ambitious redevelopment within the Nodes, as they typically have the ~~prime~~ location and the size to allow for the most creative solutions for mixed use and node-specific development as outlined in the [Master Plan](#) with a mix of open space and landscaping to provide an amenity to residents, visual relief to passersby, and a buffer to adjacent properties. They are predominantly located at the hard corner of major arterial roads, and rarely abut single family residential neighborhoods. Type A sites are predominantly large enough to provide adequate setback and landscape buffers and provide proper building height transitions to mitigate any negative impact on adjacent properties.

They have larger parcel sizes than their Site Type NN:B or NN:C counterparts, and have established driveways, cross access, and typically larger square footage that can accommodate commercial and Mixed Uses.

~~While the established and intended character of each Node is distinct, the NN:A sites remain more similar to one another than do the NN:B sites, which are far more diverse in terms of use, acreage, and existing buildings.~~ While the NN:B and NN:C sites are intended primarily to provide a transition between the Node and the adjacent residential areas, the NN:A sites are intended to house the destination retail, service, and employment uses that are central to the economic neighborhoods outlined by the [Master Plan](#). These NN:A sites may also ~~often~~ incorporate higher-density

residential development on upper floors ~~when possible~~, to ~~incubate~~ create a compact, walkable environment at the Node and to diversify the City's housing base. A general zoning provision for form-based districts is that larger parcels permit greater intensity and density for development, and also greater use flexibility. The ordinance encourages combining parcels in order to allow for efficient site development, reduce both infrastructure needs and sprawl, contribute to sustainable development, and provide greater area for increased landscape and screening buffers.

b. Site Type NN:B (transitional smaller scale, ~~employment based, commercial, office, retail and mixed use~~) – ~~Site Type NN:B sites consolidates the smaller, are the most diverse of all neighborhood node site types.~~ They are located along major arterial roads and are typically smaller than Site Type A but larger than Site Type C. They may contain a variety of uses, including residential at grade, in a higher-density arrangement, but may also include medium scale retail and service or office uses. Site Type B parcels are intended to serve as a transitional buffer between more intense Type A sites and/or major arterial roads to Site Type C and/or abutting residential neighborhoods. Site Type B may incorporate a variety of uses including low to medium-scale duplex and attached residential and/or service, office and commercial development sites at and around Nodes throughout the City. They are located both in support of NN:A sites as transitional areas between more intense Nodes and the adjacent neighborhoods, and on their own, covering an entire Node, for those Nodes identified in the [Master Plan](#) as less intense, smaller scale Nodes with a direct connection to a residential area.

The ordinance encourages combining parcels in order to allow for efficient site development, reduce both infrastructure needs and sprawl, contribute to sustainable development, and provide greater area for increased landscape and screening buffers. Combining parcels such as combining Site Type C parcels together or combining a Site Type C parcel with a Site Type B parcel to create a larger parcel is a standard for a site type modification, as set forth in Section 5.06.B.4.

~~While not always present between NN:A sites and residential neighborhoods, when possible or preferable based on the parcel arrangement and existing circumstances, the NN:B category allows the Node to develop in a tiered manner, with more intense developments and uses permitted within the core of the Node, and less intense projects providing a buffer for the residential area.~~

~~NN:B sites may contain a variety of [uses](#), including residential at grade, in a higher-density arrangement, but may also include small scale retail and service or office uses. A strong focus on transitional landscaping and a suitable connection to the neighboring residential areas is of critical concern for the NN:B sites, as they will often serve as the~~

primary zone through which residents in a social neighborhood, as identified in the [Master Plan](#), engage the Node, which serves as the core of the economic neighborhood.

c. Site Type NN:C (single-family, low-scale duplex and attached residential, and smaller-scale, neighborhood-serving commercial areas that are accessible by foot or bike from adjacent residential neighborhoods) – NN:C are the smallest sites located at the edges of Neighborhood Nodes throughout the City. They serve as transitional and buffer areas between more intense Nodes Site Type B and the adjacent established neighborhoods. They are intended to serve as single-family, low-scale duplex and attached residential. In limited and specific circumstances, they can also support compact scale neighborhood-oriented commercial development. The ordinance encourages combining parcels in order to allow for efficient site development, reduce infrastructure needs and sprawl, contribute to sustainable development, and provide greater area for increased landscape and screening buffers. Combining parcels such as combining Site Type C parcels together or combining a Site Type C parcel with a Site Type B parcel to create a larger parcel is a standard for a site type modification, as set forth in Section 5.06.B.4.

4. Street Types. The [regulating plan](#) includes two (2) different Street Types, described as follows:

a. Street Type NN:A (Arterials) — Category NN:A is meant for the main northsouth and east-west roads that intersect at each of the twenty one (21) neighborhood nodes. These roads are characterized by high traffic volumes and few individual residential curb cuts. They accommodate the majority of the regional traffic through Troy, connect Troy with its adjacent communities, and serve as the primary framework for circulating throughout the City.

The intersections of these [arterial](#) roads present opportunities to cultivate highly visible, highly used areas that connect the various elements of the City, and bridge the gap between the residential portions of Troy with the major corridors, commercial areas, employment centers, and adjacent communities of Troy.

These roads will evolve over time to form “complete streets” which continue to accommodate regional traffic, but also cater to the emerging neighborhood nodes at their intersections. These roads and intersections will have well-defined crosswalks, and will make use of a series of features intended to protect pedestrians by establishing equity between pedestrians and motorists through effective design. Raised walks of high-quality materials, signage, landscaping, and pedestrian respite islands are several options that may be found within Category NN:A.

~~Arterial Roads will also be characterized by strong landscaping designed to mitigate the negative impacts of high traffic volumes from adjacent residential areas which provide a unique and memorable visual character for the roadway.~~

~~b. Street Type NN:B (Local/Collector) — Category NN:B roads are those roads tying together smaller areas and connecting various parts of individual developments within the Nodes. Either as public or private streets, NN:B streets will have a more varied and localized character than larger roads, depending on their context within predominantly office, retail, or residential areas.~~

~~They act as the connection between the Node and adjacent neighborhoods. Very few examples of streets identified as NN:B streets exist in Troy, but they can also be developed as part of a larger project in the NN District, which may require new streets to be created to adequately and successfully implement the project. It is likely that any new road in the NN District will be a Category NN:B road.~~

~~Category NN:B roads will be very welcoming of non-motorized users and will have defined pedestrian rest areas and other amenities whenever possible. Their scale will be similar to that of a main road within a conventional subdivision or industrial park, and their width will be determined primarily on their purpose. A Category NN:B road within an industrial area may be required to be wider than one in a residential area, although their purpose is similar.~~

~~Category NN:B roads will have a much higher frequency of curb cuts than Category NN:A roads, and will often provide direct rear or side yard access to retail centers, office complexes, or high-density residential projects.~~

~~Sufficient width should be retained on either side of the roadway whenever possible to allow for on-street parking to ensure that a variety of local parking options exist to directly serve the Nodes without requiring significant surface lots on private property.~~

C. Modification of Regulating Plan in Neighborhood Nodes.

1. Process:

- a. The Planning Commission shall hold a public hearing as set forth in Section 3.04 and make a recommendation to City Council.
- b. City Council shall review the recommendation from the Planning Commission and may approve or deny the application to modify the site type of a regulating plan and associated site plan by applying the standards listed below and after holding a public hearing.

2. Standards: The Planning Commission shall consider the following in making a recommendation to modify a site type designation:

- a. Area has been modified from the subject property in question or there has been a change in conditions since the Master Plan was adopted.

- b. The proposed modification and resulting development will not alter the essential character of the area.
- c. The proposed modification meets the intent of the district and is consistent with the Master Plan.
- d. The proposed modification will ensure compatibility with adjacent uses of land.

3. Authorized Use Groups. Authorized use groups, as set forth in Section 5.03.A and in Table 5.06.C-42, are applied to the site types and street types in Neighborhood Nodes District in Table 5.06.C-1.

4. Authorized Building Forms.

- a. Authorized building forms, as are set forth in Section 5.03.B and Table 5.06.C-2 3, is applied to the site types and street types in the Neighborhood Nodes District in Table 5.06.C-2.
- b. Residential-One Family Detached shall apply R-1E residential district dimensional requirements as set forth in Section 4.06.C.
- c. Residential-Two Family shall apply RT One-Family Attached Residential district requirements as set forth in Section 4.07.C.

5. Design Standards. In addition to standards set forth in this Ordinance, all proposed development shall comply with the standards set forth herein.

a. Building Orientation and Entrance.

i. Intent. The intent of these standards is to ensure that entrances within Neighborhood Nodes contribute to a non-motorized-oriented environment, enhance architectural character, and provide an appropriate transition between public and private space. Entrances shall be designed to promote safety, accessibility, and a sense of place consistent with the mixed-use character of the district.

ii. Primary Entrance. The primary building entrance for any building facing a street shall be clearly identifiable, functional, and directly accessible from the front façade facing the street shall be clearly identifiable and useable and located in the front façade parallel to the street.

iii. Non-Residential Use. Entrances for all non-residential and mixed-use dwellings shall be clearly identified by at least one (1) of the following:

- (a) Projecting or recessed doorways.
- (b) Enhanced materials, lighting or trim details.
- (c) Mixed use buildings. For mixed-use buildings, separate and distinguishable entrances shall be provided for residential and nonresidential portions of the building.

b. Recessed Doorways. Where the building entrance is located on or within five (5) feet of a lot line, doorways shall be recessed into the face of the building to provide a sense

~~of entrance and to add variety to the streetscape. The entrance recess shall not be less than the width of the door(s) when opened outward.~~

~~c. Residential Dwellings. Entrances for all residential dwellings shall be clearly defined by at least one (1) of the following:~~

~~i. Projecting or recessed entrance. A recessed entrance is required if the building entrance is located on or within five (5) feet of the lot line.~~

~~ii. Stoop or enclosed or covered porch.~~

~~iii. Transom and/or side light window panels framing the door opening.~~

~~iv. Architectural trim or unique color treatments framing the door opening.~~

b. Residential Use

i. The Planning Commission may waive the primary entrance requirement in Section 1(b) for a residential use after considering the following standards and determining that a sufficient criterion have been met:

(a) A primary entrance facing the street is not feasible due to security and/or privacy considerations.

(b) The development provides sidewalk connections from the primary building entrance to public walkways, parking areas, and adjacent uses.

(c) The development provides an internal pedestrian circulation system that ensures safe and convenient access throughout the site.

(d) The building facade facing the street includes architectural and design elements that advance the neighborhood node zoning district intent of engaging the street, increasing pedestrian activity, and promoting high-quality design.

(e) Buildings are separated from the street by a landscaped greenbelt or other transitional feature that reinforces the pedestrian environment and provides visual interest.

2. **Ground Story Activation.**

a. **Transparency.**

i. The first floors of all **buildings** shall be designed to encourage and complement pedestrian-scale activity and crime prevention techniques. It is intended that this be accomplished principally by the use of windows and doors arranged so that active **uses** within the building are visible from or accessible to the street, and parking areas are visible to occupants of the building. The first floor of any front façade facing a ~~right-of-way street or private road~~ shall be no less than fifty (50) percent windows and doors, and the minimum transparency for facades facing a ~~side street, side yard, or parking area~~ shall be no less than thirty (30) percent of the façade.

(a). The [Planning Commission](#) may waive this requirement for projects requiring site plan approval when an existing building with unique or historic attributes that help define the character of the node, as determined by the Planning Commission, is being reused or for residential uses where the Planning Commission determines that transparency requirements may impede residential safety and privacy. In these cases, the Planning Commission may require additional architectural requirements in lieu of transparency to comply with the design intent of the Neighborhood Node district.

- ii. ~~The minimum transparency requirement shall apply to all sides of a building that abut an open space, including a side yard, or public right-of-way. Transparency requirements shall not apply to sides building elevations which abut an alley or a side or rear yard.~~
- iii. Windows for building sides shall be concentrated ~~toward the front edge of the building,~~ in locations most visible from an urban open space or public right-of-way.

b. Transparency Alternatives. The following alternatives may be used singularly or in combination. If used in combination, they may count toward no more than ~~eighty (80) fifty (50)~~ percent of the transparency requirement set forth in Section 5.04 E-4 5.06.E.2.a. The wall design alternative may count toward one hundred (100) percent of the side street transparency requirement, provided the entirety of the length and height of the wall is considered.

i. Wall Design. ~~Wall designs that provide visual interest and pedestrian scale may count toward no more than fifty (50) percent of primary street and fifty (50) percent of side street transparency requirements. Wall designs must provide a minimum of three (3) of the following elements, occurring at intervals no greater than twenty-five (25) feet horizontally and ten (10) feet vertically:~~

- (a) Expression of structural system and infill panels through change in plane not less than three (3) inches.
- (b) System of horizontal and vertical scaling elements such as: belt course, string courses, cornice, pilasters.
- (c) System of horizontal and vertical reveals or battens not less than one (1) inch in width/depth.
- (d) Variations in material module, pattern, and/or color.
- (e) System of integrated architectural ornamentation.
- (f) Green screen or planter walls.
- (g) Translucent, fritted, patterned, or colored glazing.

ii. Outdoor Dining/Seating. Outdoor dining/seating that is located between the building and the primary arterial street zone lot line ~~may count toward no more than sixty (60) percent of the transparency requirement. Outdoor dining/seating located between the building and side street zone lot line may count toward no more than eighty (80) percent of the transparency requirement.~~

iii. Permanent Art. Non-commercial art or graphic design of sufficient scale located between the building and the arterial street lot line ~~and orientation to be perceived from the public right-of-way~~ and rendered in materials or media appropriate to an exterior, urban environment and permanently integrated into the building wall ~~may count toward no more than forty (40) percent of the transparency requirement.~~

3. Semi-basement Apartment Units.

a. Intent: To allow for the creation and safe use of semi-basement apartment units as quality housing within multi-family residential areas.

b. Definition: A residential unit located on a floor that is below the main entry level of a building but is partially exposed to the outside environment. This exposure permits natural light, ventilation, and emergency egress, allowing the unit to meet habitable space requirements.

c. Standards:

i. Minimum Ceiling Height: A minimum of eight (8) feet, or as Building Code requires, from floor to ceiling in habitable rooms is required to ensure comfort and livability.

ii. Natural Light: At least twenty percent (20%) of habitable floor area must be within access of natural light, typically through windows or light wells. Each habitable room must have at least one operable window for natural light and ventilation.

iii. Minimum Floor Area: The minimum area for a semi-basement unit shall be no less than three hundred (300) square feet to ensure comfortable living space.

iv. Outdoor space (patio) must be provided

(a) Patio spaces must be adjacent to the semi-basement apartment and directly accessible from within the unit.

(b) Minimum Size Requirement: Patio spaces must provide a minimum of thirty (30) square feet per unit to allow for comfortable outdoor seating.

(c) Patios must include railing of at least four (4) feet in height on any side adjacent to other units or public areas.

(d) Railing materials should be consistent with the architectural style of the building and neighborhood.

4. Transitional Features.

a. Transitional features are architectural elements, site features, or alterations to building massing that are used to provide a transition between higher intensity uses and low- or moderate-density residential areas. These features assist in mitigating potential conflicts between those uses. Transitional features are intended to be used in combination with landscape buffers or large setbacks.

b. Intensity. A continuum of use and height intensity, where moderate intensity uses and height are sited between high-intensity uses and low-intensity uses and heights, shall

be developed for multi-building developments. ~~An example would be an office use between commercial and residential uses.~~

c. Height.

i. Any building, or portion of a building, on a parcel abutting a one-family residentially zoned parcel (R-1A, R-1B, R-1C, R-1D, R-1E and RT) and shall not exceed 2.5-stories, 30 feet in height. Height in the Neighborhood Node district shall be calculated as the vertical distance measured from the established grade to the highest point of the roof.

ii. Any building, or portion of a building, on a parcel that is not abutting a one family residentially zoned parcel (R-1A, R-1B, R-1C, R-1D, R-1E and RT) shall not exceed 3-stories, 38 feet in height. Height in the Neighborhood Node district shall be calculated as the vertical distance measured from the established grade to the highest point of the roof.

d. Setback and Greenbelt:

i. When a parcel is abutting a one-family residential zoned parcel the building setback and landscape buffer from the property line of the one-family residential zoned parcel shall be as follows: ~~When a parcel is abutting a one-family residential zoned parcel the building setback from the property line of the one-family residential zoned parcel shall be no less than the height of the proposed building or twenty (20) feet, whichever is greater.~~

<u>Site Type A</u>	<u>No less than the height of the proposed building or thirty (30) feet, whichever is greater.</u>
<u>Site Type B</u>	<u>No less than the height of the proposed building or twenty-five (25) feet, whichever is greater.</u>
<u>Site Type C</u>	<u>No less than the height of the proposed building or twenty (20) feet, whichever is greater.</u>

ii. The greenbelt shall be landscaped and screened in accordance with Section 13.02.B. ~~When a parcel is abutting a one-family residential zoned parcel a minimum 20-foot landscaped greenbelt shall be maintained from the property line of the one-family residential zoned parcel.~~

iii. The Planning Commission may deviate from these setback and greenbelt provisions in the course of its site plan review process; however, the Planning Commission shall not permit a setback or greenbelt that is less than required in the building form or Section 13.02.B. In the review of the deviation, the Planning Commission shall consider the following standards:

- (a) The deviation will not adversely impact public health, safety, and welfare.
- (b) The deviation maintains compatibility with adjacent uses.

- (c) The deviation is compatible with the Master Plan and in accordance with the goals and objectives of the Master Plan and any associated subarea and corridor plans.
- (d) The deviation will not adversely impact essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools.
- (e) The deviation will be in compliance with all other zoning ordinance standards.
- (f) The deviation will not adversely impact any on-site or off-site natural features.

e. Orientation. Buildings shall be oriented in such a way as to minimize the impact on abutting residential uses.

f. Architectural Features. Similarly sized and patterned architectural features such as windows, doors, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations included on the lower-intensity use shall be incorporated in the transitional features.

4. Site Access, Parking, and Loading.

a. Required Parking. Off-street parking shall be provided for a [principal use](#), erected, altered, or expanded after the effective date of this Ordinance in accordance with the standards set forth in [Article 13, Site Design Standards](#).

The [form-based](#) districts are intended to encourage pedestrian- and transit friendly design and compact mixed-use developments. Applicants are encouraged to consider the provisions for shared parking set forth in [Section 13.06.E](#), and flexibility in application set forth in [Section 13.06.F](#).

b. Location.

- i. When parking is located in a [side yard](#) (behind the front [building line](#)) but fronts on the required building line, no more than fifty (50) percent of the total site's linear feet along the required building line or one hundred (100) feet, whichever is less, shall be occupied by parking.
- ii. For a [corner lot](#), shall be no more than fifty (50) percent of the site's cumulative linear feet along the required building lines or one hundred (100) feet, whichever is less, shall be occupied by parking. The building shall be located in the corner of the lot adjacent to the intersection.
- iii. For a [double frontage lot](#) or a [lot](#) that has frontage on three (3) [streets](#), the cumulative total of all frontages occupied by parking shall be no more than sixty-

five (65) percent of the total site's linear feet along a required building line or one hundred and twenty-five (125) feet, whichever is less.

iv. Where off-street parking is visible from a [street](#), it should be screened in accordance with the standards set forth in [Section 13.02.C](#).

Table 5.06.C-1 Use Groups Permitted			
<u>Use Group¹</u>	<u>Site Type A</u>	<u>Site Type B</u>	<u>Site Type C</u>
1. <u>Residential – One Family Detached</u>	<u>NP</u>	<u>NP</u>	<u>S</u>
2. <u>Residential – One Family Attached and Two Family</u>	<u>NP</u>	<u>P</u>	<u>P</u>
3. <u>Residential – Multi Family</u>	<u>P₂</u>	<u>P</u>	<u>S</u>
4. <u>Office</u>	<u>P</u>	<u>P</u>	<u>S</u>
5. <u>Retail / Entertainment / Service</u>	<u>P</u>	<u>P</u>	<u>S</u>
6. <u>Miscellaneous</u>	<u>S</u>	<u>NP</u>	<u>NP</u>
7. <u>7. Mixed Use</u>	<u>P / S₃</u>	<u>P</u>	<u>S</u>
<u>Notes:</u> 1. <u>Drive-through uses are not permitted</u> 2. <u>Permitted on upper floors only as part of a mixed-use development</u> 3. <u>Mixed use includes a vertical or horizontal mix of any permitted uses in district. If one use of the proposed mix of uses requires a special use then the mixed-use development requires a special use</u> <u>P – Permitted Use Groups</u> <u>S – Special Use Approval Groups</u> <u>NP – Prohibited Use Groups</u>			

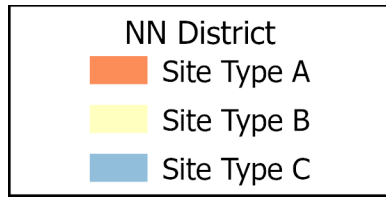
<u>Table 5.06.C-2</u> <u>Principal Use</u>
<u>Use Group 1: One Family Detached Residential:</u> <u>One Family Detached</u>
<u>Use Group 2: One Family Attached Residential and Two Family Residential:</u> <u>One Family Attached</u> <u>Two Family</u>
<u>Use Group 3: Multiple Family Residential / Institutional Living:</u> <u>Multiple Family Dwelling</u> <u>Live / Work Units</u> <u>Senior Housing – Independent Living</u> <u>Senior Housing – Congregate Care</u>
<u>Use Group 4: Office:</u> <u>General Office</u> <u>Professional and Medical Office</u> <u>Publicly Owned / Operated Office and Service Facility</u> <u>Veterinary Clinic</u> <u>Child Care Center</u>
<u>Use Group 5: Retail / Entertainment / Service:</u> <u>Financial Institutions</u> <u>General Retail</u> <u>Restaurants</u> <u>Personal Service</u> <u>Business Services</u>
<u>Use Group 6: Miscellaneous Uses:</u> <u>Places of Worship</u> <u>Fitness, Gymnastics and Exercise Centers</u> <u>Theaters and Places of Assembly</u> <u>Indoor Commercial Recreation Establishments</u> <u>Commercial Kennels / Pet Day Care</u>
<u>Use Group 7: Mixed Use</u>

Table 5.06.C-3 Building Forms Permitted			
<u>Building Forms</u>	<u>Site Type A</u>	<u>Site Type B</u>	<u>Site Type C</u>
<u>Single- Family Residential Detached</u>	<u>NP</u>	<u>NP</u>	<u>P</u>
<u>Two Family Residential</u>	<u>NP</u>	<u>P</u>	<u>P</u>
<u>A: Small, single-purpose out buildings</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>B: Small, multi-tenant commercial with mixed use</u>	<u>P</u>	<u>P</u>	<u>S</u>
<u>C: Attached single-family residential or live-work</u>	<u>NP</u>	<u>P</u>	<u>P</u>
<u>D: Multi-story mixed use, medium density</u>	<u>S</u>	<u>NP</u>	<u>NP</u>
<u>Notes:</u> <u>P – Permitted Use Groups</u> <u>S – Special Use Approval Groups</u> <u>NP – Prohibited Use Groups</u>			

Table 5.06.C-1 Use Groups Permitted				
Use Group (Table 5.03-1)	Site Type NN: A		Site Type NN: B	
	Street Type NN: A Arterials	Street Type NN: B Locals and Collectors	Street Type NN: A Arterials	Street Type NN: B Locals and Collectors
1 Residential	NP	NP	NP	NP
2* Residential/Lodging	P1	P1	P	P
3 Office/Institution	P	P	P	P
4 Auto/Transportation	S	S	NP	NP
5 Retail/Entertainment/Service	P	P	P	P
6 Misc. Commercial	S	S	NP	NP
7 Industrial	NP	NP	NP	NP
1 Permitted on upper floors only P—Permitted Use Groups S—Special Use Approval Groups NP—Prohibited Use Groups *Lodging uses are permitted subject to Special Use Approval				

Table 5.06.C-2 Building Forms Permitted				
Building Forms	Site Type NN: A		Site Type NN: B	
	Street Type NN: A Arterials	Street Type NN: B Locals and Collectors	Street Type NN: A Arterials	Street Type NN: B Locals and Collectors
A: Small, single purpose, out buildings	NP	NP	NP	NP
B: Small, multi-tenant commercial with mixed use	P1	P1	P	P
C: Attached residential or live/work	P	P	P	P
D: Multi-story mixed use, medium density	S	S	NP	NP
E: Large format commercial	P	P	P	P
F: Large format mixed use	S	S	NP	NP
P— Permitted Building Form S— Special Use Building Form NP— Prohibited Building Form				

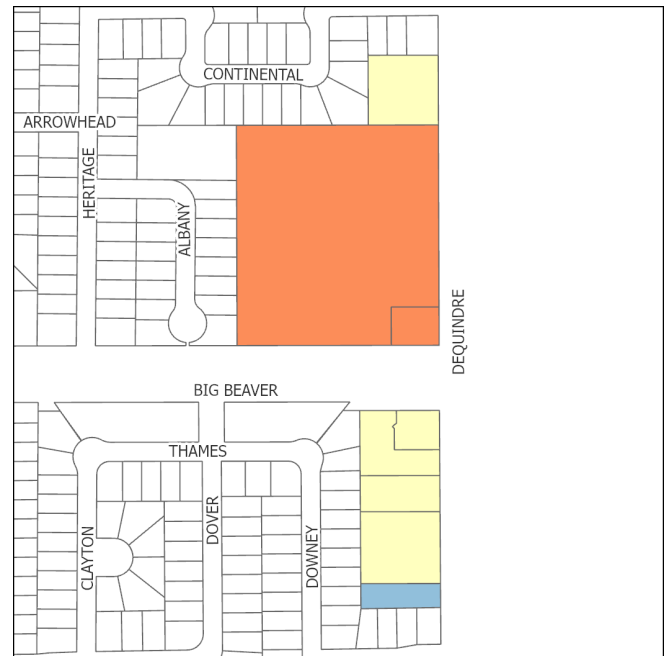
Node A



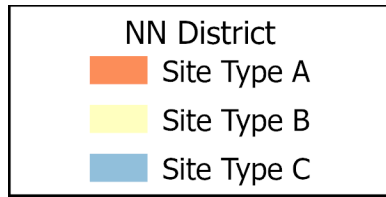
Node B



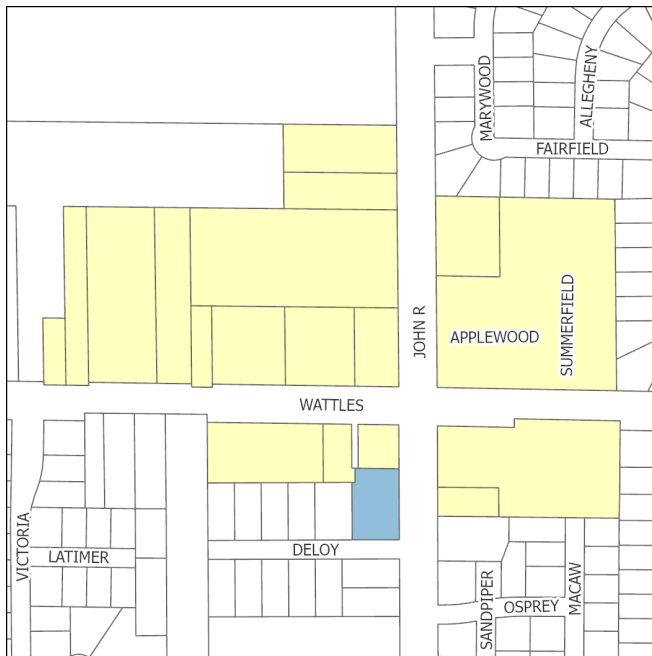
Node C



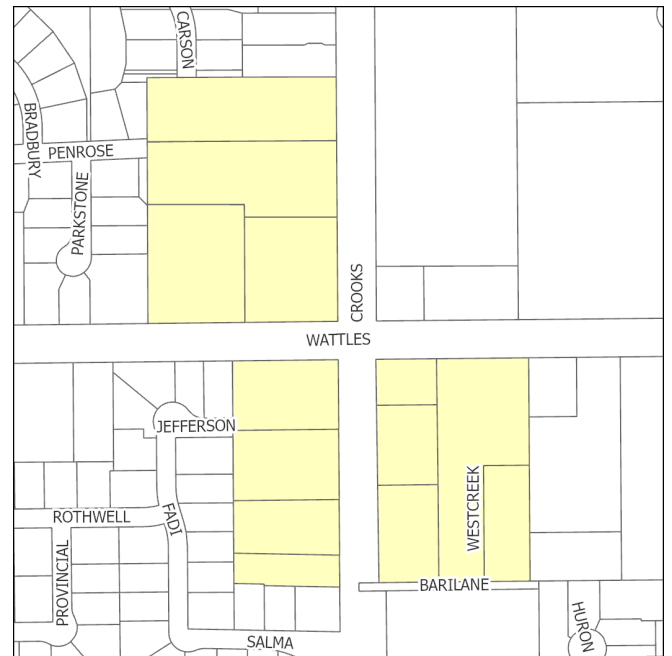
Node D



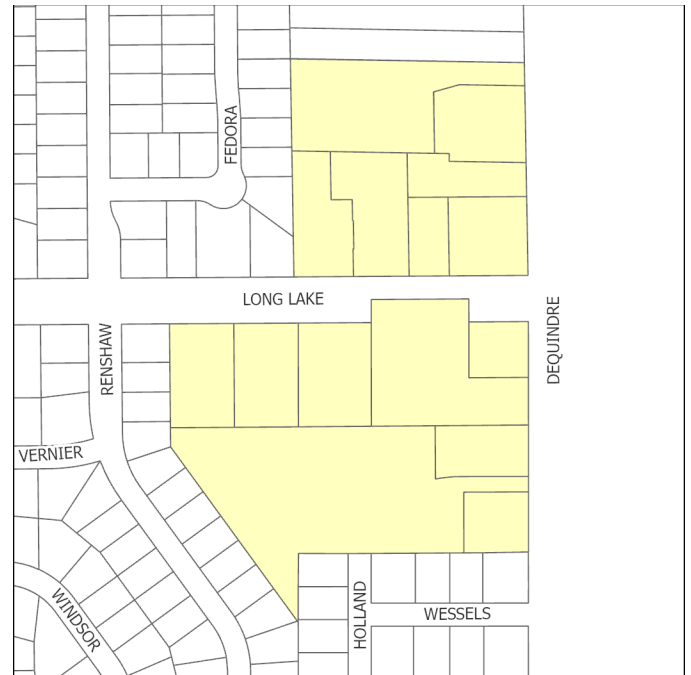
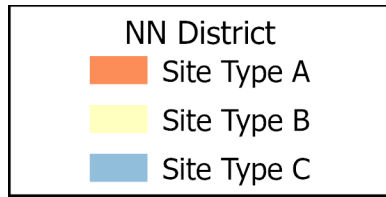
Node E



Node F



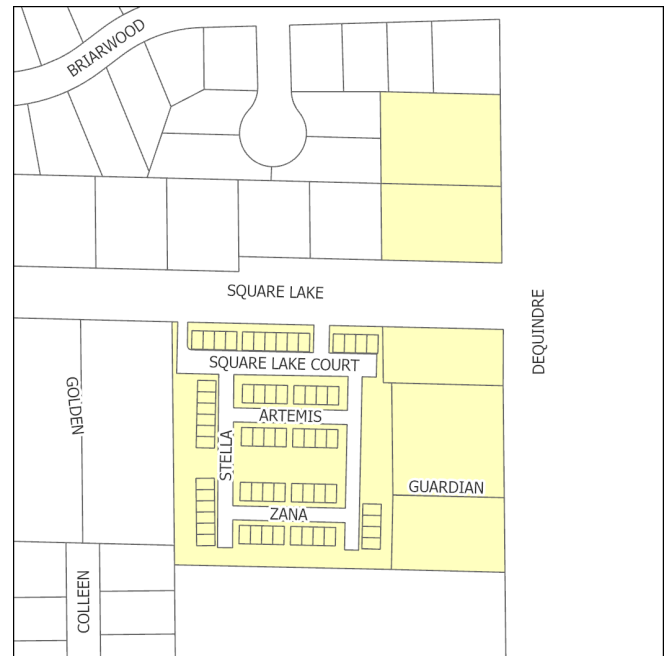
Node G



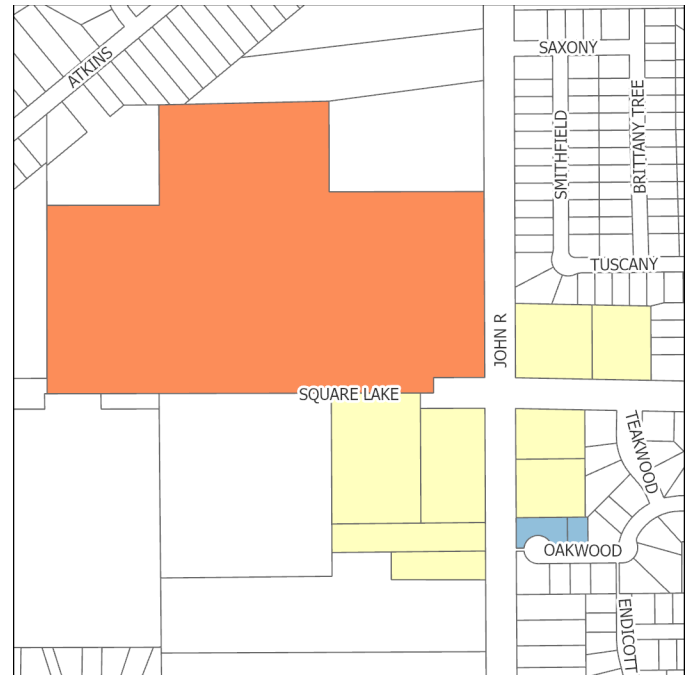
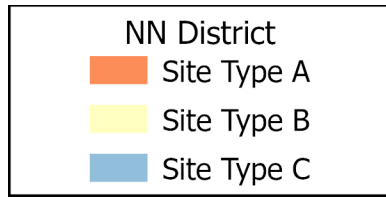
Node H



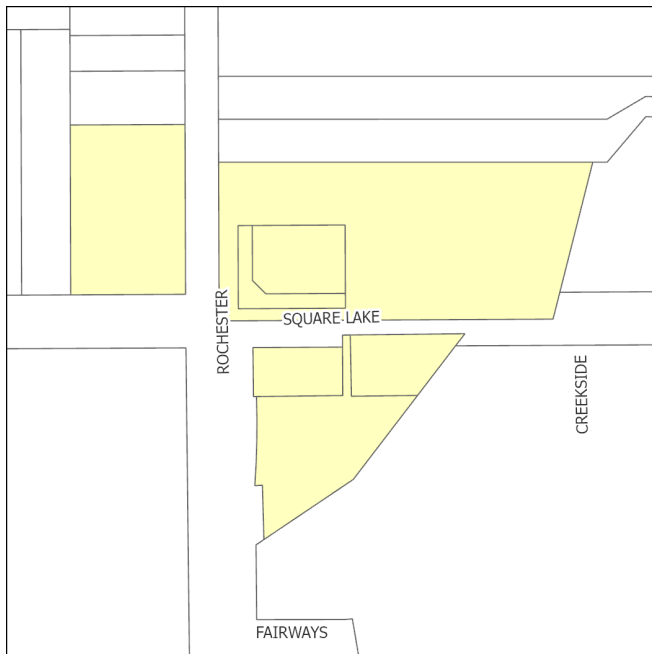
Node I



Node J

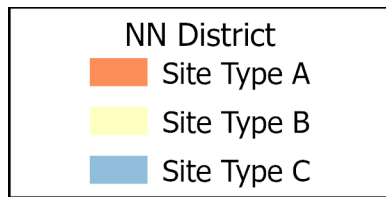


Node K

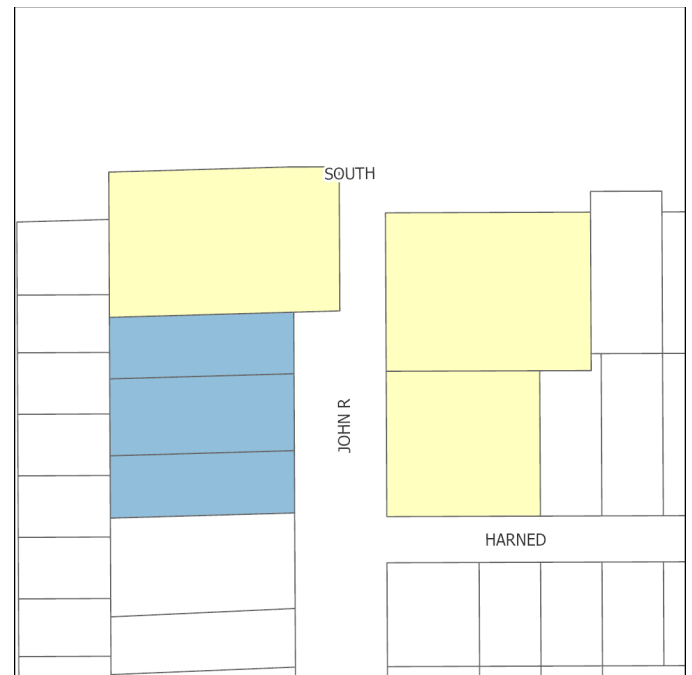


Node L

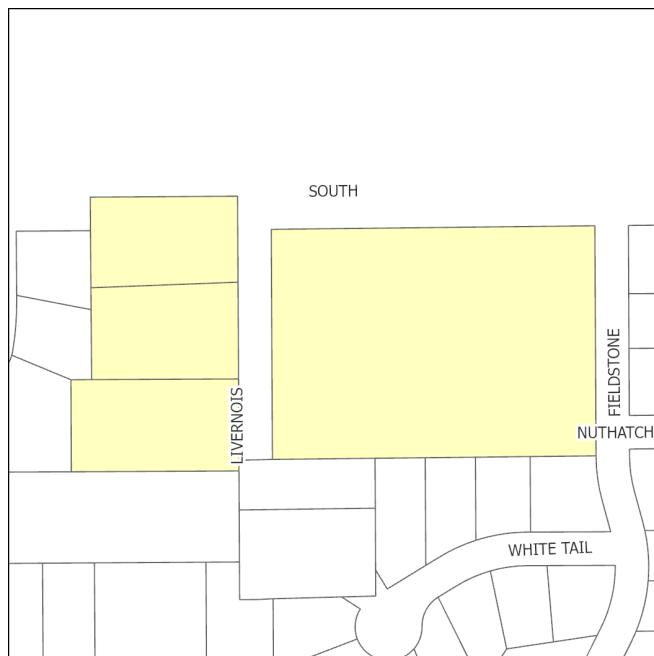




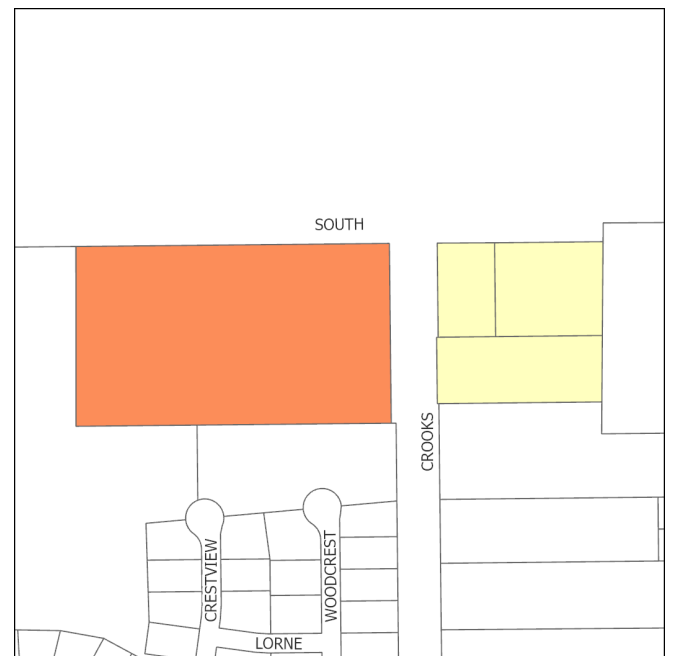
Node M



Node N



Node O

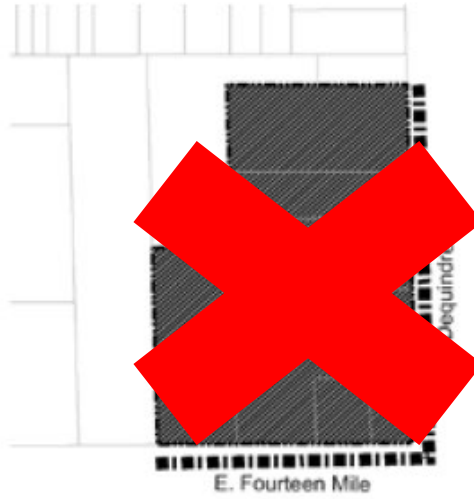


~~Map 5.06.1 Neighborhood Node District Regulating Plan~~

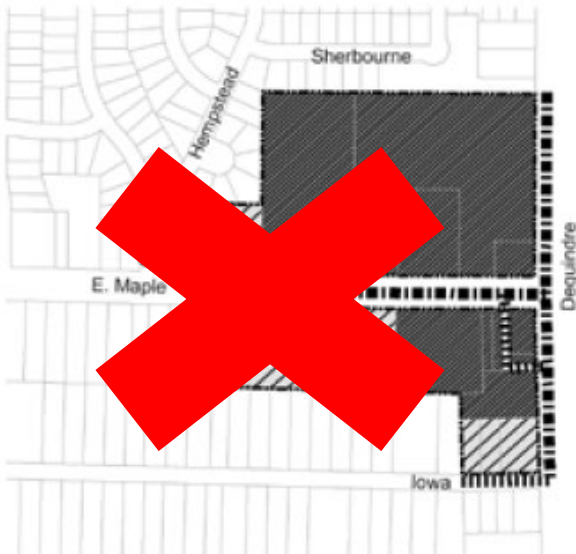
Legend



Node A



Node B

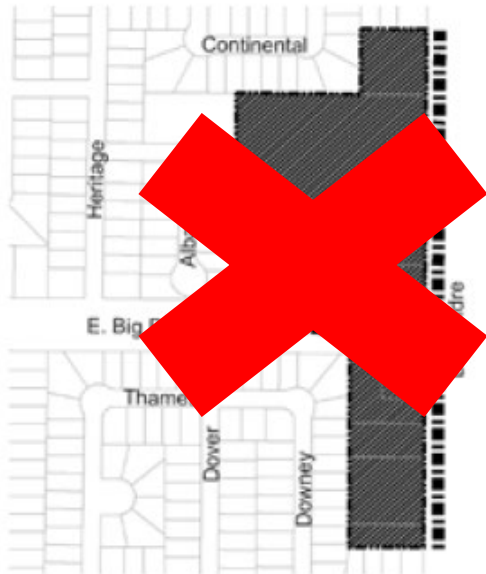


Node C

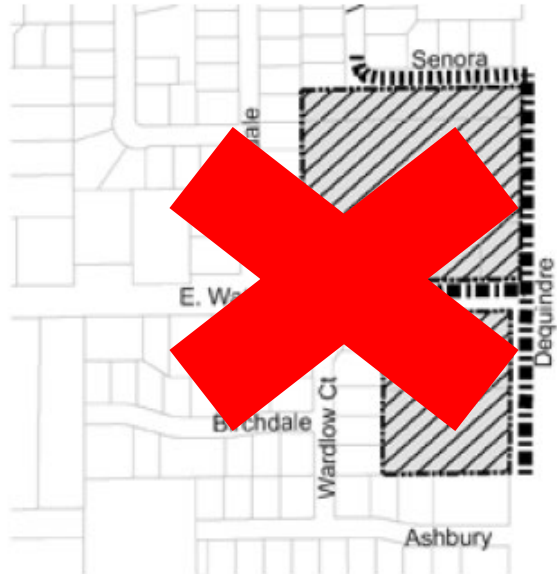


~~Map 5.06.1: Neighborhood Node District Regulating Plan (Continued)~~

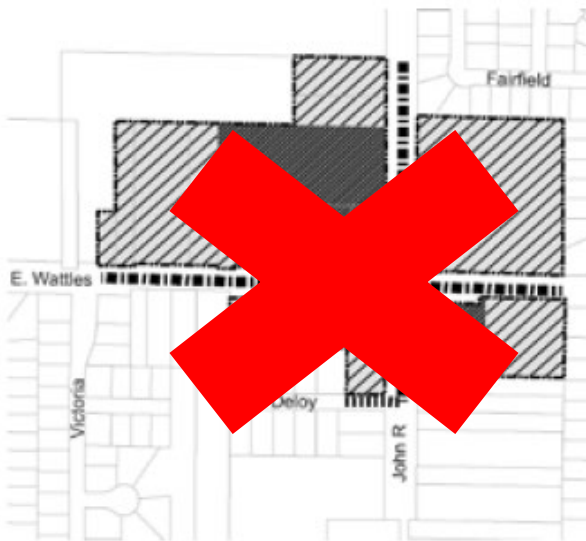
Node D



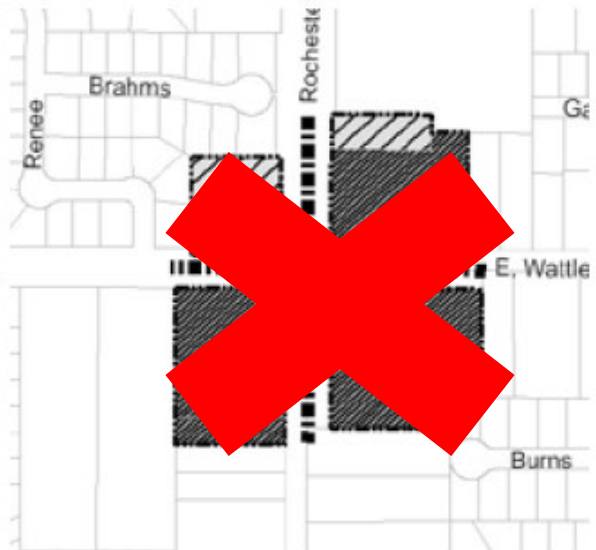
Node E



Node F



Node G

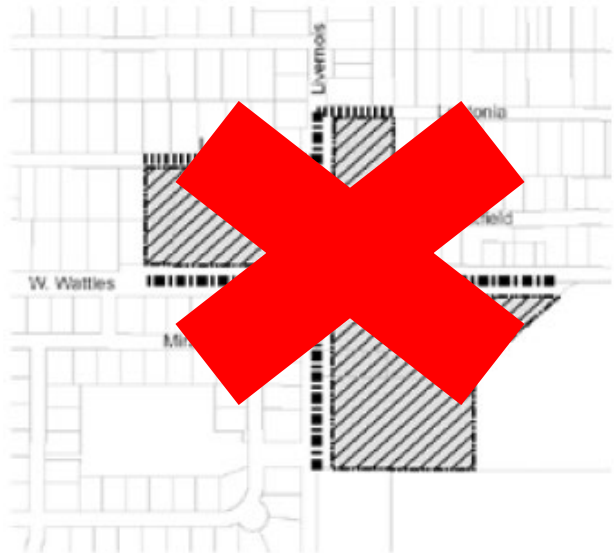


~~Map 5.06.1: Neighborhood Node District Regulating Plan (Continued)~~

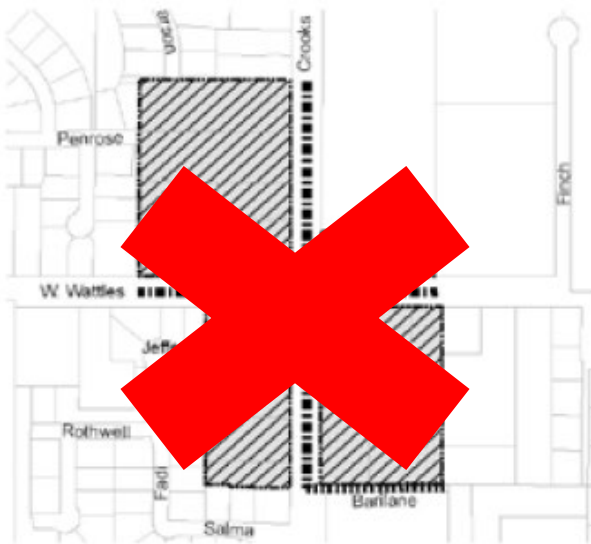
Legend



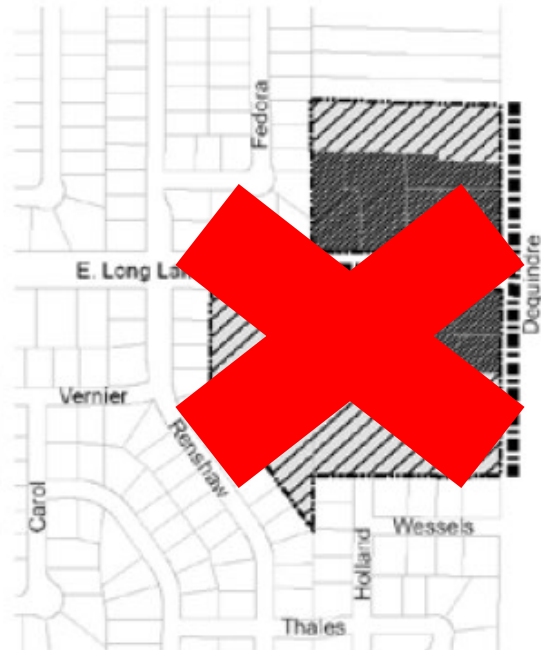
Node H



Node I

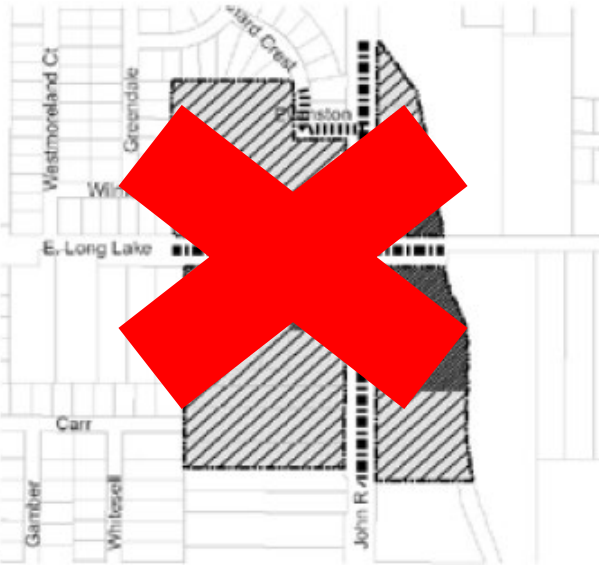


Node J

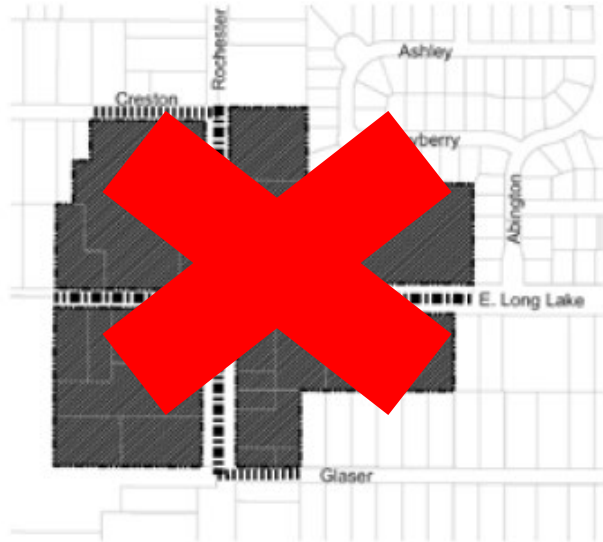


~~Map 5.06.1: Neighborhood Node District Regulating Plan (Continued)~~

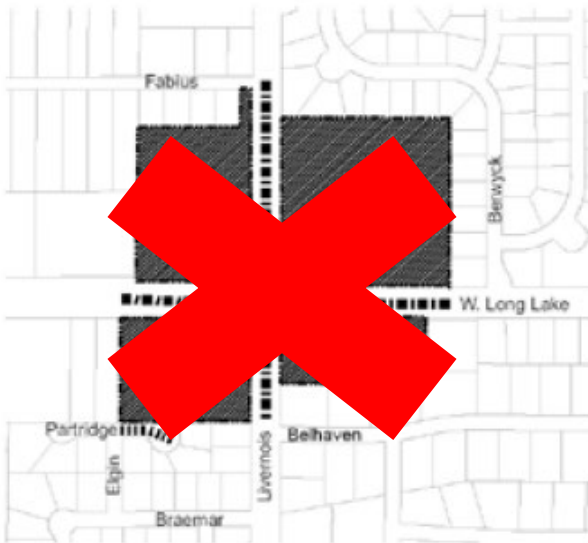
Node K



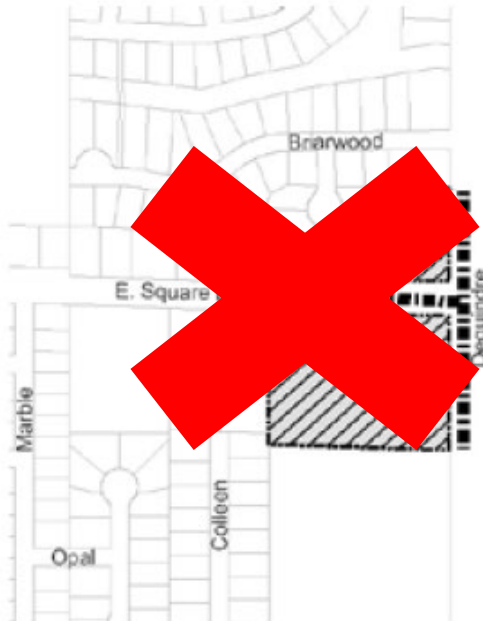
Node L



Node M



Node N

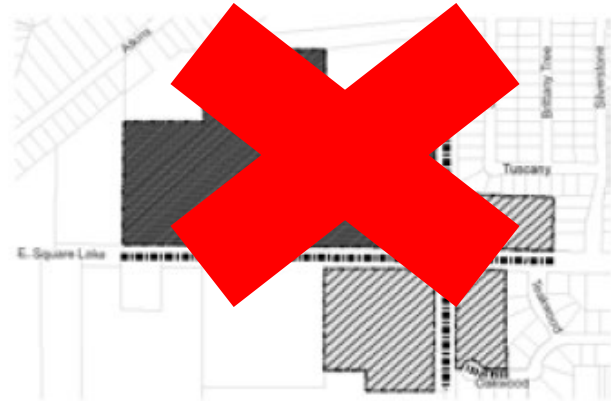


~~Map 5.06.1: Neighborhood Node District Regulating Plan (Continued)~~

Legend



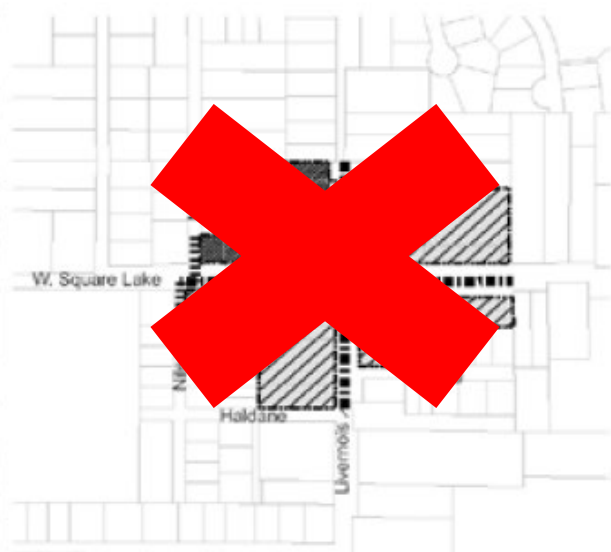
Node O



Node P



Node Q



~~Map 5.06.1: Neighborhood Node District Regulating Plan (Continued)~~

Node R



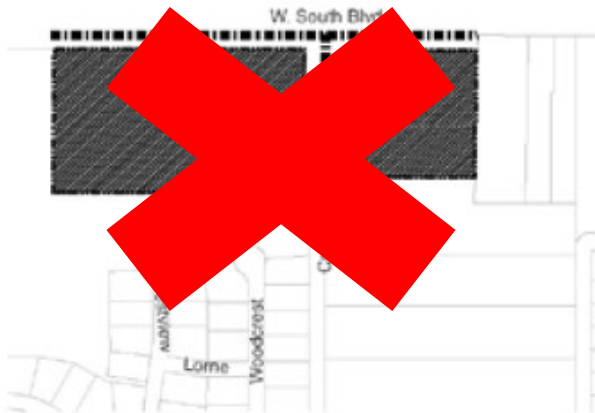
Node S



Node T



Node U



Section 3. Savings

All proceedings pending, and all rights and liabilities existing, acquired or incurred, at the time this Ordinance takes effect, are hereby saved. Such proceedings may be consummated under and according to the ordinance in force at the time such proceedings were commenced. This ordinance shall not be construed to alter, affect, or abate any pending prosecution, or prevent prosecution hereafter instituted under any ordinance specifically or impliedly repealed or amended by this ordinance adopting this penal regulation, for offenses committed prior to the effective date of this ordinance; and new prosecutions may be instituted and all prosecutions pending at the effective date of this ordinance may be continued, for offenses committed prior to the effective date of this ordinance, under and in accordance with the provisions of any ordinance in force at the time of the commission of such offense.

Section 4. Severability Clause

Should any word, phrase, sentence, paragraph or section of this Ordinance be held invalid or unconstitutional, the remaining provision of this ordinance shall remain in full force and effect.

Section 5. Effective Date

This amendment to the Zoning Ordinance shall take effect seven (7) days after publication, which shall be published within 15 days of adoption, as required the Michigan Zoning Enabling Act (Act 110 of 2006).

This Ordinance is enacted by the Council of the City of Troy, Oakland County, Michigan, at a regular meeting of the City Council held at City Hall, 500 W. Big Beaver, Troy, MI, on the _____ day of _____, 2026.

Ethan Baker, Mayor

Aileen Dickson, City Clerk

PROPOSED
NEIGHBORHOOD NODE REINDEXING

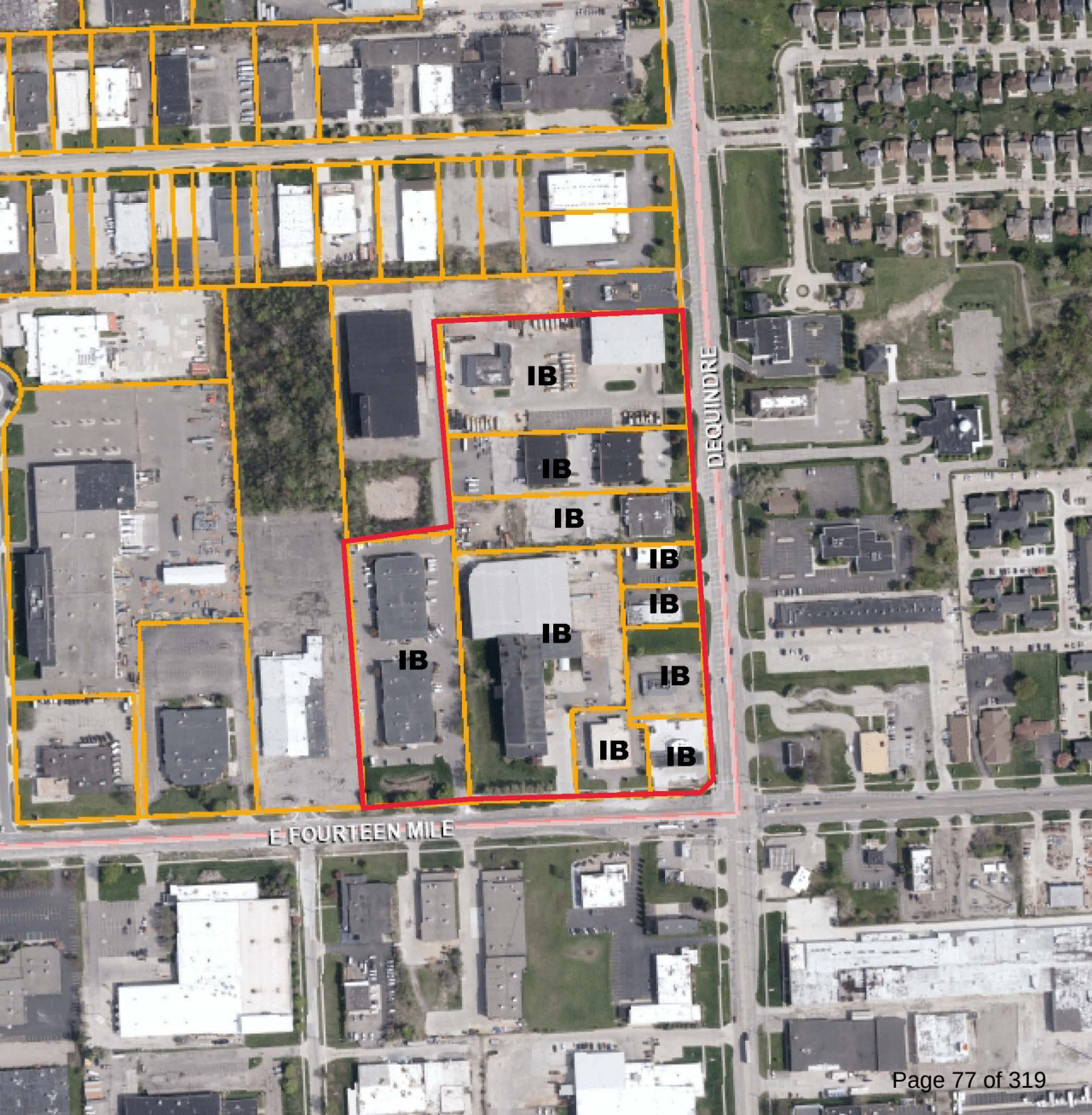
Existing Neighborhood Node	Intersection	Proposed Neighborhood Node
A	E Fourteen Mile & Dequindre	To Be Removed (Rezoned to IB)
B	Maple & Dequindre	A
C	Maple & John R	B
D	Big Beaver & Dequindre	C
E	Wattles & Dequindre	D
F	Wattles & John R	E
G	Wattles & Rochester	To Be Removed (Rezoned to GB)
H	Wattles & Livernois	To Be Removed (Rezoned to CB, RT & CF)
I	Wattles & Crooks	F
J	Long Lake & Dequindre	G
K	Long Lake & John R	H
L	Long Lake & Rochester	To Be Removed (Rezoned to GB & CB)
M	Long Lake & Livernois	To Be Removed (Rezoned to GB & RT)
N	Square Lake & Dequindre	I
O	Square Lake & John R	J
P	Square Lake & Rochester	K
Q	Square Lake & Livernois	L
R	South Blvd & John R	M
S	South Blvd & Rochester	To Be Removed (Rezoned to GB & RT)
T	South Blvd & Livernois	N
U	South Blvd & Crooks	O

PROPOSED MAP AMENDMENTS (REZONINGS)

DEQUINDRE AND FOURTEEN MILE

This Node (Node A) is proposed to be eliminated and the entire Node is proposed to be rezoned to IB.

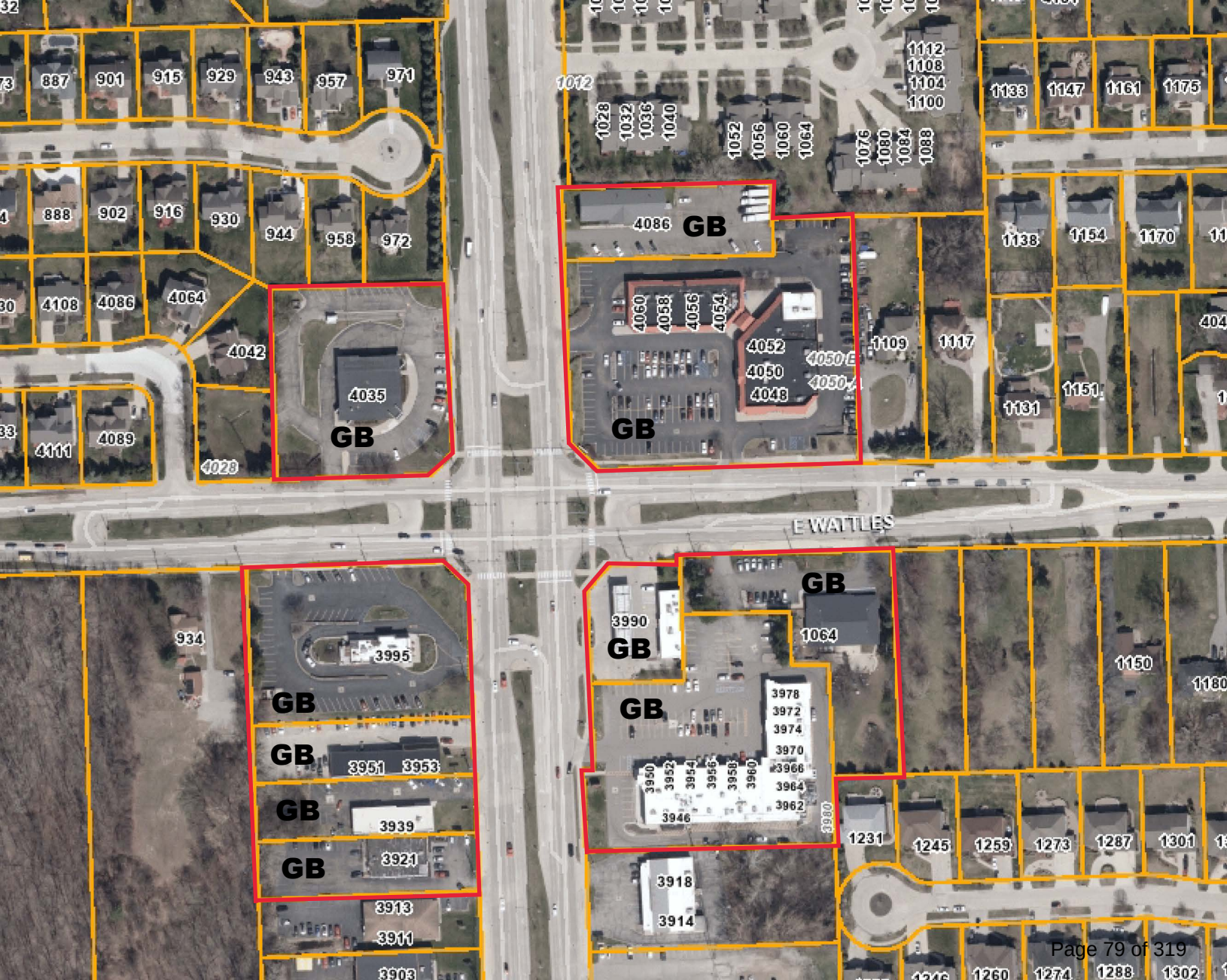
Parcel	Property Address	Current Zoning	Proposed Zoning
88-20-36-476-036	33259 DEQUINDRE	NN	IB
88-20-36-476-037	1783 E FOURTEEN MILE	NN	IB
88-20-36-476-038	1835 E FOURTEEN MILE -1837	NN	IB
88-20-36-476-039	33215 DEQUINDRE	NN	IB
88-20-36-476-040	33181 DEQUINDRE	NN	IB
88-20-36-476-050	33373 DEQUINDRE	NN	IB
88-20-36-476-071	1725 E FOURTEEN MILE -1729	NN	IB
88-20-36-476-074	33333 DEQUINDRE -33341	NN	IB
88-20-36-476-075	33145 DEQUINDRE	NN	IB
88-20-36-476-076	1881 E FOURTEEN MILE	NN	IB



WATTLES AND ROCHESTER

This Node (Node G) is proposed to be eliminated. All properties are proposed to be rezoned to GB.

Parcel	Property Address	Current Zoning	Proposed Zoning
88-20-14-351-008	4086 ROCHESTER	NN	GB
88-20-14-351-056	4048 ROCHESTER -4066	NN	GB
88-20-15-478-015	4035 ROCHESTER	NN	CB
88-20-22-226-040	3951 ROCHESTER -3955	NN	GB
88-20-22-226-041	3939 ROCHESTER	NN	GB
88-20-22-226-042	3921 ROCHESTER	NN	GB
88-20-22-226-074	3995 ROCHESTER	NN	GB
88-20-23-100-044	3990 ROCHESTER	NN	GB
88-20-23-100-070	3946 ROCHESTER -3978	NN	GB
88-20-23-100-078	1064 E WATTLES	NN	GB



GB

GB

GB

GB

GB

GB

GB

GB

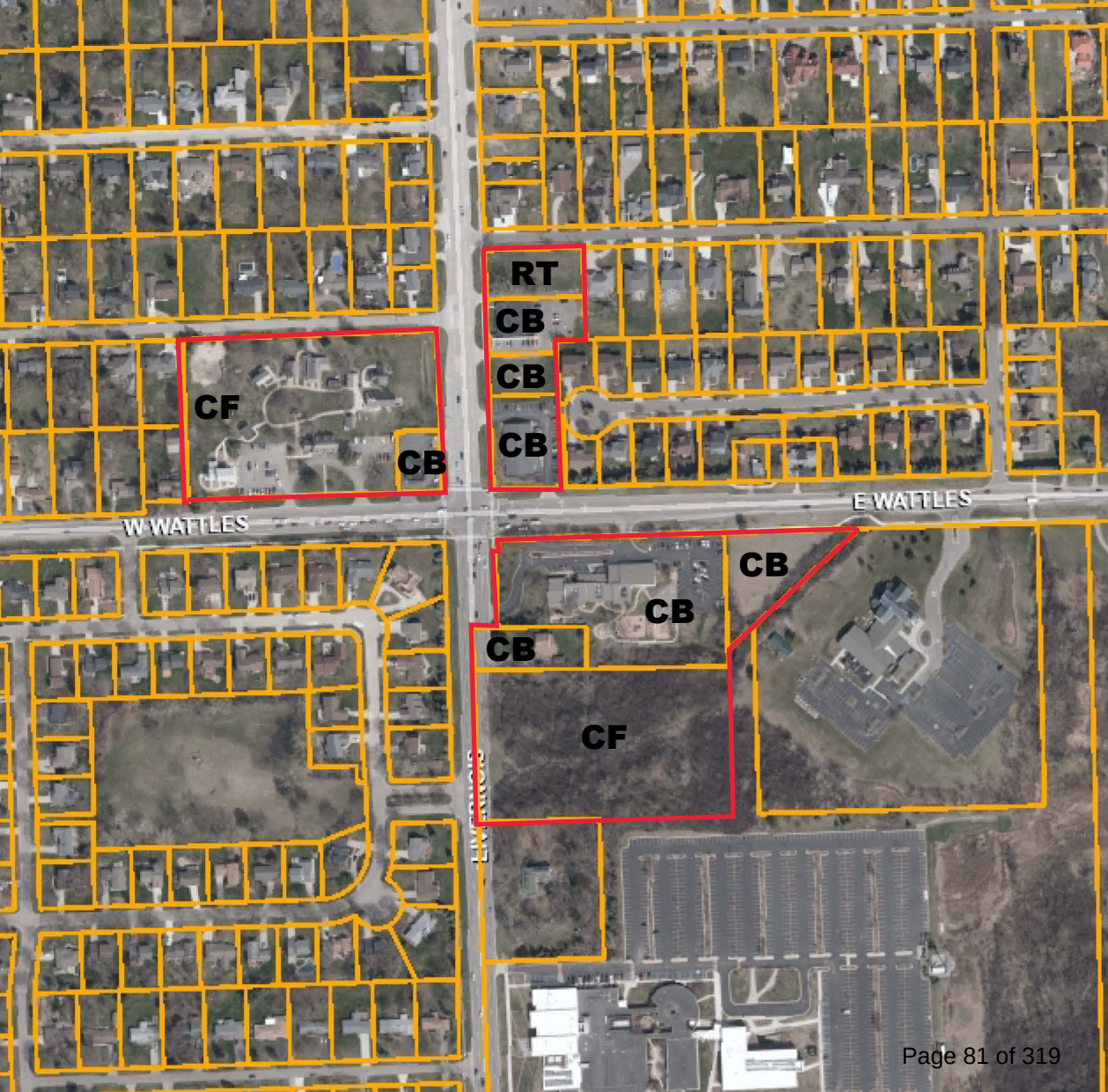
GB

GB

WATTLES AND LIVERNOIS

This Node (Node H) is proposed to be eliminated and rezoned to multiple zoning districts (RT, CB and CF).

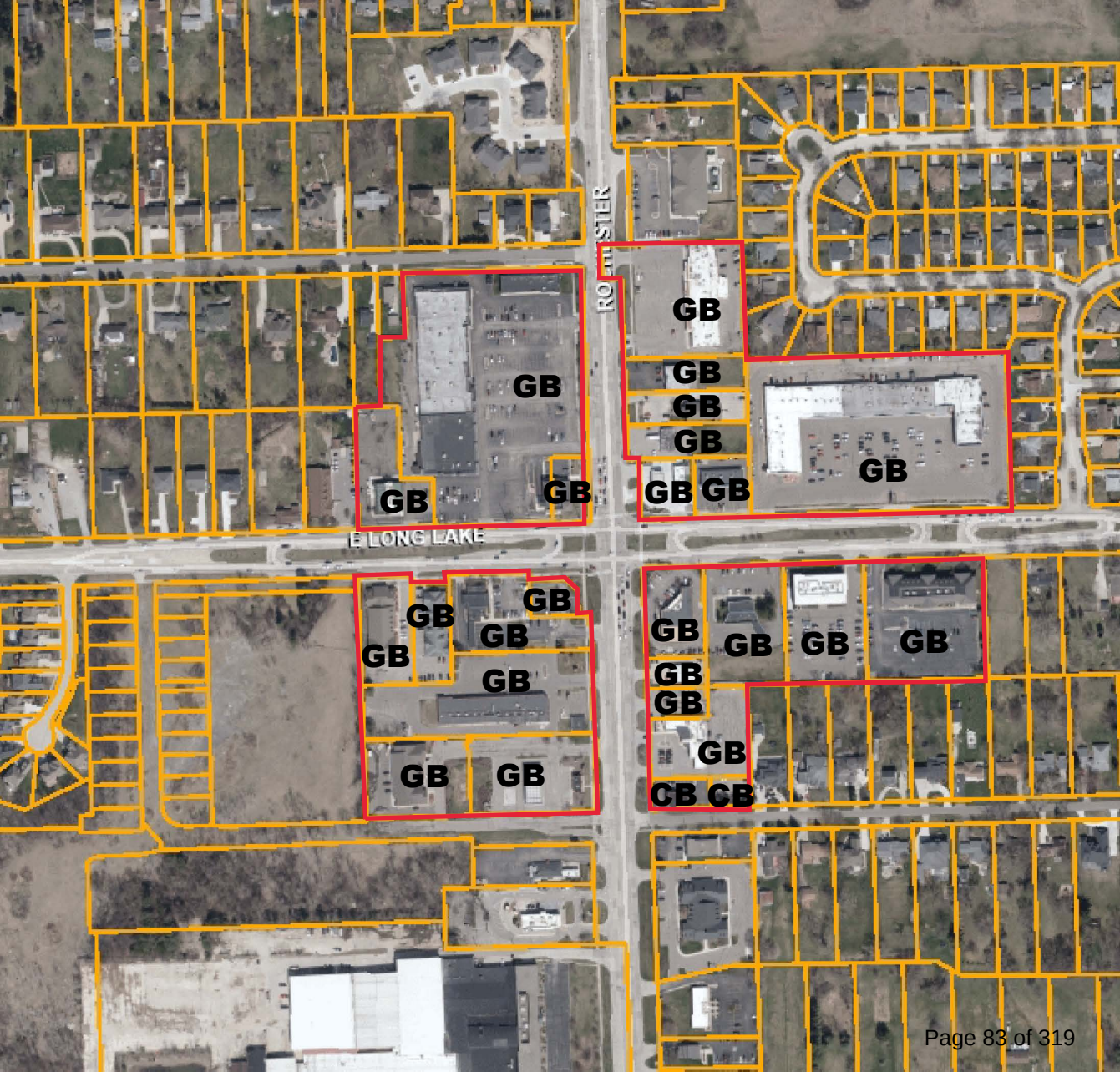
Parcel	Property Address	Current Zoning	Proposed Zoning
88-20-15-353-052	4072 LIVERNOIS 101-109	NN	RT
88-20-15-353-053	4062 LIVERNOIS -4066	NN	CB
88-20-15-353-054	N/A	NN	CB
88-20-15-355-066	4000 LIVERNOIS	NN	CB
88-20-22-101-043	3838 LIVERNOIS	NN/CF	CF
88-20-16-478-035	60 W WATTLES -62	NN	CF
88-20-16-478-036	4009 LIVERNOIS	NN	CB
88-20-22-101-001	3950 LIVERNOIS	NN	CB
88-20-22-101-002	3900 LIVERNOIS	NN	CB
88-20-22-101-003	92 E WATTLES	NN	CB



LONG LAKE AND ROCHESTER

This Node (Node L) is proposed to be eliminated and all properties are proposed to be rezoned to either GB or CB.

Parcel	Property Address	Current Zoning	Proposed Zoning
88-20-10-477-038	5017 ROCHESTER	NN	GB
88-20-10-477-039	935 E LONG LAKE	NN	GB
88-20-10-477-049	5027 ROCHESTER -5137	NN	GB
88-20-11-351-006	5042 ROCHESTER -5044	NN	GB
88-20-11-351-007	5032 ROCHESTER	NN	GB
88-20-11-351-008	5016 ROCHESTER -5024	NN	GB
88-20-11-351-009	5012 ROCHESTER	NN	GB
88-20-11-351-010	1047 E LONG LAKE -1055	NN	GB
88-20-11-351-011	1057 E LONG LAKE -1155	NN	GB
88-20-11-351-013	5054 ROCHESTER -5120	NN	GB
88-20-14-101-003	4932 ROCHESTER	NN	GB
88-20-14-101-004	4930 ROCHESTER	NN	GB
88-20-14-101-006	4880 ROCHESTER	NN	CB
88-20-14-101-040	1120 E LONG LAKE	NN	GB
88-20-14-101-042	1050 E LONG LAKE	NN	GB
88-20-14-101-043	4924 ROCHESTER	NN	GB
88-20-14-101-044	N/A	NN	CB
88-20-14-101-047	1152 E LONG LAKE	NN	GB
88-20-14-101-048	4966 ROCHESTER	NN	GB
88-20-15-201-015	850 E LONG LAKE	NN	GB
88-20-15-201-016	920 E LONG LAKE	NN	GB
88-20-15-201-018	4995 ROCHESTER	NN	GB
88-20-15-201-038	940 E LONG LAKE	NN	GB
88-20-15-201-040	4915 ROCHESTER -4967	NN	GB
88-20-15-201-048	4897 ROCHESTER	NN	GB
88-20-15-201-049	4889 ROCHESTER	NN	GB



ROBINSON ST

E LONG LAKE

GB

GB

GB

GB

GB

GB

GB

GB

GB

GB

GB

GB

GB

GB

GB

GB

GB

GB

GB

GB

GB

GB

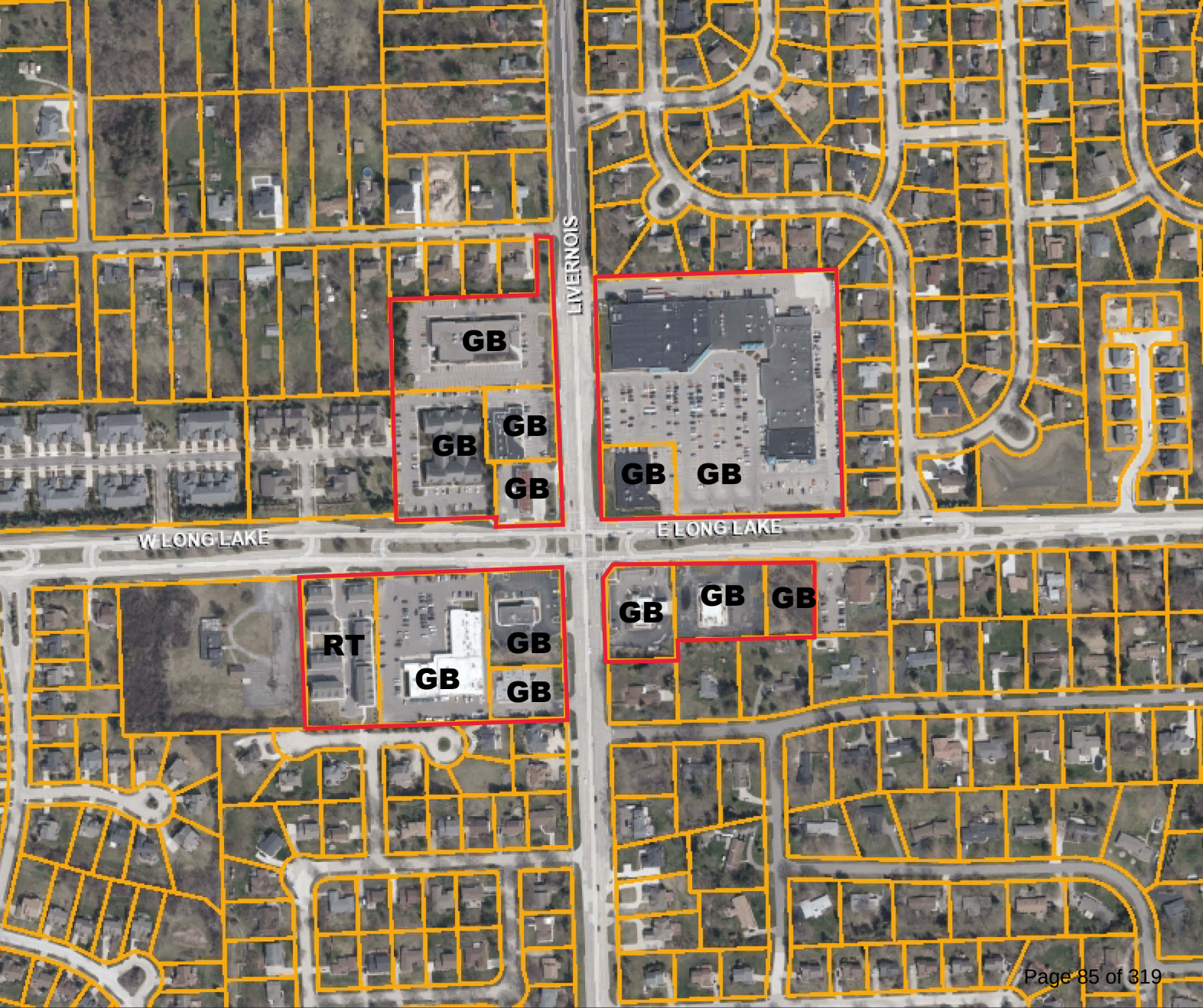
CB

CB

LONG LAKE AND LIVERNOIS

This Node (Node M) is proposed to be eliminated and all properties are proposed to be rezoned to GB or RT.

Parcel	Property Address	Current Zoning	Proposed Zoning
88-20-09-476-029	5015 LIVERNOIS	NN	GB
88-20-09-476-034	5053 LIVERNOIS -5079	NN	GB
88-20-09-476-042	5145 LIVERNOIS	NN	GB
88-20-09-476-043	70 W LONG LAKE	NN	GB
88-20-10-351-018	31 E LONG LAKE -125	NN	GB
88-20-10-351-019	25 E LONG LAKE	NN	GB
88-20-15-101-001	30 E LONG LAKE	NN	GB
88-20-15-101-030	102 E LONG LAKE	NN	GB
88-20-15-101-031	N/A	NN	GB
88-20-16-200-018	61 W LONG LAKE -109	NN	GB
88-20-16-200-019	55 W LONG LAKE	NN	GB
88-20-16-200-020	4973 LIVERNOIS -4979	NN	GB
88-20-16-202-001	4968 TREESIDE LN	NN	RT



W LONG LAKE

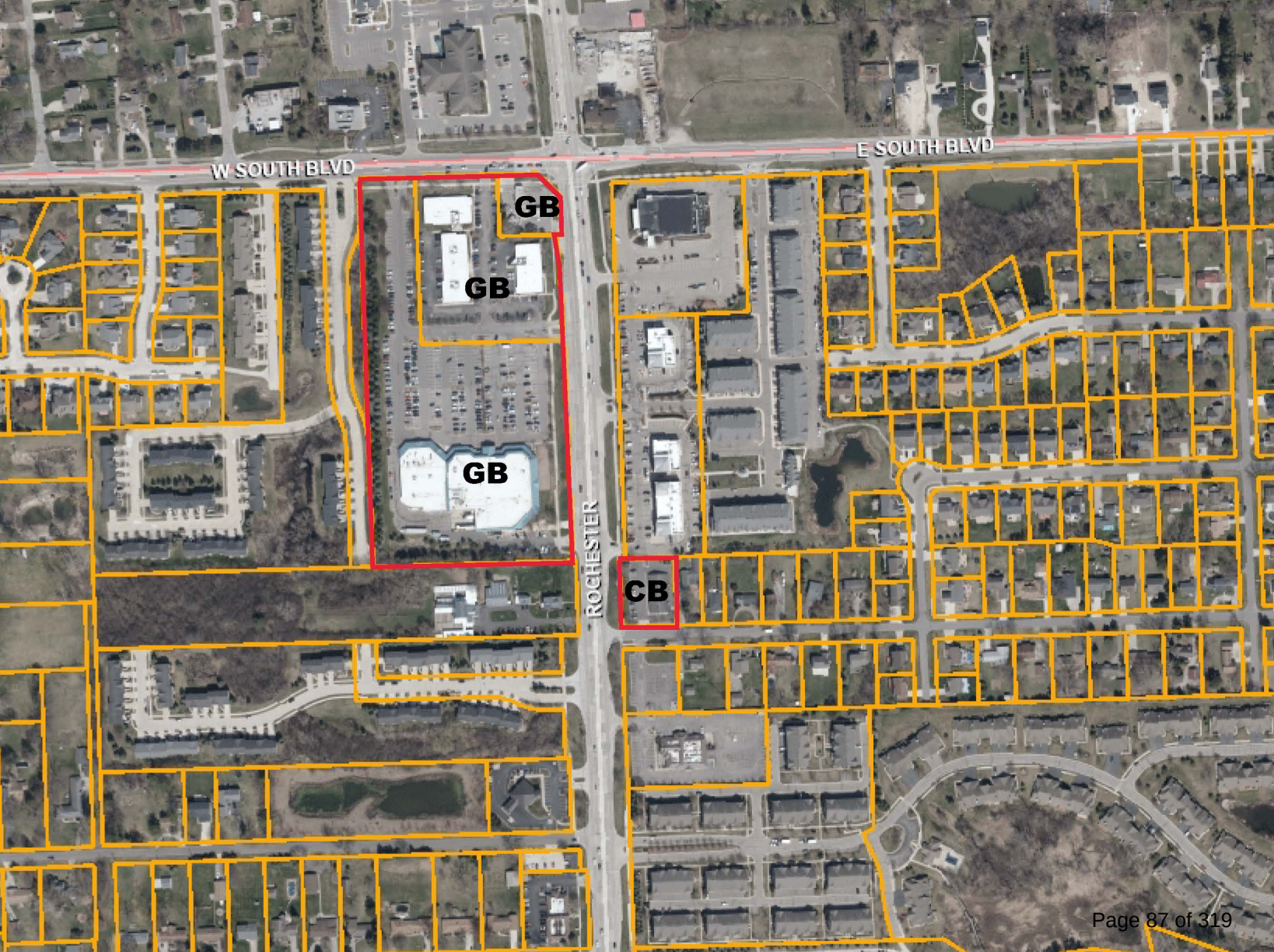
LIVERNOIS

E LONG LAKE

SOUTH BOULEVARD AND ROCHESTER

This Node (Node S) is proposed to be eliminated and all properties rezoned to either GB or CB.

Parcel	Property Address	Current Zoning	Proposed Zoning
88-20-02-102-010	6780 ROCHESTER	NN	CB
88-20-03-226-013	6951 ROCHESTER	NN	GB
88-20-03-226-042	6905 ROCHESTER	NN	GB
88-20-03-226-046	6835 ROCHESTER -6843	NN	GB



W SOUTH BLVD

E SOUTH BLVD

ROCHESTER

GB

GB

GB

CB

MAPLE AND JOHN R

This Node is presently designated as Node C. The Node includes only the northeast quadrant. It is proposed that this Node be expanded to include properties on the northwest, southwest and southeast quadrants. It is proposed to be designated as Node B.

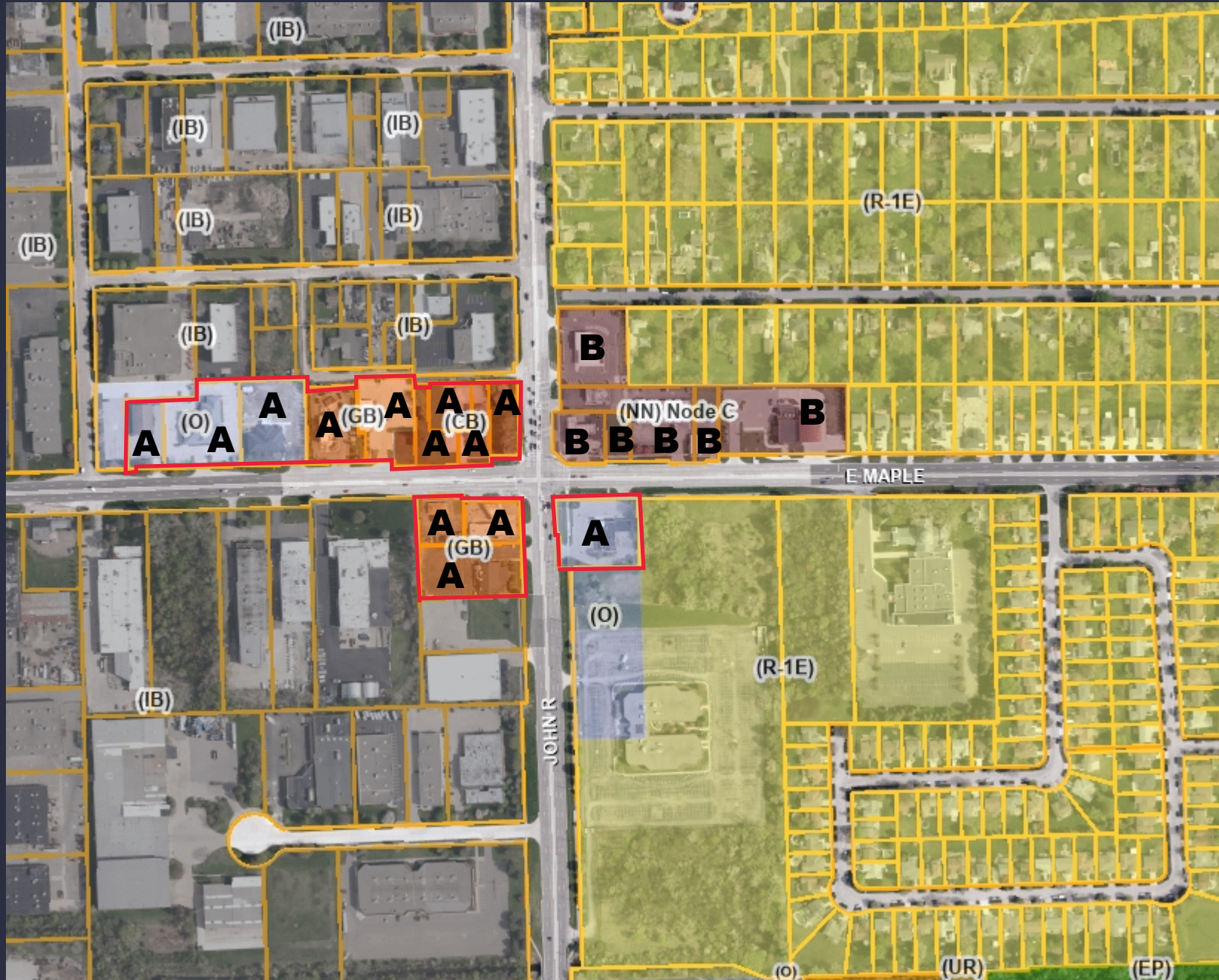
Parcel	Property Address	Current Zoning	Proposed Zoning	Site Type
88-20-26-482-031	1883 E MAPLE	O	NN	A
88-20-26-482-032	1853 E MAPLE	O	NN	A
88-20-26-482-033	1869 E MAPLE	O	NN	A
88-20-26-483-009	N/A	CB	NN	A
88-20-26-483-047	1975 E MAPLE	CB	NN	A
88-20-26-483-048	1905 E MAPLE	GB	NN	A
88-20-26-483-050	N/A	CB	NN	A
88-20-26-483-053	N/A	CB	NN	A
88-20-26-483-055	1915 E MAPLE	GB	NN	A
88-20-35-226-042	1980 E MAPLE	GB	NN	A
88-20-35-226-095	1940 E MAPLE	GB	NN	A
88-20-35-226-096	1477 JOHN R	GB	NN	A
88-20-36-100-057	1494 JOHN R	O	NN	A

Legend:

Form Based Zoning 2

- (PUD) Planned Unit Development; (PUD Development #17; (PUD-19) Planned Ur
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road
- (MR) Maple Road
- (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 D
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales
- (PUD) Planned Unit Development

Notes:



Map Scale: 1=543

Created: July 3, 2024



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.

CROOKS AND WATTLES

This Node is presently designated as Node I. It is proposed that the northeast quadrant of the Node be removed from the Node and rezoned to R-1B. The Node is proposed to be designated as Node F.

Parcel	Property Address	Current Zoning	Proposed Zoning
88-20-16-301-011	N/A	NN	R1-B
88-20-16-301-012	926 W WATTLES	NN	R1-B

Legend:

Form Based Zoning 2

- (PUD) Planned Unit Development; (PUD Development #17; (PUD-19) Planned Ur
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road
- (MR) Maple Road
- (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 D
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales
- (PUD) Planned Unit Development

Notes:



Map Scale: 1=543

Created: July 3, 2024



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.

LONG LAKE AND JOHN R

This Node is presently designated as Node K. There are two parcels in the northwest quadrant that are zoned NN but the underlying use of both parcels is single-family residential. Both parcels are considered legal nonconforming and front on a residential street. It is proposed that both parcels be removed from the Node and rezoned to R-1C. It is proposed that the Node be designated as Node H.

Parcel	Property Address	Current Zoning	Proposed Zoning
88-20-11-481-016	5135 ORCHARD CREST	NN	R1-C
88-20-11-481-017	5121 ORCHARD CREST	NN	R1-C



Legend:

Form Based Zoning 2

- (PUD) Planned Unit Development; (PUD Development #17; (PUD-19) Planned Ur
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road
- (MR) Maple Road
- (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 D
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales
- (PUD) Planned Unit Development

Notes:

Map Scale: 1=543

Created: July 3, 2024



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.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

To: City of Troy Planning Commission

From: Benjamin Carlisle, AICP

Date: December 3, 2025

Re: Neighborhood Node Zoning Text Amendments

Following the City Council’s adoption of the updated Master Plan—particularly its emphasis on revisions to the Neighborhood Nodes—the Planning Commission was tasked with amending the Zoning Ordinance to reflect the updated vision and policies. To lead this effort, a Neighborhood Node Steering Committee was established, composed of Chair Perakis, Commissioner Krent, Commissioner Lambert, and Commissioner Faison.

The Steering Committee convened for multiple working sessions. The objective of this process was to ensure the Zoning Ordinance aligned with the intent and purpose of the Master Plan, addressed recurring development challenges, and provided context-sensitive standards tailored to the unique character of each node.

Major amendments include:

1. Updated intent statement to reflect additions to Master Plan

- Reinforced that Neighborhood Nodes are small-scale, mixed-use centers.
- Encouraged walkability, public space, active ground floors, and context-sensitive design.
- Prioritized compatibility with adjacent single-family neighborhoods.
- Added clearer linkage to the 2024 Master Plan update.

2. Reorganized Regulating Plan Structure

- Clarified that Site Types (A, B, C) are determined by lot size, location, and context.
- Added much more narrative detail explaining:
 - Role of each site type within nodes.
 - Regional visibility and intensity for NN:A.
 - Transitional function for NN:B and NN:C.
- Repeated emphasis on parcel consolidation as a preferred development strategy.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal*
Richard K. Carlisle, *Past President/Senior Principal*

3. Updated Site Type Definitions

- NN:A (High Intensity)
 - Expanded explanation that NN:A supports:
 - Encourages medium density redevelopment.
 - Mixed use including upper-floor residential.
 - Destination retail and services.
 - Clarifies typical conditions: arterial corners, large parcels, cross-access.
- NN:B (Transitional / Mixed Residential & Commercial)
 - Identified as the most diverse site type.
 - Support for:
 - Small/medium retail and service.
 - Residential at grade or attached formats.
 - Transitional buffers.
 - Additional narrative on role in connecting neighborhoods to the Node.
- NN:C (Edge Residential / Low-Intensity Commercial)
 - Listed expectation that these primarily serve as residential buffers.
 - Allows small-scale neighborhood commercial only under limited conditions.
 - Add dimensional requirements for single family residential and duplexes

4. Added regulations and standards to modify a regulating plan (i.e amending a site type)

- Planning Commission may modify Site Type designations (e.g., from C to B) through public hearing and site plan review.
- Modification criteria include:
 - Change in conditions since the Master Plan
 - Compatibility with adjacent uses
 - Conformance with district intent

5. Expansion of Design Standards

- Clarify how height in Neighborhood Nodes is calculated
- Substantial additions strengthening form-based design.
- Building Orientation & Entrances
 - Primary entrances must directly face the street.
 - New detail for:
 - Mixed-use buildings (separate res./non-res entrances).
 - Residential entrance waiver—new criteria the PC must evaluate.
- Ground Story Activation & Transparency
 - Required first-floor transparency:
 - 50% on street frontages.
 - 30% facing parking.
 - Planning Commission may waive standards for:
 - Historic/unique buildings.
 - Residential safety/privacy.

- Transparency alternatives section including:
 - Wall design articulation.
 - Outdoor seating.
 - Permanent art.
 - Green screens.
 - Translucent glazing.

6. Simplified & Updated Authorize Use Groups and Building Form

- Use Groups (Table 5.06.C-2)
 - Reorganized use categories.
 - Drive-thrus explicitly prohibited.
 - Eliminate a number of uses allowed in Neighborhood Nodes:
 - Schools
 - All auto-use
 - Data Centers
 - Technology Centers/Office Research
 - Funeral Homes
 - Retail large format
 - Shopping Centers
 - Building and Lumber Supply
 - Garden Centers
 - Outdoor Commercial Recreation
 - Self-storage
 - Commercial kennels
 - Drive-Through Facilities
 - Contractor's equipment storage
 - Food products
 - Commercial outdoor storage
 - Manufacturing, processing, etc.
 - Metal plating Plastics Printing
 - Tool & die, gauge & machine shops
 - Truck/trailer rental
 - Warehousing/wholesale
 - Experimental research & testing labs
 - Allow single-family uses as a special use in very small sites (site type C).
 - Do not allow residential-only in larger Site Type A sites / only allow residential as part of a mixed use project in larger Site Type A sites.
 - Mixed-use clarified:
 - Upper-floor residential allowed by right in NN:A as part of mixed use.
 - Horizontal or vertical mixing clarified.
 - Mixed-use requires special use if any individual component does.
- Building Forms (Table 5.06.C-3)

- Cleaned duplication and formatting.
- Reinforces:
 - Multi-story mixed-use allowed only in NN:A (special approval).
 - NN:C focused on single-family and low-intensity attached formats.

7. New Section: Semi-Basement Apartment Units

- A fully new building type standard.
- Defines semi-basement units.
- Establishes:
 - 8-ft ceiling minimum.
 - Natural light/ventilation (% requirements).
 - Minimum unit size.
 - Required private patio with minimum size & railing standards.

8. Strengthened Transitional Features Section

- Defines transitional elements (architecture, massing, site features).
- Height transitions:
 - 2.5 stories/30 ft max next to one-family zoning.
 - 3 stories/38 ft elsewhere.
- Explicit measurement standard (grade to roof peak).
- Setback & Greenbelt
 - Mandatory 20 to 30-ft setback and greenbelt along single-family.
 - PC may deviate—new criteria added (public health, Master Plan, natural features).

9. Updated Site Access, Parking, and Loading

- Clear limits on the percentage of the building frontage that can be occupied by parking:
 - 50% along primary building line (or 100 ft).
 - Corner lots use cumulative frontage calculation.
 - Double-frontage lots capped at 65% (or 125 ft).
- Reinforces use of shared parking and parking flexibility provisions.
- Aligns screening with Section 13.02.C.

10. Additional Clarifications & Clean-Up

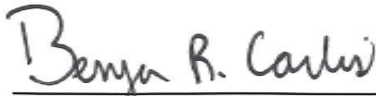
- Multiple duplicate tables removed or re-aligned.
- Consistency edits to height language, transparency metrics, and definitions.
- Improved formatting around regulating plan and maps.

11. Updated regulating maps

- See attached spreadsheet

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Benjamin R. Carlisle". The signature is written in a cursive, flowing style.

CARLISLE/WORTMAN ASSOC., INC
Benjamin R. Carlisle, AICP, LEED AP
President

Attachment: - Revised Neighborhood Node Ordinance (Redline)

5.02.G Modification of Regulating Plan.

SECTION 5.06 NEIGHBORHOOD NODES DISTRICT

- A. Intent. The Neighborhood Nodes (NN) District is derived from the 2008 [City of Troy Master Plan](#), [and updated after extensive review in 2024](#), which specifically identifies ~~21-15~~ specific intersections that play a critical role in the daily function, image, quality of life, and continued viability of the City. These nodes vary widely in character [and context](#), but share common characteristics.

Neighborhood Nodes are meant to serve as the core of the "economic neighborhoods" of Troy identified in the [Master Plan](#). Economic neighborhoods are destinations created as "go to" places that take on a social role, serving both as a place to meet basic needs of the community and as 21st century village centers, which can include integrated residential development. [They are intended to serve the abutting neighborhoods.](#)

The Neighborhood Nodes should draw people, and should be visually distinguished from the surrounding area because of their greater intensity, density and design. Design techniques such as the variation of [building height, land use transitions, increased buffers, and landscape](#) ~~shall techniques shall~~ be encouraged by these regulations to help ~~separate transition development in the~~ Node ~~from to~~ the surrounding area. Such variations, however, will respect the adjacent neighborhoods and will not be so extreme as to visually overpower ~~transitional or~~ residential areas.

The success of the Neighborhood Nodes will play a critical role in the protection and cultivation of a high quality of life in Troy.

B. Regulating Plan.

1. The [regulating plan](#), as set forth in [Figure-Map 5.06.1](#), identifies allowable uses and permissible development within the District based on location.
2. The regulating plan is based on ~~two (2) factors: Site Type and Street Type~~. Site Types, as described in Section 5.06.B.3, are determined by lot size, location, and relationship to neighboring sites. ~~Street Types, as set forth in Section 5.06.B.4, recognize that street patterns within the City of Troy are established. Streets range from primary corridors which carry a large volume of traffic to local streets which convey lower volumes of neighborhood traffic.~~

~~—~~Site Types. The regulating plan includes ~~two-three~~ (32) different site types, described as follows:

3.

a. Site Type NN:A (high intensity, ~~predominantly commercial or mixed use~~, regionally visible)– ~~These sites are predominantly located directly on major arterial roads, have larger acreage than their Site Type NN:B counterparts, and have established driveways, cross access, and larger square footage existing buildings with commercial uses.~~

e. –The NN:A category is meant to accommodate the most ambitious redevelopment within the Nodes, as they typically have the ~~prime~~ location and the size to allow for the most creative solutions for mixed use and node-specific ~~development development with a as outlined in the Master Plan mix~~ of open space and landscaping to provide an amenity to residents, visual relief to passersbys, and a buffer to adjacent properties. They are ~~predominantly located at the hard corner of major arterial roads, and rarely abut single family residential neighborhoods. Type A sites are predominantly large enough to provide adequate setback and landscape buffers and provide proper building height transitions to mitigate any negative impact on adjacent properties.~~

They have larger parcel sizes than their Site Type NN:B or NN:C counterparts, and have established driveways, cross access, and typically larger square footage that can accommodate commercial and Mixed Uses.

While the ~~established and intended character of each Node is distinct, the NN:A sites remain more similar to one another than do the NN:B sites, which are far more diverse in terms of use, acreage, and existing buildings.~~ While the NN:B and NN:C sites are intended primarily to provide a transition between the Node and the adjacent residential areas, the NN:A sites are intended to house the destination retail, service, and employment uses that are central to the economic neighborhoods outlined by the Master Plan. These NN:A sites may also often incorporate higher-density residential development on upper floors ~~when possible~~, to ~~incubate create~~ a compact, walkable environment at the Node and to ~~diversify diversify~~ the City's housing base. A general zoning provision for form-based districts is that larger parcels permit greater intensity and density for development, and also greater use flexibility.

The ordinance encourages combining parcels in order to allow for efficient site development, reduce both infrastructure needs and sprawl, contribute to sustainable development, and provide greater area for increased landscape and screening buffers.

b. Site Type NN:B (transitional smaller scale, ~~employment based commercial, office, retail, and ,mixed use~~) – NN:B sites are the most diverse of all neighborhood node site types. They are located along major arterial roads and typically smaller than Site Type A but larger than Site Type C. They may contain a variety of uses, including

Formatted: Justified, Indent: Left: 0.57", Outline numbered + Level: 3 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.57" + Indent at: 0.82"

Formatted

Formatted: Justified, Indent: Left: 0.82", Right: 0.1", Space Before: 0 pt, Line spacing: single, No bullets or numbering

Formatted: Justified, Space Before: 0 pt, Line spacing: single, Outline numbered + Level: 3 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.57" + Indent at: 0.82"

residential at grade, in a higher-density arrangement, but may also include ~~small~~ medium ~~scale~~ retail and service or office uses. Site Type B parcels are intended to serve as a transitional buffer between more intense Type A sites and/or major arterial roads to Site Type C and/or, abutting, residential neighborhoods. Site Type B may incorporate a variety of uses including low to medium-scale duplex and attached residential, and/or service, office, and commercial development.

—The ordinance encourages combining parcels in order to allow for efficient site development, reduce infrastructure needs and sprawl, contribute to sustainable development, and provide greater area for increased landscape and screening buffers. Combining parcels such as combining Site Type B parcels together or ~~combining~~ combining a Site Type B parcel to a Site Type A parcel to create a larger parcel is a standard for a site type modification, as set forth in Section 5.06.B.4. ~~A strong focus on transitional landscaping and a suitable connection to the neighboring residential areas is of critical concern for the NN:B sites, as they will often serve as the primary zone through which residents in a social neighborhood, as identified in the Master Plan, engage the Node, which serves as the core of the economic neighborhood.~~

—Site Type NN:CB (single-family, low-scale duplex and attached residential, and smaller-scale, neighborhood-serving commercial areas that are accessible by foot or bike from adjacent residential neighborhoods.) –NN:C are the smallest sites ~~consolidates the smaller, diverse sites located~~ at and around the edges of Neighborhood Nodes throughout the City. They ~~are located both in support of NN:A sites~~ serve as ~~as~~ transitional ~~areas and buffer areas~~ between more intense Nodes Site Type B and ~~and~~ the adjacent established neighborhoods. They are intended to serve as single-family, and low-scale duplex and attached residential. In limited and specific ~~circumstances~~ circumstances, they can also support compact scale neighborhood oriented commercial development, ~~and on their own, covering an entire Node, for those Nodes identified in the Master Plan as less intense, smaller scale Nodes with a direct connection to a residential area.~~ The ordinance encourages combining parcels in order to allow for efficient site development, reduce infrastructure needs and sprawl, contribute to sustainable development, and provide greater area for increased landscape and screening buffers. Combining parcels such as combining Site Type A–C parcels together or ~~combining~~ combining a Site Type AC parcel to a Site Type B parcel to create a larger parcel is a standard for a site type modification, as set forth in Section 5.06.B.4.

Formatted: Not Expanded by / Condensed by

Formatted: Not Expanded by / Condensed by

Formatted: Not Expanded by / Condensed by

Formatted: Not Expanded by / Condensed by

Formatted: Not Expanded by / Condensed by

Formatted: Not Expanded by / Condensed by

Formatted: Not Expanded by / Condensed by

Formatted: Justified, Space Before: 0 pt, Line spacing: single, Outline numbered + Level: 3 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.57" + Indent at: 0.82"

Formatted: Justified, Indent: Left: 0.82", Space Before: 0 pt, Line spacing: single, No bullets or numbering

C.

While not always present between NN:A sites and residential neighborhoods, when possible or preferable based on the parcel arrangement and existing circumstances, the NN:B category allows the Node to develop in a tiered manner, with more intense developments and uses permitted within the core of the Node, and less intense projects providing a buffer for the residential area.

NN:B sites may contain a variety of uses, including residential at grade, in a higher density arrangement, but may also include small scale retail and service or office uses. A strong focus on transitional landscaping and a suitable connection to the neighboring residential areas is of critical concern for the NN:B sites, as they will often serve as the primary zone through which residents in a social neighborhood, as identified in the Master Plan, engage the Node, which serves as the core of the economic neighborhood.

4. Street Types. The regulating plan includes two (2) different Street Types, described as follows:

a. Street Type NN:A (Arterials) — Category NN:A is meant for the main north-south and east-west roads that intersect at each of the twenty-one (21) neighborhood nodes. These roads are characterized by high traffic volumes and few individual residential curb cuts. They accommodate the majority of the regional traffic through Troy, connect Troy with its adjacent communities, and serve as the primary framework for circulating throughout the City. The intersections of these arterial roads present opportunities to cultivate highly visible, highly used areas that connect the various elements of the City, and bridge the gap between the residential portions of Troy with the major corridors, commercial areas, employment centers, and adjacent communities of Troy.

These roads will evolve over time to form "complete streets" which continue to accommodate regional traffic, but also cater to the emerging neighborhood nodes at their intersections. These roads and intersections will have well-defined crosswalks, and will make use of a series of features intended to protect pedestrians by establishing equity between pedestrians and motorists through effective design. Raised walks of high-quality materials, signage, landscaping, and pedestrian respite islands are several options that may be found within Category NN:A.

Arterial Roads will also be characterized by strong landscaping designed to mitigate the negative impacts of high traffic volumes from adjacent residential areas which provide a unique and memorable visual character for the roadway.

b. Street Type NN:B (Local/Collector) — Category NN:B roads are those roads tying together smaller areas and connecting various parts of individual developments within the Nodes. Either as public or private streets, NN:B streets will have a more varied and localized character than larger roads, depending on their context within predominantly office, retail, or residential areas.

Formatted: Justified, Right: 0", Space Before: 0 pt, Line spacing: single, Outline numbered + Level: 3 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.57" + Indent at: 0.82", Allow hanging punctuation, Adjust space between Latin and Asian text, Adjust space between Asian text and numbers

Formatted: Justified, Indent: Left: 0", First line: 0", Space Before: 0 pt, Line spacing: single

They act as the connection between the Node and adjacent neighborhoods. Very few examples of streets identified as NN:B streets exist in Troy, but they can also be developed as part of a larger project in the NN District, which may require new streets to be created to adequately and successfully implement the project. It is likely that any new road in the NN District will be a Category NN:B road.

Category NN:B roads will be very welcoming of non-motorized users and will have defined pedestrian rest areas and other amenities whenever possible. Their scale will be similar to that of a main road within a conventional subdivision or industrial park, and their width will be determined primarily on their purpose. A Category NN:B road within an industrial area may be required to be wider than one in a residential area, although their purpose is similar.

Category NN:B roads will have a much higher frequency of curb cuts than Category NN:A roads, and will often provide direct rear or side yard access to retail centers, office complexes, or high density residential projects.

Sufficient width should be retained on either side of the roadway whenever possible to allow for on-street parking to ensure that a variety of local parking options exist to directly serve the Nodes without requiring significant surface lots on private property.

4. Modification of Regulating Plan in Neighborhood Nodes.

a. Process:

I. The Planning Commission has the authority to grant a modification to site type or street type of a regulating plan as part of the site plan review process after holding a public hearing.

II. The Planning Commission shall hold a public hearing as set forth in 3.04.

b. Standards: The Planning Commission shall consider the following in making a determination to modify a site type designation:

I. Area has been added to or deleted -modified from the subject property in question requiring the modification or there has been a change in conditions since the Master Plan was adopted.

II. The proposed modification and resulting development will not alter the essential character of the area.

III. The proposed modification meets the intent of the district and is consistent with the Master Plan.

IV. The proposed modification will ensure compatibility with adjacent uses of land.

Formatted: Justified, Indent: Left: 0.94", Hanging: 0.19"

Formatted: Justified, Outline numbered + Level: 3 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.57" + Indent at: 0.82"

Formatted: Justified, Indent: Left: 0.94", Hanging: 0.19", Outline numbered + Level: 4 + Numbering Style: I, II, III, ... + Start at: 1 + Alignment: Right + Aligned at: 1.36" + Indent at: 1.61"

C. Authorized Use Groups. Authorized use groups, as set forth in Section 5.03.A and in Table 5.06.C-2, are applied to the site types and street types in Neighborhood Nodes District in Table 5.06.C-1.

D. Authorized Building Forms.

1. Authorized building forms, as are set forth in in Section 5.03.B and Table 5.06.C-2,3, is applied to the site types and street types in the Neighborhood Nodes District in Table 5.06.C-2.

Formatted: Font: (Default) Century Gothic, 12 pt

Formatted: Font: (Default) Century Gothic, 12 pt

Formatted: Font: (Default) Century Gothic, 12 pt

Formatted: Font: (Default) Century Gothic, 12 pt

~~2. Residential One Family Detached shall apply R-1E residential district dimensional requirements as set forth in Section 4.06.C.~~

~~3. Residential Two Family shall apply RT One-Family attached residential district dimensional requirements as set forth in Section 4.07.C~~

E. Design Standards. In addition to standards set forth in this Ordinance, all proposed development shall comply with the standards set forth herein.

1. Building Orientation and Entrance.

a. ~~Intent. The intent of these standards is to ensure that entrances within Neighborhood Nodes contribute to a non-motorized-oriented environment, enhance architectural character, and provide an appropriate transition between public and private space. Entrances shall be designed to promote safety, accessibility, and a sense of place consistent with the mixed-use character of the district.~~

b. ~~Primary Entrance. The primary entrance for any building facing a street shall be clearly identifiable, functional, and directly accessible from the front façade facing the street.~~ ~~shall be clearly identifiable~~

~~and useable and located in the front façade parallel to an arterial street.~~

c. ~~Non-Residential Use. Entrances for all non-residential and mixed-use dwellings shall be clearly identified by at least one (1) of the following:~~

~~b. Recessed Doorways. Where the building entrance is located on or within five (5) feet of a lot line, doorways shall be recessed into the face of the building to provide a sense of entrance and to add variety to the streetscape. The entrance recess shall not be less than the width of the door(s) when opened outward.~~

~~b. Residential Dwellings. Entrances for all residential dwellings shall be clearly defined by at least one (1) of the following:~~

- ~~i. Projecting or recessed doorways.~~
- ~~ii. Stoop or enclosed or covered porch.~~
- ~~iii. Enhanced materials, lighting, or trim details.~~

~~iv. Mixed-Use Buildings. For mixed-use buildings, separate and distinguishable entrances shall be provided for residential and nonresidential portions of the building.~~

d. Residential Use

i. The Planning Commission may waive the primary entrance requirement in Section 1(b) for a residential use after considering the following standards and determining that a sufficient criterion have been met:

1) A primary entrance facing the street is not feasible due to security and/or privacy considerations.

Formatted: Font: (Default) Century Gothic, 12 pt, Font color: Black

Formatted: Font: (Default) Century Gothic, 12 pt, Font color: Black

Formatted: Font: (Default) Century Gothic, 12 pt, Font color: Black

Formatted: Font: (Default) Century Gothic, 12 pt, Font color: Black

Formatted: Font: (Default) Century Gothic, 12 pt, Font color: Black

Formatted: List Paragraph, Justified, Indent: Left: 0.78", First line: 0", Space Before: 0 pt, Line spacing:

Formatted: Font color: Black

Formatted: Justified, Indent: Left: 0", Line spacing: single, Tab stops: 0.78", Left

Formatted: Justified, Indent: Left: 0", Line spacing: single

Formatted: Font: (Default) Century Gothic, 12 pt

Formatted: Font: (Default) Century Gothic, 12 pt

Formatted: Normal, Justified, Indent: Left: 1.13", No bullets or numbering, Don't allow hanging punctuation, Don't adjust space between Latin and Asian text, Don't adjust space between Asian text and numbers, Tab stops: 1.13", Left

Formatted: Font: Century Gothic, 12 pt, Not Italic

Formatted: Indent: Left: 1.13", No bullets or numbering

Formatted: Font: Century Gothic, 12 pt, Not Italic

Formatted: Indent: Left: 0.94", Hanging: 0.19"

Formatted: Font: Century Gothic, 12 pt, Not Italic

Formatted: Font: Century Gothic, 12 pt, Not Italic

Formatted: Font: Century Gothic, 12 pt, Not Italic

- 2) The development provides sidewalk connections from the primary building entrance to public walkways, parking areas, and adjacent uses.
- 3) The development provides an internal pedestrian circulation system that ensures safe and convenient access throughout the site.
- 4) The building facade facing the street includes architectural and design elements that advance the neighborhood node zoning district intent of engaging the street, increasing pedestrian activity, and promoting high-quality design.
- 5) Buildings are separated from the street by a landscaped greenbelt or other transitional feature that reinforces the pedestrian environment and provides visual interest.

Formatted: Font: Century Gothic, 12 pt, Not Italic

Formatted: Font: Century Gothic, 12 pt, Not Bold, Not Italic

Formatted: Font: Century Gothic, 12 pt, Not Italic

Formatted: Justified, Indent: Left: 1.13", Space Before: 0 pt, No bullets or numbering

Formatted: Justified, Space Before: 0 pt

3.2 Ground Story Activation.

a. Transparency.

- i. The first floors of all buildings shall be designed to encourage and complement pedestrian-scale activity and crime prevention techniques. It is intended that this be accomplished principally by the use of windows and doors arranged so that active uses within the building are visible from or accessible to the street, and parking areas are visible to occupants of the building. The first floor of any front façade facing a ~~right-of-way street or private road~~ shall be no less than fifty (50) percent windows and doors, and the minimum transparency for facades facing ~~a side street, a side yard, or parking area or a side yard~~ shall be no less than ~~thirty~~ (30) percent of the façade.

Formatted: Font color: Auto, Not Expanded by / Condensed by

- a) The Planning Commission may waive this requirement for projects requiring site plan approval when an existing building with unique or historic attributes that help define the character of the node, as determined by the Planning Commission, is being reused, ~~or for residential uses where the Planning Commission determines that transparency requirements may impede residential safety and privacy. In these cases, the Planning Commission may require additional architectural requirements in lieu of transparency to comply with the design intent of the Neighborhood Node district.~~

Formatted: Font color: Auto

- i-ii. ~~The minimum transparency requirement shall apply to all sides of a building that abut an open space, including a side yard, or public right-of-way. Transparency requirements shall not apply to sides building elevations which abut an alley or a side or rear yard.~~

- ii-iii. Windows for building sides shall be concentrated toward the front edge of the building, in locations most visible from an urban open space or public right-of-way.

b. Transparency Alternatives. The following alternatives may be used singularly or in combination. If used in combination, they may count toward no more than ~~eighty~~ fifty (50) percent of the transparency requirement set forth in Section 5.046.E.2-E-4.a. ~~The wall design alternative may count toward one hundred (100) percent of the side street transparency requirement, provided the entirety of the length and height of the wall is considered.~~

- i. Wall Design. ~~Wall designs that provide visual interest and pedestrian scale may count toward no more than fifty (50) percent of primary street and fifty (50) percent of side street transparency requirements.~~ Wall designs must provide a minimum of three (3) of the following elements, occurring at intervals no greater than twenty-five (25) feet horizontally and ten (10) feet vertically:
 - (a) Expression of structural system and infill panels through change in plane not less than three (3) inches.
 - (b) System of horizontal and vertical scaling elements such as: belt course, string courses, cornice, pilasters.
 - (c) System of horizontal and vertical reveals not less than one (1) inch in width/depth.
 - (d) Variations in material module, pattern, and/or color.
 - (e) System of integrated architectural ornamentation.
 - (f) Green screen or planter walls.
 - (g) Translucent, fritted, patterned, or colored glazing.
- ii. Outdoor Dining/Seating. ~~Outdoor dining/seating that is .—Outdoor dining/seating—located between the building and the primary arterial street zone lot line may count toward no more than sixty (60) percent of the transparency requirement. Outdoor dining/ seating located between the building and side street zone lot line may count toward no more than eighty (80) percent of the transparency requirement.~~
- iii. Permanent Art. Non-commercial art or graphic design of sufficient scale located between the building and the arterial street lot line and orientation to be perceived from the public right-of-way and rendered in materials or media appropriate to an exterior, urban environment and permanently integrated into the building wall. ~~—may count toward no more than forty (40) percent of the transparency requirement.~~

3. Semi-basement Apartment Units.

- a) Intent: To allow for the creation and safe use of semi-basement apartment units as quality housing within multi-family residential areas.
- b) Definition: A residential unit located on a floor that is below the main entry level of a building but is partially exposed to the outside environment. This exposure permits natural light, ventilation, and emergency egress, allowing the unit to meet habitable space requirements.
- c) Standards:
 - 1) Minimum Ceiling Height: A minimum of 8.0 feet from floor to ceiling in habitable rooms is required to ensure comfort and livability.

Formatted: Justified, Indent: Left: 0.81", Hanging: 0.31", Space After: 0 pt, Line spacing: single

Formatted: Justified

2) Natural Light: At least 20% of habitable floor area must be within access of natural light, typically through windows or light wells. Each habitable room must have at least one operable window for natural light and ventilation.

3) Minimum Floor Area: The minimum area for a semi-basement unit shall be no less than 300 square feet to ensure comfortable living space.

4) Outdoor space (patio) must be provided

a) Patio spaces must be adjacent to the semi-basement apartment and directly accessible from within the unit.

b) Minimum Size Requirement: Patio spaces must provide a minimum of 30 square feet per unit to allow for comfortable outdoor seating.

c) Patios must include railing of at least 4 feet in height on any side adjacent to other units or public areas.

~~e)d)~~ Railing materials should be consistent with the architectural style of the building and neighborhood.

Formatted: Font: 12 pt

Formatted: Font: 12 pt

Formatted: Font: 12 pt

Formatted: Font: Century Gothic, 12 pt

4. Transitional Features.

a. Transitional features are architectural elements, site features, or alterations to building massing that are used to provide a transition between higher intensity uses and low- or moderate-density residential areas. These features assist in mitigating potential conflicts between those uses. Transitional features are intended to be used in combination with landscape buffers or large setbacks.

b. Intensity.

i. A continuum of use and height intensity, where moderate intensity uses and height are sited between high-intensity uses and low-intensity uses and heights, shall be developed for multi-building developments.

Formatted: Font color: Black, Not Expanded by / Condensed by

~~b. An example would be an office use between commercial and residential uses.~~

Formatted: Justified, Space Before: 0 pt, Line spacing: single

c. Height.

C.

~~iv. Any building, or portion of a building, on a parcel abutting a one-family residentially zoned parcel shall not exceed 2.5-stories, 30 feet in height. Height in the neighborhood nodes shall be calculated as the vertical distance as measured from the established grade to the highest point of the roof.~~

Formatted

Formatted: Font: Century Gothic, 12 pt

Formatted

Formatted: Justified, Right: 0.11", Space Before: 0 pt, Line spacing: single, Outline numbered + Level: 3 + Numbering Style: i, ii, iii, ... + Start at: 1 + Alignment: Right + Aligned at: 0.57" + Indent at: 0.82", Tab stops: 0.53", Left + Not at 0.25"

~~iv. Any building, or portion of a building, on a parcel that is not abutting a one-family residentially zoned parcel shall not exceed 3-stories, 38 feet in height. Height in neighborhood nodes shall be calculated as the vertical distance as measured from the established grade to the highest point of the roof.~~

Formatted

Formatted: Font: Century Gothic, 12 pt

Formatted: Font: Century Gothic, 12 pt

Formatted

Formatted

d. Setback and Greenbelt:

- i. When a parcel is abutting a one-family residential zoned parcel the building setback and landscape buffer from the property line of the one-family residential zoned parcel shall be as follows:

<u>Site Type A</u>	<u>No less than the height of the proposed building or twenty (30) feet, whichever is greater.</u>
<u>Site Type B</u>	<u>No less than the height of the proposed building or twenty (25) feet, whichever is greater.</u>
<u>Site Type C</u>	<u>No less than the height of the proposed building or twenty (20) feet, whichever is greater.</u>

- ii. The greenbelt shall be landscaped and screened in accordance with 13.02.B.
- ~~i. When a parcel is abutting a one-family residential zoned parcel the building setback from the property line of the one-family residential zoned parcel shall be no less than the height of the proposed building or twenty (20) feet, whichever is greater.~~
- ~~ii. When a parcel is abutting a one-family residential zoned parcel a minimum 20-foot landscaped greenbelt shall be maintained from the property line of the one-family residential zoned parcel. The greenbelt shall be landscaped and screened in accordance with 13.02.B.~~
- iii. The Planning Commission may deviate from these setback and greenbelt provisions in the course of its site plan review process; however, the Planning Commission shall not permit a setback or greenbelt that is less than required in the building form or Section 13.02.B. In the review of the deviation, the Planning Commission shall consider the following standards:
- The deviation will not adversely impact public health, safety, and welfare.
 - The deviation maintains compatibility with adjacent uses.
 - The deviation is compatible with the Master Plan and in accordance with the goals and objectives of the Master Plan and any associated subarea and corridor plans.
 - The deviation will not adversely impact essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools.
 - The deviation will be in compliance with all other zoning ordinance standards.
 - The deviation will not adversely impact any on-site or off-site natural features.

e. Orientation. Buildings shall be oriented in such a way as to minimize the impact on abutting residential uses.

f. Architectural Features. Similarly sized and patterned architectural features such as windows, doors, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations included on the lower-intensity use shall be incorporated in the transitional features.

4. Site Access, Parking, and Loading.

a. Required Parking. Off-street parking shall be provided for a principal use, erected, altered, or expanded after the effective date of this Ordinance in accordance with the standards set forth in Article 13, Site Design Standards.

The form-based districts are intended to encourage pedestrian- and transit-friendly design and compact mixed-use developments. Applicants are encouraged to consider the provisions for shared parking set forth in Section 13.06.E, and flexibility in application set forth in Section 13.06.F.

b. Location.

- i. When parking is located in a side yard (behind the front building line) but fronts on the required building line, no more than fifty (50) percent of the total site's linear feet along the required building line or one hundred (100) feet, whichever is less, shall be occupied by parking.
- ii. For a corner lot, shall be no more than fifty (50) percent of the site's cumulative linear feet along the required building lines or one hundred (100) feet, whichever is less, shall be occupied by parking. The building shall be located in the corner of the lot adjacent to the intersection
- iii. For a double frontage lot or a lot that has frontage on three (3) streets, the cumulative total of all frontages occupied by parking shall be no more than sixty-five (65) percent of the total site's linear feet along a required building line or one hundred and twenty-five (125) feet, whichever is less.
- iv. Where off-street parking is visible from a street, it should be screened in accordance with the standards set forth in Section 13.02.C.

Map 5.06.1: Neighborhood Node District Regulating Plans

<Insert 17 maps>

Formatted: Font: Century Gothic, 12 pt, Bold

Formatted: Font: Century Gothic, 12 pt, Bold

Tables-Table 5.06. C-1

Formatted: Font: Century Gothic, 12 pt, Bold

Formatted: Font: Century Gothic, 11 pt, Bold

Formatted: Space After: 8 pt, Line spacing: Multiple 1.08 li, Allow hanging punctuation, Adjust space between Latin and Asian text, Adjust space between Asian text and numbers

Table 5.06, C-1¹
Use Groups Permitted

Use Group (Table 5.03-1)	Site Type NN-A		Site Type NN-B	
	Special Type A-B-A Allowed	Special Type A-B-B Conditional Commercial	Special Type A-B-A Allowed	Special Type A-B-B Conditional Commercial
1 Residential	NP	NP	NP	NP
2 ² Residential/Lodging	P ²	P ²	P	P
3 Office/Institution	P	P	P	P
4 Auto/Transportation	S	S	NP	NP
5 Retail/Entertainment/ Service	P	P	P	P
6 Misc. Commercial	S	S	NP	NP
7 Industrial	NP	NP	NP	NP

¹ Permitted on upper floors only.
P—Permitted Use Groups
S—Special Use Approval Groups
NP—Prohibited Use Groups
² Lodging uses are permitted subject to Special Use Approval

Table 5.06, C-1¹
Use Groups Permitted

Use Group ¹	Site Type A	Site Type B	Site Type C
1. <u>Residential-One Family Detached</u>	NP	NP	<u>S</u>
2. <u>Residential-One Family Attached and Two Family</u>	NP	P	P
3. <u>Residential-Multiple Family</u>	P ²	P	<u>S</u>
4. <u>Office</u>	P	P	<u>S</u>
5. <u>Retail / Entertainment / Service</u>	P	P	<u>S</u>
6. <u>Miscellaneous</u>	<u>S</u>	NP	NP
7. <u>Mixed Use</u>	P / S ³	P	<u>S</u>

Notes:

1. No eDrive-through uses are not is permitted
2. Permitted on upper floors only as part of a mixed-use development
3. Mixed use includes a vertical or horizontal mix of any permitted uses in district. If one use of the proposed mix of uses requires a special use then the mixed-use development requires a special use.

P-Permitted Use Groups
S-Special USE Approval Groups
NP-Prohibited Use Group

Formatted: Font: Century Gothic, 10 pt

Formatted Table

Formatted: Font: Century Gothic, 10 pt

Formatted: Superscript

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Left

Table 5.06.C-2 Building Forms Permitted				
Building Forms	Site-Type NN-A		Site-Type NN-B	
	Shovel Type 123-A Asterisks	Shovel Type 456-B Local and Commercial	Shovel Type 123-A Asterisks	Shovel Type 456-B Local and Commercial
A: Small, single-purpose, out-buildings	P	P	P	P
B: Small, multi-tenant commercial with mixed use	P	P	P	P
C: Attached residential active/work	S	S	P	P
D: Multi-story mixed-use, medium density	P	P	S	S
E: Large-format com- mercial	P	S	NP	NP
F: Large-format mixed- use	P	S	NP	NP
P—Permitted Building Form S—Special Approval Building Form NP—Prohibited Building Form				

Formatted: Font: Century Gothic, 10 pt

Formatted Table

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Table 5.06.C-2 Principal Use
Use Group 1: One Family Detached
One Family Detached
Use Group 2: One Family Attached and Two Family
One Family Attached
Two Family
Use Group 3: Multiple Family / Institutional Living
Multiple Family Dwelling
Live/Work Units
Senior Housing - Independent Living
Senior Housing - Congregate Care

Use Group 4: Office

General Office

Professional and Medical Office

Publicly owned / operated office and service facility

Veterinary Clinic

Child Care Center

Use Group 5: Retail, Entertainment, and Service

Financial Institutions

General Retail

Restaurants

Personal Services

Business Services

Use Group 6: Miscellaneous Uses

Places of Worship

Fitness, Gymnastics, and Exercise Centers

Theaters and Places of Assembly

Indoor Commercial Recreation Establishments

Commercial kennels / Pet Day Care

Use Group 7: Mixed Use

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

Table 5.06.C-3 Building Forms Permitted			
Building Forms	Site Type NN: A	Site Type NN: B	Site Type NN: C
Single-family residential detached	NP	NP	P
Two-family residential	NP	P	P
A: Small, single-purpose out buildings	P	P	P
B: Small, multi-tenant commercial with mixed use	P	P	S
C: Attached single-family residential or live-work	NP	P	P
D: Multi-story mixed-use, medium density	S	NP	NP
P-Permitted Building Form S-Special Approval Building Form NP-Prohibited Building Form			

Table 5.06.C-3 Building Forms Permitted			
Building Forms	Site Type NN: A	Site Type NN: B	Site Type NN: C
Single-family residential detached	NP	NP	P
Two-family residential	NP	P	P
A: Small, single-purpose out buildings	P	P	P
B: Small, multi-tenant commercial with mixed use	P	P	S
C: Attached single-family residential or live-work	NP	P	P
D: Multi-story mixed use, medium density	S	NP	NP
P-Permitted Building Form S-Special Approval Building Form NP-Prohibited Building Form			

NODE	PINDASH	PropAddressCombined	CURRENT ZONING
Big Beaver / Dequindre	88-20-24-476-005	2883 E BIG BEAVER -2999	NN
Big Beaver / Dequindre	88-20-24-476-006	2995 E BIG BEAVER	NN
Big Beaver / Dequindre	88-20-24-476-008	37373 DEQUINDRE	NN
Big Beaver / Dequindre	88-20-25-229-024	36949 DEQUINDRE	NN
Big Beaver / Dequindre	88-20-25-229-026	36895 DEQUINDRE	NN
Big Beaver / Dequindre	88-20-25-229-027	36745 DEQUINDRE	NN
Big Beaver / Dequindre	88-20-25-229-028	2966 E BIG BEAVER	NN
Big Beaver / Dequindre	88-20-25-229-029	2988 E BIG BEAVER	NN
John R/ Maple	88-20-25-352-004	1634 JOHN R	NN
John R/ Maple	88-20-25-352-045		NN
John R/ Maple	88-20-25-352-052	2059 E MAPLE -2071	NN
John R/ Maple	88-20-25-352-054	2073 E MAPLE	NN
John R/ Maple	88-20-25-352-073	2117 E MAPLE	NN
John R/ Maple	88-20-25-352-074	1680 JOHN R -1686	NN
John R/ Maple	88-20-26-482-031	1883 E MAPLE	O
John R/ Maple	88-20-26-482-032	1853 E MAPLE	O
John R/ Maple	88-20-26-482-033	1869 E MAPLE	O
John R/ Maple	88-20-26-483-009		CB
John R/ Maple	88-20-26-483-047	1975 E MAPLE	CB
John R/ Maple	88-20-26-483-048	1905 E MAPLE	GB
John R/ Maple	88-20-26-483-050		CB
John R/ Maple	88-20-26-483-053		CB
John R/ Maple	88-20-26-483-055	1915 E MAPLE	GB
John R/ Maple	88-20-35-226-042	1980 E MAPLE	GB
John R/ Maple	88-20-35-226-095	1940 E MAPLE	GB
John R/ Maple	88-20-35-226-096	1477 JOHN R	GB
John R/ Maple	88-20-36-100-057	1494 JOHN R	O
Long Lake / Dequindre	88-20-12-476-045	2995 E LONG LAKE	NN
Long Lake / Dequindre	88-20-12-476-046	2885 E LONG LAKE	NN
Long Lake / Dequindre	88-20-12-476-047	2925 E LONG LAKE	NN
Long Lake / Dequindre	88-20-12-476-048	41069 DEQUINDRE	NN
Long Lake / Dequindre	88-20-12-476-049	2955 E LONG LAKE	NN
Long Lake / Dequindre	88-20-12-476-070		NN
Long Lake / Dequindre	88-20-12-476-071	41167 DEQUINDRE	NN
Long Lake / Dequindre	88-20-13-228-013	2838 E LONG LAKE	NN
Long Lake / Dequindre	88-20-13-228-014	2888 E LONG LAKE	NN
Long Lake / Dequindre	88-20-13-228-017	2970 E LONG LAKE	NN
Long Lake / Dequindre	88-20-13-228-018	2904 E LONG LAKE -2918	NN
Long Lake / Dequindre	88-20-13-228-019	2932 E LONG LAKE	NN
Long Lake / Dequindre	88-20-13-228-022		NN
Long Lake / Dequindre	88-20-13-228-023		NN
Long Lake / Dequindre	88-20-13-228-024		NN
Long Lake / John R	88-20-11-481-015	1975 E LONG LAKE	NN
Long Lake / John R	88-20-12-351-008	5092 JOHN R	NN
Long Lake / John R	88-20-12-351-009	5072 JOHN R	NN
Long Lake / John R	88-20-12-351-010	5058 JOHN R	NN
Long Lake / John R	88-20-12-351-011	5044 JOHN R	NN
Long Lake / John R	88-20-12-351-025	5020 JOHN R	NN
Long Lake / John R	88-20-12-351-026		NN
Long Lake / John R	88-20-13-100-039	4916 JOHN R -4972	NN
Long Lake / John R	88-20-13-100-051	4850 JOHN R	NN
Long Lake / John R	88-20-14-226-014	1890 E LONG LAKE	NN
Long Lake / John R	88-20-14-226-015	1910 E LONG LAKE	NN
Long Lake / John R	88-20-14-226-016	1946 E LONG LAKE	NN
Long Lake / John R	88-20-14-226-020		NN
Long Lake / John R	88-20-14-226-021	4907 JOHN R	NN
Long Lake / John R	88-20-14-226-022	4895 JOHN R	NN
Long Lake / John R	88-20-14-226-035	4867 JOHN R	NN
Long Lake / John R	88-20-14-226-043	4963 JOHN R	NN
Maple/Dequindre	88-20-25-479-033	2775 E MAPLE	NN
Maple/Dequindre	88-20-25-479-034	2795 E MAPLE -2979	NN

PROPOSED ZONING	SITE TYPE	SHAPE_Length	SHAPE_Area	Acres
NN	A	2647.48	419281.69	9.63
NN	A	540.02	18001.28	0.41
NN	B	877.02	48079.38	1.10
NN	B	726.00	28249.71	0.65
NN	B	950.12	56264.69	1.29
NN	C	653.79	19222.78	0.44
NN	B	922.90	33797.78	0.78
NN	B	530.91	17202.08	0.39
NN	B	566.16	20842.59	0.48
NN	B	420.01	9799.38	0.22
NN	B	1181.95	52144.93	1.20
NN	B	566.00	14251.88	0.33
NN	B	1112.54	70110.94	1.61
NN	B	826.10	42462.29	0.97
NN	A			
NN	A			
NN	A			
NN	A			
NN	A			
NN	A			
NN	A			
NN	A			
NN	A			
NN	A			
NN	A			
NN	A			
NN	A			
NN	B	819.91	42013.17	0.96
NN	B	967.44	43832.97	1.01
NN	B	1050.02	53433.97	1.23
NN	B	843.63	30640.25	0.70
NN	B	619.16	21436.53	0.49
NN	B	1681.63	104158.54	2.39
NN	B	858.50	46084.89	1.06
NN	B	874.55	45157.04	1.04
NN	B	874.18	45122.79	1.04
NN	B	599.98	22473.65	0.52
NN	B	919.49	51250.73	1.18
NN	B	1476.97	102959.70	2.36
NN	B	2660.95	232183.49	5.33
NN	B	758.12	32438.65	0.74
NN	B	651.22	26508.11	0.61
NN	B	2477.27	305330.80	7.01
NN	C	690.83	21805.92	0.50
NN	C	499.41	13946.49	0.32
NN	C	641.44	24913.42	0.57
NN	B	692.22	28340.95	0.65
NN	B	530.00	17549.80	0.40
NN	B	483.00	14218.86	0.33
NN	B	1556.34	149522.01	3.43
NN	B	1393.16	118686.75	2.72
NN	C	965.00	37681.13	0.87
NN	B	1141.00	71517.04	1.64
NN	B	985.00	41526.02	0.95
NN	B	1639.79	68659.19	1.58
NN	C	1375.29	50408.81	1.16
NN	C	1469.41	79203.16	1.82
NN	C	1401.52	58817.43	1.35
NN	B	904.58	50949.72	1.17
NN	C	797.98	37079.52	0.85
NN	C	791.39	36343.92	0.83

Maple/Dequindre	88-20-25-479-040		NN
Maple/Dequindre	88-20-25-479-043	2825 E MAPLE	NN
Maple/Dequindre	88-20-25-479-048	2889 E MAPLE	NN
Maple/Dequindre	88-20-25-479-050	2891 E MAPLE	NN
Maple/Dequindre	88-20-25-479-051	2975 E MAPLE	NN
Maple/Dequindre	88-20-36-226-013		NN
Maple/Dequindre	88-20-36-226-014		NN
Maple/Dequindre	88-20-36-226-018	2886 E MAPLE	NN
Maple/Dequindre	88-20-36-226-021	2892 E MAPLE	NN
Maple/Dequindre	88-20-36-226-025	2958 E MAPLE	NN
Maple/Dequindre	88-20-36-226-026	2960 E MAPLE	NN
Maple/Dequindre	88-20-36-226-051	34807 DEQUINDRE	NN
Maple/Dequindre	88-20-36-226-054	34707 DEQUINDRE -34725	NN
Maple/Dequindre	88-20-36-226-056	34835 DEQUINDRE	NN
Maple/Dequindre	88-20-36-226-065	2822 E MAPLE	NN
Maple/Dequindre	88-20-36-226-066	34761 DEQUINDRE -34781	NN
Maple/Dequindre	88-20-36-226-068	2975 IOWA	NN
Maple/Dequindre	88-20-36-226-069	2981 IOWA	NN
Maple/Dequindre	88-20-36-226-070	2908 E MAPLE -2938	NN
Maple/Dequindre	88-20-36-226-073	2888 E MAPLE	NN
Maple/Dequindre	88-20-36-226-074	2890 E MAPLE	NN
South / Crooks	88-20-04-100-007	6950 CROOKS	NN
South / Crooks	88-20-04-100-059	1981 W SOUTH BOULEVARD	NN
South / Crooks	88-20-04-100-060	6966 CROOKS	NN
South / Crooks	88-20-05-200-005	2045 W SOUTH BOULEVARD -2129	NN
South / John R	88-20-01-101-001	6990 JOHN R	NN
South / John R	88-20-01-101-041	6952 JOHN R	NN
South / John R	88-20-02-228-022	990 E SOUTH BOULEVARD	NN
South / John R	88-20-02-228-023	6955 JOHN R	NN
South / John R	88-20-02-228-024	6947 JOHN R	NN
South / John R	88-20-02-228-025		NN
South / Livernios	88-20-03-102-024	925 W SOUTH BOULEVARD	NN
South / Livernios	88-20-04-226-007	6995 LIVERNOIS	NN
South / Livernios	88-20-04-226-011		NN
South / Livernios	88-20-04-226-029	6975 LIVERNOIS	NN
Square Lake / Dequindre	88-20-01-476-032	43037 DEQUINDRE	NN
Square Lake / Dequindre	88-20-01-476-069	43109 DEQUINDRE	NN
Square Lake / Dequindre	88-20-12-200-026	42951 DEQUINDRE	NN
Square Lake / Dequindre	88-20-12-200-028	42885 DEQUINDRE -42915	NN
Square Lake / Dequindre	88-20-12-200-038	42815 DEQUINDRE -42835	NN
Square Lake / Dequindre	88-20-12-206-001	2889 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-002	2893 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-003	2897 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-004	2901 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-005	2905 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-006	2909 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-007	2913 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-008	2917 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-009	2921 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-010	2925 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-011	2937 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-012	2941 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-013	2945 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-014	2949 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-015	2935 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-016	2931 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-017	2927 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-018	2923 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-019	2915 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-020	2911 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-021	2907 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-022	2903 ARTEMIS	NN

NN	B	540.52	18157.11	0.42
NN	B	2119.31	224420.09	5.15
NN	B	950.00	50399.87	1.16
NN	B	1078.01	70560.99	1.62
NN	B	2646.10	298690.73	6.86
NN	C	740.00	22124.71	0.51
NN	C	740.00	22125.14	0.51
NN	B	742.57	22232.85	0.51
NN	B	752.51	22592.96	0.52
NN	B	525.61	8450.32	0.19
NN	B	523.31	8402.28	0.19
NN	B	280.01	4000.16	0.09
NN	B	680.00	28000.13	0.64
NN	B	523.10	16152.92	0.37
NN	B	1040.34	66377.18	1.52
NN	B	908.45	42275.32	0.97
NN	C	536.95	13694.87	0.31
NN	C	543.00	14299.93	0.33
NN	B	1242.92	97147.38	2.23
NN	B	895.70	30504.26	0.70
NN	B	518.27	14331.83	0.33
NN	B	1452.10	107750.88	2.47
NN	B	948.58	52968.31	1.22
NN	B	1262.76	99174.13	2.28
NN	A	3097.81	555061.85	12.74
NN	B	946.00	55001.99	1.26
NN	B	778.00	37799.96	0.87
NN	B	976.35	56632.11	1.30
NN	C	640.23	19205.03	0.44
NN	C	680.27	24008.11	0.55
NN	C	642.31	19448.13	0.45
NN	B	1983.40	238779.44	5.48
NN	B	843.95	41700.21	0.96
NN	B	930.15	49471.75	1.14
NN	B	864.74	44478.93	1.02
NN	B	705.31	29534.80	0.68
NN	B	759.07	35340.60	0.81
NN	B	632.20	21656.37	0.50
NN	B	799.99	39972.57	0.92
NN	B	670.38	26922.72	0.62
NN	B	106.66	670.89	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.66	670.89	0.02
NN	B	106.66	670.89	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.66	670.89	0.02
NN	B	106.66	670.89	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.66	670.89	0.02
NN	B	106.67	671.11	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.66	670.89	0.02
NN	B	106.67	671.10	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.66	670.89	0.02

Square Lake / Dequindre	88-20-12-206-023	5985 STELLA	NN
Square Lake / Dequindre	88-20-12-206-024	5979 STELLA	NN
Square Lake / Dequindre	88-20-12-206-025	5973 STELLA	NN
Square Lake / Dequindre	88-20-12-206-026	5967 STELLA	NN
Square Lake / Dequindre	88-20-12-206-027	5961 STELLA	NN
Square Lake / Dequindre	88-20-12-206-028	5955 STELLA	NN
Square Lake / Dequindre	88-20-12-206-029	2902 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-030	2906 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-031	2910 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-032	2914 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-033	2922 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-034	2926 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-035	2930 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-036	2934 ARTEMIS	NN
Square Lake / Dequindre	88-20-12-206-037	2933 ZANA	NN
Square Lake / Dequindre	88-20-12-206-038	2929 ZANA	NN
Square Lake / Dequindre	88-20-12-206-039	2925 ZANA	NN
Square Lake / Dequindre	88-20-12-206-040	2921 ZANA	NN
Square Lake / Dequindre	88-20-12-206-041	2913 ZANA	NN
Square Lake / Dequindre	88-20-12-206-042	2909 ZANA	NN
Square Lake / Dequindre	88-20-12-206-043	2905 ZANA	NN
Square Lake / Dequindre	88-20-12-206-044	2901 ZANA	NN
Square Lake / Dequindre	88-20-12-206-045	5931 STELLA	NN
Square Lake / Dequindre	88-20-12-206-046	5925 STELLA	NN
Square Lake / Dequindre	88-20-12-206-047	5919 STELLA	NN
Square Lake / Dequindre	88-20-12-206-048	5913 STELLA	NN
Square Lake / Dequindre	88-20-12-206-049	5907 STELLA	NN
Square Lake / Dequindre	88-20-12-206-050	5901 STELLA	NN
Square Lake / Dequindre	88-20-12-206-051	2900 ZANA	NN
Square Lake / Dequindre	88-20-12-206-052	2904 ZANA	NN
Square Lake / Dequindre	88-20-12-206-053	2908 ZANA	NN
Square Lake / Dequindre	88-20-12-206-054	2912 ZANA	NN
Square Lake / Dequindre	88-20-12-206-055	2920 ZANA	NN
Square Lake / Dequindre	88-20-12-206-056	2924 ZANA	NN
Square Lake / Dequindre	88-20-12-206-057	2928 ZANA	NN
Square Lake / Dequindre	88-20-12-206-058	2932 ZANA	NN
Square Lake / Dequindre	88-20-12-206-059	5922 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-060	5916 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-061	5910 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-062	5904 SQUARE LAKE COURT	NN
Square Lake / Dequindre	88-20-12-206-063		NN
Square Lake / John R	88-20-01-354-026	2041 E SQUARE LAKE	NN
Square Lake / John R	88-20-01-354-027		NN
Square Lake / John R	88-20-02-427-029	1825 E SQUARE LAKE	NN
Square Lake / John R	88-20-11-226-031	1950 E SQUARE LAKE	NN
Square Lake / John R	88-20-11-226-035	5903 JOHN R -5953	NN
Square Lake / John R	88-20-11-226-036	5895 JOHN R -5897	NN
Square Lake / John R	88-20-11-226-038	5877 JOHN R	NN
Square Lake / John R	88-20-12-100-057	2063 OAKWOOD	NN
Square Lake / John R	88-20-12-100-058		NN
Square Lake / John R	88-20-12-100-086	2032 E SQUARE LAKE	NN
Square Lake / John R	88-20-12-100-087	5940 JOHN R	NN
Square Lake / Livernois	88-20-03-301-051	6050 LIVERNOIS	NN
Square Lake / Livernois	88-20-03-301-063	6024 LIVERNOIS	NN
Square Lake / Livernois	88-20-03-301-077	75 E SQUARE LAKE	NN
Square Lake / Livernois	88-20-03-301-087	6054 LIVERNOIS	NN
Square Lake / Livernois	88-20-03-301-088		NN
Square Lake / Livernois	88-20-04-478-017	6071 LIVERNOIS	NN
Square Lake / Livernois	88-20-04-478-018	6059 LIVERNOIS	NN
Square Lake / Livernois	88-20-04-478-022	90 W SQUARE LAKE	NN
Square Lake / Livernois	88-20-04-478-032	26 W SQUARE LAKE -58	NN
Square Lake / Livernois	88-20-09-228-001	95 W SQUARE LAKE	NN

NN	B	106.67	671.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.67	671.11	0.02
NN	B	106.66	670.89	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.67	671.11	0.02
NN	B	106.66	670.89	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.67	671.11	0.02
NN	B	106.67	671.11	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.66	670.89	0.02
NN	B	106.67	671.11	0.02
NN	B	106.00	660.00	0.02
NN	B	106.66	670.89	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.68	671.22	0.02
NN	B	106.66	670.89	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.67	671.10	0.02
NN	B	106.66	670.89	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.67	671.11	0.02
NN	B	106.66	670.89	0.02
NN	B	106.00	660.00	0.02
NN	B	106.00	660.00	0.02
NN	B	106.67	671.10	0.02
NN	B	7925.18	83846.97	1.92
NN	B	1180.01	86977.37	2.00
NN	B	1040.01	66683.31	1.53
NN	A	5684.77	1538709.23	35.32
NN	B	1713.46	177036.51	4.06
NN	B	1396.88	112504.96	2.58
NN	B	1422.79	66834.93	1.53
NN	B	958.06	40707.40	0.93
NN	C	400.09	9603.39	0.22
NN	C	681.32	19565.97	0.45
NN	B	928.60	52429.63	1.20
NN	B	996.31	61588.33	1.41
NN	B	700.44	26415.46	0.61
NN	B	865.74	42850.52	0.98
NN	B	748.29	21187.61	0.49
NN	B	822.46	34444.25	0.79
NN	B	1065.65	48588.80	1.12
NN	C	959.83	29402.54	0.67
NN	B	1103.96	31448.12	0.72
NN	C	401.39	10004.19	0.23
NN	B	1347.74	102918.16	2.36
NN	B	533.75	17792.72	0.41

Square Lake / Livernois	88-20-09-228-019	75 W SQUARE LAKE -77	NN
Square Lake / Livernois	88-20-09-229-002	35 W SQUARE LAKE	NN
Square Lake / Livernois	88-20-09-229-003	5977 LIVERNOIS	NN
Square Lake / Livernois	88-20-09-229-004	5965 LIVERNOIS	NN
Square Lake / Livernois	88-20-09-234-001	5907 PICALL	NN
Square Lake / Livernois	88-20-10-101-001	5980 LIVERNOIS -5986	NN
Square Lake / Livernois	88-20-10-101-002	46 E SQUARE LAKE	NN
Square Lake / Livernois	88-20-10-101-003	54 E SQUARE LAKE	NN
Square Lake / Livernois	88-20-10-101-004		NN
Square Lake / Livernois	88-20-10-101-007	5960 LIVERNOIS	NN
Square Lake / Livernois	88-20-10-101-008	5940 LIVERNOIS -5942	NN
Square Lake / Rochester	88-20-02-301-011	6012 ROCHESTER -6054	NN
Square Lake / Rochester	88-20-02-301-014	6010 ROCHESTER	NN
Square Lake / Rochester	88-20-03-451-070	6017 ROCHESTER -6065	NN
Square Lake / Rochester	88-20-11-101-001	5980 ROCHESTER	NN
Square Lake / Rochester	88-20-11-101-016	1050 E SQUARE LAKE	NN
Square Lake / Rochester	88-20-11-101-022	5950 ROCHESTER	NN
Wattles / John R	88-20-13-351-024	4080 JOHN R -4088	NN
Wattles / John R	88-20-13-351-027	4040 SUMMERFIELD	NN
Wattles / John R	88-20-14-426-018		NN
Wattles/Crooks	88-20-17-476-013	4115 CROOKS	NN
Wattles/Crooks	88-20-17-476-016	1070 W WATTLES	NN
Wattles/Crooks	88-20-17-476-060	4095 CROOKS	NN
Wattles/Crooks	88-20-17-476-062	1040 W WATTLES	NN
Wattles/Crooks	88-20-20-226-015	3991 CROOKS	NN
Wattles/Crooks	88-20-20-226-016	3941 CROOKS	NN
Wattles/Crooks	88-20-20-226-017	3905 CROOKS	NN
Wattles/Crooks	88-20-20-226-106		NN
Wattles/Crooks	88-20-21-101-001	3984 CROOKS	NN
Wattles/Crooks	88-20-21-101-002	3960 CROOKS	NN
Wattles/Crooks	88-20-21-101-003	3942 CROOKS -3945	NN
Wattles/Crooks	88-20-21-101-009	3960 WESTCREEK	NN
Wattles/Crooks	88-20-21-101-047	3965 WESTCREEK 3981	NN
Wattles/Dequindre	88-20-13-478-019	39185 DEQUINDRE	NN
Wattles/Dequindre	88-20-13-478-020	39155 DEQUINDRE	NN
Wattles/Dequindre	88-20-13-478-021	2887 E WATTLES	NN
Wattles/Dequindre	88-20-13-478-022	2909 E WATTLES	NN
Wattles/Dequindre	88-20-13-478-023	2939 E WATTLES	NN
Wattles/Dequindre	88-20-13-478-026	2941 E WATTLES	NN
Wattles/Dequindre	88-20-24-226-028	2950 E WATTLES	NN
Wattles/Dequindre	88-20-24-226-087	38921 DEQUINDRE	NN
Wattles/Dequindre	88-20-24-226-112	38815 DEQUINDRE 100	NN
Wattles/John R	88-20-14-426-014	1801 E WATTLES	NN
Wattles/John R	88-20-14-426-026	1985 E WATTLES	NN
Wattles/John R	88-20-14-426-030	1839 E WATTLES	NN
Wattles/John R	88-20-14-426-032	1865 E WATTLES	NN
Wattles/John R	88-20-14-426-034	1883 E WATTLES -1939	NN
Wattles/John R	88-20-14-426-036	1977 E WATTLES	NN
Wattles/John R	88-20-14-426-038	4107 JOHN R	NN
Wattles/John R	88-20-14-426-039	4101 JOHN R	NN
Wattles/John R	88-20-14-426-040	1825 E WATTLES	NN
Wattles/John R	88-20-14-426-042	1765 E WATTLES	NN
Wattles/John R	88-20-23-200-022	3985 JOHN R	NN
Wattles/John R	88-20-23-200-045	1974 E WATTLES	NN
Wattles/John R	88-20-23-200-049		NN
Wattles/John R	88-20-23-200-054	1950 E WATTLES	NN
Wattles/John R	88-20-24-100-003	3940 JOHN R -3944	NN
Wattles/John R	88-20-24-100-047	3982 JOHN R -3996	NN
	88-20-16-301-011		NN
	88-20-16-301-012	926 W WATTLES	NN
	88-20-02-102-010	6780 ROCHESTER	NN
	88-20-03-226-013	6951 ROCHESTER	NN

NN	B	708.53	31278.84	0.72
NN	B	539.16	18165.33	0.42
NN	B	572.91	20463.65	0.47
NN	B	666.63	14104.71	0.32
NN	B	1389.35	114721.10	2.63
NN	B	647.78	24306.10	0.56
NN	C	330.38	5794.87	0.13
NN	C	468.12	13694.36	0.31
NN	C	766.74	30456.86	0.70
NN	B	482.60	11185.18	0.26
NN	B	470.29	10137.72	0.23
NN	B	3155.74	235310.77	5.40
NN	B	704.38	31373.74	0.72
NN	B	1274.47	97753.29	2.24
NN	B	618.71	21838.54	0.50
NN	B	716.32	27725.11	0.64
NN	B	1447.06	70193.26	1.61
NN	B	900.05	49988.86	1.15
NN	B	2325.62	287584.88	6.60
NN	B	1913.97	199504.65	4.58
NN	B	1588.05	119034.04	2.73
NN	B	1350.69	112893.59	2.59
NN	B	1664.67	129253.37	2.97
NN	B	1238.09	95459.89	2.19
NN	B	1099.64	72312.76	1.66
NN	B	1104.11	73050.81	1.68
NN	B	1002.82	56213.39	1.29
NN	B	864.46	32744.89	0.75
NN	B	668.37	27388.43	0.63
NN	B	880.19	47505.74	1.09
NN	B	987.54	57574.44	1.32
NN	B	1013.25	52135.35	1.20
NN	B	1973.17	148669.69	3.41
NN	C	1417.00	55630.74	1.28
NN	B	1842.07	188173.69	4.32
NN	C	544.88	18538.29	0.43
NN	C	539.65	18168.76	0.42
NN	C	539.73	18172.93	0.42
NN	C	719.90	30815.15	0.71
NN	B	950.86	38220.71	0.88
NN	B	991.79	45849.48	1.05
NN	B	1244.20	92917.83	2.13
NN	B	1262.86	39971.32	0.92
NN	B	769.79	34062.06	0.78
NN	B	1323.32	60826.89	1.40
NN	B	639.26	16549.76	0.38
NN	B	948.80	56187.81	1.29
NN	B	927.94	53599.88	1.23
NN	B	1012.25	53481.02	1.23
NN	B	939.44	40690.80	0.93
NN	B	1529.27	117791.66	2.70
NN	B	558.53	14578.03	0.33
NN	B	530.77	17582.22	0.40
NN	B	565.35	16875.34	0.39
NN	B	743.03	32641.45	0.75
NN	B	1100.05	67859.56	1.56
NN	B	565.65	17453.17	0.40
NN	B	1757.78	151787.86	3.48
R1-B		640.15	25500.62	0.59
R1-B		930.14	50080.99	1.15
GB		657.07	26667.67	0.61
GB		625.32	25461.64	0.58

	88-20-03-226-042	6905 ROCHESTER	NN
	88-20-03-226-046	6835 ROCHESTER -6843	NN
	88-20-09-476-029	5015 LIVERNOIS	NN
	88-20-09-476-034	5053 LIVERNOIS -5079	NN
	88-20-09-476-042	5145 LIVERNOIS	NN
	88-20-09-476-043	70 W LONG LAKE	NN
	88-20-10-351-018	31 E LONG LAKE -125	NN
	88-20-10-351-019	25 E LONG LAKE	NN
	88-20-10-477-038	5017 ROCHESTER	NN
	88-20-10-477-039	935 E LONG LAKE	NN
	88-20-10-477-049	5027 ROCHESTER -5137	NN
	88-20-11-351-006	5042 ROCHESTER -5044	NN
	88-20-11-351-007	5032 ROCHESTER	NN
	88-20-11-351-008	5016 ROCHESTER -5024	NN
	88-20-11-351-009	5012 ROCHESTER	NN
	88-20-11-351-010	1047 E LONG LAKE -1055	NN
	88-20-11-351-011	1057 E LONG LAKE -1155	NN
	88-20-11-351-013	5054 ROCHESTER -5120	NN
	88-20-11-481-016	5135 ORCHARD CREST	NN
	88-20-11-481-017	5121 ORCHARD CREST	NN
	88-20-14-101-003	4932 ROCHESTER	NN
	88-20-14-101-004	4930 ROCHESTER	NN
	88-20-14-101-006	4880 ROCHESTER	NN
	88-20-14-101-040	1120 E LONG LAKE	NN
	88-20-14-101-042	1050 E LONG LAKE	NN
	88-20-14-101-043	4924 ROCHESTER	NN
	88-20-14-101-044		NN
	88-20-14-101-047	1152 E LONG LAKE	NN
	88-20-14-101-048	4966 ROCHESTER	NN
	88-20-14-351-008	4086 ROCHESTER	NN
	88-20-14-351-056	4048 ROCHESTER -4066	NN
	88-20-15-101-001	30 E LONG LAKE	NN
	88-20-15-101-030	102 E LONG LAKE	NN
	88-20-15-101-031		NN
	88-20-15-201-015	850 E LONG LAKE	NN
	88-20-15-201-016	920 E LONG LAKE	NN
	88-20-15-201-018	4995 ROCHESTER	NN
	88-20-15-201-038	940 E LONG LAKE	NN
	88-20-15-201-040	4915 ROCHESTER -4967	NN
	88-20-15-201-048	4897 ROCHESTER	NN
	88-20-15-201-049	4889 ROCHESTER	NN
	88-20-15-353-052	4072 LIVERNOIS 101-109	NN
	88-20-15-353-053	4062 LIVERNOIS -4066	NN
	88-20-15-353-054		NN
	88-20-15-355-066	4000 LIVERNOIS	NN
	88-20-15-478-015	4035 ROCHESTER	NN
	88-20-16-200-018	61 W LONG LAKE -109	NN
	88-20-16-200-019	55 W LONG LAKE	NN
	88-20-16-200-020	4973 LIVERNOIS -4979	NN
	88-20-16-202-001	4968 TREESIDE LN	NN
	88-20-16-478-035	60 W WATTLES -62	NN
	88-20-16-478-036	4009 LIVERNOIS	NN
	88-20-22-101-001	3950 LIVERNOIS	NN
	88-20-22-101-002	3900 LIVERNOIS	NN
	88-20-22-101-003	92 E WATTLES	NN
	88-20-22-226-040	3951 ROCHESTER -3955	NN
	88-20-22-226-041	3939 ROCHESTER	NN
	88-20-22-226-042	3921 ROCHESTER	NN
	88-20-22-226-074	3995 ROCHESTER	NN
	88-20-23-100-044	3990 ROCHESTER	NN
	88-20-23-100-070	3946 ROCHESTER -3978	NN
	88-20-23-100-078	1064 E WATTLES	NN

GB		1649.11	143003.31	3.28
GB		3140.11	381981.24	8.77
GB		706.00	31139.57	0.71
GB		786.38	38638.24	0.89
GB		1685.41	116882.27	2.68
GB		1249.98	92060.84	2.11
GB		2630.40	392157.43	9.00
GB		800.58	40057.61	0.92
GB		544.45	17776.59	0.41
GB		986.00	42919.22	0.99
GB		2292.00	273525.70	6.28
GB		773.82	25661.93	0.59
GB		709.89	21995.34	0.50
GB		773.96	25668.03	0.59
GB		570.00	20249.70	0.46
GB		580.00	20999.80	0.48
GB		2079.99	253486.60	5.82
GB		1267.36	89647.93	2.06
R1-C		536.86	15723.15	0.36
R1-C		542.76	15842.21	0.36
GB		450.20	11257.56	0.26
GB		450.27	11259.90	0.26
GB		450.44	11266.44	0.26
GB		1000.00	59999.65	1.38
GB		1000.00	59999.68	1.38
GB		950.36	45026.16	1.03
GB		350.00	7499.98	0.17
GB		1200.00	89999.45	2.07
GB		750.09	33759.58	0.78
GB		779.90	28982.99	0.67
GB		1455.89	120439.93	2.76
GB		870.44	47494.11	1.09
GB		885.31	48219.90	1.11
GB		687.40	28174.58	0.65
GB		803.96	35637.18	0.82
GB		687.98	23498.87	0.54
GB		408.53	10710.84	0.25
GB		1096.03	52350.25	1.20
GB		1566.04	102963.64	2.36
GB		936.01	50879.20	1.17
GB		1029.15	61444.71	1.41
RT		694.09	26718.73	0.61
CB		728.62	28589.12	0.66
CB		520.21	15820.65	0.36
CB		766.29	35879.31	0.82
CB		996.42	63706.37	1.46
GB		1415.82	122429.31	2.81
GB		941.87	54574.62	1.25
GB		695.46	29199.96	0.67
RT		1216.80	81761.84	1.88
CB		1960.37	212959.80	4.89
CB		496.50	14960.80	0.34
CB		1705.68	147378.68	3.38
CB		736.92	26839.24	0.62
CB		1018.53	44161.31	1.01
GB		771.71	24468.11	0.56
GB		771.69	24467.44	0.56
GB		771.67	24466.68	0.56
GB		1025.15	65604.05	1.51
GB		566.11	20604.68	0.47
GB		1336.66	92678.98	2.13
GB		1208.02	49132.91	1.13

	88-20-36-476-036	33259 DEQUINDRE	NN
	88-20-36-476-037	1783 E FOURTEEN MILE	NN
	88-20-36-476-038	1835 E FOURTEEN MILE -1837	NN
	88-20-36-476-039	33215 DEQUINDRE	NN
	88-20-36-476-040	33181 DEQUINDRE	NN
	88-20-36-476-050	33373 DEQUINDRE	NN
	88-20-36-476-071	1725 E FOURTEEN MILE -1729	NN
	88-20-36-476-074	33333 DEQUINDRE -33341	NN
	88-20-36-476-075	33145 DEQUINDRE	NN
	88-20-36-476-076	1881 E FOURTEEN MILE	NN

IB		1446.62	78160.27	1.79
IB		2019.18	213897.14	4.91
IB		789.83	36786.48	0.84
IB		578.78	18933.85	0.43
IB		578.75	18932.91	0.43
IB		1753.02	168543.23	3.87
IB		1823.20	169536.38	3.89
IB		1487.01	89980.02	2.07
IB		819.17	41648.16	0.96
IB		741.85	28801.50	0.66

April 10, 2026

Dear City Manager Nastasi, Director Savidant, Mayor Baker and Members of Troy City Council and Planning Commissioners,

Brent Savidant asked that we share our thoughts regarding our Neighborhood Node L. with him. At that time our presentation was in rough draft and want to take the time and detail that we believed he deserved. We are now pleased to share this presentation (link below) regarding our corner in hopes it shows how we care deeply about the future of the Square Lake Road and Livernois Road intersection.

First and foremost, we want to express our genuine gratitude and respect for the extraordinary amount of work that has gone into Troy's Master Plan 2040 and the Neighborhood Node ordinance framework. The vision articulated in the Master Plan, as a walkable neighborhood village, is thoughtfully and beautifully written. Director Savidant, consultant Ben Carlisle and the team at Carlisle/Wortman Associates, the Planning Commission, and everyone who contributed to this effort have produced a planning document that this community is truly proud of. The hundreds of hours invested in getting that vision right are evident.

Our focus in this presentation is simple. We want to help carry that vision across the finish line.

The Master Plan describes Troy Corners as a place of community gathering, walkable village character, historic significance, and neighborhood connection. We believe in that vision completely. What we are bringing to the table is a conversation about how the ordinance standards, the enforceable law, can more fully reflect what the Master Plan so clearly described. Not to criticize the work that has been done, but to strengthen it. To make sure that when a developer arrives at this corner, the village the Master Plan envisioned is the village that actually gets built.

We see ourselves as partners in this process, not adversaries. Save Troy Corners community has followed this effort closely for years, and we have done our homework. We hope this presentation contributes something useful to the ongoing conversation about how Node L can become everything the Master Plan intended it to be.

We welcome the opportunity to discuss any of these ideas further and are available at your convenience.

With appreciation and respect,

Prepared in support of the City of Troy Master Plan 2040 For informational purposes only, not legal advice, always supporting Equal Housing Opportunity

<https://drive.google.com/file/d/1R7-OhonN1vmMjgVVxycyE5BQIhJM05SXg/view?usp=sharing>

URGENT ALERT! Email phishing & scams are targeting the real estate industry. Company wiring instructions are only sent via encrypted email requiring a login and password. If you receive an email either directly or forwarded, containing wiring instructions or a request that you provide nonpublic personal information, **DO NOT RESPOND to the email**. PLEASE **CONTACT OUR OFFICE TO VERBALLY VERIFY THE REQUEST**. Make sure to call our office using previously verified contact information, and don't call any numbers listed in the email.

Deborah Louzecky, GRI, CRS, RAM, ABR
Real Estate Broker
248-379-3919

Purpose of This Presentation

- The City's Master Plan envisions Neighborhood Nodes as walkable village centers.
- Node L (Square Lake & Livernois) already has the conditions to support this vision.
- This presentation highlights **how this could be an opportunity to create Troy's first true walkable corner – not by accident, but by design.**

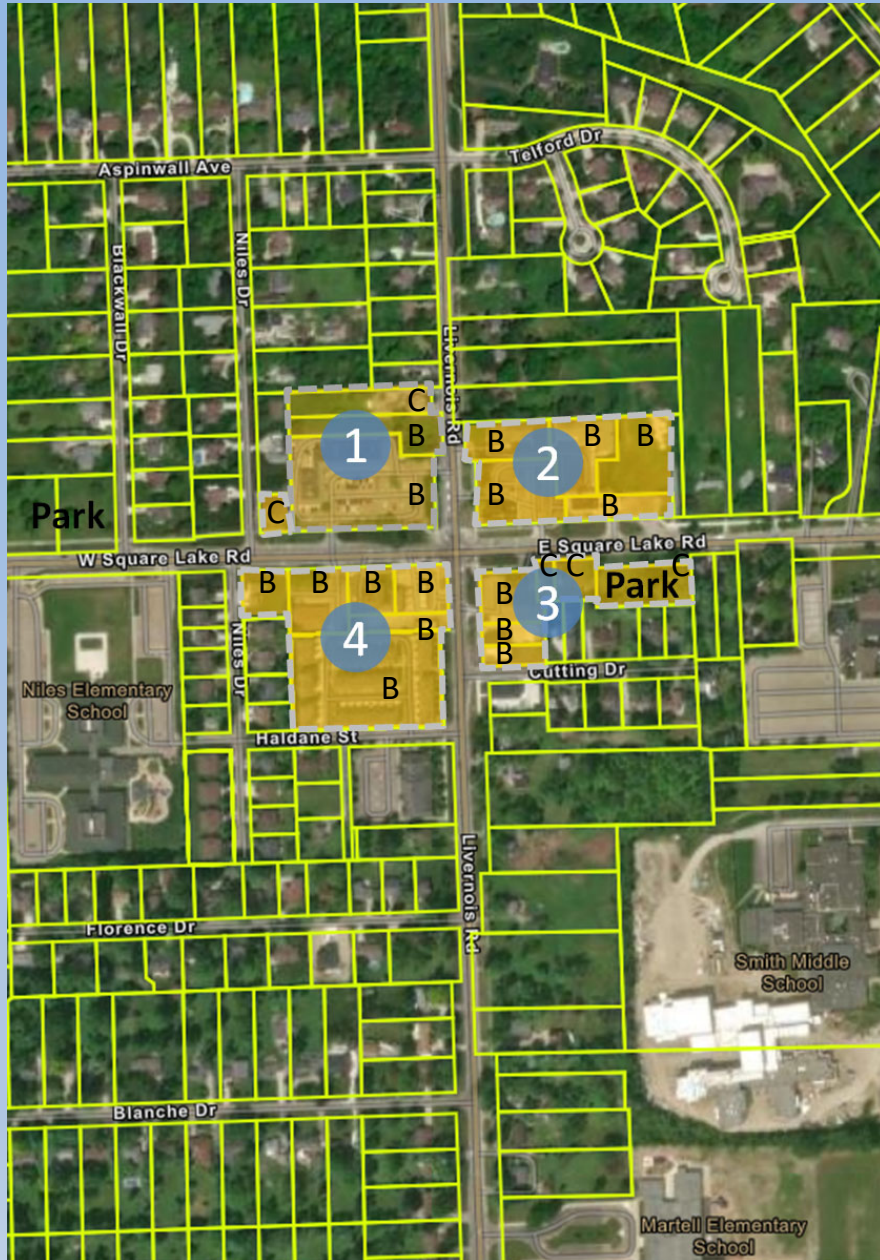
Node L: A Natural Village Location

- Historic Troy Corners Intersection & the birthplace of Troy commerce
- Surrounded by established neighborhoods
- Three Schools within walking distance (¼ mile)
- Narrow two-laned roads
- Existing neighborhood businesses & services already in place
- Approved housing development (Village of Hastings)
- Three city-owned parcels designated as park land

Node L is uniquely positioned to function as a walkable neighborhood village center.



Node L Parcel Overview

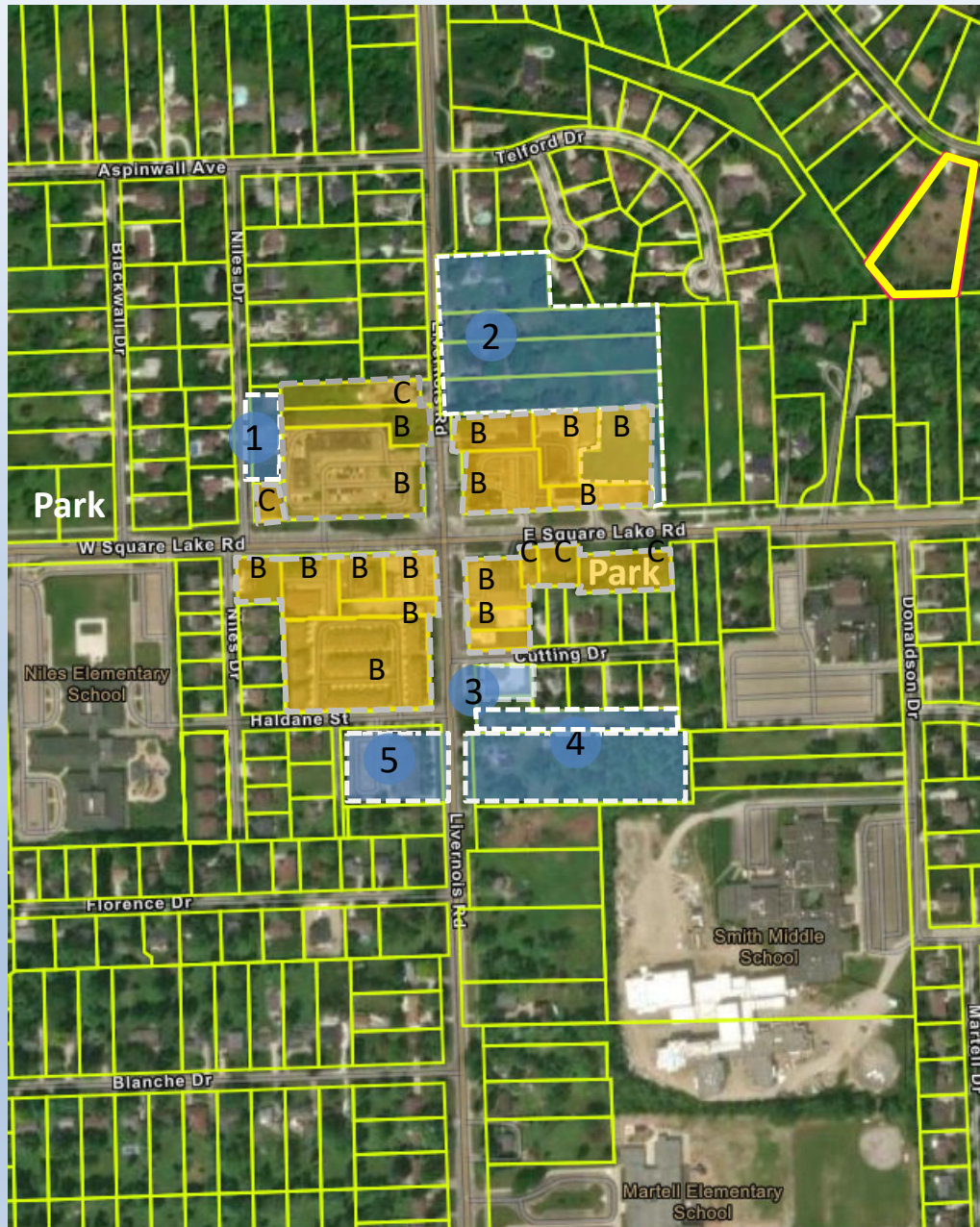


Parcel Area	Approx. Acreage	Notes
1. Northwest Parcels	3.76 0.23	Troy Corners Plaza, Vacant Lot, Ye Olde Flower Barn Dentist Office
2. Northeast Corner Transition Area	0.98 0.49 0.60 1.70	PT/Rehab Square Lake Liquor Law Offices Vacant Offices
3. Southeast Parcels	0.70 0.31 0.13 0.56 0.26 0.23	Site 4 Green Space Troy Poetry Society VMA Holdings Janelle's Salon Building Troy Law Center Pearl Family Dentistry
4. Southwest Parcels	0.47 0.42 0.72 0.32 2.63	Marathon Gas Station Innovative Environments Park Avenue Properties Peppy's Pizza 43 unit Townhomes

Approximate Total Area of Node L Study Area: 18–20 Acres

Adjacent Parcels Surrounding Node L

Properties surrounding the Node L neighborhood node



Parcel Area	Approx. Acreage	Notes
1. Private Residence	.60	R1-B
2. Village of Hastings (RT)	5.66	Approved Residential (22 Units)
3. Eureka Building Company (O)	0.34	A.V.A. Real Estate
4. Two Private Residences	4.01	R1-B
5. Troy Corners Office Center (O)	1.56	Troy Corners Office Center

Village of Hastings: Approved 25 Residential Homes



This project will add a new residential population within walking distance of the Square Lake & Livernois intersection. With sidewalks connecting the entire development to both main roads.

The Ordinance Gap for Node L

Master Plan Vision

- Walkable neighborhood village centers
- Mixed-use neighborhood services
- Community gathering spaces and parks
- Pedestrian-oriented design
- Development compatible with surrounding homes

What the Ordinance Currently Allows

- Attached residential only developments
- **No** requirement for ground-floor retail or services at the core of the corner
- Visible parking lots allowable and door placement away from the street
- Village elements optional, not required

If ground floor retail is not required in the Neighborhood Node ordinance, residential-only development can legally comply while bypassing the village vision set in the Master Plan. Zoning sets the law.

A Walkable Village Vision for Troy Corners (Node L)

A simple mix of neighborhood shops, housing and green space at Square Lake & Livernois



Today: A Corridor Without Identity

- Auto-oriented, pass-through intersection
- Underutilized Corners
- No defined Gathering space



A Connected, Walkable Village



A Possible Future for the Northwest Corner

Small-scale shops with housing above



A Compatible Fit for the Northeast Corner

Consistent scale with room for different architectural styles



Where Shops and Green Space Come Together

A walkable mix of local businesses and community space



Framing the Village: Gateway Park & Heritage Park

Small public spaces that define identity, connection, and walkability



These park spaces help create:

- A place for neighbors to gather
- Space for small community events
- Safe pedestrian connections across the corridor
- A visible identity at the intersection

Without intentional public space, a “village” becomes just development.

Site #2 Greenspace

North side of Square Lake, West of Livernois
1.7 acres

Open space with untapped potential

Before



Gateway Park: A Simple Community Space

After



Simple, natural design – not a major capital project

A simple, low-impact enhancement could include:

- Native plantings
- Walking path
- Benches
- Shade trees
- Open lawn space
- Directly across from Troy School District Preschool

Small, intentional improvements can create meaningful community space.

Site #4 Greenspace

South side of Square Lake, East of Livernois
.70 acres

A visible space without defined purpose

Before



Heritage Park: A Community Anchor

Opportunity: Troy Heritage Park



This space could support:

- Curved walking paths
- Native gardens and seasonal interest
- Seating areas for gathering
- Space for small community gatherings
- Interpretive elements reflecting Troy's history

Even a small park like this can anchor the identity of the entire intersection.

A Practical Framework for Node L



These park spaces create:

- A place for neighbors to gather
- Space for small community events
- Safe pedestrian connections across the corridor**
- A recognizable identity for Troy Corners

Together, these spaces transform the intersection from a pass-through into a place.

Node L Design Principles

Aligned with the City of Troy Master Plan 2040

Walkable Village Center

- Encourage walkable neighborhood services
- Provide safe pedestrian connections to the three nearby schools and neighborhoods
- Minimize auto-oriented frontage along the intersection

Activated Street Frontage

- Retail, cafés, roof-top activation and neighborhood services
- Defined transparent storefronts and pedestrian activity
- Doors oriented toward street

Housing Transition to Neighborhoods

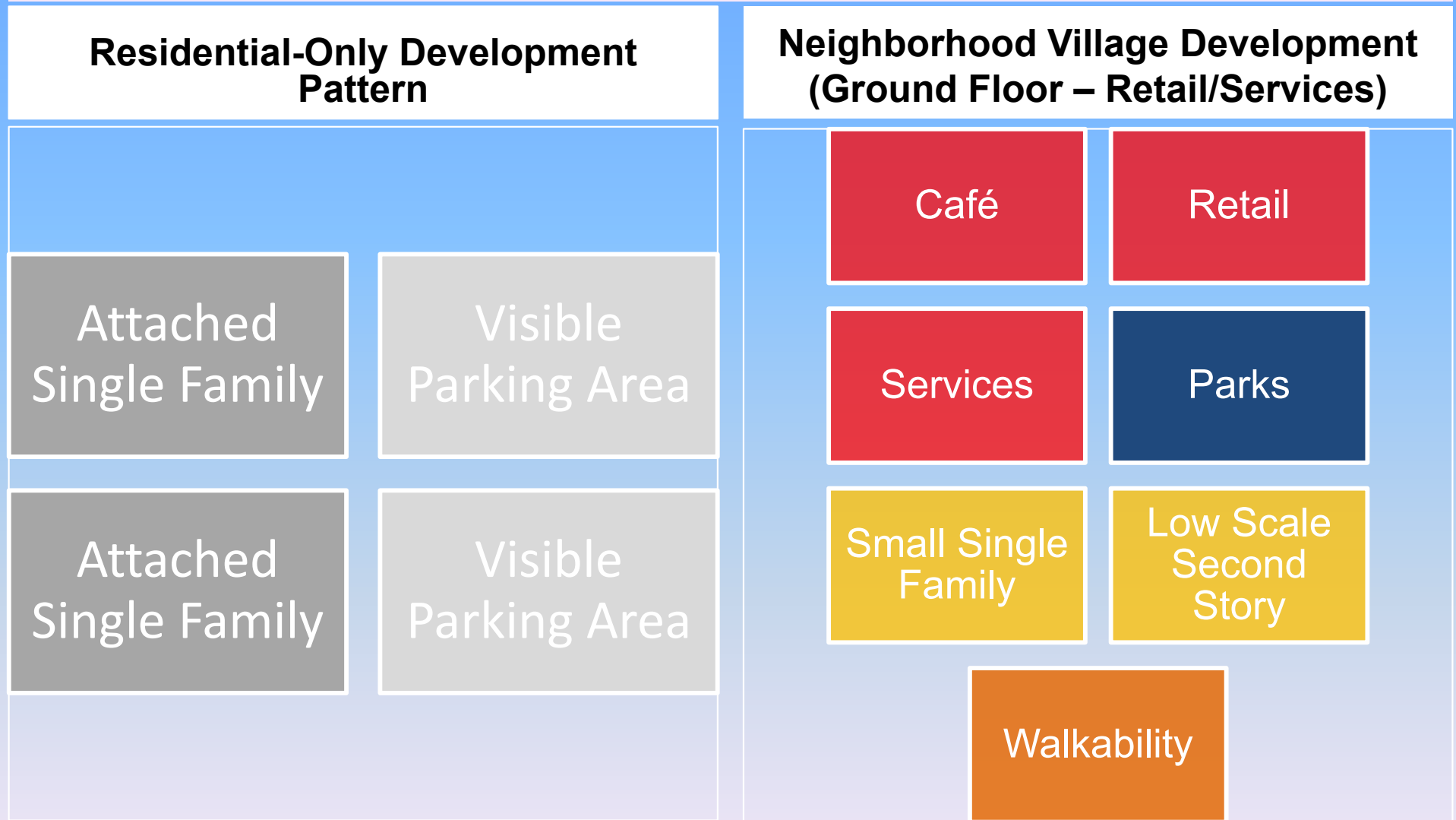
- Low-scale single family residential
- Landscaped buffers
- Uniformed, Detailed Design Standards

Community Gathering Spaces

- Gateway parks anchoring the intersection
- Village green or plaza spaces
- Landscaped pedestrian connections
- Connecting the three schools

Two Possible Development Outcomes for Node L

Residential-only development vs. a neighborhood village center



***Both outcomes allow development.
Only one creates the village envisioned in the Master Plan.***

Activation Supports Long-Term Property Value

Designing ground floors for flexible uses strengthens development potential

Residential-Only Development



- Single Use
- Limited Street Activity
- Value tied only to housing market
- Hard to convert to commercial later

Ground Floor Activation



- Ground floors designed for retail, office, service
- Stronger street presence
- Creates walkable environment
- A place maker that turns into a valuable asset for the city of Troy

Long-Term Market Benefits

- Small neighborhood services become viable
- Increased walkability and place identity
- Higher Property values for surrounding parcels
- Supports long-term reinvestment

Activation does not require immediate retail success — it simply preserves the opportunity for active uses when the market supports them.

How Site Type Modifications are Made in the Proposed Ordinance

Where key development decisions occur under the proposed ordinance

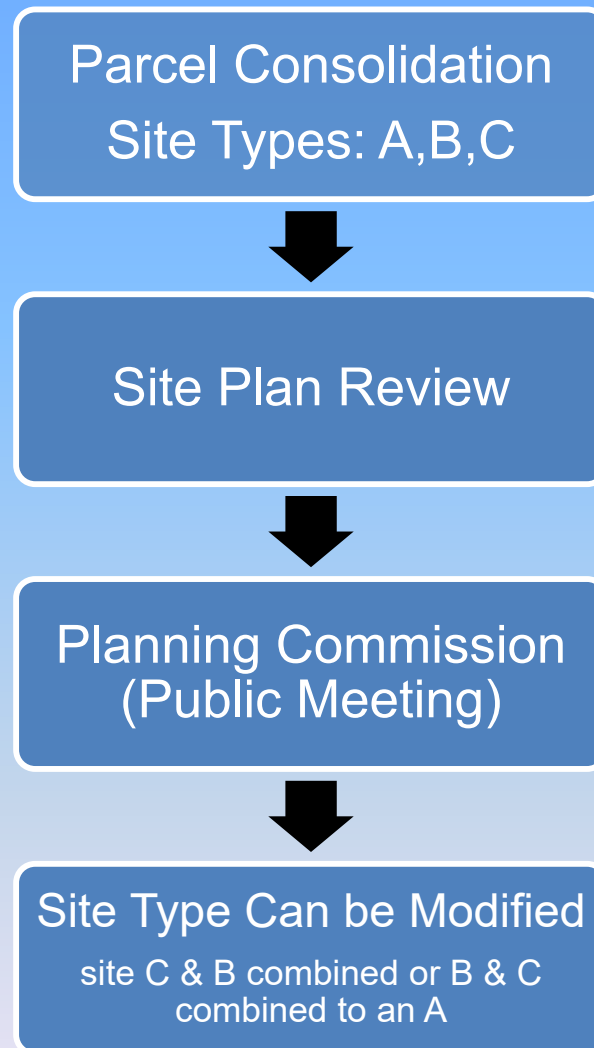
Ordinance Process

- The proposed ordinance assigns **Site Types (A, B, C)** within each node's regulating plan.
- During **site plan review**, the Planning Commission may **modify site types after a public hearing**.
- These modifications are evaluated for:
 - Master Plan consistency
 - Compatibility with surrounding uses
- **Site type changes occur within the site plan review process** rather than proceeding to City Council.

Why This Matters for Node L

- Site type assignments influence **development form and intensity** within the node.
- **Parcel consolidation + site plan review can change intensity over time**, depending on how site types are applied.
- Clear ordinance standards help ensure **future site plan decisions remain aligned with the Master Plan vision**.

Site Types May Be Combined/ Modified



City Council not involved in process after site plan review.

A Simple Ordinance Adjustment for Node L

Proposed Adjustment to Section 5.06 to Better Align with the Master Plan

1. Activation Requirement at the Core

- Cafés
- Small Retail
- Neighborhood Services

2. Maintain Existing Height Standards

- 30 ft where adjacent to residential
- 38 ft where currently permitted

3. Encourage Village-Oriented Design

- Small parks or plazas
- Pedestrian connections
- Housing transitions to surrounding neighborhoods

***This adjustment preserves development flexibility
while better aligning the ordinance with the Master Plan vision.***

Additional Considerations for Node L

To further support the Master Plan vision at Node L, the City could consider:

- Defining Node L as a **small-scale village or placemaking overlay**
- Establishing **clear activation expectations** for core parcels
- Prioritizing **ground-floor neighborhood services or retail**
- Leveraging **existing park spaces as community anchors**
- Enhancing **pedestrian and bicycle connectivity** to nearby schools
- Encouraging **cohesive architectural and site design standards**

These considerations build on existing ordinance flexibility while helping ensure long-term alignment with the Master Plan.

Opportunity to Create a Neighborhood Village Center at Node L

Node L has the potential to become a true neighborhood village through thoughtful design and collaboration.

- Node L already has the ingredients of a village:
 - Surrounding neighborhoods
 - Three nearby schools within ¼ mile walking distance
 - Approved housing development (Village of Hastings)
- With thoughtful design and activation, development here can **strengthen the entire neighborhood node.**

We welcome collaboration with the City and property owners to help intentionally realize the Master Plan vision for Node L.

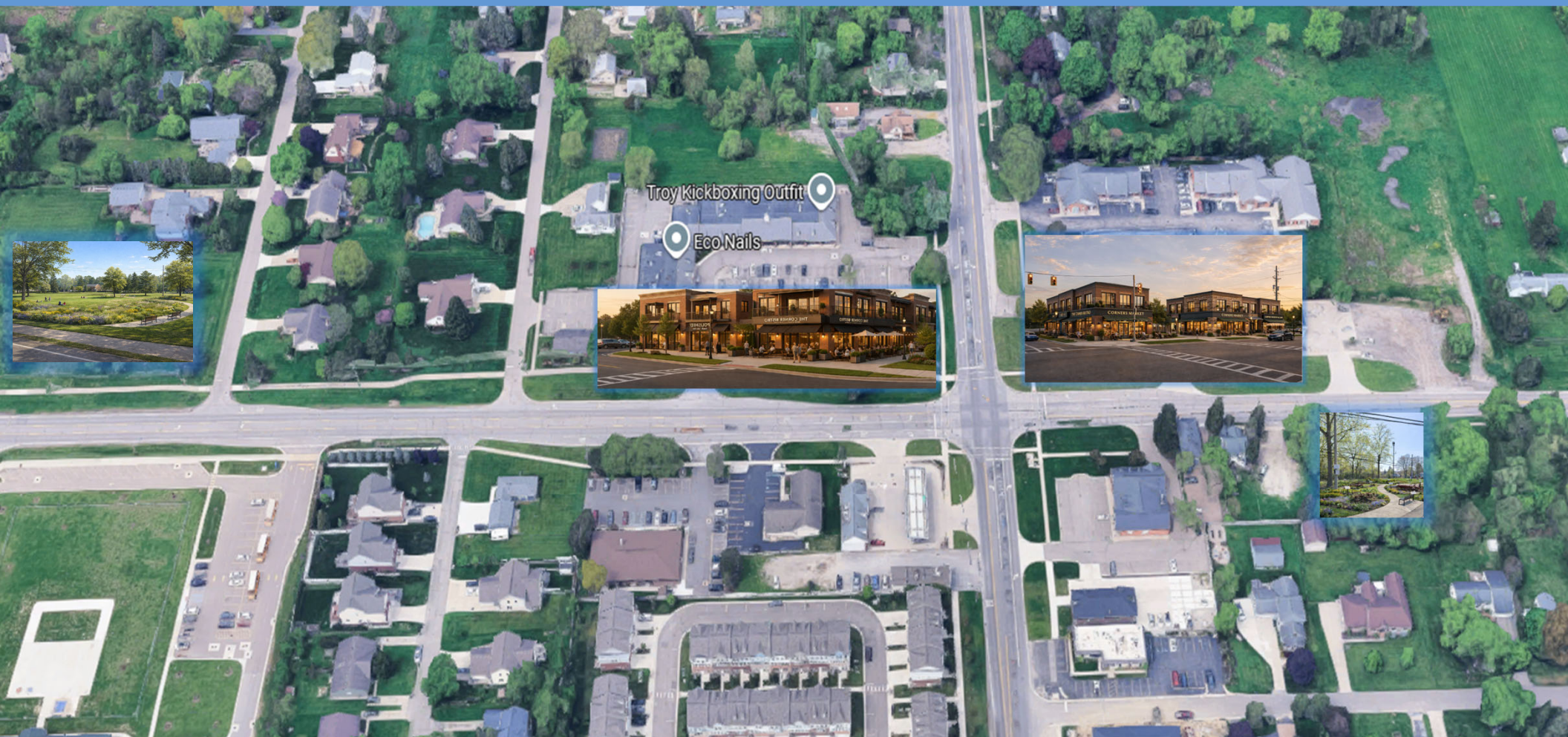
A Thoughtful Path Forward for Node L

Node L presents an opportunity to align development with the vision already outlined in the Master Plan.

- Encourage **small-scale, walkable village development**
- Support **local businesses and neighborhood services**
- Create **intentional public spaces that foster connection**

The decisions made today will shape this corner for decades – this is the moment to shape it intentionally with distinctions added to the zoning ordinance.

If it isn't specifically written, it does not have to be followed.



At the end of the day, this isn't about stopping development — it's about shaping it well.

Node L already has everything it needs to become a true neighborhood village — surrounding homes, nearby schools, and an approved residential base.

With just a small, thoughtful adjustment, this can become a place that supports local businesses, creates connection, and reflects the vision already outlined in the Master Plan.

The decisions made now will shape this corner for decades...
and this is the opportunity to shape it intentionally.

Thank you for your time.

Dear Mayor, City Council, City Manager, Director Savidant,

We want to begin by thanking all of you for the genuine care, time, and thoughtfulness you have brought to the Neighborhood Node ordinance. The April 6th decision to bring site-type upgrades back to Council for a public hearing and final vote was an important moment for residents. It restored an elected check on a decision that directly affects neighborhoods, and we are grateful you listened and acted.

We are writing to ask you to consider one more piece, a piece we believe completes what you began on April 6th, and without it, the protection you put in place may not fully reach the problem you intended to address.

We are not planners nor attorneys. We are residents who have lived near Troy Corners for many years and who have watched this conversation unfold over more than a decade. We have done our best to read the ordinance carefully, do a ton of research, listen at all the meetings, and understand what is actually being proposed. What follows is offered humbly, as an observation we hope is worth your attention.

Here is what we have come to understand. On April 6th, Council acted to ensure that when a developer asks to upgrade a site type say, from Site Type C to Site Type B that change must come back before Council. That is meaningful. But there is another path to the same kind of outcome that, as we read it, the directive may not yet cover.

A developer can take several adjacent Site Type B parcels and consolidate them into one large site. The site type designation never changes. It remains Site Type B from one end to the other. No site-type upgrade has occurred, so under the April 6th directive, no Council review and final vote would be triggered because the Site-type didn't change. But what can be built on that combined footprint is dramatically different from what any single parcel could have supported on its own. The dimensional limits that constrained each individual parcel like lot width, setbacks, parking, building footprint would relax across the combined parcels into one site. The result is a project of substantially greater scale, mass, and intensity than the original parcels were ever evaluated for. To the neighborhood, the impact is the same as a site-type upgrade, or in terms of what the average resident thinks, a re-zoning. To the ordinance on paper, nothing has changed.

We want to be clear about what we are not asking. We are not asking the City to prevent property owners from combining parcels. I, being a licensed Real Estate Broker, understand that land division is governed by the Michigan Land Division Act, and we are not asking Council to interfere with a property owner's right to combine parcels.

What we are asking is something different and, we believe, squarely within the City's zoning authority. The Land Division Act governs whether parcels may be combined. The Zoning Ordinance governs WHAT may be built on the resulting parcel. These are two separate questions. We are not asking Council to regulate the first. We are asking that when a substantial consolidation produces a development site materially larger than

what each individual parcel was originally evaluated for, the development should come before Council for review and final approval. In other words, someone combines 4 site-type parcels and builds a larger development.

This distinction matters in a form-based code district in a way it would not in traditional zoning. A half-acre lot zoned R-1B and a two-acre lot zoned R-1B carry essentially the same rights the parcel size does not change much about what can be built. But in a Neighborhood Node, parcel size and site layout drive the outcome directly. That is the nature of form-based code. When the parcel changes substantially, what can be built changes substantially. The site-type letter on the map is not the only thing that shapes the development outcome, the size of the site does too. That is why we believe that Council review and final approval at this stage matters.

We would respectfully ask Council to consider closing this gap by including a development review and final approval threshold for substantial consolidations within Neighborhood Nodes. One way it could be written is to require Council review and final approval when two or more parcels are consolidated and the resulting parcel exceeds the largest original parcel by fifty percent or more. That threshold would protect routine lot line adjustments from unnecessary review while ensuring that consolidations large enough to fundamentally change the development capacity of a site come before the elected body. The standards Council would apply could be the same standards already being developed for site-type modifications, so the process stays consistent and familiar.

Alongside this, we would also respectfully ask you to consider two more pieces specific to Node L. The first is a clear requirement, not just an allowance, for active ground-floor uses on buildings facing Square Lake Road and Livernois Road. The Master Plan describes Troy Corners as a walkable neighborhood village center, and a village center depends on storefronts, doors that open to the street, and small businesses that draw people in. "Allowing" these uses is not the same as requiring them, and we are concerned that without a clear requirement, the village vision the Master Plan describes will not actually be built. At the hearing it was stated that there was a strong linkage to the Master Plan node by node, yet we cannot see any detail written into the ordinance to reflect/protect what was written into the Master Plan for our Node L. The second is a node-specific height cap of two and a half stories for all of Node L. Our understanding from prior conversations was that Troy Corners would be limited to two and a half stories. As we read the current language, a three-story portion of a building would still be allowed so long as it steps back where it meets residential to 2 ½ story. That is not what we believed had been agreed to, and it is not, in our view, the village scale the Master Plan envisions for our corner. 2 ½ story max on Node L with only Site-type B and C within Node L.

We know we are asking for a lot, and we know you have already given a great deal to this work. We are not bringing these concerns forward to second-guess Planning, Council or to make this process harder than it already is. We are bringing them forward because we believe these are genuine gaps, and because we believe you would want

to know about them while there is still time to consider them. After 2011 we all saw how the residents responded to those changes once building had started. It was hard on the Planning Department, Council and the residents. We are trying to get out in front of this gap before May 11th and now is the opportunity. We are simply asking that you take a careful look at whether, as written, it actually delivers the protections that April 6th set out to provide, and the village vision the Master Plan describes for our corner.

We appreciate your willingness to hear from residents. We appreciate the honest exchange that took place at the April 6th hearing, and we appreciate that you are still listening even now. We are grateful for your service to Troy.

With sincere thanks,

Deborah Louzecky Team Member

Save Troy Corners

URGENT ALERT! Email phishing & scams are targeting the real estate industry. Company wiring instructions are only sent via encrypted email requiring a login and password. If you receive an email either directly or forwarded, containing wiring instructions or a request that you provide nonpublic personal information, **DO NOT RESPOND to the email.** PLEASE **CONTACT OUR OFFICE TO VERBALLY VERIFY THE REQUEST.** Make sure to call our office using previously verified contact information, and don't call any numbers listed in the email.

Deborah Louzecky, GRI, CRS, RAM, ABR
Real Estate Broker
248-379-3919



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

E.2.

Date: May 7, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller

Subject: Public Hearing - Adoption of the 2026/27 Annual City Budget (Introduced by:
Robert Maleszyk, Chief Financial Officer)

Attached is a resolution to formally adopt the 2026/27 annual City budget, as discussed at the Special City Council meeting on April 13th. The budget resolution reflects a total millage rate of 9.7369 mills for the 2026/27 fiscal year. Final millage rate requirements are summarized as follows:

	<u>2026/27</u>
General Operating	6.5000
Capital	1.0870
Refuse	1.0900
Library	<u>1.0599</u>
Total Millage Rate	9.7369

Suggested Resolution:

WHEREAS, Section 8.3 of the City Charter directs the City Council to adopt a budget for the ensuing year, beginning July 1, 2026; and,

WHEREAS, City Council directed City Management to also produce an additional two-year budget forecast;

NOW, THEREFORE, BE IT RESOLVED, That the following listed operating revenues including tax revenues and operating transfers "to" the General Operating Fund are **ANTICIPATED** and that the General Operating Fund has sufficient Fund Balance to appropriate as follows:

Taxes	\$47,846,750
Licenses and Permits	5,008,479
Federal Grants	19,100
State Grants	213,000
State Shared Revenues	11,000,000
Contributions - Local	53,500
Charges for Services	8,621,834
Fines and Forfeitures	730,832
Interest and Rents	2,990,500
Other Revenues	2,157,312
Operating Transfer - In	805,657
Total Revenues and Transfers	79,446,964
Appropriation of Fund Balance	<u>14,083,147</u>
Total Revenues, Transfers and Appropriations	\$93,530,111

BE IT FURTHER RESOLVED, That the tax rate for the General Operating Fund **SHALL BE** six and fifty one-hundredths (6.5000) mills on the 2026 taxable valuation.

BE IT FURTHER RESOLVED, In order to meet anticipated service delivery levels, expenditure amounts from the following listed budgetary activity level **SHALL BE** appropriated from the General Operating Fund:

General Government:	
Council	\$150,184
Manager	1,693,436
City Attorney	1,557,688
City Clerk	1,517,916
Human Resources	1,529,390
Communications	1,377,864
Finance	1,622,452
Treasurer	973,125
Purchasing	456,410
Assessing	1,504,430

Building Operations	1,996,935
Total General Government	\$14,379,830
Public Safety:	
Police	\$36,176,290
Fire	8,033,713
Building Inspection	3,241,366
Total Public Safety	\$47,451,369
Public Works:	
Streets/Drains	\$2,198,729
Transportation	804,420
Total Public Works	\$3,003,149
Community Development:	
Engineering	\$4,193,743
Planning	1,640,988
Total Community Development	\$5,834,731
Recreation and Culture	
Parks	\$5,035,032
Recreation	7,144,820
Nature Center	255,120
Museum/Historic Village	414,260
Total Recreation and Culture	\$12,849,232
Other:	
Operating Transfers Out	\$10,011,800
Total General Fund	\$93,530,111

BE IT FURTHER RESOLVED, That the following listed operating revenues of the Capital Projects Fund including tax revenues and transfers “to” the Capital Projects Fund are **ANTICIPATED** and that the Capital Projects Fund has sufficient Fund Balance to appropriate as follows:

Taxes	\$7,463,500
Grants	2,382,390
Contributions	210,000
Charges for Services	240,000
Interest and Rents	200,000
Other Revenues	30,000
Operating Transfer - In	22,230,000
Total Revenues and Transfers	32,755,890
Appropriation (Surplus) of Fund Balance	(538,588)
Total Revenues, Transfers and Appropriations	\$32,217,302

BE IT FURTHER RESOLVED, That the tax rate for the Capital Fund **SHALL BE** one and eight hundred seventy ten-thousandths (1.0870) mills on the 2026 taxable valuation.

BE IT FURTHER RESOLVED, In order to meet anticipated expenses, amounts from the following listed budgetary centers **SHALL BE** appropriated from the Capital Projects Fund:

Manager	\$30,000
Treasurer	20,000
Building Operations	6,820,000
Police	1,597,148
Fire	935,000
Streets	7,470,000
Public Works	2,605,000
Street Lighting	50,000
Drains	1,816,000
Sidewalks	1,000,000
Recreation	2,534,000
Parks	2,855,000

Library	3,680,000
Museum	790,000
Debt and Other Financing Uses	15,154
Total Expenditures	\$32,217,302

BE IT FURTHER RESOLVED, That the following listed operating revenues including tax revenues and operating transfers “to” the Refuse Fund are **ANTICIPATED** and that the Refuse Fund has sufficient Fund Balance to appropriate as follows:

Taxes	\$7,511,580
Grants	80,000
Charges for Services	800
Interest and Rents	120,000
Appropriation (Surplus) of Fund Balance	(628,184)
Total Revenues, Transfers and Appropriations	\$7,084,196

BE IT FURTHER RESOLVED, That the tax rate for the Refuse Fund **SHALL BE** one and nine one-hundredths (1.0900) mills on the 2026 taxable valuation.

BE IT FURTHER RESOLVED, In order to meet anticipated expenses, amounts from the following listed budgetary centers **SHALL BE** appropriated from the Refuse Fund:

Refuse and Recycling	\$7,084,196
Total Expenditures	\$7,084,196

BE IT FURTHER RESOLVED, That the following listed operating revenues including tax revenues and operating transfers “to” the Library Fund are **ANTICIPATED** and that the Library Fund has sufficient Fund Balance to appropriate as follows:

Taxes	\$7,561,000
Grants	155,000
Contributions	115,000
Charges for Services	20,650
Fines and Forfeitures	13,500

Interest and Rents	101,500
Other Revenue	6,000
Appropriation (Surplus) of Fund Balance	3,196,029
Total Revenues, Transfers and Appropriations	\$11,168,679

BE IT FURTHER RESOLVED, That the tax rate for the Library Fund **SHALL BE** one and five hundred ninety-nine ten-thousandths (1.0599) mills on the 2026 taxable valuation.

BE IT FURTHER RESOLVED, In order to meet anticipated expenses, amounts from the following listed budgetary centers **SHALL BE** appropriated from the Library Fund:

Library	\$11,168,679
Total Expenditures	\$11,168,679

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** the following budgets as shown in the 2026/27 budget document:

Major Street Fund	
Revenue:	
Grants	\$12,380,860
Charges for Services	362,102
Interest and Rents	75,000
Appropriation (Surplus) of Fund Balance	(2,871,927)
Total Revenues, Transfers and Appropriations	\$9,946,035
Expenditures:	
Streets	\$3,768,440
Parks	167,595
Other Finances Uses	6,010,000
Total Expenditures	\$9,946,035
Local Street Fund	
Revenue:	
Grants	\$4,871,657
Interest and Rents	75,000

Operating Transfers - In	2,250,000
Appropriation (Surplus) of Fund Balance	1,106,311
Total Revenues, Transfers and Appropriations	\$8,302,968
Expenditures:	
Streets	\$3,393,259
Parks	1,419,709
Other Financing Uses	3,490,000
Total Expenditures	\$8,302,968
Transit Center:	
Revenue:	
Charges for Services	\$156,000
Other Financing Sources	11,800
Appropriation (Surplus) of Fund Balance	280
Total Revenues, Transfers and Appropriations	\$168,080
Expenditures:	
Building and Facility Maint.	\$140,830
Grounds and Common Area	27,250
Total Expenditures	\$168,080
Forfeiture Fund	
Revenue:	
Fines and Forfeitures	\$129,000
Interest and Rents	30,000
Appropriation (Surplus) of Fund Balance	(114,000)
Total Revenues, Transfers and Appropriations	\$45,000
Expenditures:	
Police Forfeitures	\$45,000
Total Expenditures	\$45,000
Community Development Block Grant Fund	
Revenue:	
Grants	\$135,278

Total Revenues, Transfers and Appropriations	\$135,278
Expenditures:	
Home Chore	\$20,278
Park Improvements	115,000
Total Expenditures	\$135,278
Cemetery Fund	
Revenue:	
Charges for Services	\$3,900
Interest and Rents	7,000
Appropriation (Surplus) of Fund Balance	(9,512)
Total Revenues, Transfers and Appropriations	\$1,388
Expenditures:	
Other Financing Uses	\$1,388
Total Expenditures	\$1,388
Series 2013 and 2020 DDA Debt Fund	
Revenue:	
DDA	\$965,635
Total Revenues, Transfers and Appropriations	\$965,635
Expenditures:	
Gen Obligation Debt	\$965,635
Total Expenditures	\$965,635
Sanctuary Lake Golf Course Fund	
Revenue:	
Charges for Services	\$2,506,584
Appropriation (Surplus) of Fund Balance	981,515
Total Revenues, Transfers and Appropriations	\$3,488,099
Expenditures:	
Sanctuary Lake	\$3,488,099
Total Expenditures	\$3,488,099
Sylvan Glen Golf Course Fund	

Revenue:	
Charges for Services	\$1,467,360
Interest and Rents	174,500
Appropriation (Surplus) of Fund Balance	490,369
Total Revenues, Transfers and Appropriations	\$2,132,229
Expenditures:	
Sylvan Glen	\$2,132,229
Total Expenditures	\$2,132,229
Sanitary Sewer Fund	
Revenue:	
Charges for Services	\$18,141,897
Interest and Rents	100,000
Appropriation (Surplus) of Fund Balance	(779,479)
Total Revenues, Transfers and Appropriations	\$17,462,418
Expenditures:	
Sanitary Sewer	\$17,462,418
Total Expenditures	\$17,462,418
Water Fund	
Revenue:	
Charges for Services	\$29,757,044
Interest and Rent	44,370
Appropriation (Surplus) of Fund Balance	(1,859,767)
Total Revenues, Transfers and Appropriations	\$27,941,647
Expenditures:	
Water	\$27,941,647
Total Expenditures	\$27,941,647
Building Operations	
Revenue:	
Charges for Services	\$2,038,490
Interest and Rents	16,224

Appropriation (Surplus) of Fund Balance	684,566
Total Revenues, Transfers and Appropriations	\$2,739,280
Expenditures:	
Building Operations	\$2,739,280
Total Expenditures	\$2,739,280
Fleet Maintenance Fund	
Revenue:	
Interest and Rent	\$5,521,861
Other Revenue	483,060
Appropriation (Surplus) of Fund Balance	1,244,815
Total Revenues, Transfers and Appropriations	\$7,249,736
Expenditures:	
Administration	\$957,332
Equipment Operation and Maint	3,663,724
DPW Facility Maintenance	563,680
Capital	2,065,000
Total Expenditures	\$7,249,736
Information Technology	
Revenue:	
Charges for Services	\$2,863,200
Interest and Rents	80,000
Appropriation (Surplus) of Fund Balance	419,736
Total Revenues, Transfers and Appropriations	\$3,362,936
Expenditures:	
Information Technology	\$3,362,936
Total Expenditures	\$3,362,936
Unemployment Insurance Fund	
Revenue:	
Charges for Services	\$4,110
Total Revenues, Transfers and Appropriations	\$4,110

Expenditures:	
Unemployment Insurance	\$4,110
Total Expenditures	\$4,110
Worker's Compensation Fund	
Revenue:	
Charges for Services	\$784,160
Other Revenue	16,224
Appropriation (Surplus) of Fund Balance	108,160
Total Revenue, Transfers, and Appropriations	\$908,544
Expenditures:	
Worker's Compensation	\$908,544
Total Expenditures	\$908,544
Compensated Absences Fund	
Revenue:	
Interest and Rent	\$150,000
Other Revenue	6,400,000
Appropriation (Surplus) of Fund Balance	(50,000)
Total Revenue, Transfers, and Appropriations	\$6,500,000
Expenditures:	
Compensated Absences	\$6,500,000
Total Expenditures	\$6,500,000



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

I.4.

Date: May 7, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Melissa Roberts, Senior Management Analyst

Subject: 2026 City Council Meeting Schedule

History

Previously, City Council approved a quarterly evaluation process for the City Manager and City Attorney. We are requesting that City Council schedule special meetings to conduct these quarterly evaluations.

Management recommends scheduling three (3) closed sessions for the remaining 2026 quarterly reviews. The proposed dates already have a regular meeting of City Council scheduled for 7:30 PM.

Recommendation

The following special meeting dates are proposed for Closed Session – City Manager and City Attorney Evaluations:

- Monday, June 15, 2026
- Monday, September 14, 2026
- Monday, December 7, 2026

These meetings will be held at 6:00 PM in the Council Board Room consistent with the City Council Rules of Procedure.

Suggested Resolution:

RESOLVED, That Troy City Council **SHALL HOLD** Special Meetings on the following dates at 6:00 PM in the Council Board Room or as otherwise provided by the City Council Rules of Procedure:

Monday, June 15, 2026	Closed Session - City Manager and City Attorney Evaluations
Monday, September 14, 2026	Closed Session - City Manager and City Attorney Evaluations
Monday, December 7, 2026	Closed Session - City Manager and City Attorney Evaluations

THEREFORE, BE IT RESOLVED, That Troy City Council **MAY RESCHEDULE** Regular Meetings and/or **SCHEDULE** additional Special Meetings in accordance with the City Charter and Michigan Open Meetings Act.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

I.5.

Date: May 7, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer and TDDA Treasurer
Mark Adams, Economic Development Manager
Kyle Vieth, Controller

Subject: Approval of the Troy Downtown Development Authority (TDDA) Proposed Fiscal Year 2026/27 and Three-Year Budget (Introduced by: Kyle Vieth, Controller)

Background

The Troy Downtown Development Authority (TDDA) adopted its proposed 2026/27 and Three-Year Budget at the April 15, 2026 TDDA meeting.

Recommendation

City Management recommends that City Council approve the TDDA's proposed 2026/27 and Three-Year Budget.

Suggested Resolution:

WHEREAS, The Troy Downtown Development Authority has adopted and recommends that City Council approve its proposed fiscal year 2026/27 Budget and Three-Year Budget;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Troy Downtown Development Authority's Annual Budget for fiscal year beginning July 1, 2026 through June 30, 2027 and Three-Year Budget.



Downtown Development Authority

County of Oakland, State of Michigan

2026/27 through 2028/29 Budget

Introduction

In order to prevent further deterioration and to encourage economic development of the Downtown District, the City of Troy established the Downtown Development Authority of the City of Troy (the TDDA) pursuant to Act 197 of 1975 (Act 197) which was recodified as 2018 PA 57. An ordinance adopted by the City Council of the City of Troy on July 12, 1993 and amended on September 28, 1998, February 7, 2000, August 5, 2002, December 16, 2002, June 4, 2007, October 7, 2013, July 24, 2017, and June 28, 2021.

The TDDA in its first six Tax Increment Financing and Development Plans identified specific sources of funding to finance the implementation of a plan for physical improvements to the Downtown District identified in this plan as the Development Area.

The purpose of the Tax Increment Financing and Development Plans are to provide for the construction and financing of the necessary streets, sidewalks, street lighting, landscaping, parking garage and other facilities, Civic Center projects, widening of Rochester and Big Beaver roads to improve traffic flow; provide and expand existing public facilities on the civic center site to serve the needs of the TDDA businesses and the citizens of the City of Troy; to fund improvements contained in the Big Beaver Corridor Study and to carry out the objectives of the TDDA so as to prevent the further deterioration of the Downtown Development Area while preserving and promoting economic growth for the benefit of all taxing units located within and benefited by the Troy Downtown Development Authority.

The TDDA issued three separate bond issues in 2001, 2002 and 2003. The bonds were “naked tax increment bonds” secured solely by the tax increment revenues to be derived from the properties in the Downtown District. This is rare in Michigan and was based on the then perceived strength of the Downtown District’s taxable values and the ability of properties in the Downtown District to generate sufficient tax increment revenues to pay the debt service on the bonds. While the City has a AAA rating, its full faith and credit was not utilized or pledged for these three bond issues.



Downtown Development Authority

County of Oakland, State of Michigan

The initial value of the district in 1993 was \$309,192,270. In comparison, the projected taxable value for 2026/2027 is \$541,006,440 and the captured value is \$231,814,170. Prior to 2013, there was a decreased separation between the base year value and current taxable value, which created a revenue stream reduction trending toward elimination. This created a situation in which the TDDA would not be able to service the three bond issues and default was imminent.

On October 7, 2013, a new Tax Increment Financing and Development Plan was approved. The revised Plan eliminated properties that were a negative draw on the aggregate value of the TDDA. The Plan authorized three functions: debt service, maintenance costs and administrative fees. In addition, the TDDA and Plan were extended to 2033. Finally, the City of Troy issued bonds backed by the full faith and credit of the City, including its AAA bond rating to pay off the three TDDA bond series. This budget demonstrates that the revision of the Plan provides for sufficient revenue to service the City of Troy bonds and thereby eliminates the threat of default of the TDDA bonds. Lastly, the 2013 bonds were refinanced in October 2020 to further reduce both principal and interest and again lessen the threat of default of the TDDA bonds.

On July 24, 2017 the Development Plan was amended to authorize the Quality Development Initiative (QDI). The QDI utilizes 60% of the annual tax increment increase of the target property to be used for public facilities and enhancement. The funds may be used to financially assist a developer on an annual basis for a portion of the cost of needed public improvements. The DDA is now allowed to use surplus funds after servicing the "City Bonds".

The most recent Plan Revision was approved by the Troy City Council on June 28, 2021.



Downtown Development Authority

County of Oakland, State of Michigan

2026/27 through 2028/29 Budget

	2025 Actual	2026 Estimated	2026 Budget	2027 Budget	2028 Budget	2029 Budget
REVENUE						
Property Taxes	\$ 2,908,510	\$ 3,305,727	\$ 3,033,760	\$ 3,679,730	\$ 3,823,420	\$ 3,969,980
State Revenue Sharing-SBTE	-	90,463	-	40,000	40,000	40,000
Interest Income/Other	268,400	150,000	80,000	120,000	120,000	120,000
Total Revenues	3,176,910	3,546,190	3,113,760	3,839,730	3,983,420	4,129,980
EXPENDITURES						
Administrative Expenses	59,000	61,360	61,360	63,814	66,950	69,700
Tax Tribunals	32,220	86,260	25,000	50,000	50,000	50,000
Quality Development Initiative (QDI)	-	379,300	365,000	380,000	395,200	411,008
Big Beaver Corridor Maintenance	345,540	664,870	623,133	804,269	845,530	864,660
Corridor and Pedestrian Improvements	3,196,021	2,500,000	3,000,000	3,000,000	1,500,000	1,500,000
Debt Service-Series 2013/2020	819,107	938,284	938,284	965,135	1,188,472	1,138,180
District Promotion	22,249	25,000	35,000	35,000	35,000	35,000
Other expenditures	683	1,500	1,500	1,500	1,500	1,500
TOTAL - EXPENDITURES	4,474,820	4,656,574	5,049,277	5,299,718	4,082,652	4,070,048
SURPLUS (USE) OF FUND BALANCE	(1,297,910)	(1,110,384)	(1,935,517)	(1,459,988)	(99,232)	59,932
BEGINNING FUND BALANCE	5,185,681	3,887,771	3,887,771	2,777,387	1,317,399	1,218,167
ENDING FUND BALANCE	\$ 3,887,771	\$ 2,777,387	\$ 1,952,254	\$ 1,317,399	\$ 1,218,167	\$ 1,278,099

Captured Taxable Value

	2026/27 Taxable	2027/28 Taxable	2028/29 Taxable
Real Base Taxable Value (1993 initial/Revised 2013)	\$ 244,924,440	\$ 244,924,440	\$ 244,924,440
Real Taxable Value	452,609,460	461,661,649	470,894,882
Real Captured Value	207,685,020	216,737,209	225,970,442
Personal Base Taxable Value (1993 initial/Revised 2013)	64,267,830	64,267,830	64,267,830
Personal Taxable Value	88,396,980	88,396,980	88,396,980
Personal Captured Value	24,129,150	24,129,150	24,129,150
Total Captured Value	\$ 231,814,170	\$ 240,866,359	\$ 250,099,592

	Oakland County	Oakland Comm. College	City of Troy	Total
Millage Rates	5.7219	1.4747	8.677	15.8736



Downtown Development Authority

County of Oakland, State of Michigan

Projected Tax Capture to Debt Schedule

Year	Revenues			Debt Service - Series 2013 and Series 2020			
	Total Taxable Value	Captured Taxable Value	Captured Tax Revenues 15.8736	Principal	Interest	Total Debt Service	Net
2026/2027	541,006,440	231,814,170	3,679,730	840,000	125,135	965,135	2,714,595
2027/2028	550,058,629	240,866,359	3,823,420	1,075,000	113,472	1,188,472	2,634,948
2028/2029	559,291,862	250,099,592	3,969,980	1,040,000	98,180	1,138,180	2,831,800
2029/2030**	570,477,699	261,285,429	4,147,540	1,000,000	81,125	1,081,125	3,066,415
2030/2031	581,887,253	272,694,983	4,328,650	975,000	63,623	1,038,623	3,290,027
2031/2032	593,524,998	284,332,728	4,513,380	930,000	45,561	975,561	3,537,819
2032/2033	605,395,498	296,203,228	4,701,810	880,000	27,266	907,266	3,794,544
2033/2034	617,503,408	308,311,138	4,894,010	835,000	9,072	844,072	4,049,938

** = 2% Increase



Downtown Development Authority

County of Oakland, State of Michigan

TAX INCREMENT PROCEDURE

Tax increment revenue to be transmitted to the TDDA is generated when the current taxable value of all properties within a development area exceeds the initial assessed value of the properties. The initial assessed value is defined in Act 197 as the assessed value of all taxable property within the boundaries of the development area at the time the ordinance establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the ordinance is adopted. The current assessed value refers to the assessed value of all properties, real and personal, within the development area as established each year subsequent to the adoption of the tax increment financing plan. The amount in any one year by which the current taxable value exceeds the initial assessed value, including real and personal property, is defined as the "captured taxable value". The tax increment revenue transmitted to the TDDA results from applying the total tax levy of taxing units within the development area to the captured taxable value.

Increases in assessed values within a development area which result in the generation of tax increment revenues, can result from any of the following:

- a. Construction of the new development occurring after the date establishing the "initial assessed value".
- b. Construction of new rehabilitation, remodeling alterations, or additions accruing after the date establishing the "initial assessed value".
- c. Increases in property values which occur for any other reason.

Tax increment revenues transmitted to the TDDA can be pledged for debt service on general obligation tax increment bonds issued by the municipality or tax increment revenue bonds issued by the TDDA.



Downtown Development Authority

County of Oakland, State of Michigan

If bonds are to be sold, the municipality may not pledge for annual debt service requirements in excess of 80% of the estimated tax increment revenue to be received from a development area for that year. In addition, the estimated annual debt service owed on bonds issued by the municipality may not exceed 80% of the estimated annual tax increment revenues. Should actual tax increment revenues fall below projections, any previously accumulated revenue would be devoted to retirement of the bonds. Any tax increment revenues collected in excess of the 80% measure described in Table 2 of the Development Plan will be used to pay current debt service on any bonds issued under the Plan. The bonds are subject to the Michigan Municipal Finance Act and may not mature in more than thirty years.

The TDDA may expend tax increment revenues only in accordance with the tax increment financing plan; surplus revenues revert proportionally to the prospective taxing jurisdictions. The tax increment financing plan may be modified upon approval of the governing body after notification and hearings as required by Act 197. When the governing body finds that the purposes for which the plan was established have been accomplished, they may abolish the plan.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

I.6.

Date: May 7, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Mark Adams, Economic Development Manager and TBRA Treasurer
Kyle Vieth, Controller

Subject: Approval of the Troy Brownfield Redevelopment Authority (TBRA) Proposed Fiscal Year 2026/27 and Three-Year Budget (Introduced by: Kyle Vieth, Controller)

Background

The Troy Brownfield Redevelopment Authority (TBRA) adopted its proposed 2026/27 and Three-Year Budget at the April 14, 2026 TBRA meeting.

Recommendation

City Management recommends that City Council approve the TBRA's proposed 2026/27 and Three-Year Budget.

Suggested Resolution:

WHEREAS, The Troy Brownfield Redevelopment Authority has adopted and recommends that City Council approve its proposed fiscal year 2026/27 Budget and Three-Year Budget;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Troy Brownfield Redevelopment Authority's Annual Budget for fiscal year July 1, 2026 through June 30, 2027 and Three-Year Budget.



Brownfield Redevelopment Authority

County of Oakland, State of Michigan

2026/27 through 2028/29 Budget

Introduction

The Brownfield Redevelopment Financing Act, Act 381 of 1996, authorized the City of Troy to create the Troy Brownfield Redevelopment Authority (TBRA), which occurred on January 18, 1999. The purpose of the TBRA is to implement Brownfield Plans, create Brownfield redevelopment zones, promote revitalization, redevelopment and reuse of distressed properties within the City. Furthermore, the TBRA may utilize tax increment financing to assist redevelopment.

The TBRA shall consist of not less than five (5) persons and not more than nine (9) persons who serve for three year terms, and are appointed by the Mayor and approved by City Council.

The three year budget contains five active Brownfield plans as follows: Plan #4 for the TCF Bank Branch; Plan #8 for the Somerset Shops; Plan #10 for the Harrison Poolside Troy Apartments; Plan #11 for the Village of Troy; and Plan #12 Forbes/Frankel Troy Ventures LLC.



Brownfield Redevelopment Authority

County of Oakland, State of Michigan

2026/27 through 2028/29 Budget

	2025	2026	2026	2027	2028	2029
	Actual	Estimated	Budget	Budget	Budget	Budget
REVENUE						
Property Taxes-TCF #4	\$ 15,162	\$ 14,978	\$ 14,910	\$ 14,940	\$ 15,300	\$ 15,680
Property Taxes - Somerset Shops #8	29,483	27,842	27,910	28,100	29,400	30,730
Property Taxes - Harrison-Troy PS Apts. #10	-	-	-	-	-	-
Property Taxes - Village of Troy #11	156,887	374,653	179,030	724,690	836,660	860,260
Property Taxes - Forbes/Frankel #12	-	-	-	-	856,930	1,383,040
Interest Income	56,801	30,000	20,000	20,000	20,000	20,000
Total Revenues	258,333	447,473	241,850	787,730	1,758,290	2,309,710
EXPENDITURES						
Administrative Expenses	6,400	6,656	6,200	6,922	7,200	7,500
Payment to TCF Bank #4	15,162	14,978	14,910	14,940	15,300	15,680
Payment to Somerset Shops #8	29,483	27,842	27,910	28,100	29,400	30,730
Payment to Regency at Troy	149,760	-	-	-	-	-
Payment to Harrison-Troy PS Apts. #10	-	-	-	-	-	-
Payment to Village of Troy #11	162,436	374,653	179,030	724,690	836,660	352,920
Payment to Forbes/Frankel #12	-	-	-	-	856,930	1,383,040
Payment to Taxing Authorities (Shareback)	31,268	-	-	-	-	-
Contractual Services	-	10,000	10,000	20,000	20,000	20,000
Other expenditures	71	3,000	3,000	3,000	3,100	3,200
TOTAL - EXPENDITURES	394,580	437,129	241,050	797,652	1,768,590	1,813,070
Change in Fund Balance	(136,247)	10,344	800	(9,922)	(10,300)	496,640
BEGINNING FUND BALANCE	897,405	761,158	761,158	771,502	761,580	751,280
ENDING FUND BALANCE	\$ 761,158	\$ 771,502	\$ 761,958	\$ 761,580	\$ 751,280	\$ 1,247,920



Brownfield Redevelopment Authority

County of Oakland, State of Michigan

Tax Capture and Millage
2026/27 through 2028/29

	2027 Budget	2028 Budget	2029 Budget
<u>TCF Bank (TCF)(BR4)</u>			
Base Taxable Value	\$ 197,940	\$ 197,940	\$ 197,940
Taxable Value	1,080,140	1,101,743	1,123,778
Captured Taxable Value	882,200	903,803	925,838
TCF Bank Tax Revenues	14,940	15,300	15,680
<u>Somerset Shops (SSS)(BR8)</u>			
Base Taxable Value	\$ 1,838,350	\$ 1,838,350	\$ 1,838,350
Taxable Value	3,238,600	3,303,372	3,369,439
Captured Taxable Value	1,400,250	1,465,022	1,531,089
Somerset Shops Tax Revenues	28,100	29,400	30,730
<u>Harrison Troy Poolside Apt (HTA)(BR10)</u>			
Base Taxable Value	\$ 300,000	\$ 300,000	\$ 300,000
Taxable Value	193,270	197,135	201,078
Captured Taxable Value	-	-	-
HTA Tax Revenues	-	-	-
<u>Village of Troy (BR11)</u>			
Base Taxable Value	\$ 551,410	\$ 551,410	\$ 551,410
Taxable Value	31,256,020	36,000,000	37,000,000
Captured Taxable Value	30,704,610	35,448,590	36,448,590
VT Tax Revenues	724,690	836,660	860,260
<u>Forbes/Frankel (BR12)</u>			
Base Taxable Value	\$ 7,211,170	\$ 7,211,170	\$ 7,211,170
Taxable Value	\$ 4,160,980	\$ 31,000,000	\$ 73,000,000
Captured Taxable Value	-	23,788,830	65,788,830
FF Tax Revenues	-	856,930	1,383,040



Brownfield Redevelopment Authority

County of Oakland, State of Michigan

Tax Capture and Millage
2026/27 through 2028/29

	2027 Budget	2028 Budget	2029 Budget
Millage Rates			
City Less Debt Service	9.7369	9.7369	9.7369
County Operating	3.9301	3.9301	3.9301
County Parks	0.6461	0.6461	0.6461
HCMA	0.2050	0.2050	0.2050
Zoo Authority	0.0935	0.0935	0.0935
Art Institute	0.1925	0.1925	0.1925
Community College	1.4747	1.4747	1.4747
Oakland Transit	0.9407	0.9407	0.9407
Intermediate School District	3.1349	3.1349	3.1349
School Operating	9.0000	9.0000	9.0000
State Education Tax (SET)	6.0000	6.0000	6.0000
School Debt	6.1000	6.1000	6.1000
School Sinking Fund	0.9540	0.9540	0.9540
School Supplemental	2.5796	2.5796	2.5796
Total	44.9880	44.9880	44.9880



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

I.7.

Date: May 7, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Mark Adams, Economic Development Manager and LDFA Treasurer
Kyle Vieth, Controller

Subject: The Joint Local Development Finance Authority Troy Subcommittee (LDFA)
Proposed Fiscal Year 2026/27 and Three-Year Budget (Introduced by: Kyle Vieth, Controller)

Background

The Joint Local Development Finance Authority Troy Subcommittee (LDFA) adopted its proposed 2026/27 and Three-Year Budget at the April 20, 2026 LDFA meeting.

Recommendation

City Management recommends that City Council approve the LDFA's proposed 2026/27 and Three-Year Budget.

Suggested Resolution:

WHEREAS, The Joint Local Development Finance Authority Troy Subcommittee has adopted and recommends that City Council approve its proposed fiscal year 2026/27 Budget and Three-Year Budget;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Joint Local Development Finance Authority Troy Subcommittee Annual Budget for fiscal year July 1, 2026 through June 30, 2027 and Three-Year Budget.



Local Development Financing Authority

County of Oakland, State of Michigan

2026/27 through 2028/29 Budget

Introduction

Troy's Local Development Finance Authority (LDFA), established Under Michigan's Local Development Financing Act (Act 281 of 1986) and recodified as Act 57 of 2018 (MCL 125.4401 et. seq.), consists of five members appointed by the Mayor and confirmed by the City Council for four-year terms.

The LDFA's primary mission is to promote local economic development, reduce unemployment, and support sustained economic growth. Its responsibilities include developing and implementing project plans, acquiring and disposing of real and personal property, issuing bonds and other financing tools, and administering tax increment financing (TIF) revenues. The Act also outlines the Authority's governance structure and the powers of related public entities and state agencies.

In 2003, the City of Troy created the Automation Alley SmartZone which was extended for an additional 15 years in 2017. A 75-acre area within the SmartZone was designated as a certified technology park and formally established as a Local Development Finance Authority district. Tax increment revenues generated within this district are used to support infrastructure and strategic initiatives associated with the SmartZone. Initially, LDFA funds were used to establish Automation Alley and its technology accelerator program. Today, the LDFA continues to provide operational support to Automation Alley. Automation Alley is a nonprofit manufacturing and technology business association and serves as Michigan's Industry 4.0 knowledge center. With a global outlook and a regional focus, Automation Alley connects industry, academia and government to strengthen Michigan's economy and accelerate innovation. The organization offers programs, resources and expertise to help businesses grow and thrive in the digital age.



Local Development Financing Authority

County of Oakland, State of Michigan

2026/27 through 2028/29 Budget

	2025 Actual	2026 Estimated	2026 Budget	2027 Budget	2028 Budget	2029 Budget
REVENUE						
Property Taxes	\$ 241,459	\$ 250,800	\$ 251,800	\$ 268,240	\$ 278,900	\$ 289,780
State Revenue Sharing-EMPP	28,399	36,300	20,000	20,000	20,000	20,000
Interest Income (loss)	19,817	14,000	2,000	2,000	2,000	2,000
Total Revenues	289,675	301,100	273,800	290,240	300,900	311,780
EXPENDITURES						
Automation Alley - Operations	140,389	150,502	146,743	156,607	162,900	169,260
Infrastructure	-	-	97,829	104,405	108,600	112,840
Tax Tribunals/Tax Refunds	-	-	-	-	-	-
Administrative Services	5,700	5,928	5,928	5,928	6,000	6,180
Marketing Costs (Membership)	20,000	20,000	20,000	20,000	20,000	20,000
Audit Fees	-	-	-	-	-	-
Other	9	-	3,300	3,300	3,400	3,500
TOTAL - EXPENDITURES	166,098	176,430	273,800	290,240	300,900	311,780
Change Before Other Financing	123,577	124,670	-	-	-	-
BEGINNING FUND BALANCE	198,519	322,096	322,096	446,766	446,766	446,766
ENDING FUND BALANCE	\$ 322,096	\$ 446,766	\$ 322,096	\$ 446,766	\$ 446,766	\$ 446,766

Captured Taxable Value

	2026/27 Taxable	2027/28 Taxable	2028/29 Taxable
Industrial Real Property			
Real Base Taxable Value	\$ 13,016,380	\$ 13,016,380	\$ 13,016,380
Real Taxable Value	20,159,490	20,562,680	20,973,933
Industrial Real Captured Value	7,143,110	7,546,300	7,957,553
Commercial Personal Property			
Personal Base Taxable Value	545,070	545,070	545,070
Personal Taxable Value	2,460,570	2,460,570	2,460,570
Commercial Personal Property Captured Value	1,915,500	1,915,500	1,915,500
Industrial Personal Property			
Personal Base Taxable Value	885,930	885,930	885,930
Personal Taxable Value	2,900,780	2,900,780	2,900,780
Industrial Personal Property Captured Value	2,014,850	2,014,850	2,014,850
Total Captured Value	\$ 11,073,460	\$ 11,476,650	\$ 11,887,903
Tax Revenues			
Industrial Real Revenues	\$ 188,870	\$ 199,530	\$ 210,410
Commercial Personal Revenues	41,630	41,630	41,630
Industrial Personal Revenues	37,740	37,740	37,740
Total Revenues	\$ 268,240	\$ 278,900	\$ 289,780



Local Development Financing Authority

County of Oakland, State of Michigan

2026/27 through 2028/29 Budget

Millage Rates	Oakland County	City (Less Library)	Oakland Transit	School OP	1/2 School OP-12	1/2 ISD	Community College	1/2 Hold Harmless	Total
Industrial Real	4.7812	8.6770	0.9407	-	9.0000	1.5675	1.4747	-	26.4411
Commercial Personal	4.7812	8.6770	0.9407	3.0000	-	1.5675	1.4747	1.2898	21.7309
Industrial Personal	4.7812	8.6770	0.9407	-	-	1.5675	1.4747	1.2898	18.7309



500 West Big Beaver
Troy, MI 48084
troymi.gov

BOARD & COMMITTEE MINUTES COVER SHEET

J.2.a.

Board and Committee Minutes:

J.2.a. Special City Council Meeting Minutes-Draft - April 15, 2026

ATTACHMENT(S):

20260415 Special

A. CALL TO ORDER:

A Special Meeting of the Troy City Council was held on Wednesday, April 15, 2026, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 6:07 PM.

B. ROLL CALL:

- a) Mayor Ethan Baker
Annalisa Bluhm
Theresa Brooks
Rebecca A. Chamberlain
Hirak Chanda
Mark Gunn - Absent
David Hamilton
- b) Excuse Absent Council Members:

Resolution #2026-04-064

Moved by Baker

Seconded by Chanda

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of Council Member Gunn at the Special City Council Meeting of April 15, 2026, due to being out of the County.

Yes: Baker, Bluhm, Brooks, Chamberlain, Chanda, Hamilton

No: None

Absent: Gunn

MOTION CARRIED

Council Member Gunn participated virtually in the discussion.

C. PUBLIC COMMENT:**D. BUSINESS STATED IN THE SPECIAL MEETING NOTICE:****D.1. City Council Priorities**

City Manager Nastasi began the discussion by providing an overview of the purpose and agenda for this meeting, as well as the list of priorities.

Communications Director Flynn offered specific details on the priorities related to communications and community engagement.

Public Works Director Bovensiepe offered details about an idea to potentially transform the Troy Family Aquatic Center into an indoor sports complex (that could include a splash pad, and other amenities of interest to the residents) via a public-private partnership.

Council Member Hamilton would like Council to keep a close eye on the zoning reform bill in the Legislature, and be ready to react, if needed.

Council Member Bluhm commented that the structural issue of funding needs to be addressed so that Troy can start prioritizing the items on the list. She said that the Budget is very lean, the City is very well-run, and the City team does a lot with that funding.

Council Member Gunn commented that he agrees with Council Member Bluhm that cash flow is a serious issue. He said that taxpayers pay large amounts in their tax bills to schools and county, and the City isn't getting a large enough portion of those bills in order to address the deferred maintenance issues.

Council Member Chamberlain commented on the stable, but constrained Budget and the importance of relaying that information during community engagement. She said that deferred maintenance is an issue that every city in Michigan is struggling with, while taxpayers continue to pay more and more in their tax bills. She said that in so many small towns, residents bequeath significant amounts of money to the City amenities, but Troy isn't focusing on that kind of community engagement. She would like more time spent on engagement such as the Financial Ideas Team, and we need an additional revenue stream. In the absence of additional revenue, she would like items like public safety, EMS, community engagement, the library, and services to seniors to be at the top of the priorities list.

Mayor Pro Tem Chanda commented that we need to think outside the box, and to survey the public to see how much they'd be willing to pay for a new or expanded Library, and he likes the idea of public-private partnerships for recreation amenities.

Council Member Brooks agreed with what's been said so far, such as revenue not keeping up with demands. She said that community engagement and outreach is essential to help the resident understand how priorities need to be ordered and addressed.

Mayor Baker commented that while public safety is always our number one priority, is there something that we could do to address any of the long-term issues that need funding. He would like to see information pushed out to the public that shows what has been done up to this point with City facilities since it's not obvious to the average resident, and what needs to be done. He said that the City could survey residents to find out if they want a new Library, and if so, how much do they want to pay for it, but that may not end with residents saying they want to pay anything more. He said the focus should be City facilities, but there will always be projects that need to be funded but never get discussed.

Council Member Hamilton said that his number one item on his list is the facilities assessment, and more community engagement about facilities needs, and he supports another Library question on the ballot in 2026.

Deputy Public Works Director Trantham commented that it would be about 6 months of work to conduct a facilities condition assessment with a consultant. Public Works Director Bovensiep commented that the original assessment done about ten years ago needed to be with a consultant because it had not been done before, but a new assessment may not need an outside consultant. He said that his department is prepared to begin the assessment any time, and that he feels it is an important tool for Council and Staff, and it's a good time to do it. Mr. Trantham commented that the facilities assessment is a tool to use with the asset management system every budget season.

City Manager Nastasi thanked City Council for the discussion and direction leading toward the Advance in November. He said they will continue looking for revenue sources, grants, and alternative ways to generate money for capital.

Mayor Baker thanked City Council for the good conversation this evening. He said it was a reminder they are all on the same page on the core essential items and he looks forward to working together for the good of the City.

E. OTHER BUSINESS: (Only with consent in accordance with City Charter Section 4.3)

F. ADJOURNMENT

The Meeting **ADJOURNED** at 7:59 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk



500 West Big Beaver
Troy, MI 48084
troymi.gov

BOARD & COMMITTEE MINUTES COVER SHEET

J.2.b.

Board and Committee Minutes:

J.2.b. City Council Minutes-Draft - April 27, 2026

ATTACHMENT(S):

20260427

Reverend Matt Schuler, Pastor of Community from Faith Troy performed the Invocation. The Pledge of Allegiance to the Flag was given.

A. CALL TO ORDER:

A Regular Meeting of the Troy City Council was held on Monday, April 27, 2026, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:31 PM.

B. ROLL CALL:

- a) Mayor Ethan Baker
- Annalisa Bluhm
- Theresa Brooks-Absent
- Rebecca A. Chamberlain
- Hirak Chanda
- Mark Gunn
- David Hamilton

Excuse Absent Council Members:

Resolution #2026-04-065

Moved by Baker

Seconded by Chanda

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of Council Member Brooks at the Regular City Council Meeting of April 27, 2026, due to being out of the county.

Yes: Baker, Bluhm, Chamberlain, Chanda, Gunn, Hamilton

No: None

Absent: Brooks

MOTION CARRIED

Request to Waive City Council Rule #7 Proclamations and Congratulatory Certificates

Resolution #2026-04-066

Moved by Baker

Seconded by Chamberlain

RESOLVED, That Troy City Council hereby **WAIVES** City Council Rule #7 *Proclamations and Congratulatory Certificates* to approve and present a *Proclamation in Recognition of Athens High School 2025-2026 Student Council* at the April 27, 2026 City Council Meeting.

Yes: Bluhm, Chamberlain, Chanda, Gunn, Hamilton, Baker

No: None

Absent: Brooks

MOTION CARRIED

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C.1. Proclamation in Recognition of Athens High School 2025-2026 Student Council

D. CARRYOVER ITEMS:

D.1. No Carryover Items

E. PUBLIC HEARINGS:

E.1. No Public Hearings

F. PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

H. POSTPONED ITEMS:

H.1. No Postponed Items

I. REGULAR BUSINESS:

I.1. Board and Committee Appointments: a) Mayoral Appointments - None; b) City Council Appointments - None

a) Mayoral Appointments - None

b) City Council Appointments - None

I.2. Board and Committee Nominations: a) Mayoral Nominations - Brownfield Redevelopment Authority, Civil Service Commission (Act 78); b) City Council Nominations - Liquor Advisory Committee, Personnel Board

a) Mayoral Nominations:

Resolution #2026-04-067
 Moved by Baker
 Seconded by Chamberlain

RESOLVED, That the Mayor of the City of Troy hereby **FORWARDS** the following nominated person(s) to serve on the Boards and Committees as indicated to the next Regular City Council Meeting for action:

Brownfield Redevelopment Authority

Appointed by Mayor
 7 Regular Members
 3 Year Term

Nominations to the Brownfield Redevelopment Authority:

Term Expires: 4/30/2029	Rosemary Kornacki
	Term currently held by: Rosemary Kornacki
Term Expires: 4/30/2029	Carolina Noguez-Ortiz
	Term currently held by: Carolina Noguez-Ortiz
Term Expires: 4/30/2029	Hemanth Tadepalli
	Term currently held by: Hemanth Tadepalli

Yes: Chamberlain, Chanda, Gunn, Hamilton, Baker, Bluhm
 No: None
 Absent: Brooks

MOTION CARRIED

Resolution #2026-04-068
 Moved by Baker
 Seconded by Chanda

RESOLVED, That the Mayor of the City of Troy hereby **FORWARDS** the following nominated person(s) to serve on the Boards and Committees as indicated to the next Regular City Council Meeting for action:

Civil Service Commission (Act 78)
 Appointed by Mayor
 3 Regular Members
 1-Council; 1-Police/Fire Rep.; 1-Civil Service
 3 Year Term

Nominations to the Civil Service Commission (Act 78):

Term Expires: 4/30/2032	John Steele
	Term currently held by: John Steele

Yes: Chanda, Gunn, Hamilton, Baker, Bluhm, Chamberlain
 No: None
 Absent: Brooks

MOTION CARRIED

b) City Council Nominations:

Resolution #2026-04-069
 Moved by Chanda
 Seconded by Gunn

RESOLVED, That the Troy City Council hereby **FORWARDS** the following nominated person(s) to serve on the Boards and Committees as indicated to the next Regular City Council Meeting for action:

Liquor Advisory Committee

Appointed by Council
 7 Regular Members
 3 Year Term

Nominations to the Liquor Advisory Committee:

Term Expires: 1/31/2029	Alecia Billington
	Term currently held by: David Gorcyca
Unexpired Term Expires: 1/31/2028	Thomas Gault
	Term currently held by: David Haight (Resigned)

Yes: Gunn, Hamilton, Baker, Bluhm, Chamberlain, Chanda
 No: None
 Absent: Brooks

MOTION CARRIED

Resolution #2026-04-070

Moved by Chanda

Seconded by Gunn

RESOLVED, That the Troy City Council hereby **FORWARDS** the following nominated person(s) to serve on the Boards and Committees as indicated to the next Regular City Council Meeting for action:

Personnel Board

Appointed by Council

5 Regular Members

3 Year Term

Nominations to the Personnel Board:

Term Expires: 4/30/2029	Terri Kemp
	Term currently held by: Haight, David - Resigned 3/11/2026

Yes: Hamilton, Baker, Bluhm, Chamberlain, Chanda, Gunn

No: None

Absent: Brooks

MOTION CARRIED**I.3. No Closed Session Requested****I.4. Standard Purchasing Resolution 2: Award to Sole Bidder Meeting Specifications-Troy Downtown Development Authority Corner Enhancement and Talbot Pedestrian Crossing (Introduced by Kurt Bovensiepe)**

Resolution #2026-04-071

Moved by Chamberlain

Seconded by Bluhm

RESOLVED, That Troy City Council hereby **AWARDS** a contract for the construction of the Corner Enhancements and Talbot Pedestrian Crossing to *Warren Contractors & Development, Inc., of Shelby Township, MI*, for an amount not to exceed \$1,478,819.33 at unit prices contained in the bid proposal, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AWARDS** a contract to *OHM Advisors, of Livonia, MI*, for Construction Administration, Construction Observation, Construction Layout, and Field Testing for an estimated total cost of \$236,000 at unit prices contained in the attached proposal; not to exceed budgetary limitations.; a copy of the proposal shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** a project contingency amount of \$350,000; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon the submission of properly executed bid and proposal documents, including insurance certificates and all other specified requirements.

Yes: Baker, Bluhm, Chamberlain, Chanda, Gunn, Hamilton
No: None
Absent: Brooks

MOTION CARRIED

J. CONSENT AGENDA:

J.1.a Approval of “J” Items NOT Removed for Discussion

Resolution #2026-04-072-J-1a
Moved by Hamilton
Seconded by Bluhm

RESOLVED, That Troy City Council hereby **APPROVES** all items on the Consent Agenda as presented.

Yes: Bluhm, Chamberlain, Chanda, Gunn, Hamilton, Baker
No: None
Absent: Brooks

MOTION CARRIED

J.1.b Address of “J” Items Removed for Discussion by City Council

J.2. Approval of City Council Minutes

Resolution #2026-04-072-J-2

RESOLVED, That Troy City Council hereby **APPROVES** the following Minutes as submitted:

J.2.a. City Council Minutes-Draft - April 6, 2026

J.2.b. Special City Council Meeting Minutes-Draft - April 13, 2026**J.3. Proposed City of Troy Proclamations: None Submitted****J.4. Standard Purchasing Resolutions:****J.4.a. Standard Purchasing Resolution 2: Award to Sole Bidder Meeting Specifications and Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Fire Station 1 and Fire Station 6 HVAC Replacements**

Resolution #2026-04-072-J-4a

RESOLVED, That Troy City Council hereby **AWARDS** a contract for the purchase of radiant tube heater replacements for Fire Station 1 and Fire Station 6 to the sole bidder meeting specifications, *Lakes Contracting LLC of Shelby Twp., MI* for an estimated total cost of \$16,754.55 at unit prices contained in the bid tabulation, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** expending budgeted capital funds for the purchase of split HVAC systems for Fire Station 1 and Fire Station 6 to *Lennox Industries of Troy, MI* for an estimated total cost of \$10,399, as detailed in the attached proposals; not to exceed budgetary limitations.

BE IT FINALLY RESOLVED, That Troy City Council hereby **APPROVES** expending budgeted capital funds for additional purchases for materials, equipment and labor; not to exceed budgetary limitations.

J.4.b. Standard Purchasing Resolution 2: Award to Low Bidders meeting Specifications – Transit Mixed Concrete

Resolution #2026-04-072-J-4b

RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract to provide Transit Mixed Concrete with an option to renew for one (1) additional year to the low bidders meeting specifications; *Daytona Redi Mix of Sterling Heights, MI* as the primary supplier and *Protocon RM, LLC of Farmington Hills, MI of Sterling Heights, MI* as the secondary supplier as per the unit prices contained in the bid tabulation opened April 9, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, to be ordered on as needed basis; contracts expiring April 30, 2028.

BE IT FINALLY RESOLVED, That the awards are **CONTINGENT** upon the contractors' submission of properly executed bid documents, insurance certificates, and all other specified requirements.

J.4.c. Standard Purchasing Resolution 4: Cooperative Purchasing Contract Awards and Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Fleet Garage Renovations at Troy Police Department

Resolution #2026-04-072-J-4c

BE IT RESOLVED, That Troy City Council hereby **AWARDS** a contract for lighting to *Graybar of Belleville, MI* for an estimated cost of \$441.60 as per the OMNIA Partners Cooperative Purchasing Contract EV-2370, as detailed in the attached quote; a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AWARDS** a contract to Home Depot for as-needed renovation materials for an estimated cost of \$3,198.03 as per the OMNIA Partners Cooperative Purchasing Contract 16154, as detailed in the attached quote; a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AWARDS** a contract for tuck pointing and the addition of an egress door to *National Restoration of Milford, MI*, for an estimated cost of \$24,190 as per the Oakland County Extended Purchasing Cooperative Contract 009849, as detailed in the attached quote; a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Lennox Industries of Troy, MI* (Resolution #2021-07-113) for HVAC equipment and materials for an estimated cost of \$2,745.63 as detailed in the attached quote; a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AWARDS** a contract for concrete restoration to *Great Lakes Concrete Restoration of Troy, MI*, (Resolution #2026-03-045-J-4a) for an estimated cost of \$15,650 as detailed in the attached quote; a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the expenditure of capital funds for the materials, construction, installation, and all other necessary work to be performed by the Facilities Division for the Fleet Garage Renovations at the Troy Police Department for an estimated total project cost of \$70,000; not to exceed budgetary limitations.

BE IT FINALLY RESOLVED, That the awards are **CONTINGENT** upon submission of properly executed contract documents, including insurance certificates and all other specified requirements.

J.4.d. Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Member Travel – 2026 US Conference of Mayors 94th Annual Meeting

Resolution #2026-04-072-J-4d

RESOLVED, That Troy City Council **AUTHORIZES** City Council member travel expenses for the 2026 US Conference of Mayors 94th Annual Meeting, in accordance with accounting procedures of the City of Troy.

J.5. Authorization to Request Reimbursement from Oakland County West Nile Virus Fund

Resolution #2026-04-072-J-5

RESOLVED, That Troy City Council hereby **AUTHORIZES** the City of Troy Facilities and Grounds Division to seek reimbursement for an amount not to exceed \$11,419.90 from the Oakland County West Nile Virus Fund for the expenditures incurred while instituting proactive public health measures used to reduce the population of mosquitoes in the environment.

J.6. Banking Services

Resolution #2026-04-072-J-6

WHEREAS, On January 28, 2013, City Council approved a five-year contract with Comerica Bank of Detroit, MI for banking services, with the option to renew for an additional five years under the same terms and conditions, based upon mutual consent of both parties, to the highest rated proposer as a result of a best value process; contract expiring June 30, 2023 (Resolution # 2013-01-021); and

WHEREAS, On June 12, 2023, City Council approved a three (3) year contract extension with Comerica Bank, with across-the-board line-item pricing that was 35% below standard pricing, which resulted in an overall increase of three to four percent over the previous contract; contract expiring June 30, 2026 (Resolution # 2023-06-091-J-5); and

WHEREAS, The City of Troy continues to enjoy a good business relationship with Comerica Bank, as well as a financially advantageous one, to maintain high levels of service in a cost-effective manner, including lockbox services for high-volume tax and water receipt processing, Positive Pay Services, and ACH direct deposit for vendor, payroll, water/sewer and property tax autopay. Additional services include procurement card services, electronic check depositing, and automatic investment of end-of-day account balances into the Comerica J Fund; and

WHEREAS, Comerica Bank was acquired by Fifth Third Bankcorp on February 2, 2026, with plans for rebranding starting in September 2026; and

WHEREAS, Comerica Bank, a division of Fifth Third Bank N.A., has offered the City of Troy a 12-month contract extension under the same prices, terms and conditions of the current contract; and

NOW, THEREFORE, BE IT RESOLVED, That Troy City Council, in the best interest of the City, **APPROVES** the 12-month contract extension with Comerica Bank of Detroit, MI, a division of Fifth Third Bank N.A., for banking services, under the same terms and conditions of the existing contract; contract expiring June 30, 2027.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Chief Financial Officer, Robert Maleszyk, to sign the contract extension with Comerica Bank; contract expiring June 30, 2027.

J.7. Request to Vacate a Permanent Easement, Sidwell #88-20-15-101-030

Resolution #2026-04-072-J-7

RESOLVED, That Troy City Council hereby **VACATES** a permanent easement for water main granted to the City of Troy and recorded in Liber 6435, Page 290, Oakland County Register of Deeds.

BE IT RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** a Quit Claim Deed returning the City of Troy's interest in the permanent easement granted to the City of Troy and recorded in Liber 6435, Page 290 to BMW Kar Wash, LLC, owner of the property having Sidwell #88-20-15-101-030.

BE IT FINALLY RESOLVED, That the City Clerk is hereby **DIRECTED TO RECORD** the Quit Claim Deed with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J.8. Request for Acceptance of Two Permanent Easements, Gary Abitheira, Sidwell #88-20-26-401-045

Resolution #2026-04-072-J-8

RESOLVED, That Troy City Council hereby **ACCEPTS** two permanent easements for sanitary sewers and sidewalks from Gary Abitheira, owner of the property having Sidwell #88-20-26-401-045.

BE IT FURTHER RESOLVED, That the City Clerk is hereby **DIRECTED TO RECORD** the permanent easements with Oakland County Register of Deeds, copies of which shall be **ATTACHED** to the original Minutes of this meeting.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K.1. Announcement of Public Hearings: None Submitted

K.2. Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted

L. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

Ryan Paul	Commented on sewage backup in the basement recently and requested help from the City
Linda Burris	Commented on sewage backup in the basement recently and requested help from the City
Brian Corbett	Commented on sewage backup in the basement recently and requested help from the City
Philip Brown	Commented on sewage backup in the basement recently and requested help from the City

Robert MacFarland	Commented on sewage backup in the basement recently and requested help from the City
Susan Vincent	Commented on sewage backup in the basement recently and requested help from the City
Mary Ellen Barden	Commented on the responsible treatment of the budget process by Council and on zoning districts in north Troy
Cheryl Kapas	Commented on ordinance violations at a construction site and requested an ordinance amendment
Anthony Kapas	Commented on the need for traffic control devices to be approved by the Traffic Committee

M. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

DPW Director Bovensiep replied that he truly sympathizes with the residents affected by the recent heavy storms that caused basements to backup with sewage water. He said that there was an equipment failure that caused the delay in pumping, and that water levels increased quicker than normal, which made the situation extraordinarily difficult to manage. He explained the various issues that can cause storm water to infiltrate the sewage system and overtax it, and that DPW is investigating all these issues, and continues to work on improving capacity and correct the intake areas. He said that rain gauges and meters were installed after the 2019 flooding incident, and they continue to review the causes which may include construction on Rochester Rd. He said that DPW is looking at backup equipment to have available in case of future equipment failure. Mr. Bovensiep said that there are 10-12 watch points throughout the city that are monitored during storm events because they have a tendency to be overwhelmed.

There was a consensus of Council to request a report on capital needs involving storm and sewer drainage. Mr. Bovensiep commented that the City is in partnership with the County and any issues would need to be resolved by both parties together.

Mayor Baker requested information from Asst. City Attorney MacMillan regarding how long it takes for claims to be processed. Ms. MacMillan replied that there is not an exact timeline on the evaluation process when a claim forwarded to the City's insurance carrier.

City Manager Nastasi commented that he will work with the City Attorney's Office and set up a meeting with the residents affected by the sewer backups.

There was a consensus of County to request more information about the Traffic Committee meeting regarding the traffic control devices.

N. COUNCIL REFERRALS:

N.1. No Council Referrals Submitted

O. REPORTS:

O.1. Minutes – Boards and Committees:**O.1.a. Election Commission-Final - October 13, 2025****O.1.b. Civil Service Commission (Act 78)-Final - October 14, 2025****O.1.c. Traffic Committee-Final - February 18, 2026****O.2. Department Reports:****O.2.a. Economic Development Report First Quarter 2026****O.3. Letters of Appreciation:****O.3.a. Letter of Appreciation from Pete Keating to Lyndsay Ramsey****O.4. Proposed Proclamations/Resolutions from Other Organizations: None Submitted****O.5. Notice of Hearing for the Electric Customers of DTE Electric Company - Case No U-22061**

Noted and Filed

O.6. Notice of Hearing for the Electric Customers of DTE Electric Company - Case No U-21595

Noted and Filed

O.7. Notice of Hearing for the Electric Customers of DTE Electric Company - Case No U-22067

Noted and Filed

P. COUNCIL COMMENTS:**P.1. Council Comments**

Council Member Chamberlain recognized that the State of the City is next week and apologized that she will not be able to attend due to work commitments.

Council Member Chamberlain said the City recognized Earth Day and Arbor Day this past week. She said for the past 40 years, the City has been recognized as Tree City USA by the Arbor Day Foundation and they will be planting a tree in Firefighter's Park this Friday afternoon.

Council Member Chamberlain said the City has attained Gold Status with the Green Communities Challenge, a program that recognizes communities' progress in sustainability. She asked if there was a status update on the federal grant the City acquired that was put on hold. City Manager Nastasi responded that the City is still active and persistent, and he will provide updates to City Council when they are available.

Council Member Gunn extended his apologies to the residents of Cherryhurst subdivision.

Council Member Gunn announced that the State of the City is on May 6th and the National Day of Prayer is on May 7th.

Council Member Gunn acknowledged Edwin MacKenzie, who is the top ranked archer under 13 in the state.

Council Member Bluhm extended the sentiments heard tonight to the residents of Cherryhurst subdivision.

Council Member Bluhm acknowledged that it is prom season and she encourages students to make good choices and celebrate responsibly.

Council Member Chanda echoed sentiments to the residents of Cherryhurst subdivision. He said he would like to see a long-term solution to this problem.

Mayor Baker apologized for what the residents of Cherryhurst subdivision have experienced. He said he is confident that City Administration will come up with a resolution for the infrastructure needs for Cherryhurst subdivision.

R. CLOSED SESSION

R.1. No Closed Session Requested

S. ADJOURNMENT

The Meeting **ADJOURNED** at 9:07 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk

2026 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

Monday, July 27, 2026

Special Meeting - EMS Performance Evaluation

Saturday, November 21, 2026

November 2026 Advance

2026 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

May 11, 2026

Regular Meeting

May 18, 2026

Regular Meeting

June 15, 2026

Regular Meeting

June 29, 2026

Regular Meeting

July 13, 2026

Regular Meeting

July 27, 2026

Regular Meeting

August 10, 2026

Regular Meeting

August 31, 2026

Regular Meeting

September 14, 2026

Regular Meeting

September 28, 2026

Regular Meeting

October 5, 2026

Regular Meeting

October 26, 2026

Regular Meeting

November 9, 2026

Regular Meeting

November 16, 2026

Regular Meeting

December 7, 2026

Regular Meeting

December 14, 2026

Regular Meeting



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.4.a.

Date: May 7, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kyle Vieth, Controller
Peter Hullinger, Fire Chief
Emily Frontera, Purchasing Manager
Shawn Hugg, Deputy Fire Chief

Subject: Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Firefighter Personal Protective Equipment – Fire Department

History

Firefighter Personal Protective Equipment (PPE), is essential for firefighter safety during emergency response operations. This includes protective helmets, boots, and gloves, designed to shield firefighters from heat, flames, chemicals, and other impact or cut hazards encountered in fire and rescue scenarios.

Per NFPA 1700 (1971), 2025ED. *Standard on Protective Ensembles for Structural and Proximity Firefighting, Work Apparel, Open-Circuit Self-Contained Breathing Apparatus (SCBA) for Emergency Services, and Personal Alert Safety Systems (PASS)*, and/or NFPA 1501 2020ED. *Protective Ensembles for Technical Rescue Incidents*, firefighter personal protective equipment must provide thermal protection, water resistance, and durability while allowing mobility. Additionally, NFPA 1851: *Standard on Selection, Care, and Maintenance of Protective Ensembles for Structural Fire Fighting and Proximity Fire Fighting* mandates a maximum 10-year lifespan for personal protective equipment, regardless of condition, due to material degradation over time.

The currently issued personal protective gear inventory includes structural firefighter helmets, structural firefighter boots, structural firefighter gloves, and firefighter rescue/extrication gloves, purchased in a period beginning around 2015. This equipment has an NFPA mandated maximum 10-year service life limit, which these items are now approaching, or possibly exceeding this period. Continued use of outdated gear puts firefighters at increased risk of injury and non-compliance with NFPA standards.

Beginning in June 2025, the Fire Department conducted a multi-month evaluation process of structural gloves and rescue/extrication gloves, which included feedback from similar departments to identify equipment manufacturers and product lines to select for a wear test evaluation. Three (3) equipment manufacturers, with four (4) models/styles of structural firefighting gloves, and four (4) models/styles of rescue/extrication gloves, all meeting the Fire Department's and NFPA's specification, were ultimately selected for the wear testing period.

Throughout the wear test process, evaluations were provided by each firefighter testing the equipment, including multiple live fire scenarios hosted at Oakland Community College's Combined Regional Emergency Services Training (CREST) center. These evaluations, along with specific comments relating to the fit, form, and function of the equipment were taken into consideration when selecting a manufacturer and style for the new PPE. A comprehensive review of all factors was conducted, with the Fire-Dex Dex-Pro Structural Gloves from Fire-Dex of Medina, OH, chosen as the manufacturer of structural gloves, and the HexArmor 4012 from HexArmor of Grand Rapids, MI chosen as the manufacturer of rescue/extrication gloves to proceed with.

During this same time period, the Fire Department reviewed and evaluated the structural firefighting helmets currently purchased and worn. The current style of structural helmets, Bullard UST, manufactured by Bullard of Lexington, KY, was selected to remain, with the only modifications to specifications of the existing equipment purchased were those required to meet current NFPA 1970 (1971), 2025ED standards.

Additionally, the Fire Department reviewed the currently utilized and purchased structural firefighting boots. The current purchased style of structural firefighting boots, Fire-Dex FDXL200, manufactured by Fire-Dex of Medina, OH, was selected to remain as the issued equipment with no specification changes required to meet the updated standard.

Purchasing

Due to rising costs and lead-times of firefighter personal protective equipment, a non-alternates accepted bid for the specified structural firefighter helmets, structural firefighter boots, structural firefighter gloves, and firefighter rescue/extrication gloves was initiated. The intent of this bid was to secure fixed multi-year pricing, streamline and consolidate to a single vendor for quicker ordering and issue resolution, as well as establish more efficient procurement processes of this equipment by the Fire Department.

On April 23, 2026, a bid opening was conducted as required by the City Charter/Code for a three (3) year purchasing contract for Firefighter Personal Protective Equipment, with two (2) one (1) year contract extensions. The bid was posted on the MITN Purchasing Group website; www.bidnetdirect.com/city-of-troy.mi. Five hundred (500) vendors were notified via the MITN website. Four (4) bid proposals were received. One additional bid was non-responsive as it failed to comply with the required bid proposal and document format as specified in the bid documents. Below is a detailed summary of potential vendors for this bid opportunity:

Companies notified via MITN	500	MITN provides a resourceful online platform to streamline the procurement process, reduce costs, and make it easier and more transparent for vendors to do business with the City of Troy. Active MITN members with a current membership and paying annual dues receive automatic electronic notification which allows instant access to Bids, RFOs and Quote opportunities within the City. Active MITN non-paying members are responsible to monitor and check the MITN website for opportunities with the City. Inactive MITN member status can occur when a company does not renew their account upon expiration. Inactive members cannot be notified of solicitations or access any bid information.
Troy Companies notified via MITN	6	
Troy Companies- Active email notification	6	
Troy Companies- Active Free	0	
Companies that viewed the bid	83	
Troy Companies that viewed the bid	0	

After a review of the bid responses, *Vehicle Alliance Group, LLC of Coopersville, MI*, an authorized distributor of all specified PPE manufacturers (Bullard, Fire-Dex, and HexArmor), is the sole bidder meeting specifications for all items on the bid and is being recommended for award to provide three (3) year requirements of Firefighter PPE, at unit prices contained in the

bid tabulation, with an option to renew for two (2) additional one (1) year extensions under the same terms and conditions, and a not to exceed 5% price increase per extension year. The contract will be for the purchase of new PPE gear for all City Firefighters, and to purchase as-needed gear for new hires and damaged equipment during Fire Department operations.

Additionally, the selected vendor is able to meet the immediate needs of the Fire Department for protective gear. Vehicle Alliance Group is a Michigan-based company, since 2021, providing quality service and personal protective equipment to municipal fire departments, including the City of Grand Rapids and the City of Sterling Heights.

Financial

Funds are budgeted and available in the operating account of the Fire Department for the 2026 fiscal year, under account number 101.336.338.740.115, Operating Supplies Fire Equipment. Funds for subsequent year purchases will be budgeted and approved through the annual budget process.

Recommendation

City Management recommends awarding a three (3) year contract with the option to renew for two (2) additional 1-year terms to the low bidder meeting specifications, *Vehicle Alliance Group, LLC of Coopersville, MI* for Firefighter Personal Protective Equipment gear, purchased as needed for the required replacement due to age, damage or to provide for new hires, at unit prices contained in the bid tabulation opened April 23, 2026; not to exceed budgetary limitations; contract expiring June 30, 2031.

Suggested Resolution:

BE IT RESOLVED, That the Troy City Council hereby **AWARDS** a three (3) year contract with two (2) one-year renewal options to *Vehicle Alliance Group, LLC of Coopersville, MI* for the purchase of Bullard UST LowRider structural firefighting helmets, Fire-Dex FDXL200 leather structural firefighting boots, Fire-Dex Dex-Pro structural firefighting gloves and HexArmor 4012 extrication gloves, purchased on an as needed basis for required replacements and new firefighters, at unit prices contained in the bid tabulation dated April 23, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contract expiring June 30, 2031.

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon the submission of properly executed contract documents, including insurance certificates and all other specified requirements.

Opening Date - 04/23/2026
Reviewed Date - 04/23/2026

CITY OF TROY
BID TABULATION
FIREFIGHTING PPE EQUIPMENT

ITB-COT 26-10
Page 1 of 2

VENDOR NAME:	Vehicle Alliance Group, LLC	Allied Fire Sales and Service
CITY:	Coopersville, MI	Spring Lake, MI

PROPOSAL: FURNISH NEW BULLARD UST LOWRIDER STRUCTURAL FIREFIGHTING HELMETS, FIREDEX FDXL200 LEATHER STRUCTURAL FIREFIGHTING BOOTS, FIREDEX DEX-PRO STRUCTURAL FIREFIGHTING GLOVES AND HEXARMOR 4012 EXTRICATION GLOVES

Estimated Qty	Description	2026/2027 Unit Price	2027/2028 Unit Price	2028/2029 Unit Price	2026/2027 Unit Price	2027/2028 Unit Price	2028/2029 Unit Price
36	Bullard UST LowRider Structural Firefighting Helmets	\$446.00	\$469.00	\$484.00	\$450.00	\$463.00	\$476.00
	Annual Totals	\$16,056.00	\$16,884.00	\$17,424.00	\$16,200.00	\$16,668.00	\$17,136.00
25	FireDex FDXL200 Leather Structural Firefighting Boots	\$439.00	\$469.00	\$494.00	\$560.00*	\$575.00*	\$592.00*
	Annual Totals	\$10,975.00	\$11,725.00	\$12,350.00	\$14,000.00	\$14,375.00	\$14,800.00
58	FireDex DEX-PRO Structural Firefighting Gloves	\$134.00	\$144.00	\$154.00	\$115.00*	\$118.00*	\$121.00*
	Annual Totals	\$7,772.00	\$8,352.00	\$8,932.00	\$6,670.00	\$6,844.00	\$7,018.00
58	HexArmor 4012 Extrication Gloves	\$55.99	\$64.00	\$75.00	\$55.00	\$56.00	\$57.00
	Annual Totals	\$3,247.42	\$3,712.00	\$4,350.00	\$3,190.00	\$3,248.00	\$3,306.00
					* Alternate Item		
ANNUAL GRAND TOTALS		\$38,050.42	\$40,673.00	\$43,056.00	\$40,060.00	\$41,135.00	\$42,260.00
GRAND TOTAL:		\$121,779.42			\$123,455.00		

Max % Price Increase beginning in Yr 4:		5%	3%
Authorized Dealer:	Y or N	Y	Y
Contact Information Provided:	Y or N	Y	Y
Descriptive Literature Provided:	Y or N	Y	N
References:	Y or N	Y	Y
Payment Terms:		Net 30	30 days
Warranty:		Manufacture	Per Manufacturer Warranty
Delivery:		Direct Ship	As soon as possible
Exceptions:		None	* The City will have to pay shipping cost that will vary per each item at the time of current shipping cost. All other items are accepted. Haix fire eagle air grip extreme leather structural fire boots - we do not carry fire-dex; Pheonix Firecraft FC-P5000 leather fire gloves - we do not carry fire-dex
Acknowledgement:	Y or N	Y	Y
Specification List Completed:	Y or N	Y	Y
Signed Addendum:	Y or N	Y	N
Forms:	Y or N	Y	3 of 5 Forms Missing

Low Bidder Meeting Specifications

ATTEST:

(*Bid Opening conducted via a Zoom Meeting)

Shawn Hugg
Nellie Bert
Stephanie Kerr

Emily Frontera
Purchasing Manager

CITY OF TROY
 BID TABULATION
 FIREFIGHTING PPE EQUIPMENT

ITB-COT 26-10
 Page 2 of 2

VENDOR NAME:	Macqueen	MES Service Company, LLC
CITY:	Grand Ledge, MI	Sandy Hook, CT

PROPOSAL: FURNISH NEW BULLARD UST LOWRIDER STRUCTURAL FIREFIGHTING HELMETS, FIREDEX FDXL200 LEATHER STRUCTURAL FIREFIGHTING BOOTS, FIREDEX DEX-PRO STRUCTURAL FIREFIGHTING GLOVES AND HEXARMOR 4012 EXTRICATION GLOVES

Estimated Qty	Description	2026/2027 Unit Price	2027/2028 Unit Price	2028/2029 Unit Price	2026/2027 Unit Price	2027/2028 Unit Price	2028/2029 Unit Price
36	Bullard UST LowRider Structural Firefighting Helmets	Not Specified			\$390.85	Due to uncertainty in the market please call for pricing	
	Annual Totals				\$14,070.60		
25	FireDex FDXL200 Leather Structural Firefighting Boots	Not Specified			\$482.80		
	Annual Totals				\$12,070.00		
58	FireDex DEX-PRO Structural Firefighting Gloves	Not Specified			\$129.05		
	Annual Totals				\$7,484.90		
58	HexArmor 4012 Extrication Gloves	\$47.00	\$50.00	\$53.00	\$51.11		
	Annual Totals	\$2,726.00	\$2,900.00	\$3,074.00	\$2,964.38		
ANNUAL GRAND TOTALS					\$36,589.88		
% Price Increase at Year 4:		3%			3%		
Authorized Dealer: Y or N		Y			Y		
Contact Information Provided: Y or N		Y			Y		
Descriptive Literature Provided: Y or N		N			Y		
References: Y or N		Y			Y		
Payment Terms:		Net 30			Net 30		
Warranty:		Not Specified			Please see attached warranties		
Delivery:		Not Specified			30-Day ARO		
Exceptions:		None			None		
Acknowledgement: Y or N		Y			Missing 1 Signature		
Specification List Completed: Y or N		Y			Y		
Signed Addendum: Y or N		N			Y		
Forms: Y or N		2 of 5 Forms Missing			Y		



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.5.

Date: May 7, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
G. Scott Finlay, City Engineer
Larysa A. Figol, Sr. Right of Way Representative

Subject: Request Acceptance of a Permanent Easement, NMD Real Estate Group, LLC,
Sidwell #88-20-28-478-025

History

NMD Real Estate, LLC, is the owner of 230 West Maple Road, located in Section 28, west of Livernois, and having Sidwell #88-20-28-478-025. The industrial property is zoned MR Maple Road.

Plans for a property improvement project immediately to the west showed the need for a water main easement to service the property at 230 West Maple. Thus, owner NMD Real Estate, LLC, has conveyed easement rights to the City.

Financial

The consideration amount on the easement document is \$1.00. There is no financial consideration with the Agreement.

Recommendation

City Management recommends acceptance of the attached permanent easement consistent with our policy of accepting easements for improvement and development purposes.

Suggested Resolution:

RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for water mains from NMD Real Estate Group, LLC, owner of the property having Sidwell #88-20-28-478-025.

BE IT FURTHER RESOLVED, That the City Clerk is **DIRECTED** to **RECORD** the permanent easement with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.



0 200 400
ft

Print Date: 5/6/2026



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.

**PERMANENT EASEMENT
FOR WATER MAINS**

Sidwell #88-20-28-478-025 (part of)

NMD REAL ESTATE, LLC, a Michigan limited liability company, Grantor, whose address is 4729 Wendrick Dr., West Bloomfield, Michigan 48323, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge, remove and/or replace **water mains**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" and "B" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s)
this 28 day of March A.D. 2026.

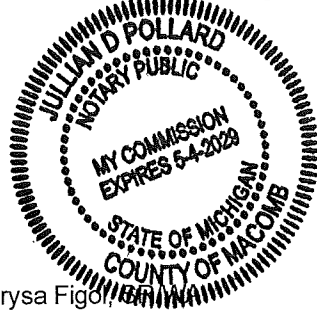
NMD Real Estate, LLC, a Michigan limited liability
company

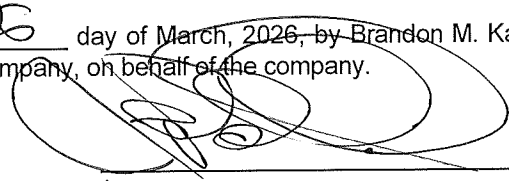
By: 
Brandon M. Kaufman
Its: Manager

[Acknowledgment on Following page]

STATE OF MICHIGAN)
COUNTY OF MACOMB)

The foregoing instrument was acknowledged before me this 26 day of March, 2026, by Brandon M. Kaufman, Manager of NMD Real Estate, LLC, a Michigan limited liability company, on behalf of the company.





Notary Public, MACOMB County, Michigan
My Commission Expires 5/4/2028
Acting in MACOMB County, Michigan

Prepared by: Larysa Figo,
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

EXHIBIT "A"

WATER MAIN EASEMENT LEGAL DESCRIPTION

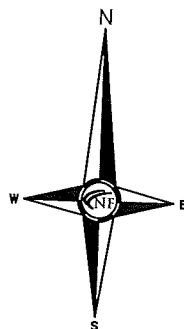
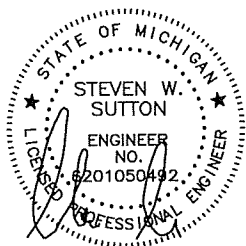
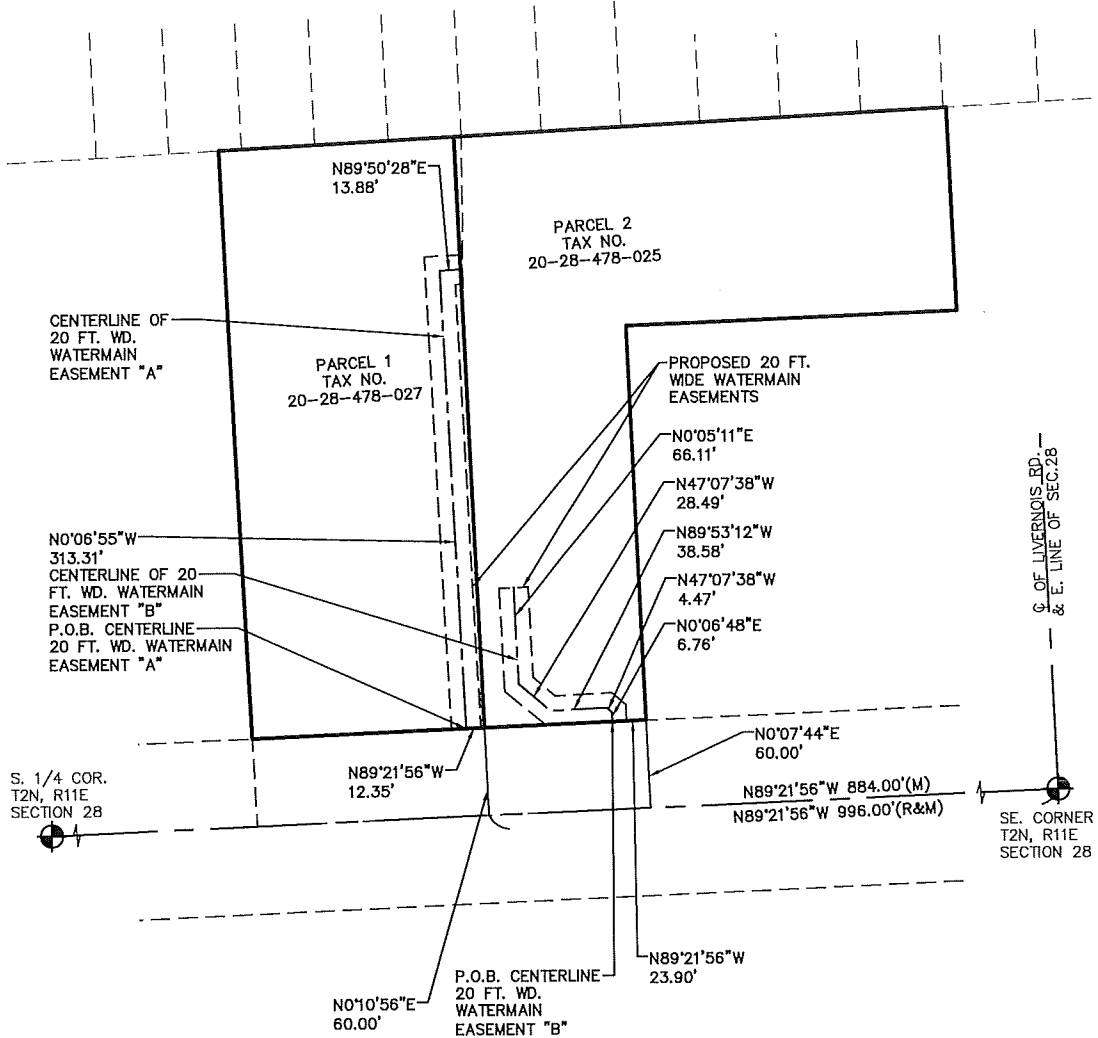
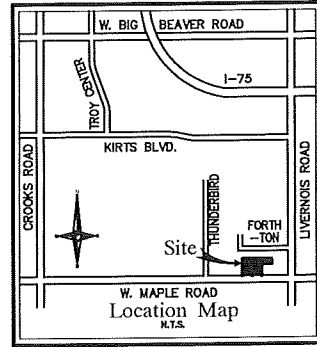
A 20.00 FEET WIDE EASEMENT FOR WATER MAIN LOCATED IN THE SOUTHEAST ¼ OF SECTION 28, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN; CENTERLINE OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE N.89°21'56"W. ALONG THE SOUTH LINE OF SECTION 28 AND CENTERLINE OF MAPLE ROAD (120.00 FEET WIDE RIGHT-OF-WAY), 884.00 FEET; THENCE N.0°07'44"E., 60.00 FEET TO A POINT ON THE NORTH LINE OF MAPLE ROAD RIGHT-OF-WAY; THENCE N.89°21'56"W. ALONG SAID NORTH RIGHT-OF-WAY LINE, 23.90' TO THE POINT OF BEGINNING OF SAID WATER MAIN EASEMENT CENTERLINE; THENCE N.0°06'48"E. 6.76'; THENCE N.47°07'38"W. 4.47', THENCE N.89°53'12"W. 38.58'; THENCE N.47°07'38"W. 28.49'; THENCE N.0°05'11"E. 66.11' TO THE POINT OF ENDING.

CONTAINING 2,858 SQUARE FEET OR 0.065 ACRES OF LAND, MORE OR LESS.

Exhibit B

WATER MAIN EASEMENT SKETCH



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

46777 WOODWARD AVENUE, PONTIAC, MI 48342-5032
TEL. (248) 332-7931 FAX. (248) 332-8257

DATED 02/20/2028 JOB NO. 0038-01 SCALE 1" = 100'
CLIENT VISION QUEST CONSULTING, INC. SHEET NO. 3 of 4



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.6.

Date: May 7, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
R. Brent Savidant, Community Development Director

Subject: Preliminary Site Plan Approval And Amended Consent Judgment – Proposed Wilshire Corners Commercial Building, Northeast Corner of Crooks and Wilshire (to be split from 900 Wilshire; PIN 88-20-21-304-025), Section 21, Presently Zoned BB (Big Beaver) Zoning District and Controlled by Consent Judgment.

The petitioner Eureka Innovation Development submitted the above referenced Preliminary Site Plan application for a 12,800 square foot multiple tenant retail building. The site is zoned BB (Big Beaver) Zoning District but is controlled by consent judgment. The consent judgment will need to be amended by City Council to facilitate this development. Therefore, the Planning Commission is a recommending body for this application.

The First Amendment to Consent Order and Judgment, which controls development on the site, was approved in 1985, long before the adoption of the Big Beaver Corridor Study and the adoption of the comprehensively updated Master Plan in 2008. It reflects land use policy that is no longer relevant for this site in 2026.

The Planning Commission considered this item at the March 24, 2026 Regular meeting and recommended approval by a vote of 7-0. The Planning Commission recommended some minor site plan modifications, including adding a bicycle rack, strengthening sidewalk connections to the Crooks sidewalk and adding interior parking lot trees. The Preliminary Site Plan was revised to include these revisions.

Approval of the Preliminary Site Plan also requires approval of the Second Amendment to Consent Order and Judgment, with the approved Preliminary Site Plan being attached to the document as an exhibit.

Attachments:

1. Maps
2. Minutes from Planning Commission Regular meeting (excerpt)
3. Report prepared by Carlisle/Wortman Associates, Inc.
4. Preliminary Site Plan
5. Consent Order and Judgment
6. First Amendment to Consent Order and Judgment
7. Second Amendment to Consent Order and Judgment (draft)
8. Exhibit B-1 Wilshire Corners Site Plan

Suggested Resolution:

WHEREAS, The City is in receipt of a proposed preliminary site plan application for Wilshire Corners, a 12,800 square foot multiple tenant retail building, located on the northeast corner of Crooks and Wilshire, part of 900 Wilshire in Section 21; and,

WHEREAS, The subject property is zoned BB (Big Beaver) Zoning District but is subject to consent judgment, Case No. 1985-295638-CH, which controls the development potential of the site; and,

WHEREAS, The consent judgment was entered into in 1985, prior to the comprehensive update of the Master Plan in 2008 and creation of the Big Beaver Zoning District in 2011; and,

WHEREAS, The proposed site plan and retail building are generally consistent with the goals of the Master Plan and the requirements of the Big Beaver Zoning District; and,

WHEREAS, The proposed site plan meets the Site Plan Review standards of the City of Troy and other applicable standards; and,

WHEREAS, The proposed site plan was recommended for approval by the Planning Commission by a 7-0 vote;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Second Amendment to Consent Order and Judgment.

BE IT FURTHER RESOLVED, That Troy City Council **APPROVES** the Preliminary Site Plan for Wilshire Corners.

BE IT FINALLY RESOLVED, A copy of the Preliminary Site Plan, prepared by PEA Group (Job No. 2025-1680) and Arko Design Associates (Project No. 25-23), consisting of multiple sheets, shall be **ATTACHED** to the Second Amendment to Consent Order and Judgment as Exhibit B-1 and made a part thereof.



Utilities Legend

Fire Hydrant

-  Troy - On Line
-  Troy - Out of Service
-  Private - On Line
-  Private - Out of Service

Water Valve

-  Pressure Reducing Valve
-  Air Release Valve
-  Isolation Valve
-  Gate Valve
-  Butterfly Valve
-  Tapping Sleeve and Valve
-  Blow Off Valve
-  Post Indicator Valve
-  Vault

Water Main

-  Transmission Main
-  Proposed/Out of Service
-  Distribution Main Private/Other
-  Distribution Main

Water Service Lead

-  Commerical
-  Private Leads
-  Fire Line
-  Hydrant
-  Residential

Sewer Lift Station

Sewer Manhole

-  City of Troy
-  Other Ownership

Sewer Gravity Main

-  Oakland County
-  Private
-  Troy Benefited
-  Troy Not Benefited
-  Sewer Service

Sewer Chamber

-  Junction Chamber
-  Dewatering Chamber
-  Inlet Chamber
-  Special Chamber
-  Other

Drain (Ditch/Spillway)

-  Channel
-  Ditch
-  Spillway
-  Drain Clean Out
-  Drain Fitting
-  Drain Lift Station

Drain Structure

-  Drain Outfall

Drain Manhole

-  City of Troy
-  Private
-  Oakland County

Drain Inlet

-  City of Troy
-  Private
-  Oakland County

Detention Pond

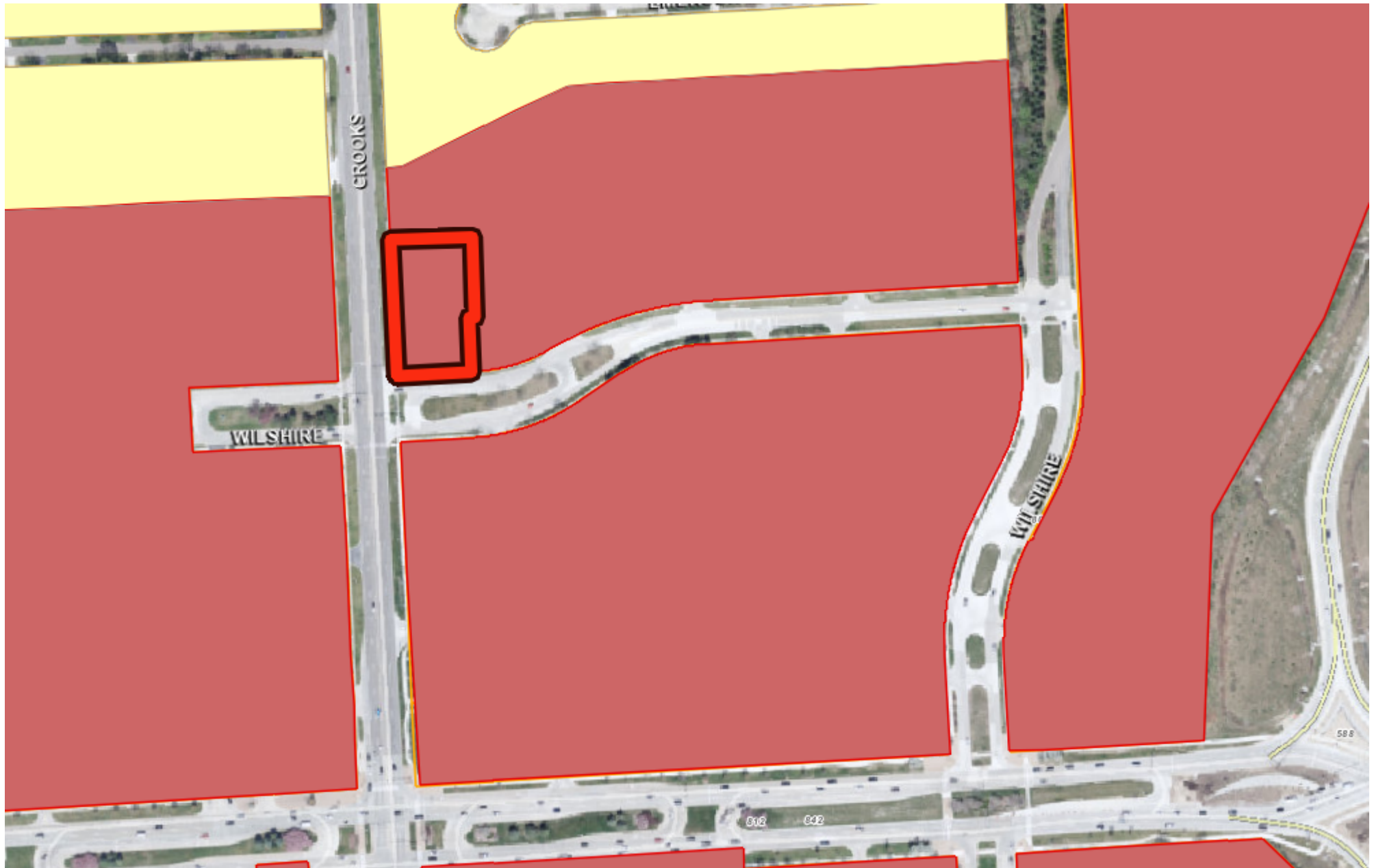
-  City of Troy
-  Private

Drain (Pipe/Culvert)

-  Private
-  Oakland County
-  City of Troy
-  Drain Pressurized Closed Private
-  City of Troy

Pipelines





0 400 800 ft

Print Date: 3/18/2026



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.

Utilities Legend

Fire Hydrant

-  Troy - On Line
-  Troy - Out of Service
-  Private - On Line
-  Private - Out of Service

Water Valve

-  Pressure Reducing Valve
-  Air Release Valve
-  Isolation Valve
-  Gate Valve
-  Butterfly Valve
-  Tapping Sleeve and Valve
-  Blow Off Valve
-  Post Indicator Valve
-  Vault

Water Main

-  Transmission Main
-  Proposed/Out of Service
-  Distribution Main Private/Other
-  Distribution Main

Water Service Lead

-  Commercial
-  Private Leads
-  Fire Line
-  Hydrant
-  Residential

Sewer Lift Station

Sewer Manhole

-  City of Troy
-  Other Ownership

Sewer Gravity Main

-  Oakland County
-  Private
-  Troy Benefited
-  Troy Not Benefited
-  Sewer Service

Sewer Chamber

-  Junction Chamber
-  Dewatering Chamber
-  Inlet Chamber
-  Special Chamber
-  Other

Drain (Ditch/Spillway)

-  Channel
-  Ditch
-  Spillway
-  Drain Clean Out
-  Drain Fitting
-  Drain Lift Station

Drain Structure

-  Drain Structure
-  Drain Outfall

Drain Manhole

-  City of Troy
-  Private
-  Oakland County

Drain Inlet

-  City of Troy
-  Private
-  Oakland County

Detention Pond

-  City of Troy
-  Private

Drain (Pipe/Culvert)

-  Private
-  Oakland County
-  City of Troy
-  Drain Pressurized Closed Private
-  City of Troy

Pipelines



6. PRELIMINARY SITE PLAN (JPLN2026-0003) – Proposed *Wilshire Corners Commercial Building*, Northeast corner of Crooks and Wilshire (to be split from 900 Wilshire; PIN 88-20-21-304-025), Section 21, Presently Zoned BB (Big Beaver) Zoning District and controlled by Consent Judgment

Mr. Carlisle reviewed the Preliminary Site Plan application for Wilshire Corners Commercial Building. He addressed the Consent Judgment, deviation to the build-to-line setback from Wilshire, an additional curb cut from both Crooks and Wilshire, waiver from loading space requirement, parking, and deficiency of two internal parking lot trees.

In summary, Mr. Carlisle asked the Planning Commission to consider in its deliberation and discussion with the applicant 1) building placement waiver, 2) loading space waiver, 3) compliance with Section 5.04.E. Big Beaver Design Standards, and 4) compliance with Section 8.06 Site Plan Review Design Standards.

Erion Nikolla of Eureka Innovation Development addressed amenities offered within nearby Big Beaver corridor, access and circulation, parking, and the requests for building placement and loading space waivers.

Some comments during discussion related to the following:

- Site access and circulation.
- Parking requirements and shared parking.
- Potential small tenant users.
- Bicycle parking spaces requirement.
- Interior parking lot trees requirement.
- Architectural features; identification of primary entrance.
- Sidewalk connection to Crooks Road.
- Trash enclosure location and screening from Crooks.

Resolution # PC-2026-03-026

Moved by: Buechner

Support by: Krent

RESOLVED, That the Planning Commission hereby recommends to City Council that Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed *Wilshire Corners Commercial Building*, Northeast corner of Crooks and Wilshire (to be split from 900 Wilshire; PIN 88-20-21-304-025), Section 21, presently Zoned BB (Big Beaver) Zoning District and controlled by Consent Judgment, be **granted**, subject to the following conditions:

1. Add two bicycle parking spaces.
2. Add two sidewalks to connect to Crooks.
3. Add trees in the interior parking lot.
4. Grant waiver for building placement.
5. Grant waiver for loading space.

Discussion on the motion on the floor.

Mr. Fox favorably commented on the reuse of an empty parking lot.

Mr. Krent expressed favorable comments on the design.

Chair Perakis expressed favorable comments on design features and walkability to retail and commercial uses.

Chair Perakis opened the floor for public comment.

- Mary Ellen Barden, 2105 Babcock, Troy; addressed architectural features.

Chair Perakis closed the floor for public comment.

Vote on the motion on the floor.

Yes: All present (7)

Absent: Malalahalli, Tagle

MOTION CARRIED



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: March 3, 2026

Preliminary Site Plan Review For City of Troy, Michigan

Applicant:	Eureka Building Company
Project Name:	Wilshire Corners
Location:	900 Wilshire Drive Northeast Corner of Wilshire and Crooks Road
Plan Date:	February 10, 2026
Zoning:	BB, Big Beaver Form-Based District
Action Requested:	Preliminary Site Plan Review and Recommendation

SITE DESCRIPTION

An application has been submitted to construct a one-story, 12,800 sq/ft multiple tenant retail building at the northeast corner of Crooks Road and Wilshire. The retail building is located adjacent to Crooks Road and is located as an in-fill outlot within the parking lot of the existing office building at 900 Wilshire Drive. Other site improvements includes landscaping and lighting. The proposed development requires an additional curb-cut from both Crooks and Wilshire.

The site is zoned BB, Big Beaver Form-base district, which permits multiple tenant retail as a permitted use. The site is also controlled by a Consent Judgement. See Consent Judgement section of this report for more details.

Site Location:



Proposed Use of Subject Parcel:

One-story, 12,800 sq/ft multiple tenant retail building

Current Zoning:

The property is currently zoned BB, Big Beaver Form-Based Zoning

Surrounding Property Details:

Direction	Zoning	Use
North	R1-B, One Family Residential	One Family Residential

South	BB, Big Beaver	Commercial
East	BB, Big Beaver	Office
West	BB, Big Beaver	Parking

CONSENT JUDGEMENT

A Consent Judgement was placed upon this property in 1985 which permitted the construction of the existing office building on property that was zoned R-1B, One Family Residential.

Because the site is subject to a Consent Judgment, the Planning Commission is being asked to review the site plan and make a recommendation to City Council. Any amendment to the Consent Judgment to allow this development is ultimately at the discretion of City Council. City policy allows the Planning Commission to review and make recommendations on Consent Judgment amendments when those amendments involve changes to an approved site plan.

NATURAL FEATURES

Woodlands: A tree survey has been provided. The survey identified a total of 19 trees on site that will be removed, eight (8) of which are regulated. Full replacement and preservation details are shown in **Table 2**.

Table 2. – Woodland Protection Ordinance

Replacement Details		
Protected Tree	Inches Removed	Replacement Required
Landmark	46 inches	46 inches
Woodland	85 inches	43 inches
Preservation/Mitigation	Inches Preserved	Credit
Landmark	0 inches	0 inches
Woodland	0 inches	0 inches
Total	89 inches required for replacement.	

To mitigate 89 inches removed, the applicant proposes to plant twenty (22) – 10 foot tall evergreens.

Items to be addressed: None

AREA, WIDTH, HEIGHT, SETBACKS

The development is being reviewed under section 5.02, Building Form A.

	Required / Maximum	Provided	Compliance
Front (Crooks)	10-foot build-to-line	10 feet	Complies
Front (Wilshire)	10-foot build-to-line	44 feet	Does not comply. Can be approved through Consent Judgement. See discussion below
Side (North)	N/A, building may be placed up to property line	69.5 feet	Complies
Rear (East)	30-foot minimum setback	71 feet	Complies
Building Height	1 story , 14 feet / 3 stories, 45 feet	1 story, 25'-8"	Complies
Open Space	15%	22.6%	Complies
Parking Location	Cannot be located in front yard	Located behind and to side of building	Complies

Because this is a Consent Judgement, the Planning Commission may recommend and City Council may approve deviations from the underlying zoning provisions. The applicant is seeking a build-to-line setback of 44 feet from Wilshire, when up to 30 feet is permitted. The applicant notes the presence of a water main and gas easement. The building is setback 5-feet from the gas easement. This is as close as possible the applicant can place the building adjacent to Wilshire without having to move the gas line and water main. The applicant has added a large outdoor patio area along the Wilshire elevation to provide visual interest and functional outdoor space.

Items to be addressed: Consider Wilshire deviation.

PARKING

	Required	Provided
Retail: 1 space for each 250 square feet of gross floor area.	12,800 / 250 = 51 spaces	57 spaces

Existing Office: 1 space per 300 square feet of gross floor area	$169,791 / 300 = 566$ spaces	651 spaces
Loading zone	1	0
Barrier Free	2	4
Bicycle	2	0
Total	617	708

The applicant is not providing a loading space. The Planning Commission may waive loading space requirement.

Items to be Addressed: *Planning Commission to consider loading space waiver*

LANDSCAPING

A landscaping plan has been provided on Sheet L101. The following table discusses the development's compliance with the landscape requirements set forth in Section 13.02.

	Required:	Provided:	Compliance:
Greenbelt Planting			
Crooks Road: 1 tree every 30 feet	$274 / 30 = 10$ trees	10	Complies
Wilshire Road: 1 tree every 30 feet	$161 / 30 = 6$ trees	6	Complies
Parking Lot Landscaping			
1 tree per every 8 parking spaces	$57 \text{ spaces} / 8 = 8$ trees	6	Does not comply
Overall			
<u>Site landscaping:</u> A minimum of fifteen percent (15%) of the site area shall be comprised of landscape material. Up to twenty-five percent (25%) of the required landscape area may be brick, stone, pavers, or other public plaza elements, but shall not include any parking area or required sidewalks.	$15\% = 6,860 \text{ sq/ft}$	15%	Complies
Mitigation			
Mitigation	89 inches	22 trees	Complies

Transformer / Trash Enclosure:

The trash enclosure will be screened with a masonry block wall.

Items to be Addressed: None

PHOTOMETRICS

The applicant has submitted a photometric and fixture plan. The applicant proposes five (5) pole lights, three (3) of which have a single light fixture, and two (2) of which have a double light fixture. In addition, the applicant proposes eight (8) wall pack lights. All fixture and photometrics comply with ordinance requirements.

Items to be Addressed: None

FLOOR PLAN AND ELEVATIONS

The building is proposed with brown and tan tone color scheme, with brick, glass, and limestone veneer. The proposed “Wilshire Corners” building is a one-story, contemporary retail strip (about 12,800 SF) with a low-slung massing and a stated building height of 28 feet.

Architecturally, the elevations/renderings show a modern storefront composition: long runs of floor-to-ceiling glazing, parapet lines with metal coping, and a palette that mixes dark and light wall panels with brick accent volumes to break up the façade.

Items to be Addressed: Planning Commission to review proposed architecture and material use.

DESIGN STANDARDS AND SITE PLAN REVIEW STANDARDS

The Big Beaver Node design standards as well as Site Plan review standards provide the Planning Commission with direction when reviewing the proposed site plan and design features of this development.

Section 5.04.E. outlines Design Standards:

1. *Building Orientation and Entrance*
2. *Ground Story Activation*
3. *Transitional Features*
4. *Site Access, Parking, and Loading*

Please see Section 5.04.E for standard details.

Section 8.06 outlines Site Plan Review Design Standards.

1. *Development shall ensure compatibility to existing commercial districts and provide a transition between land uses.*
 - a. *Building design shall enhance the character of the surrounding area in relation to building and parking placement, landscape and streetscape features, and architectural design.*
 - b. *Street fronts shall provide a variety of architectural expression that is appropriate in its context and prevents monotony.*
 - c. *Building design shall achieve a compatible transition between areas with different height, massing, scale, and architectural style.*
2. *Development shall incorporate the recognized best architectural building design practices.*
 - a. *Foster a lasting impact on the community through the provision of high quality design, construction, and detailing.*
 - b. *Provide high quality, durable materials, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.*
 - c. *Develop buildings with creativity that includes balanced compositions and forms.*
 - d. *Design roofs that are appropriate to the architectural style of the building and create an appropriate visual exterior mass of the building given the context of the site.*
 - e. *For commercial buildings, incorporate clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, ground plane elements, and/or landscape planters.*
 - f. *Include community amenities that add value to the development such as patio/seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public.*
3. *Enhance the character, environment and safety for pedestrians and motorists.*
 - a. *Provide elements that define the street and the pedestrian realm.*
 - b. *Create a connection between the public right of way and ground floor activities.*
 - c. *Create a safe environment by employing design features to reduce vehicular and pedestrian conflict, while not sacrificing design excellence.*
 - d. *Enhance the pedestrian realm by framing the sidewalk area with trees, awnings, and other features.*
 - e. *Improve safety for pedestrians through site design measures.*

SUMMARY

As part of the deliberation, the Planning Commission and the applicant shall discuss:

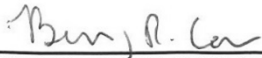
- a. Building placement waiver requests
- b. Loading space waiver
- c. Compliance with Section 5.04.E Big Beaver Design Standards
- d. Compliance with Section 8.06 Site Plan Review Standards

Wilshire Corners
March 3, 2026

e. Architecture and material use

Based on the discussion, the Planning Commission is asked to make a recommendation to the Planning Commission.

Respectfully,



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED AP
President

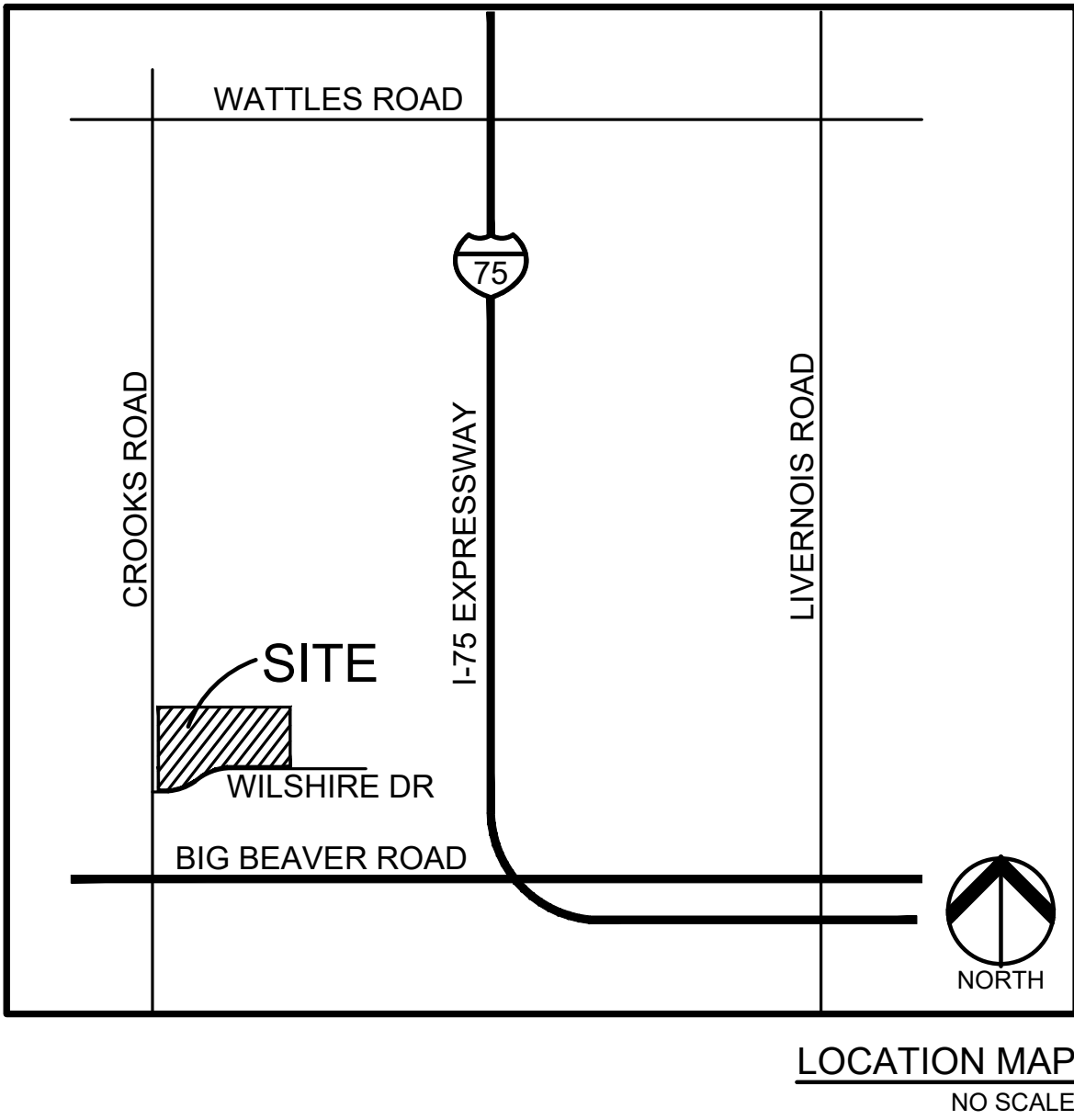
PRELIMINARY SITE PLANS

WILSHIRE CORNERS

CITY OF TROY, OAKLAND COUNTY, MICHIGAN



PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
2/10/2026		CITY OF TROY SITE PLAN APPROVAL



INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	PRELIMINARY SITE PLAN
C-4.0	PRELIMINARY GRADING PLAN
C-6.0	PRELIMINARY UTILITY PLAN
C-9.0	NOTES AND DETAILS
L-1.0	PRELIMINARY LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
T-1.0	TREE PLAN
	ARCHITECTURAL SHEETS (ARKO DESIGN ASSOCIATES)
T.1	COVER SHEET
A.1	FOUNDATION PLAN
A.2	FLOOR PLAN
A.3	EXTERIOR ELEVATIONS
	RENDERINGS
	PHOTOMETRIC PLAN (GASSER BUSH)
	PHOTOMETRIC PLAN
	PHOTOMETRIC DETAILS

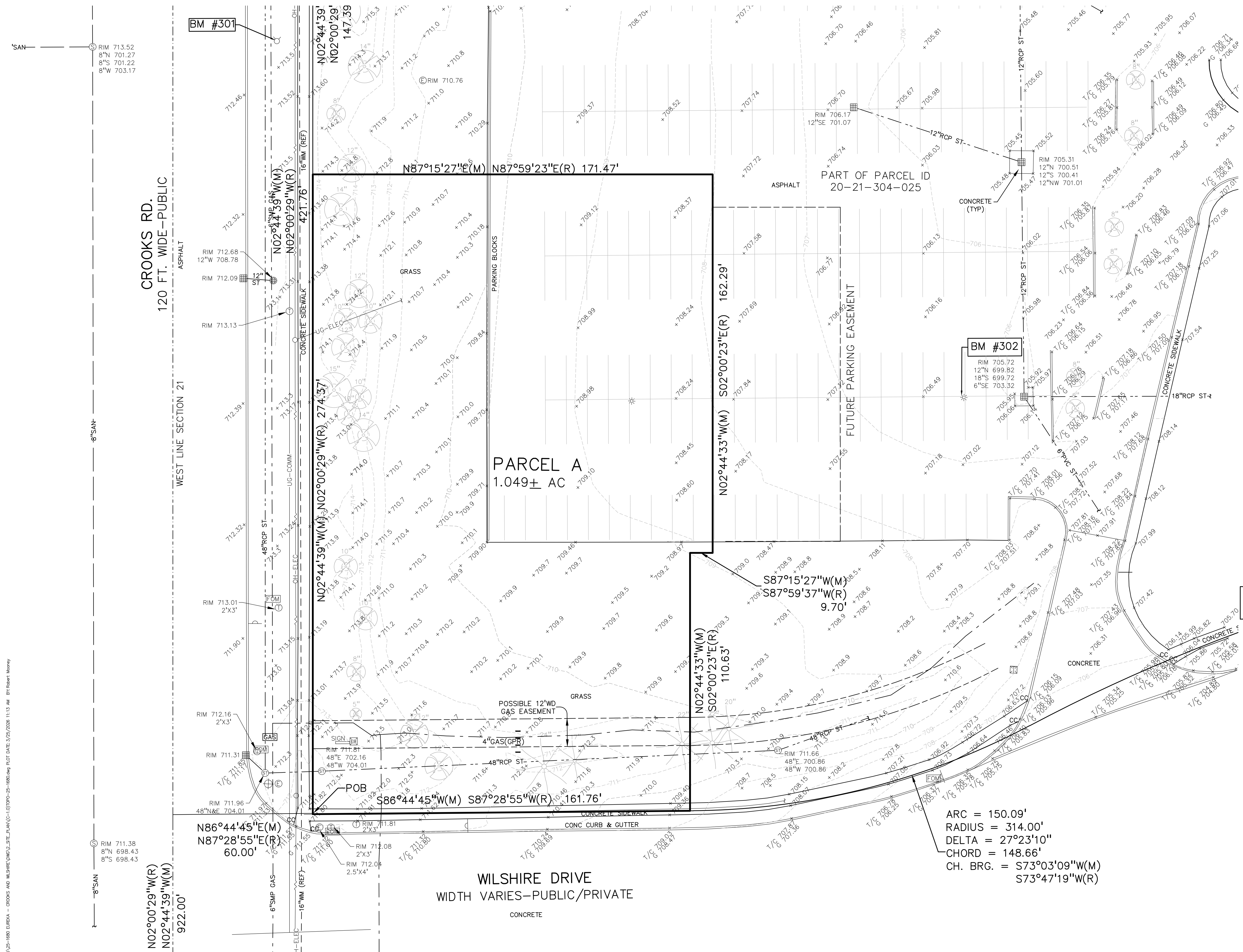
DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
EUREKA BUILDING COMPANY 5920 LIVERNOIS TROY, MI 48098 CONTACT: ERION NIKOLLA PHONE: 588.405.4080 EMAIL: E.NIKOLLA@EUREKAINNOVATIONDEVELOPMENT.COM	PEA GROUP 1849 POND RUN AUBURN HILLS, MI 48326 CONTACT: LUCAS DRIESENKA, PE PHONE: 844.813.2949 EMAIL: LDRIESENKA@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
ARKO DESIGN ASSOCIATES 2298 YASMIN DRIVE COMMERCE TOWNSHIP, MI 48382 CONTACT: ARTUR KOKAJ, PMP PHONE: 248.802.8409 EMAIL: ARTURKOKAJ@LIVE.COM	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: JANET EVANS, PLA PHONE: 844.813.2949 EMAIL: JEVANS@PEAGROUP.COM



REVISIONS	
DESCRIPTION	DATE
SITE PLAN APPROVAL	2/10/2026
PER PC APPROVAL	3/10/2026

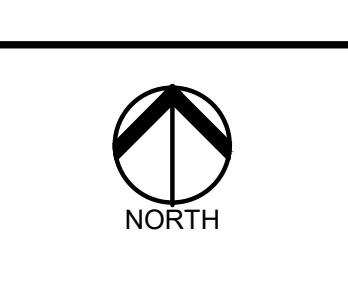
NOT FOR CONSTRUCTION

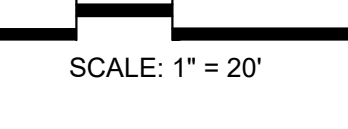


LEGEND:	
—OH—ELEC—W—O—	EX. OH. ELEC. POLE & GUY WIRE
—UG—CATV—	EX. U.G. CABLE TV & PEDESTAL
—UG—COMM—	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
—UG—ELEC—	EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
— — — — —	EX. GAS LINE
⊗ ⊗	EX. GAS VALVE & GAS LINE MARKER
□ □	EX. TRANSFORMER & IRRIGATION VALVE
— — — — —	EX. WATER MAIN
⊗ ⊗	EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
⊗	EX. WATER VALVE BOX & SHUTOFF
⊗	EX. SANITARY SEWER
⊗	EX. SANITARY CLEANOUT & MANHOLE
⊗	EX. COMBINED SEWER MANHOLE
— — — — —	EX. STORM SEWER
⊗	EX. CLEANOUT & MANHOLE
⊗	EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
⊗	EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
⊗	EX. UNIDENTIFIED STRUCTURE
⊗	EX. MALBOW, SIGN, LIGHTPOLE & GUARD POST
⊗	EX. FENCE
⊗	EX. GUARD RAIL
⊗	EX. DEC. TREE, CONIFEROUS TREE & SHRUB
⊗	EX. TREE TAG, & TREE LINE
⊗	EX. SPOT ELEVATION
⊗	EX. CONTOUR
⊗	EX. WETLAND
●	IRON FOUND / SET
●	NAIL FOUND / NAIL & CAP SET
●	BRASS PLUG SET
●	MONUMENT FOUND / SET
●	SECTION CORNER FOUND
R M C	RECORDED / MEASURED / CALCULATED
GNSS	GLOBE NAVIGATION SATELLITE SYSTEM
REFERENCE DRAWINGS:	
WATER MAIN	TROY GIS ONLINE, DATED 12/5/25 WILSHIRE PLAZA-NORTH-SITE PLAN, NOWAK & FRAUS 86-6375, SHT 283 OF 5, DATED 4/2/86
SANITARY SEWER	TROY GIS ONLINE, DATED 12/5/25 WILSHIRE PLAZA-NORTH-SITE PLAN, NOWAK & FRAUS 86-6375, SHT 283 OF 5, DATED 4/2/86
STORM SEWER	TROY GIS ONLINE, DATED 12/5/25 WILSHIRE PLAZA-NORTH-SITE PLAN, NOWAK & FRAUS 86-6375, SHT 283 OF 5, DATED 4/2/86
ELECTRIC	DTE MAP #313-390, DATED 5/16/24 NOT RECEIVED AS OF 11/12/26
TELEPHONE	CE GIS MAP# 02-61-21-3
GAS	WILSHIRE PLAZA-NORTH-SITE PLAN, NOWAK & FRAUS 86-6375, SHT 283 OF 5, DATED 4/2/86 NOT RECEIVED AS OF 11/12/26
CATV	F.E.M.A. FIRM MAP#26125C0353F, DATED 9/29/06
FLOOD PLAIN	
BENCHMARKS:	
(GPS DERIVED - NAVD88)	
BM #301	
PUNCH ON ARROW ON HYDRANT (TROY BM #0351), EAST SIDE OF CROOKS ROAD, NORTH OF WILSHIRE DRIVE.	
ELEV. = 716.11	
BM #302	
MAG NAIL IN WEST SIDE LIGHTPOLE BASE, ±200' SOUTHWEST OF SOUTHWEST BUILDING CORNER (900 WILSHIRE DRIVE).	
ELEV.=708.05	
PL DESCRIPTION:	
PLOT AREA (SURVEYED BY PEA GROUP)	
1.21 ACRES	
PLOTTING: SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE	
12/25/2025 DATED SEPTEMBER 29, 2006	



t: 844.813.2949
www.peagroup.com

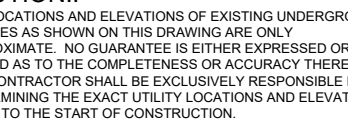




NORTH

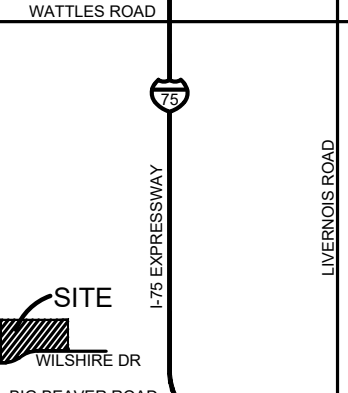


SCALE: 1" = 20'



CAUTION!!

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT

EUREKA BUILDING COMPANY
5920 LIVERNOIS
TROY, MICHIGAN

PROJECT TITLE

WILSHIRE CORNERS
TROY, MICHIGAN

REVISIONS

NO.	DESCRIPTION	DATE
1	SITE PLAN APPROVAL	2-10-2026
2	PER PC APPROVAL	3-25-2026

ORIGINAL ISSUE DATE:

FEBRUARY 10, 2026

DRAWING TITLE

TOPOGRAPHIC SURVEY

PEA JOB NO. 25-1680

P.M. LD

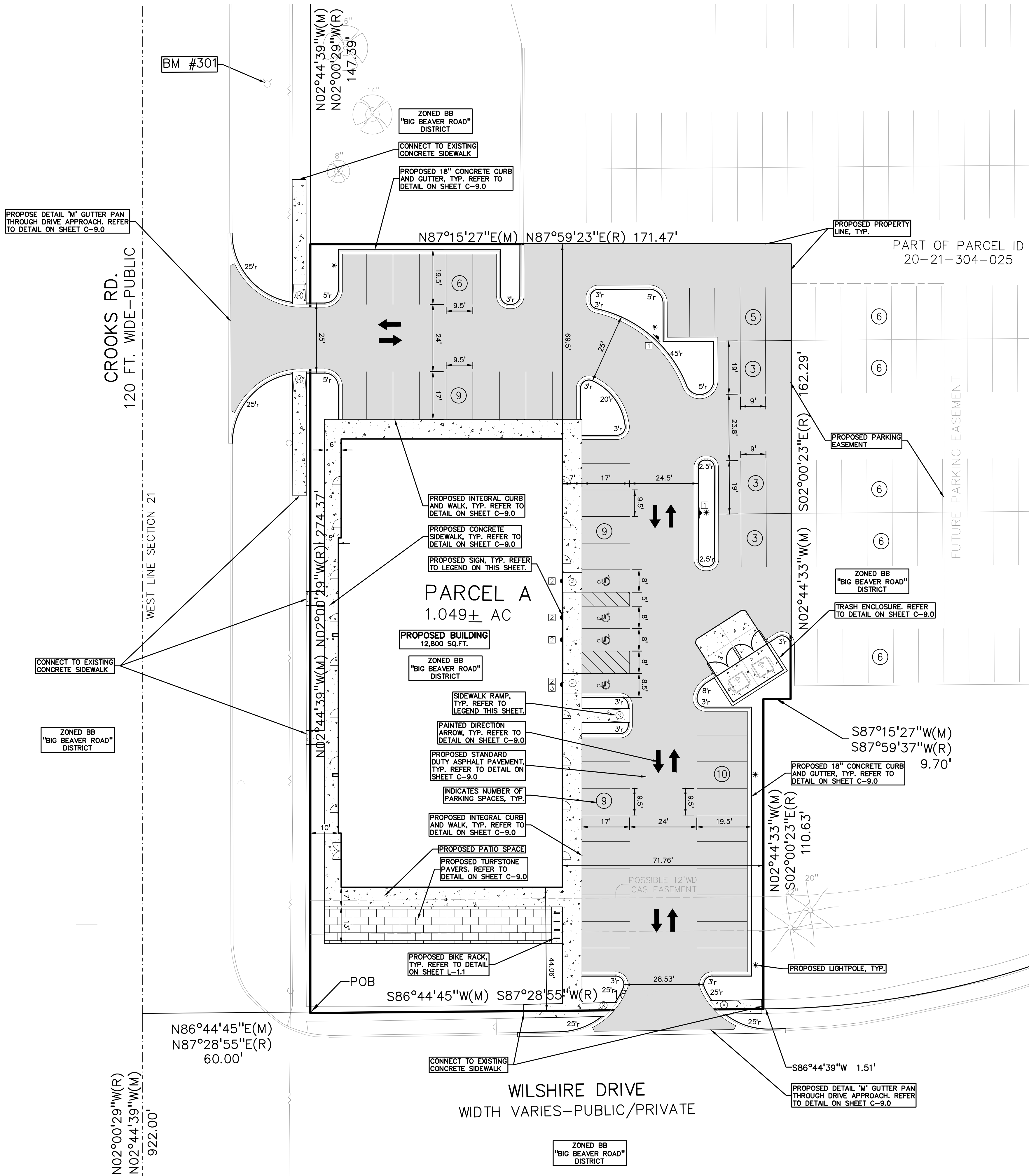
DN. LR/GWC

DES. N/A

DRAWING NUMBER:

C-1.0

S:\PROJECTS\2025\25-1860 EUREKA - CROOKS AND WILSHIRE\DWG\2_3ITE_P\AN(C-3.0)DW-25-1860.dwg PLOT DATE: 3/25/2026 11:12 AM BY: Robert Mooney



LEGEND:

	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	CONCRETE CURB AND GUTTER
	SETBACK LINE
	SIGN
	LIGHTPOLE
	FENCE

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP TYPE R	
SIDEWALK RAMP TYPE P	
CURB DROP ONLY	

REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN	
'BARRIER FREE PARKING' SIGN	
'VAN ACCESSIBLE' SIGN	

REFER TO DETAIL SHEET FOR SIGN DETAILS

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
- REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
- REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS

SITE DATA TABLE:

SITE AREA: 1.05 ACRES (45,738 SF.) NET AND GROSS

ZONING: BB, BIG BEAVER ROAD DISTRICT

PROPOSED USE: RETAIL (12,800 SF)

BUILDING INFORMATION:

- MAXIMUM ALLOWABLE BUILDING HEIGHT = 72 FT. (6 STORIES)
- PROPOSED BUILDING HEIGHT = 28 FEET (1 STORY)
- MAX BUILDING LOT COVERAGE = N/A
- BUILDING FOOTPRINT AREA = 12,800 SF.
- BUILDING LOT COVERAGE = 12,800 / 45,738 = 27.99%

SETBACK REQUIREMENTS:

	REQUIRED	PROPOSED
FRONT (WEST)	0'	10'
FRONT (SOUTH)	0'	44.06'
SIDE (EAST)	0'	71.76'
SIDE (NORTH)	0'	69.5'

PARKING CALCULATIONS:

REQUIRED

- RETAIL = 1 SPACE PER 250 SF OF GROSS FLOOR AREA
- TOTAL RETAIL PARKING REQUIRED = 12,800 / 250 = 51 SPACES

PROPOSED

- TOTAL PROPOSED PARKING SPACES = 57 SPACES INC. 4 H/C SPACES
- BICYCLE PARKING PROVIDED = 8 SPACES

FUTURE EASEMENT PARKING

- TOTAL PROPOSED FUTURE PARKING SPACES = 30 SPACES

EXISTING BUILDING PARKING

- OFFICE = 1 SPACE PER 300 SF OF GROSS FLOOR AREA
- TOTAL OFFICE PARKING REQUIRED = 168,791 / 300 = 566 SPACES
- TOTAL EXISTING PARKING PROVIDED = 693 SPACES
- PROPOSED REMOVED PARKING = 42 SPACES
- TOTAL OFFICE PARKING PROVIDED AFTER REMOVAL = 693 - 42 = 651 SPACES

OPEN SPACE:

REQUIRED

- MINIMUM OPEN SPACE REQUIRED = 15%

PROPOSED

- PROVIDED OPEN SPACE = 10,348 / 45,738 = 22.62%

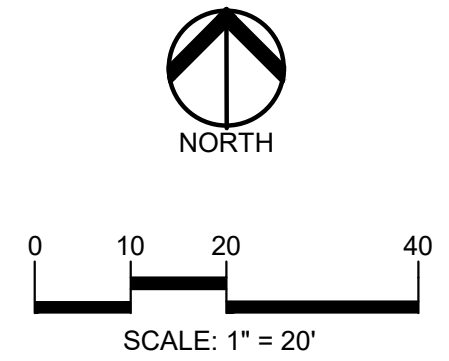
SITE SOILS INFORMATION:

ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:

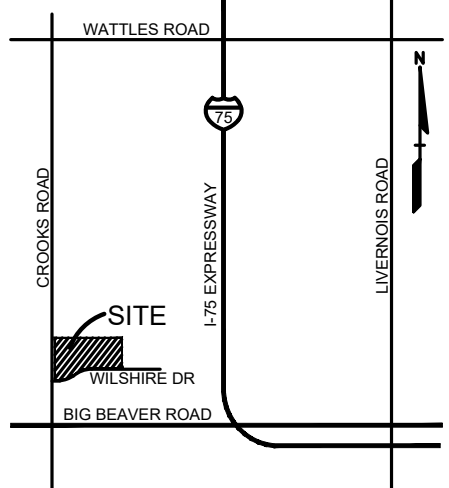
SHEBEON-URBAN LAND COMPLEX

NOTES:

- LOADING AREA WAIVER WAS APPROVED BY PC ON 3-24-2026
- CURB CUT ON CROOKS ROAD PENDING RCOC APPROVAL



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE OR OTHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
EUREKA BUILDING COMPANY
5920 LIVERNOIS
TROY, MICHIGAN

PROJECT TITLE
WILSHIRE CORNERS
TROY, MICHIGAN

REVISIONS	
SITE PLAN APPROVAL	2-10-2026
PER PC APPROVAL	3-25-2026

ORIGINAL ISSUE DATE:
FEBRUARY 10, 2026

DRAWING TITLE
PRELIMINARY SITE PLAN

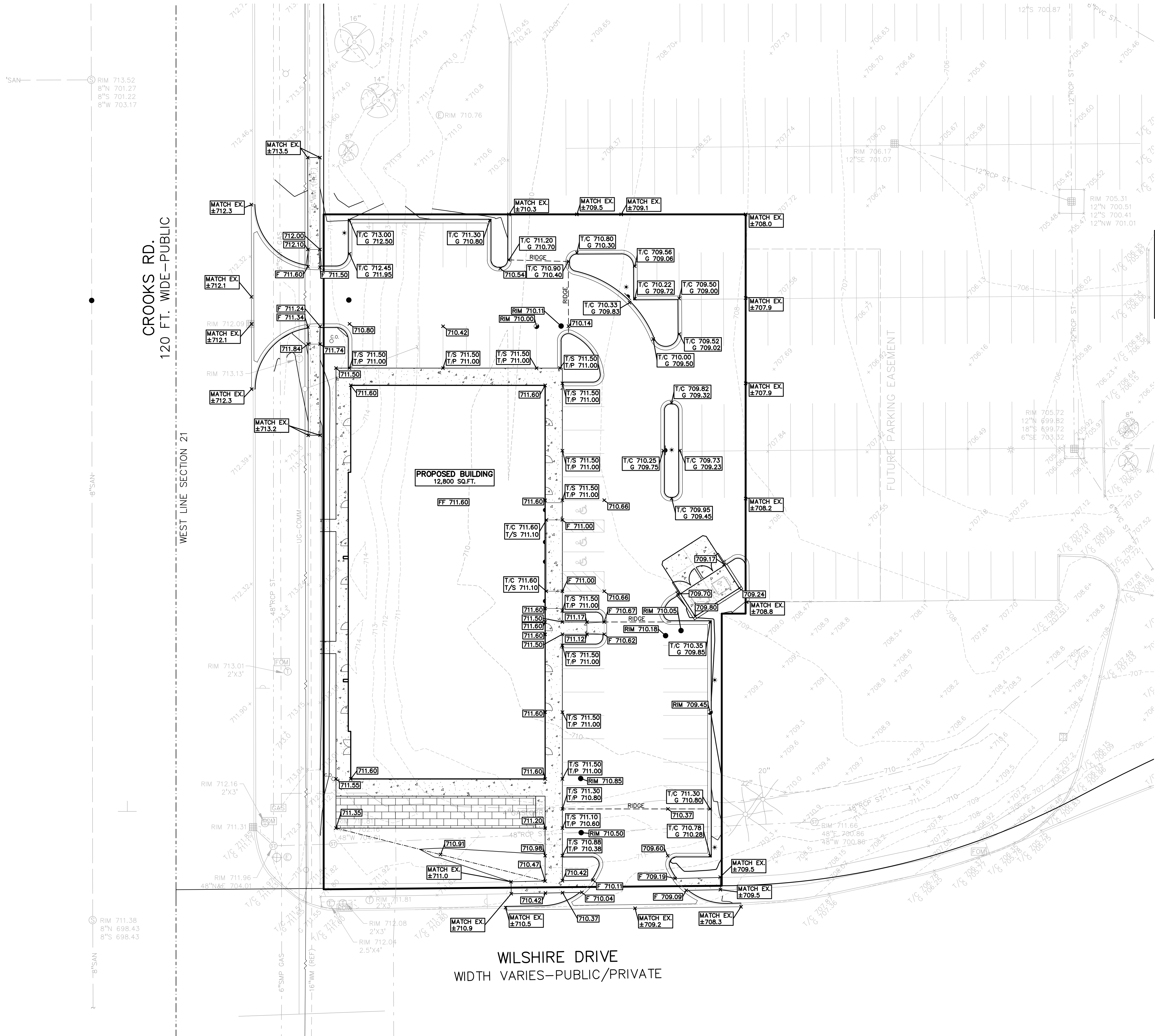
PEA JOB NO.	25-1680
P.M.	LD
DN.	IM
DES.	RM

DRAWING NUMBER:

C-3.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2025\25-1680 EUREKA - CROOKS AND WILSHIRE\DWG\2_3 SITE_PLAN\CA-4\GRADE-25-1680.dwg PLOT DATE: 3/29/2026 11:13 AM BY: Robert Mooney



GRADING LEGEND:

EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION:
TYPICALLY TOP OF PAVEMENT
IN PAVED AREAS, GUTTER GRADE
IN CURB LINES.

EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED REVERSE GUTTER PAN
PROPOSED RIDGE LINE
PROPOSED SWALE/DITCH

ABBREVIATIONS

T/C = TOP OF CURB
T/P = TOP OF PAVEMENT
T/S = TOP OF SIDEWALK
T/W = TOP OF WALL
B/W = BOTTOM OF WALL

F = FLUSH WALK
G = GUTTER GRADE
FF = FINISH FLOOR
RIM = RIM ELEVATION

EARTHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #301
PUNCH ON ARROW ON HYDRANT (TROY BM #0351), EAST SIDE OF CROOKS ROAD, NORTH OF WILSHIRE DRIVE.
ELEV. - 716.11

BM#302
MAG NAIL IN WEST SIDE LIGHTPOLE BASE, ±200' SOUTHWEST OF SOUTHWEST BUILDING CORNER (900 WILSHIRE DRIVE).
ELEV. - 708.05

PEA GROUP
t: 844.813.2949
www.peagroup.com

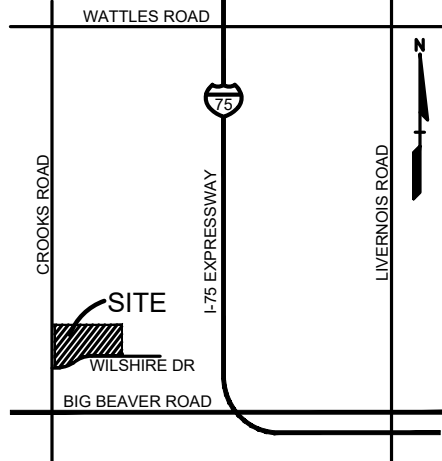
LUCAS DRIESSEN
License No. 6201309300
PROFESSIONAL ENGINEER

NORTH

0 10 20 40
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT

EUREKA BUILDING COMPANY
5920 LIVERNOIS
TROY, MICHIGAN

PROJECT TITLE

WILSHIRE CORNERS
TROY, MICHIGAN

REVISIONS

SITE PLAN APPROVAL	2-10-2026
PER PC APPROVAL	3-25-2026

ORIGINAL ISSUE DATE:
FEBRUARY 10, 2026

DRAWING TITLE

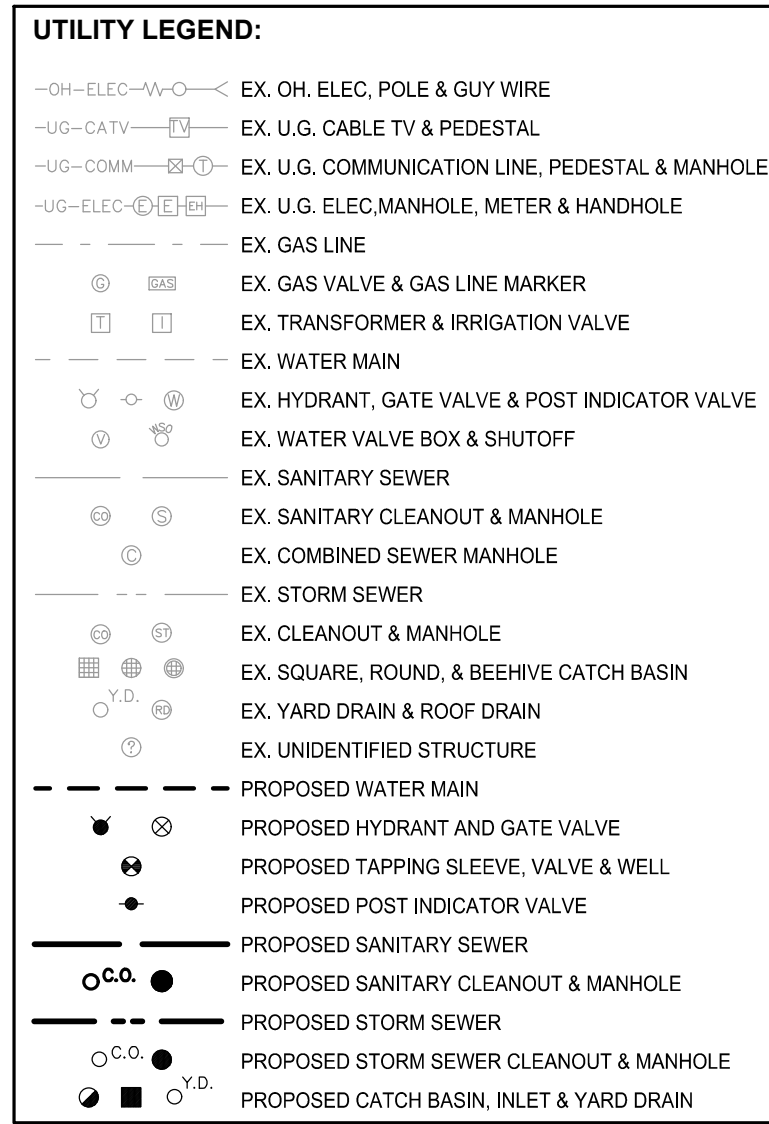
PRELIMINARY GRADING PLAN

PEA JOB NO.	25-1680
P.M.	LD
DN.	IM
DES.	RM

DRAWING NUMBER:

NOT FOR CONSTRUCTION

C-4.0



DETENTION CALCULATIONS:
 CALCULATIONS FOR 100-YR DETENTION OF
 ADDED IMPERVIOUS AREA PER C.O.W.R.C. STANDARDS.

AREA = 0.68 ACRES OF ADDED IMPERVIOUS
 'C' VALUE = 0.95
 Tc = 10 MIN

CPRC STORAGE VOLUME = $6,897 \times C \times X \times A$
 $= 6,897 \times 0.95 \times 0.68 = 4,455 \text{ CF}$

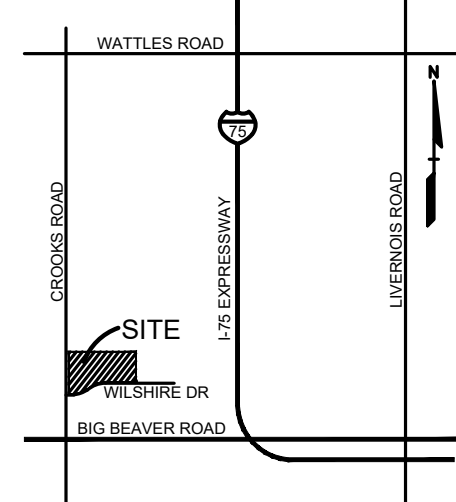
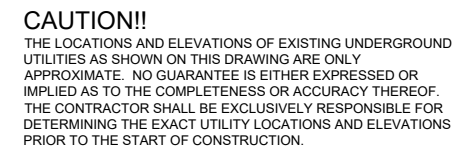
100-YR RUNOFF VOLUME = $18,955 \times C \times X \times A$
 $18,955 \times 0.95 \times 0.68 = 12,264 \text{ C.F.}$

100-YR PEAK FLOW = $C \times X \times A$
 $0.95 \times 7.60 \text{ IN/HR} \times 0.68 \text{ AC} = 4.91 \text{ C.F.S.}$

ALLOWABLE OUTFLOW = $1 \text{ CFS/ACRE} = 1 \times 0.68 = 0.68 \text{ C.F.S.}$

STORAGE CURVE FACTOR = $R = (0.206 - 0.15 \text{ LN}(Q100/P100))$
 $R = (0.206 - 0.15 \text{ LN}(12,264/4,91)) = 0.50$

100-YR DETENTION REQUIREMENT = $V100R \times R = 12,264 \times 0.50 = 6,132 \text{ C.F.}$



CLIENT
**EUREKA
BUILDING
COMPANY**
5920 LIVERNOIS
TROY, MICHIGAN

PROJECT TITLE
**WILSHIRE
CORNERS**
TROY, MICHIGAN

REVISIONS	
SITE PLAN APPROVAL	2-10-2026
PER PC APPROVAL	3-25-2026

ORIGINAL ISSUE DATE:
FEBRUARY 10, 2026

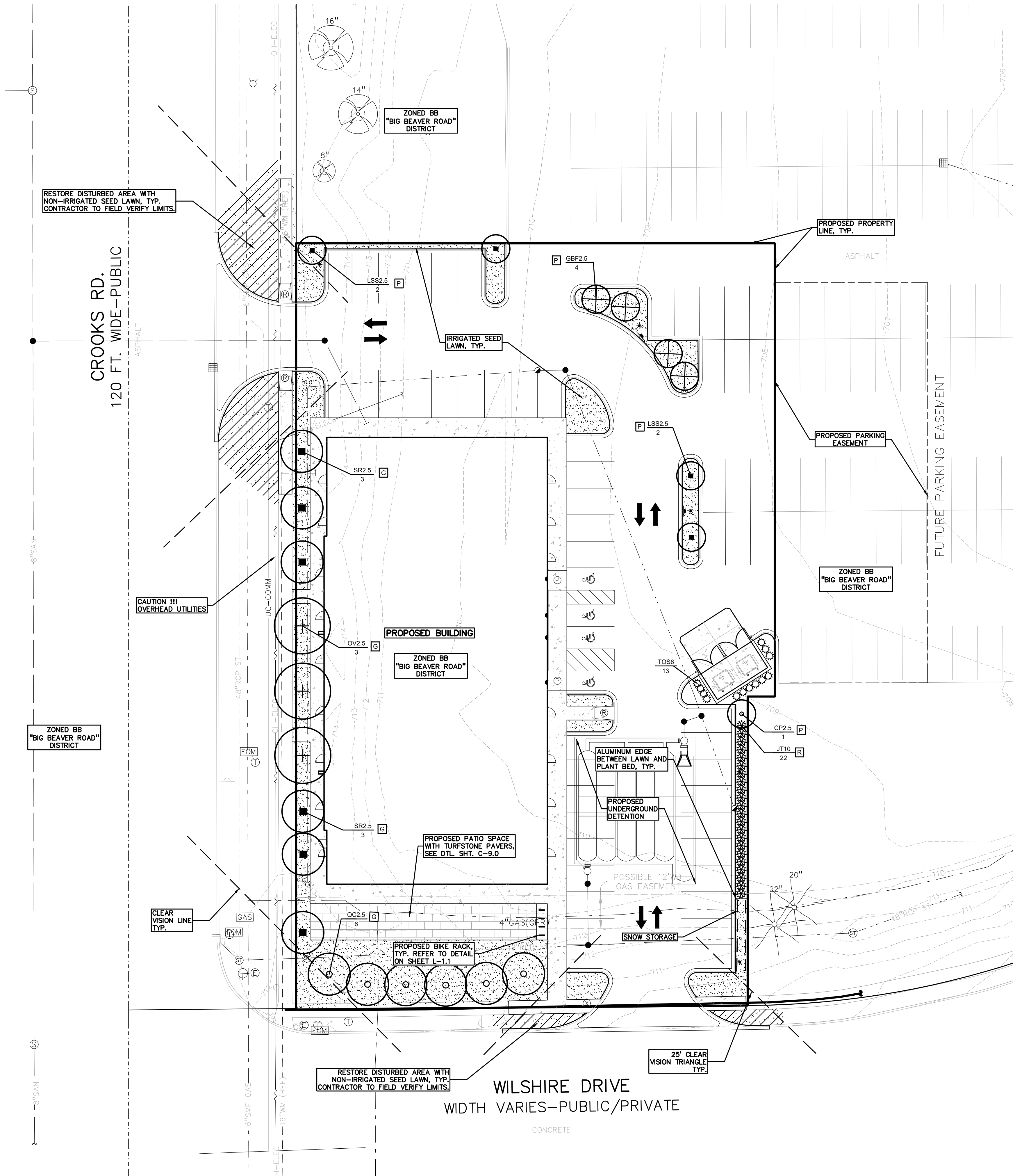
DRAWING TITLE
**PRELIMINARY
UTILITY PLAN**

PEA JOB NO.	25-1680
P.M.	LD
DN.	IM
DES.	RM

DRAWING NUMBER

NOT FOR CONSTRUCTION

C-6.0



KEY:

- = PROPOSED DECIDUOUS TREES
- = PROPOSED UPRIGHT EVERGREEN TREES
- = PROPOSED EVERGREEN SHRUBS
- = IRRIGATED SEED LAWN
- = NON-IRRIGATED SEED LAWN
- = SNOW STORAGE AREA

LETTER DESIGNATION FOR ORDINANCE REQUIRED MATERIAL
P = PARKING LOT TREES
G = GREENBELT TREES
R = REPLACEMENT TREES

SEE L-1.1 FOR PLANTING NOTES AND LANDSCAPE DETAILS
SEE T-1.0 FOR EXISTING TREE INFORMATION
ALL LAWN AND LANDSCAPE AREAS SHALL BE IRRIGATED
IRRIGATION PLANS BY OTHERS

LANDSCAPE CALCULATIONS:
PER CITY OF TROY ZONING ORDINANCE, BB-BIG BEAVER FORMED BASE DISTRICT, RETAIL, SITE TYPE C, STREET TYPE B, USE GROUP 5.

PARKING LOT LANDSCAPING = P
REQUIRED: 1 TREE / 9 PARKING SPACES
57 NEW SURFACE PARKING SPACES WITH LIMITS OF CONST. / 8 = 7.1 TREES
+ 2 TREES PER CITY COMMENT = 9 TREES IN PARKING LOT ISLANDS, 200 SF MIN. ISLAND.

PROPOSED: 9 PROPOSED TREES
(IN PARKING ISLANDS WHEN UTILITIES ALLOW)

GREENBELT = G
REQUIRED: 1 TREE / 30 LF OF FRONTAGE
WILSHIRE DR.: 161.76 LF FRONTAGE/30 = 5.39 TREES
CROOKS ROAD: 274.37 LF FRONTAGE/30 = 9.14 TREES

PROPOSED: WILSHIRE DR.: 6 PROPOSED TREES
CROOKS DR.: 9 PROPOSED TREES

GENERAL SITE LANDSCAPE
REQUIRED: 15% OF SITE AREA SHALL BE LANDSCAPE MATERIAL
45,738 SF * 15% = 6,860.7 SQ FT

PROVIDED: 6,981 SQ FT OF LANDSCAPE (LAWN, PLANT BEDS AND TURFSTONE GRASS PAVERS)

EQUIPMENT SCREENING
REQUIRED: AT GRADE EQUIPMENT SHALL BE SCREENED BY EVG LANDSCAPE MATERIALS
PROVIDED: 13 UPRIGHT EVG SHRUBS

REPLACEMENT TREES = R
REQUIRED: 50% DBH REPLACEMENT ON WOODLAND TREES, 100% DBH REPLACEMENT ON LANDMARK TREES
TREE INVENTORY/PRESERVATION CALCULATIONS

WOODLAND TREES	
WOODLAND TREES REMOVED:	7 (REPLACE AT 50% OF REMOVED DBH)
88" DBH x 0.5 =	43" REPLACEMENT
WOODLAND TREES SAVED:	0 (CREDIT OF 2X DBH)
DBH x 2 =	CREDIT
42.5	= 42.5
43" DBH REQUIRED FOR WOODLAND REPLACEMENT	

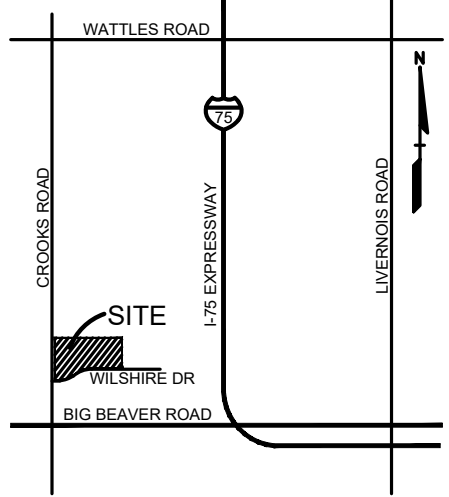
LANDMARK TREES	
LANDMARK TREES REMOVED:	2 (REPLACE AT 100% OF REMOVED DBH)
46" DBH x 1 =	46" REPLACEMENT
LANDMARK TREES SAVED:	0 (CREDIT OF 2X DBH)
DBH x 2 =	CREDIT
46	= 46
46" DBH REQUIRED FOR LANDMARK REPLACEMENT	

TOTAL DBH REQUIRED FOR REPLACEMENT	
PROVIDED:	22 - 10' UPRIGHT EVERGREEN TREES = 89" EQUIVALENT

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
CP2.5	1	CELTIS OCCIDENTALIS 'JFS-KSU'	PRAIRIE SENTINEL® HACKBERRY	2.5' CAL.	B&B	PER PLAN	NATIVE	
GBF2.5	4	GINKGO BILOBA 'FASTIGIATA'	FASTIGIATE MAIDENHAIR TREE	2.5' CAL.	B&B	PER PLAN	NON-NATIVE	
LSS2.5	4	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM	2.5' CAL.	B&B	PER PLAN	NON-NATIVE	
OV2.5	3	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2.5' CAL.	B&B	PER PLAN	NATIVE	
QC2.5	6	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT'	CRIMSON SPIRE™ OAK	2.5' CAL.	B&B	PER PLAN	NATIVE	
SUBTOTAL:								
EVERGREEN TREES								
JT10	22	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR EASTERN REDCEDAR	10' HT.	B&B	PER PLAN	NATIVE	
SUBTOTAL:								
ORNAMENTAL TREES								
SR2.5	6	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2.5' CAL.	B&B	PER PLAN	NON-NATIVE	
SUBTOTAL:								
SHRUBS								
TOS6	13	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6' HT.	B&B	36" O.C.	NATIVE	
SUBTOTAL:								



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
EUREKA BUILDING COMPANY
5920 LIVERNOIS
TROY, MICHIGAN

PROJECT TITLE
WILSHIRE CORNERS
TROY, MICHIGAN

REVISIONS	
SITE PLAN APPROVAL	2-10-2026
PER PC APPROVAL	3-25-2026

ORIGINAL ISSUE DATE:
FEBRUARY 10, 2026

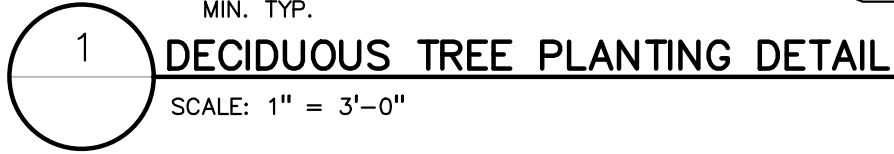
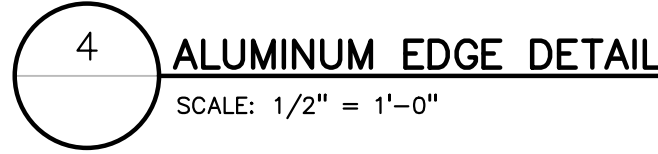
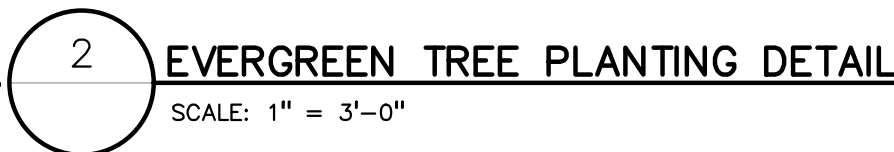
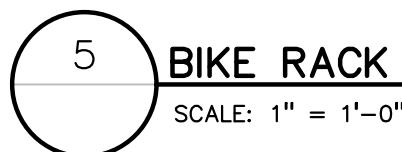
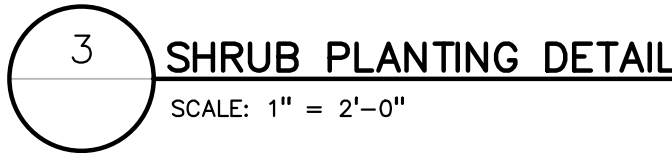
DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO.	25-1680
P.M.	LD
DN.	CAL
DES.	JLE

DRAWING NUMBER:

NOT FOR CONSTRUCTION

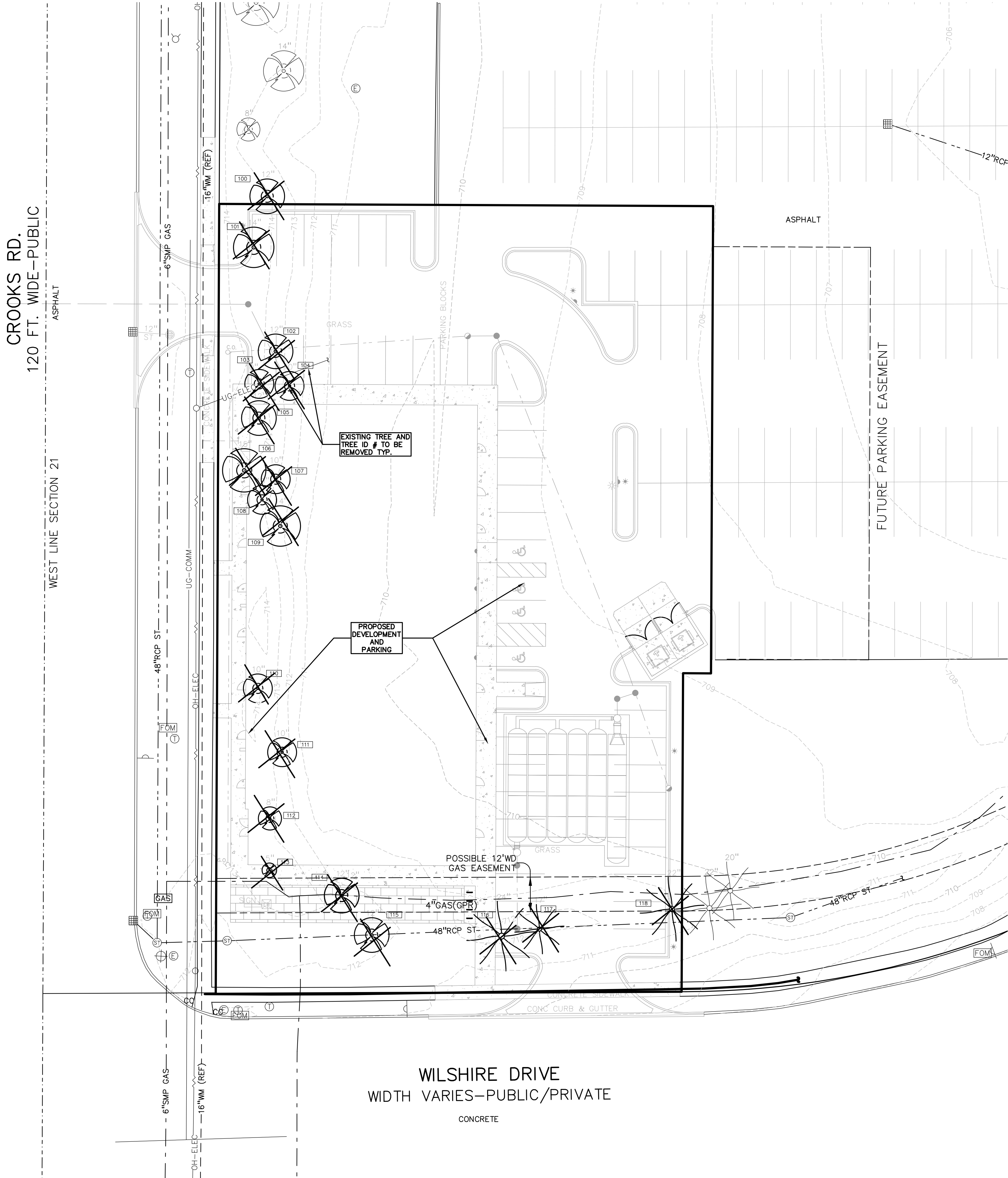
L-1.0



A map showing the project location. Wattle Road runs horizontally at the top. Liversidge Road runs vertically on the right. I-75 Expressway runs vertically in the center. Big Beaver Road runs horizontally at the bottom. A shaded rectangular area labeled 'SITE' is located on Wilshire Drive, between Big Beaver Road and Wattle Road, and west of I-75 Expressway. A north arrow points upwards in the top right corner.

PROJECT TITLE
**WILSHIRE
CORNERS**
TROY, MICHIGAN

DRAWING NUMBER:



KEY:

109

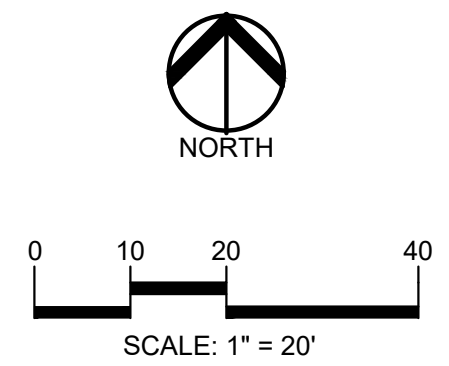
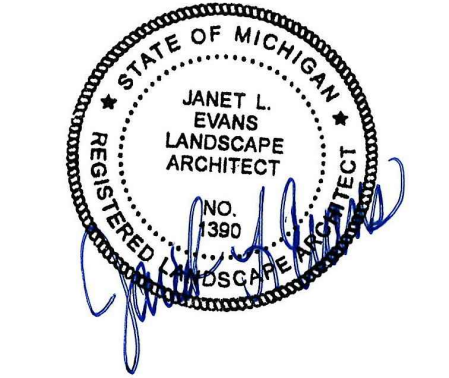
= EXISTING TREE IDENTIFICATION NUMBER

= EXISTING TREES

= EXISTING TREES TO BE REMOVED

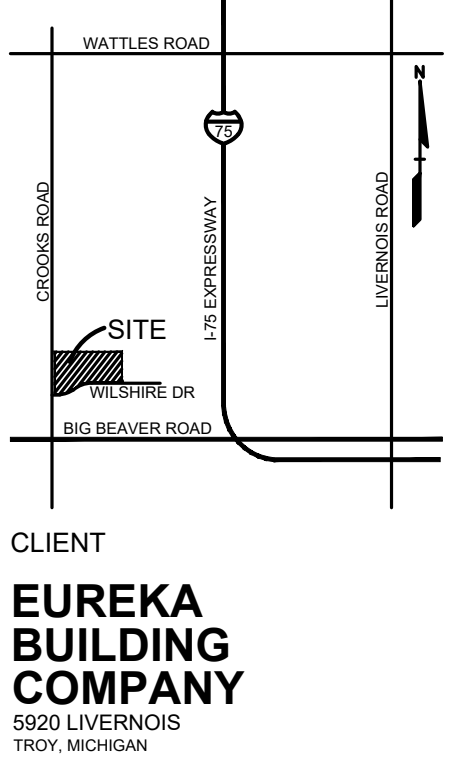
TREE INVENTORY/PRESERVATION CALCULATIONS			
WOODLAND TREES			
WOODLAND TREES REMOVED:	7	(REPLACE AT 50% OF REMOVED DBH)	
85" DBH x 0.5 =	43"	REPLACEMENT	
WOODLAND TREES SAVED:	0	(CREDIT OF 2X DBH)	
" DBH x 2 =	"	CREDIT	
42.5 -	0	=	42.5
43" DBH REQUIRED FOR WOODLAND REPLACEMENT			
LANDMARK TREES			
LANDMARK TREES REMOVED:	2	(REPLACE AT 100% OF REMOVED DBH)	
46" DBH x 1 =	46"	REPLACEMENT	
LANDMARK TREES SAVED:	0	(CREDIT OF 2X DBH)	
" DBH x 2 =	"	CREDIT	
46 -	0	=	46
46" DBH REQUIRED FOR LANDMARK REPLACEMENT			
89" TOTAL DBH REQUIRED FOR REPLACEMENT			
SEE SHEET L-1.0 FOR TREE REPLACEMENT			

EXISTING TREE LIST								
R = DENOTES A TREE TO BE REMOVED								
TAG NO.	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE REPLACE
118	22	Red Pine	Pinus resinosa	Good		LANDMARK	R	Y
117	17	Red Pine	Pinus resinosa	Good		WOODLAND	R	Y
116	24	Red Pine	Pinus resinosa	Good		LANDMARK	R	Y
115	12	Red Maple	Acer Rubrum	Good		WOODLAND	R	Y
114	12	Red Maple	Acer Rubrum	Good		WOODLAND	R	Y
113	5	Red Maple	Acer Rubrum	Good		WOODLAND	R	Y
112	8	Red Maple	Acer Rubrum	Good		WOODLAND	R	Y
111	10	Flowering Cherry	Prunus ssp.	Good		WOODLAND	R	Y
110	10	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y
109	14	Bradford Pear	Pyrus calleryana	Good		INVASIVE	R	Y
108	10	Bradford Pear	Pyrus calleryana	Good		INVASIVE	R	Y
107	10	Bradford Pear	Pyrus calleryana	Good		INVASIVE	R	Y
106	15	Bradford Pear	Pyrus calleryana	Good		INVASIVE	R	Y
105	12	Bradford Pear	Pyrus calleryana	Fair		INVASIVE	R	Y
104	10	Bradford Pear	Pyrus calleryana	Good		INVASIVE	R	Y
103	10	Bradford Pear	Pyrus calleryana	Good		INVASIVE	R	Y
102	12	Bradford Pear	Pyrus calleryana	Good		INVASIVE	R	Y
101	14	London Plane	Platanus acerifolia	Good		WOODLAND	R	Y
100	12	London Plane	Platanus acerifolia	Good		WOODLAND	R	Y



811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE AS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



PROJECT TITLE
WILSHIRE CORNERS
TROY, MICHIGAN

REVISIONS	
SITE PLAN APPROVAL	2-10-2026
PER PC APPROVAL	3-25-2026

ORIGINAL ISSUE DATE:
FEBRUARY 10, 2026

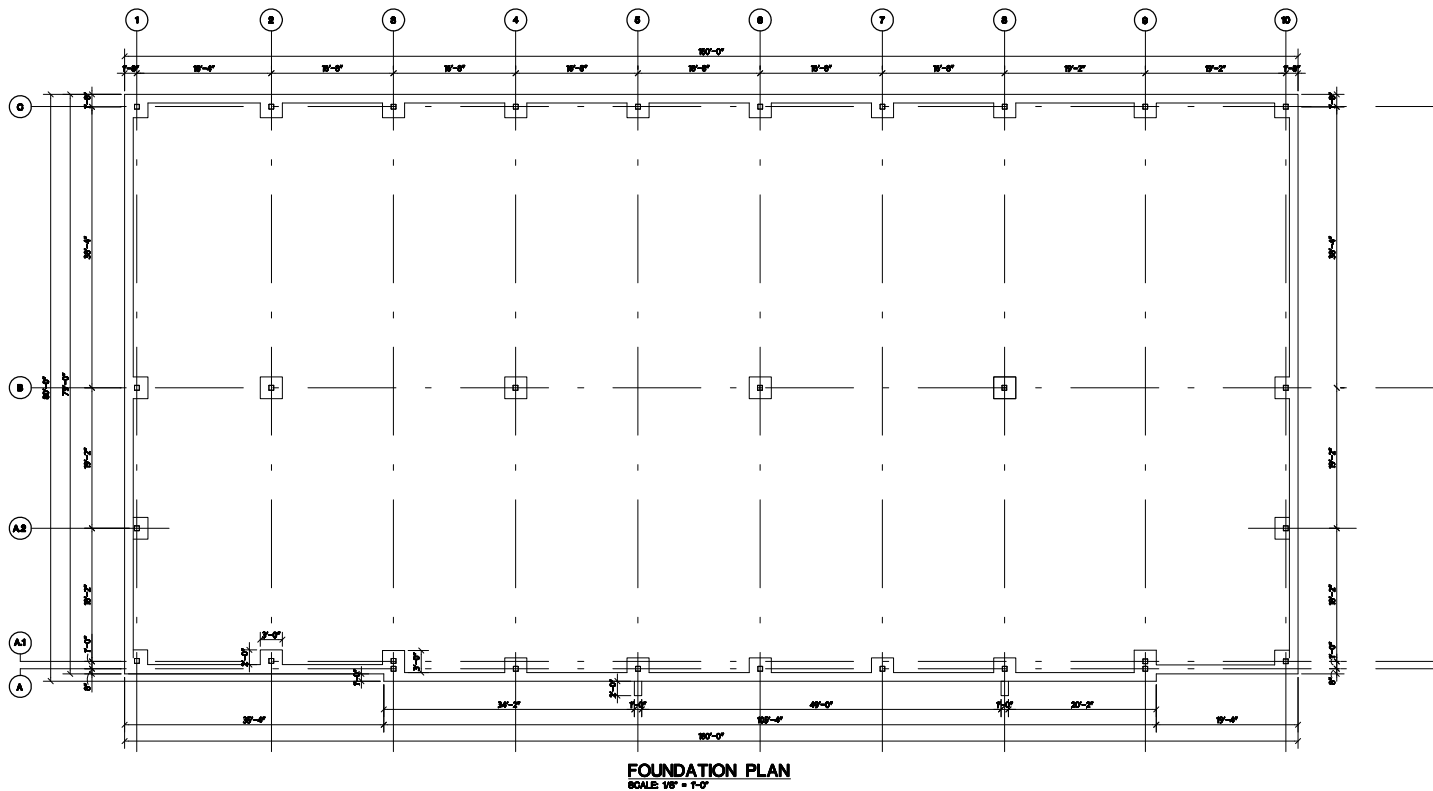
DRAWING TITLE
TREE PLAN

PEA JOB NO.	25-1680
P.M.	LD
DN.	CAL
DES.	JLE
DRAWING NUMBER:	

TROY, MI

 LOCATION KEY
NTS

**PROPOSED
RETAIL**



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

COPYRIGHT © 2005
THIS DOCUMENT IS THE PROPERTY OF ARKO DESIGN ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ARKO DESIGN ASSOCIATES, INC.

PROJECT
WILSHIRE RETAIL CENTER
3000 WILSHIRE DRIVE
TROY, MI

SUBMIT
FOUNDATION PLAN

ARKO DESIGN ASSOCIATES
2208 YAMU DRIVE - COMMERCE TWP - MI - 4802
PH: (313) 882-3469

ISSUED
25-23
A.1

DESIGN
CHECKED
APPROVED
DATE
COMMENTS

NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ARKO DESIGN ASSOCIATES, INC.

25-23

A.1

PROCESSED
REVIEWED



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



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



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

COPYRIGHT © 2023
ARKO DESIGN ASSOCIATES
10000 WILSHIRE DRIVE, SUITE 100
TROY, MI 48063
TEL: 248.802.8400
WWW.ARKO-DA.COM

PROJECT
WILSHIRE RETAIL CENTER
XXXX WILSHIRE DRIVE
TROY, MI

SUBJECT
EXTERIOR
ELEVATIONS

ARKO DESIGN ASSOCIATES
2200 WILSON DRIVE - COMMERCE TWP. - MI - 48032
248.802.8400
WWW.ARKO-DA.COM

ISSUED:
10-15-23
09-21-23
08-15-23
07-27-23
06-29-23

DRAWN: JAC
CHECKED: JAC
APPROVED: JAC
DESIGNER: JAC

DO NOT SCALE
DIMENSIONS ONLY

JOB NO.
25-23

SHEET
A.3

PROPOSED
RETAIL







Schedule								
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
	P1	1	Lithonia Lighting	DSX0 LED P3 40K 80CRI LCCO EGS	D-Series Size 0 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Left Corner Cutoff Extreme Backlight Control External Glare Shield	5873	0.9	68.95
	P2	1	Lithonia Lighting	DSX0 LED P3 40K 80CRI BLC3 EGS	D-Series Size 0 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Type 3 Extreme Backlight Control External Glare Shield	5439	0.9	68.95
	P3	1	Lithonia Lighting	DSX0 LED P3 40K 80CRI RCCO EGS	D-Series Size 0 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control External Glare Shield	5873	0.9	68.95
	P4	2	Lithonia Lighting	[...]	[...]	[...]	0.9	102.16
			Lithonia Lighting	DSX0 LED P1 40K 80CRI T1S EGS	D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 1 Short External Glare Shield	3550	0.9	33.21
			Lithonia Lighting	DSX0 LED P3 40K 80CRI T2M EGS	D-Series Size 0 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Type 2 Medium External Glare Shield	6654	0.9	68.95
	W1	8	Lithonia Lighting	WDGE1 LED P0 40K 80CRI VW	WDGE1 LED WITH P0 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC	760	0.9	6.7947

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall/Grade	+	0.5 fc	3.1 fc	0.0 fc	N/A	N/A
Parking & Drive Lanes	X	1.3 fc	3.1 fc	0.4 fc	7.8:1	3.3:1
Property Line	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE & 5'-0" AT PROPERTY LINE

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

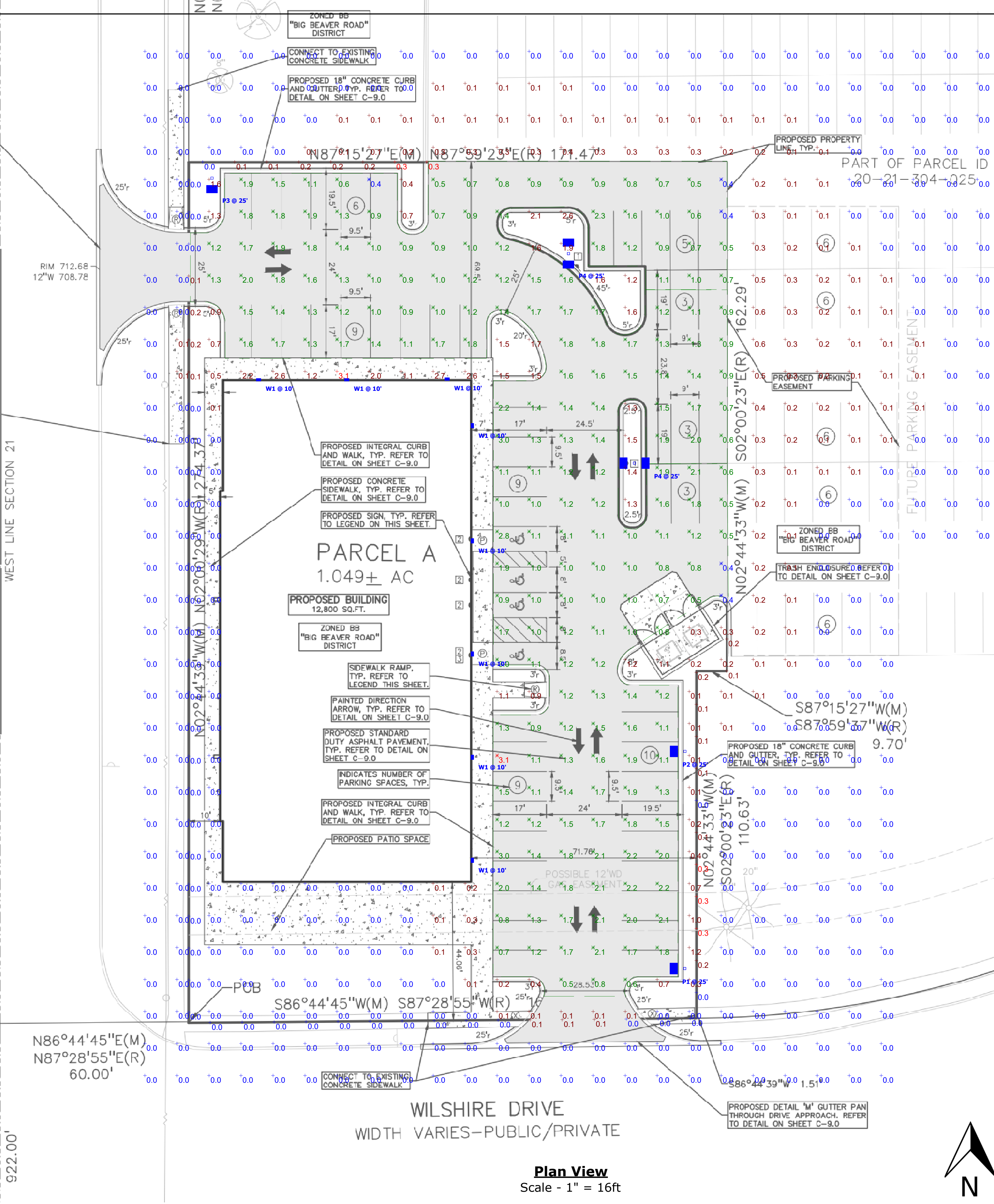
UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.



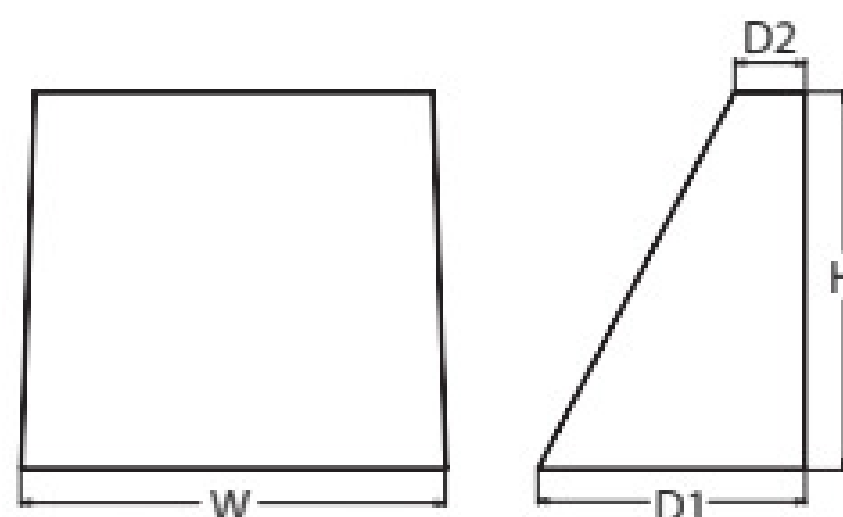
Plan View
Scale - 1" = 16ft

CROOKS & WILSHIRE
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
BK
Date
02/09/2026
Scale
Not to Scale
Drawing No.
#26-54229



Depth (D1):	5.5"
Depth (D2):	1.5"
Height:	8"
Width:	9"
Weight: (without options)	9 lbs



The WEDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.



Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		—	750	1,200	2,000	—	—	—	—
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	—	1,200	2,000	3,000	4,500	6,000	—
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	—	—
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	—	—
WDGE4 LED	Precision Refractive			Standalone / nLight	—	12,000	16,000	18,000	20,000	22,000	25,000

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0 P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K ¹ 5000K	80CRI 90CRI	VF Visual comfort forward throw VV Visual comfort wide	MVOLT 347 ²	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ³ Shipped separately AWS 3/8inch Architectural wall spacer ⁴ PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available. ⁴



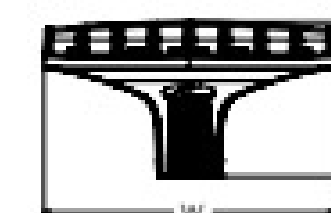
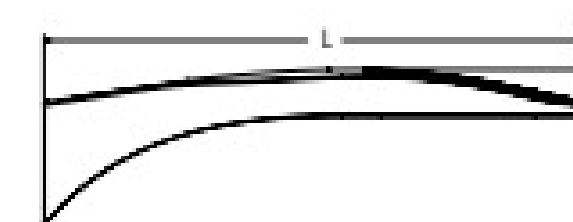
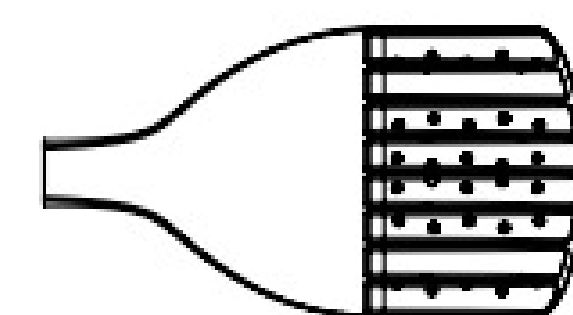
**LITHONIA
LIGHTING**

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2019-2025 Acuity Brands Lighting, Inc. All rights reserved.

WEDGE1 LED
Rev. 04/02/25



EPA:	0.44 ft ² (0.04 m ²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)



DSXO LED									
Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution		Voltage	Mounting		
DSXO LED	Forward optics		(this section 70CRI only)	AFR	Automotive front row	TSM	Type V medium	MVOLT (120V-277V) ⁴ HVOLT (347V-480V) ^{1,4} XVOLT (277V-480V) ^{1,4} 120 ^{14, 24} 208 ^{14, 24} 240 ^{14, 24} 277 ^{14, 24} 347 ^{14, 24} 480 ^{14, 24} Shipped included SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole) RPA Round pole mounting (#8 drilling, 3" min. RND pole) SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole) ¹ RPAS Round pole mounting (#5 drilling, 3" min. RND pole) ⁹ SPARN Square narrow pole mounting (#8 drilling, 3" min. SQ pole) WBA Wall bracket ¹⁰ MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)	
	P1	P5	30K 3000K	70CRI		TSL6	Type V low glare		
	P2	P6	40K 4000K	70CRI	T1S	Type I short	TSW		Type V wide
	P3	P7	50K 5000K	70CRI	T2M	Type II medium	BLC3		Type III backlight control ¹
	P4				T3M	Type III medium	BLC4		Type IV backlight control ¹
	Rotated optics		27K 2700K	80CRI	T3LG	Type III low glare ¹	LCCO		Left corner cutoff ¹
	P10 ¹	P12 ¹	30K 3000K	80CRI	T4M	Type IV medium	RCCO		Right corner cutoff ¹
	P11 ¹	P13 ¹	35K 3500K	80CRI	T4LG	Type IV low glare ¹			
			40K 4000K	80CRI	TFTM	Forward throw medium			
			50K 5000K	80CRI					



**LITHONIA
LIGHTING**

1 Acuity Way • Decatur, Georgia 30035 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.

DSXD-LED
Rev. 08/28/25
Page 1 of 9



CROOKS & WILSHIRE
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
BK
Date
02/09/2026
Scale
Not to Scale
Drawing No.
#26-54229

STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

DEPUTY COUNTY CLERK

8 JUN 5 AM 9 36

60798

TROY CAMPUS, a Michigan
co-partnership,

Plaintiff,

Case No. 80 215450 CH
Consolidated with
Case No. 85-275638 CH

The Honorable David F. Breck

CITY OF TROY, a Michigan
municipal corporation,

Defendant.

Joseph Aviv (P 30014)
Andrew S. Conway (P 36244)
Miro Miro & Weiner
Attorneys for Plaintiff, Kirco/Biltmore
Limited Partnership
Suite 200
500 North Woodward Avenue
Bloomfield Hills, Michigan 48013
Telephone: (313) 646-2400

Saul Robins (P 19516)
Attorney for All Other Plaintiffs

John J. Martin, III (P 25888)
Attorney for Defendant

STATE OF MICHIGAN
COUNTY OF OAKLAND

SS.

I, LYNN D. ALLEN, County Clerk for the County of Oakland,
Clerk of the Circuit Court thereof, the same being a
Court of record and having a Seal, hereby certify that
the attached is a true copy.

In Testimony whereof, I have hereunto set my hand and
placed the Seal of said Court this **JUN 5 1985**

LYNN D. ALLEN, Clerk - Register of Deeds

By: [Signature] Deputy Clerk

CONSENT ORDER AND JUDGMENT

At a session of the Court held in the Courthouse
Tower in the City of Pontiac, Michigan, on June,
4 1985.

PRESENT: THE HONORABLE DAVID F. BRECK
Circuit Judge

This consolidated action having come on to be heard upon the complaint of the
plaintiff, Troy Campus, a Michigan co-partnership ("Troy Campus"), filed in case no. 80
215450 CH. seeking, inter alia, a declaratory judgment as to the

211
21

11
#xs

LAUREY WINOGRAD
MICHIGAN
JUN 11 1985

JUN 5 10 25

101.00
adm

zoning ordinance of the defendant, City of Troy ("Troy"), as it is applied to the real property described in Exhibit A, attached hereto and made a part hereof ("Parcel 2"), which Troy has heretofore classified as "R-1B" (One-Family Residential District) within the meaning of Chapter 39, Section 10.00.00, et seq., of the Troy City Code, and upon the pleadings filed by the parties, and this court having entered an Order of No Cause of Action in favor of Troy, and Troy Campus having taken an appeal of right to the Michigan Court of Appeals (Docket No. 66247), and the Michigan Court of Appeals having issued on March 5, 1984, a written opinion and order reversing and remanding this court's Order of No Cause of Action, and Troy having filed on May 3, 1984, an application for leave to appeal to the Michigan Supreme Court (Docket No. 74122), which application is presently pending, and Troy Campus having, by assignment attached hereto as Exhibit B and made a part hereof, assigned to Kirco/Biltmore Limited Partnership, a Michigan limited partnership ("Kirco/Biltmore"), all claims that Troy Campus may have against Troy by reason of Troy's classification of Parcel 2 as "R-1B" within the meaning of Chapter 39, Section 10.00.00, et seq., of the Troy City Code, including but not limited to the claims stated in case no. 80 215450 CH, and Troy Campus having, by such assignment, assigned to Kirco/Biltmore all of Troy Campus's right, title and interest as plaintiff in the said case, and the parties having stipulated to an order of the Michigan Supreme Court dismissing the said appeal and remanding the action to this court; and

This consolidated action having further come on to be heard upon the complaint of the plaintiffs, Kirco/Biltmore, Max J. Corporation, a Michigan corporation, Max Rosenfeld, Fannie Rosenfeld, Norman Levin, Yaffa Taiz, Jack Greenberg, Rose Greenberg, Morris Z. Greenberg, Sylvia Greenberg, Stephen Anthony Greenberg, Allen Rosenfeld, Ruth Rosenfeld, Howard Levitt, Rita Levitt, and Lenore Schiff, filed in case no. 85-215450 CH, seeking, inter alia, a declaratory judgment as to the constitutionality of the zoning

ordinance of the defendant, Troy, as it is applied to the real property described in Exhibits C and D, attached hereto and made a part hereof ("Parcels 1 and 3"), which Troy has heretofore classified as "R-1B" within the meaning of Chapter 39, Section 10.00.00, et seq., of the Troy City Code, and the parties having stipulated to the entry of an order consolidating the said action with case no. 80 215450 CH, and such order having been entered by this court on June 4, 1985; and

The parties having entered into negotiations to compromise and settle this consolidated litigation and having stipulated and agreed to the entry of this Consent Order and Judgment to reflect their agreed compromise and settlement, as is evidenced by the signatures of their respective counsel; and

THE COURT HAVING FOUND that it has retained and presently possesses jurisdiction over this consolidated action; and

THE COURT HAVING FURTHER FOUND and the parties having stipulated and agreed that through a balancing of equitable considerations, with due regard to the requirements of constitutional reasonableness as applied to Parcel 2, the most equitable or midsatisfactory use to be made of Parcel 2 are the uses permitted under the zoning classification of "O-1" (Office Building District) within the meaning of such classification under Chapter 39, Section 25.00.00, et seq., of the Troy City Code; and

THE COURT HAVING FURTHER FOUND and the parties having stipulated and agreed that through a balancing of equitable considerations, with due regard to the requirements of constitutional reasonableness as applied to Parcel 1, the most equitable or midsatisfactory use to be made of Parcel 1 are the uses permitted under the zoning classification of "O-1" within the meaning of such classification under Chapter 39, Section 25.00.00, et seq., of the Troy City Code; and

West
Side

STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

DEPUTY COUNTY CLERK

8 JUN 5 AM 9 36

60798

TROY CAMPUS, a Michigan
co-partnership,

Plaintiff,

Case No. 80 215450 CH
Consolidated with
Case No. 85-275638 CH

The Honorable David F. Breck

CITY OF TROY, a Michigan
municipal corporation,

Defendant.

Joseph Aviv (P 30014)
Andrew S. Conway (P 36244)
Miro Miro & Weiner
Attorneys for Plaintiff, Kirco/Biltmore
Limited Partnership
Suite 200
500 North Woodward Avenue
Bloomfield Hills, Michigan 48013
Telephone: (313) 646-2400

Saul Robins (P 19516)
Attorney for All Other Plaintiffs

John J. Martin, III (P 25888)
Attorney for Defendant

STATE OF MICHIGAN
COUNTY OF OAKLAND

SS.

I, LYNN D. ALLEN, County Clerk for the County of Oakland,
Clerk of the Circuit Court thereof, the same being a
Court of record and having a Seal, hereby certify that
the attached is a true copy.

In Testimony whereof, I have hereunto set my hand and
placed the Seal of said Court this **JUN 5 1985**

LYNN D. ALLEN, Clerk - Register of Deeds

By: [Signature] Deputy Clerk

CONSENT ORDER AND JUDGMENT

At a session of the Court held in the Courthouse
Tower in the City of Pontiac, Michigan, on June,
4 1985.

PRESENT: THE HONORABLE DAVID F. BRECK
Circuit Judge

This consolidated action having come on to be heard upon the complaint of the
plaintiff, Troy Campus, a Michigan co-partnership ("Troy Campus"), filed in case no. 80
215450 CH. seeking, inter alia, a declaratory judgment as to...

211
21

11
#xs

LARRY WINOBER
NICK, BART WILSON
JUN 14 1987

85 JUN 5 10 35

101.00
adm

zoning ordinance of the defendant, City of Troy ("Troy"), as it is applied to the real property described in Exhibit A, attached hereto and made a part hereof ("Parcel 2"), which Troy has heretofore classified as "R-1B" (One-Family Residential District) within the meaning of Chapter 39, Section 10.00.00, et seq., of the Troy City Code, and upon the pleadings filed by the parties, and this court having entered an Order of No Cause of Action in favor of Troy, and Troy Campus having taken an appeal of right to the Michigan Court of Appeals (Docket No. 66247), and the Michigan Court of Appeals having issued on March 5, 1984, a written opinion and order reversing and remanding this court's Order of No Cause of Action, and Troy having filed on May 3, 1984, an application for leave to appeal to the Michigan Supreme Court (Docket No. 74122), which application is presently pending, and Troy Campus having, by assignment attached hereto as Exhibit B and made a part hereof, assigned to Kirco/Biltmore Limited Partnership, a Michigan limited partnership ("Kirco/Biltmore"), all claims that Troy Campus may have against Troy by reason of Troy's classification of Parcel 2 as "R-1B" within the meaning of Chapter 39, Section 10.00.00, et seq., of the Troy City Code, including but not limited to the claims stated in case no. 80 215450 CH, and Troy Campus having, by such assignment, assigned to Kirco/Biltmore all of Troy Campus's right, title and interest as plaintiff in the said case, and the parties having stipulated to an order of the Michigan Supreme Court dismissing the said appeal and remanding the action to this court; and

This consolidated action having further come on to be heard upon the complaint of the plaintiffs, Kirco/Biltmore, Max J. Corporation, a Michigan corporation, Max Rosenfeld, Fannie Rosenfeld, Norman Levin, Yaffa Taiz, Jack Greenberg, Rose Greenberg, Morris Z. Greenberg, Sylvia Greenberg, Stephen Anthony Greenberg, Allen Rosenfeld, Ruth Rosenfeld, Howard Levitt, Rita Levitt, and Lenore Schiff, filed in case no. 85-275638-CH, seeking, inter alia, a declaratory judgment as to the constitutionality of the zoning

ordinance of the defendant, Troy, as it is applied to the real property described in Exhibits C and D, attached hereto and made a part hereof ("Parcels 1 and 3"), which Troy has heretofore classified as "R-1B" within the meaning of Chapter 39, Section 10.00.00, et seq., of the Troy City Code, and the parties having stipulated to the entry of an order consolidating the said action with case no. 80 215450 CH, and such order having been entered by this court on June 4, 1985; and

The parties having entered into negotiations to compromise and settle this consolidated litigation and having stipulated and agreed to the entry of this Consent Order and Judgment to reflect their agreed compromise and settlement, as is evidenced by the signatures of their respective counsel; and

THE COURT HAVING FOUND that it has retained and presently possesses jurisdiction over this consolidated action; and

THE COURT HAVING FURTHER FOUND and the parties having stipulated and agreed that through a balancing of equitable considerations, with due regard to the requirements of constitutional reasonableness as applied to Parcel 2, the most equitable or midsatisfactory use to be made of Parcel 2 are the uses permitted under the zoning classification of "O-1" (Office Building District) within the meaning of such classification under Chapter 39, Section 25.00.00, et seq., of the Troy City Code; and

THE COURT HAVING FURTHER FOUND and the parties having stipulated and agreed that through a balancing of equitable considerations, with due regard to the requirements of constitutional reasonableness as applied to Parcel 1, the most equitable or midsatisfactory use to be made of Parcel 1 are the uses permitted under the zoning classification of "O-1" within the meaning of such classification under Chapter 39, Section 25.00.00, et seq., of the Troy City Code; and

West
Side

THE COURT HAVING FURTHER FOUND and the parties having stipulated and agreed that Troy's classification of Parcel 3 as "R-1B" within the meaning of Chapter 39, Section 10.00.00, et seq., of the Troy City Code, is constitutional; and

THE COURT HAVING FURTHER FOUND and the parties having stipulated and agreed that the dedications and improvements required in paragraphs 12, 13, 14, 15, 16, 18, and 19, below, benefit Parcels 2, 1, and 3, and that the required improvements are on property described in this Consent Order and Judgment; and

THE COURT HAVING FURTHER FOUND that Kirco/Biltmore has submitted to Troy a plot plan ("Site Plan"), a copy of which, consisting of 3 pages, is attached hereto as Exhibit E and made a part hereof, and that the Troy Plan Commission and City Council have approved the Site Plan; and

THE COURT HAVING FURTHER FOUND that Troy has agreed to issue to Kirco/Biltmore all necessary permits and certificates to develop Parcels 2, 1, and 3 in accordance with the terms of this Consent Order and Judgment and the Site Plan approved by the Troy City Council.

IT IS, THEREFORE, ORDERED, ADJUDGED, AND DECLARED as follows:

1. That this court's Order of No Cause of Action entered on June 23, 1982, be, and it hereby is, vacated.

2. That the most equitable or midsatisfactory use to be made of Parcels 2 and 1 are the uses permitted under the zoning classification of "O-1" (Office Building District) within the meaning of such classification under Chapter 39, Section 25.00.00, et seq., of the Troy City Code, and that the uses to be made of Parcels 2 and 1 as provided in this Consent Order and Judgment comport with the dictates of equity as well as the requirements of constitutional reasonableness as applied to Parcels 2 and 1.

3. That Parcels 2 and 1 be, and the same hereby are, usable for office building purposes within the meaning of the zoning classification of "O-1" under Chapter 39, Section 25.00.00, et seq., of the Troy City Code, provided, however, that the aggregate maximum gross floor area of office space permitted on Parcels 2 and 1 shall not exceed 375,000 square feet, and further provided that such square footage shall be allocated between Parcels 2 and 1 in the following manner: 210,000 square feet of gross floor area on Parcel 2 and 165,000 square feet of gross floor area on Parcel 1. Kirco/Biltmore may, without the prior approval of Troy or the necessity of amending this Consent Order and Judgment, reallocate from Parcel 2 to Parcel 1 the square feet of gross floor area permitted to be built on Parcels 2 and 1 so long as the said reallocation does not exceed a transfer of 30,000 square feet of gross floor area from Parcel 2 to Parcel 1. Kirco/Biltmore may, with the prior approval of Troy and without the necessity of amending this Consent Order and Judgment, reallocate the square feet of gross floor area permitted to be built on Parcels 2 and 1 to the extent that the said reallocation exceeds a transfer of 30,000 square feet of gross floor area from one parcel to the other. Parcels 2 and 1 shall be subject to all other limitations and restrictions contained in the zoning ordinance applicable to "O-1" districts with the exception that (1) the following uses for Parcels 2 and 1 shall nonetheless be permitted: data processing and computer centers, including sales, service, and maintenance of electronic data processing equipment, and any use charged with the principal functions of office-type research and technical training, and other like uses, and (2) the floor to floor elevation between the first and second stories, the second and third stories, and the third story and the roof of structures within Parcels 2 and 1 may not exceed 12 feet, 6 inches, and a total wet sprinkler fire suppression system conforming to Article 17 of the 1984 BOCA Building Code shall be provided.

4. That the classification of Parcel 3 as "R-1B" within the meaning of Chapter 39, Section 10.00.00, et seq., of the Troy City Code, is constitutional and the uses to be made of Parcel 3 as provided in this Consent Order and Judgment comport with the dictates of equity as well as the requirements of constitutional reasonableness.

5. That Parcel 3 is usable for single family dwelling purposes within the meaning of the zoning classification of "R-1B" under Chapter 39, Section 10.00.00, et seq., of the Troy City Code, and any development of Parcel 3 shall be in accord with the "R-1B" classification as provided in Chapter 39, unless otherwise modified by this Consent Order and Judgment.

6. That Kirco/Biltmore shall adhere to the general plan reflected in the Site Plan, denoting land areas, easements, rights-of-way, berms, landscaping, and sidewalks, and shall comply with all conditions of development set forth in this Consent Order and Judgment for each specified parcel described herein, provided that minor modifications to the Site Plan not inconsistent with the spirit of this Consent Order and Judgment may be made, without the necessity of amending this Consent Order and Judgment, so long as Troy and the current titleholder of the affected parcel consent to such modification.

7. That Troy shall cause to be issued to Kirco/Biltmore, upon the performance of all conditions set forth in this Consent Order and Judgment in the manner provided therein, any and all necessary permits and certificates to develop Parcels 2, 1, and 3 and to complete construction of the improvements reflected in the Site Plan.

8. That Troy shall not be required to issue the permits and certificates necessary to develop Parcels 2 and 1 until Kirco/Biltmore shall (i) file with the Troy City Clerk an application for tentative approval of a preliminary plat with respect to Parcel

3 and (ii) render financial guarantees, as provided in Chapter 41, Section 4.00(D), of the Troy City Code, with respect to the construction of all facilities required by Chapter 41 of the Troy City Code, including adopted design standards, for lots 1 through 16, 22 through 28, and 40 and 41 on Parcel 3 as reflected in the Site Plan.

9. That Troy shall not issue permits for any building constructed on Parcel 1 until construction has been completed of all underground facilities required by Chapter 41 of the Troy City Code, including adopted design standards, for lots 1 through 16, 22 through 28, and 40 and 41 on Parcel 3 as reflected in the Site Plan.

10. That Troy shall not issue permits for tenant improvements for any building constructed on Parcel 1 until construction has been completed of all facilities required by Chapter 41 of the Troy City Code, including adopted design standards, for lots 1 through 16, 22 through 28, and 40 and 41 on Parcel 3 as reflected in the Site Plan.

11. That, except as modified by this Consent Order and Judgment or reflected in the Site Plan, Kirco/Biltmore shall adhere to all codes, ordinances, and design standards of Troy without variance.

12. That Kirco/Biltmore shall construct the approach and passing lanes on Crooks Road abutting the properties covered hereby as reflected in the Site Plan.

13. That Kirco/Biltmore shall preserve as Environmental Protection Districts within the meaning of Chapter 39, Section 8.00.00, et seq., of the Troy City Code, the areas designated as Parcels B and E in the parcel map ("Parcel Map"), a copy of which is attached hereto as Exhibit F and made a part hereof.

14. That Kirco/Biltmore shall construct and maintain a landscaped earth mound or berm six feet in height on Parcel E designated in the Parcel Map in the manner reflected in the Site Plan. The required number of trees shall be determined as follows: linear feet of buffer divided by 14.

15. That Kirco/Biltmore shall construct and maintain a landscaped earth mound or berm six feet in height on a thirty-eight-foot greenbelt along the north and west boundaries of Parcel 2 as reflected in the Site Plan. The required number of trees shall be determined as follows: linear feet of buffer divided by 14, giving credit for existing foliage which may be preserved.

16. That, within sixty days of the entry of this Consent Order and Judgment, Kirco/Biltmore shall dedicate to Troy (i) the rights-of-way along the west side of Crooks Road as reflected in the Site Plan, (ii) the right-of-way along Wilshire Boulevard as extended east and west and designated in the Parcel Map as Parcel A, and (iii) the right-of-way designated in the Parcel Map as Parcel D. Kirco/Biltmore shall construct on such dedicated parcels the improvements reflected in the Site Plan prior to the issuance by Troy of a temporary or final occupancy permit for any building constructed on Parcels 2 and 1. Troy hereby grants to Kirco/Biltmore the right to install such improvements on such dedicated parcels.

17. That, in connection with the granting by Troy of any curb cut onto Parcel D designated in the Parcel Map, Troy as well as Kirco/Biltmore shall use their best efforts to resolve all issues concerning access to Wilshire Drive and Crooks Road.

18. Kirco/Biltmore shall construct, within a greenbelt easement on Parcel 3 for those lots backing or siding Crooks Road, a four-foot high berm, landscaped with evergreen and deciduous trees. The required number of trees shall be determined as follows: linear feet of frontage divided by 14.

19. That Kirco/Biltmore shall construct a retention area on Parcel C designated in the Parcel Map in the manner reflected in the Site Plan.

20. That, upon the filing with the Troy City Clerk of an application for final approval of a preliminary plat with respect to Parcel 3, Kirco/Biltmore shall impose, by restrictive covenants in a form reasonably approved by Troy, use and building restrictions covering Parcel 3, limiting use of and construction on Parcel 3 to single family dwellings, containing not less than 1,600 square feet, with attached garages, and Kirco/Biltmore shall record such restrictive covenants with the Register of Deeds for Oakland County.

21. That, should it later be determined that there is a conflict between the text of this Consent Order and Judgment and the Site Plan, the Site Plan shall prevail.

22. That Kirco/Biltmore or its successors and assigns shall reimburse Troy for all costs incurred by Troy in defending any action which hereafter may be brought by Kirco/Biltmore or its successors and assigns seeking to set aside or vacate any portion of this Consent Order and Judgment.

23. That in order to effectuate the intent of this Consent Order and Judgment and to reconcile any differences of the parties that may arise in connection with the performance of this Consent Order and Judgment, this court shall retain jurisdiction of this action, and the terms and provisions of this Consent Order and Judgment shall be covenants running with the land and shall be binding upon and inure to the benefit of the successors and assigns of the respective parties to this action.

24. That, by this Consent Order and Judgment, Troy Campus, its partners, agents, successors, and assigns, waives and discharges any and all claims that it or any of them may have against Troy, its officials and employees, by reason of Troy's classification of Parcel 2 as "R-1B" within the meaning of Chapter 39, Section 10.00.00, et seq., of the Troy City Code.

LIBER 9001 PAGE 910

A parcel of land being part of the Southeast 1/4 of the Southeast 1/4 of Section 20 Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. Beginning at a point distant North 0° 47' 00" East 791.80 feet along the East line of Section 20 from the Southeast corner of said Section 20; thence North 88° 59' 01" West 1039.78 feet; thence South 0° 06' 21" West 379.30 feet; thence North 89° 51' 15" West 286.00 feet; thence North 1° 03' 00" East 886.10 feet; thence South 88° 59' 01" East 1317.16 feet to the East line of said Section 20; thence along said East line South 0° 47' 0" West 502.50 feet to the point of beginning. Subject to all easements of record. Containing 17.6847 acres with 0.3806 acres for road with an additional 0.3115 acres for proposed widening of road.

Exhibit A

ASSIGNMENT

THIS ASSIGNMENT is made, executed, delivered, and accepted as of this _____ day of May, 1985, by and among TROY CAMPUS, a Michigan co-partnership ("Troy Campus"), and KIRCO/BILTMORE LIMITED PARTNERSHIP, a Michigan limited partnership ("Kirco/Biltmore").

W I T N E S S E T H :

WHEREAS, Troy Campus is a Michigan co-partnership with offices located at 3221 West Big Beaver Road, Troy, Michigan 48084, and is the owner of certain real estate located in the City of Troy particularly described in Exhibit A, attached hereto and made a part hereof (the "Troy Real Estate"); and

WHEREAS, Kirco/Biltmore is a Michigan limited partnership with offices located at Suite 115, 200 East Long Lake Road, Bloomfield Hills, Michigan 48013; and

WHEREAS, Troy Campus, as seller, and Kirco/Biltmore's predecessor in interest, as purchaser, have entered into an Agreement of Sale dated September 20, 1984, for the sale of the Troy Real Estate; and

WHEREAS, the Troy Real Estate is presently classified by the City of Troy as "R-1B" (One-Family Residential District) within the meaning of Chapter 39, Section 10.00.00, et seq., of the Troy City Code; and

WHEREAS, Troy Campus has instituted a civil action against the City of Troy entitled, Troy Campus v. City of Troy, Oakland County Circuit Court No. 80-215450, Michigan Court of Appeals No. 66247, and Michigan Supreme Court No. 74122 (the "Lawsuit"), attacking the constitutionality of the City of Troy's classification of the Troy Real Estate; and

WHEREAS, the Oakland County Circuit Court has entered an Order of No Cause of Action in favor of the City of Troy, which order was reversed by the Court of Appeals; and

WHEREAS, the City of Troy filed on May 3, 1984, an application for leave to appeal to the Michigan Supreme Court, which application is presently pending; and

WHEREAS, the parties to this Assignment are desirous of transferring and assigning to Kirco/Biltmore all of the right, title, and interest of Troy Campus in and to the Lawsuit and all of the claims of Troy Campus stated therein or which may, by amendment or otherwise, be raised therein, and any order or judgment entered therein.

NOW, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, the parties hereto hereby agree as follows:

1. Troy Campus hereby conveys, transfers, and assigns to Kirco/Biltmore all of its right, title, and interest in and to the Lawsuit and all of the claims of Troy Campus stated therein or which may, by amendment or otherwise, be raised therein, and any order or judgment entered therein, including the right to continue to assert, prosecute, and appeal any of Troy Campus's claims or causes of action with respect to the Troy Real Estate, including, but not limited to, any claim in regard to the constitutionality of the City of Troy's zoning ordinance as applied to the Troy Real Estate and any claim in regard to the constitutionality of the City of Troy's zoning classification of the Troy Real Estate as "R-1B" (One-Family Residential District) within the meaning of Chapter 39, Section 10.00.00, et seq., of the Troy City Code.

2. Kirco/Biltmore shall be substituted in the place and stead of Troy Campus as plaintiff in the Lawsuit and may, at its sole discretion, take any and all steps to enforce its rights as assignees of the right, title, and interest of Troy Campus in and to the Lawsuit and all of the claims of Troy Campus stated therein and any order or judgment entered therein, including, but not limited to, entering into a stipulation to dismiss the pending application for leave to appeal to the Supreme Court and entering into a consent order and declaratory judgment in the Lawsuit.

3. Troy Campus agrees, upon request, to execute any and all documents that may be necessary or appropriate to effectuate the conveyance, transfer, and assignment to Kirco/Biltmore of Troy Campus's right, title, and interest in and to the Lawsuit and all of the claims of Troy Campus stated therein and any order or judgment entered therein.

IN WITNESS WHEREOF, Troy Campus has caused this Assignment to be voluntarily executed by its duly authorized partner, with the full advice of independent counsel; and Kirco/Biltmore has caused this Assignment to be voluntarily executed by its duly authorized representative, with the full advice of independent counsel.

Attest:

TROY CAMPUS, a Michigan co-
partnership

By: _____

Its: _____

KIRCO/BILTMORE LIMITED
PARTNERSHIP,
a Michigan limited partnership

By: _____

Its: _____

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me on this ____ day of
May, 1985, by _____, partner on behalf of
TROY CAMPUS, a Michigan co-partnership.

Notary Public

Oakland County, Michigan

My commission expires: _____

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this ____ day of
May, 1985, by _____, general partner on
behalf of KIRCO/BILTMORE LIMITED PARTNERSHIP, a Michigan limited partnership.

Notary Public

Oakland County, Michigan

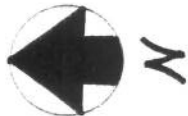
My commission expires: _____

TROY CAMPUS vs. TROY

Original Rezoning Request

Area Controlled by Judgment

Controlled Office Development



1 - 75

CIVIC CENTER

TROY CENTER

BIG BEAVER

TROY CENTER DR

SPENCER

FRONTAGE

HEIDE

KIRTS

KIRTS

VIRGINIA

OLIVER

MAPLE LAWN

MAPLE LAWN

KIRTS

BUTTERFIELD

1000

SOMERSET

GOLFVIEW

LAKEVIEW

LAKEVIEW

BANWACH

MCLURE

ALPINE

LEXINGTON

HAMLET

GRESHAM

PICADILLY

MCMAHON

MCMAHON

MCMAHON

MCMAHON

MCMAHON

MCMAHON

MCMAHON

MCMAHON

MCMAHON

MCMAHON

MCMAHON

MCMAHON

MCMAHON

MCMAHON

MCMAHON

MCMAHON

MCMAHON

MCMAHON

Mr. Courtney

STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF

TROY CAMPUS, a Michigan
co-partnership,

Plaintiff,

vs.

CITY OF TROY, a Michigan
municipal corporation,

Defendant.

Joseph Aviv (P 30014)
Andrew S. Conway (P 36244)
Miro Miro & Weiner
Attorneys for Plaintiff, Kirco/Biltmore
Limited Partnership
500 N. Woodward Avenue
Suite 200
Bloomfield Hills, MI 48013
Telephone: (313) 646-2400

George E. Karl (P 15715)
Attorney for All Other Plaintiffs

John J. Martin, III (P 25888)
Attorney for Defendant

RECEIVED FOR FILING
OAKLAND COUNTY CLERK

'86 JUL -7 P2:52

Case No. 80 215450 CH
Consolidated with
Case No. 85 295638 CH

The Honorable David F. Breck

STATE OF MICHIGAN }
COUNTY OF OAKLAND } SS.

LYNN D. ALLEN County Clerk for the County of Oakland
Clerk of the Circuit Court thereof, the undersigned a
Court of Record and having a seal, hereby certify that
the enclosed is a true copy.

In Testimony Whereof, I have hereunto set my hand and
placed the seal of said Court this _____ day of _____
1986.

LYNN D. ALLEN, Clerk of Deeds
Deputy Clerk

FIRST AMENDMENT TO
CONSENT ORDER AND JUDGMENT

At a session of the Court held in the Courthouse Tower
in the City of Pontiac, Michigan, on _____, 1986.

PRESENT: THE HONORABLE DAVID F. BRECK,
Circuit Judge

A Consent Order and Judgment having been entered in this consolidated action
on June 4, 1985, providing for the compromise and settlement of this consolidated
litigation with respect to three (3) parcels of land located in the City of Troy, Oakland

County, Michigan, which parcels are more particularly identified in said Consent Order and Judgment as Parcels 1, 2 and 3; and

The Consent Order and Judgment having required that the development of Parcels 1, 2 and 3 adhere to the general plan reflected in the Site Plan attached as an exhibit thereto and defined therein; and

Kirco/Biltmore Limited Partnership, a Michigan limited partnership ("Kirco/Biltmore"), and the City of Troy, a Michigan municipal corporation ("Troy"), having agreed to an amendment to the Site Plan as it relates to Parcel 1 to provide for the construction of one building containing approximately 164,356 square feet of gross floor area, instead of two buildings containing, in the aggregate, approximately 165,000 square feet of gross floor area, for the reasons that said revised site plan ("Revised Site Plan"), consisting of one page, a copy of which is attached hereto as Exhibit "A-1" and made a part hereof, provides for: (i) better and safer ingress and egress to and from Parcel 1 for vehicular and pedestrian traffic; (ii) the construction of a higher quality and more durable building due to the efficiencies inherent in a single building, as opposed to two separate buildings; and (iii) increased landscaping which is of better quality and larger concentration; and

That the Troy Planning Commission and City Council have approved the Revised Site Plan; and

THE COURT HAVING FOUND that it has retained and presently possesses jurisdiction over this consolidated action; and

THE COURT HAVING FURTHER FOUND and the parties having stipulated and agreed to the modification of the Site Plan as set forth in the Revised Site Plan; and

THE COURT HAVING FURTHER FOUND that Troy has agreed to issue to Kirco/Biltmore all necessary permits to develop Parcel 1 in accordance with the terms of the Consent Order and Judgment, as amended hereby, local ordinances and laws to the extent not affected thereby, and the Revised Site Plan approved by the Troy City Council.

WHEN RECORDED, RETURN TO:
LAURENCE E. WINOKUR, ESQ.
MIRO MIRO & WEINER
500 N. Woodward Ave., Ste. 200
Bloomfield Hills, MI 48013

MIRO MIRO & WEINER

IT IS, THEREFORE, ORDERED, ADJUDGED, AND DECLARED as follows:

1. That the Consent Order and Judgment previously entered in this action is hereby amended and revised to incorporate the Revised Site Plan, attached hereto and made a part hereof as Exhibit "A-1", and that the said Consent Order and Judgment, as so amended, and the Revised Site Plan shall govern the development of Parcel 1.

2. That all of the terms and conditions contained in the Consent Order and Judgment previously entered in this action, except as expressly amended herein, shall continue in full force and effect.

3. That a certified copy of this First Amendment to Consent Order and Judgment may be recorded in the Office of the Register of Deeds for the County of Oakland, Michigan, in regard to Parcel 1, and the Register of Deeds is hereby directed to accept same for recordation.

DAVID F. BRECK

David F. Breck, Circuit Judge

Approved as to Form and Substance:

MIRO MIRO & WEINER
a professional corporation
Attorneys for Plaintiff,
Kirco/Biltmore Limited Partnership

By:

Joseph Aviv (P 30014)
500 N. Woodward Avenue
Suite 200
Bloomfield Hills, MI 48013
Telephone: (313) 646-2400

TROY CITY ATTORNEY
Attorney for Defendant

By:

John J. Martin, III (P 25888)
500 West Big Beaver Road
Troy, MI 48084
Telephone: (313) 524-3320

GEORGE E. KARL
Attorney for All Other Plaintiffs

By:

George E. Karl (P 15715)
1475 Penobscot Building
Detroit, MI 48226
Telephone: (313) 961-0862

THIS FIRST AMENDMENT TO CONSENT ORDER AND JUDGMENT AMENDS THAT CERTAIN CONSENT ORDER AND JUDGMENT FILED IN LIBER 9001, AT PAGE 900, ET. SEQ., OAKLAND COUNTY RECORDS, ON JUNE 5, 1985.

WILSHIRE PLAZA
NORTH

**SITE PLAN
PARCEL 1**



0 2 3 0

000000	0000
--------	------

[illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

[illegible]

2000

1. **THE**
 2. **THE**
 3. **THE**
 4. **THE**
 5. **THE**
 6. **THE**
 7. **THE**
 8. **THE**
 9. **THE**
 10. **THE**
 11. **THE**
 12. **THE**
 13. **THE**
 14. **THE**
 15. **THE**
 16. **THE**
 17. **THE**
 18. **THE**
 19. **THE**
 20. **THE**
 21. **THE**
 22. **THE**
 23. **THE**
 24. **THE**
 25. **THE**
 26. **THE**
 27. **THE**
 28. **THE**
 29. **THE**
 30. **THE**
 31. **THE**
 32. **THE**
 33. **THE**
 34. **THE**
 35. **THE**
 36. **THE**
 37. **THE**
 38. **THE**
 39. **THE**
 40. **THE**
 41. **THE**
 42. **THE**
 43. **THE**
 44. **THE**
 45. **THE**
 46. **THE**
 47. **THE**
 48. **THE**
 49. **THE**
 50. **THE**
 51. **THE**
 52. **THE**
 53. **THE**
 54. **THE**
 55. **THE**
 56. **THE**
 57. **THE**
 58. **THE**
 59. **THE**
 60. **THE**
 61. **THE**
 62. **THE**
 63. **THE**
 64. **THE**
 65. **THE**
 66. **THE**
 67. **THE**
 68. **THE**
 69. **THE**
 70. **THE**
 71. **THE**
 72. **THE**
 73. **THE**
 74. **THE**
 75. **THE**
 76. **THE**
 77. **THE**
 78. **THE**
 79. **THE**
 80. **THE**
 81. **THE**
 82. **THE**
 83. **THE**
 84. **THE**
 85. **THE**
 86. **THE**
 87. **THE**
 88. **THE**
 89. **THE**
 90. **THE**
 91. **THE**
 92. **THE**
 93. **THE**
 94. **THE**
 95. **THE**
 96. **THE**
 97. **THE**
 98. **THE**
 99. **THE**
 100. **THE**

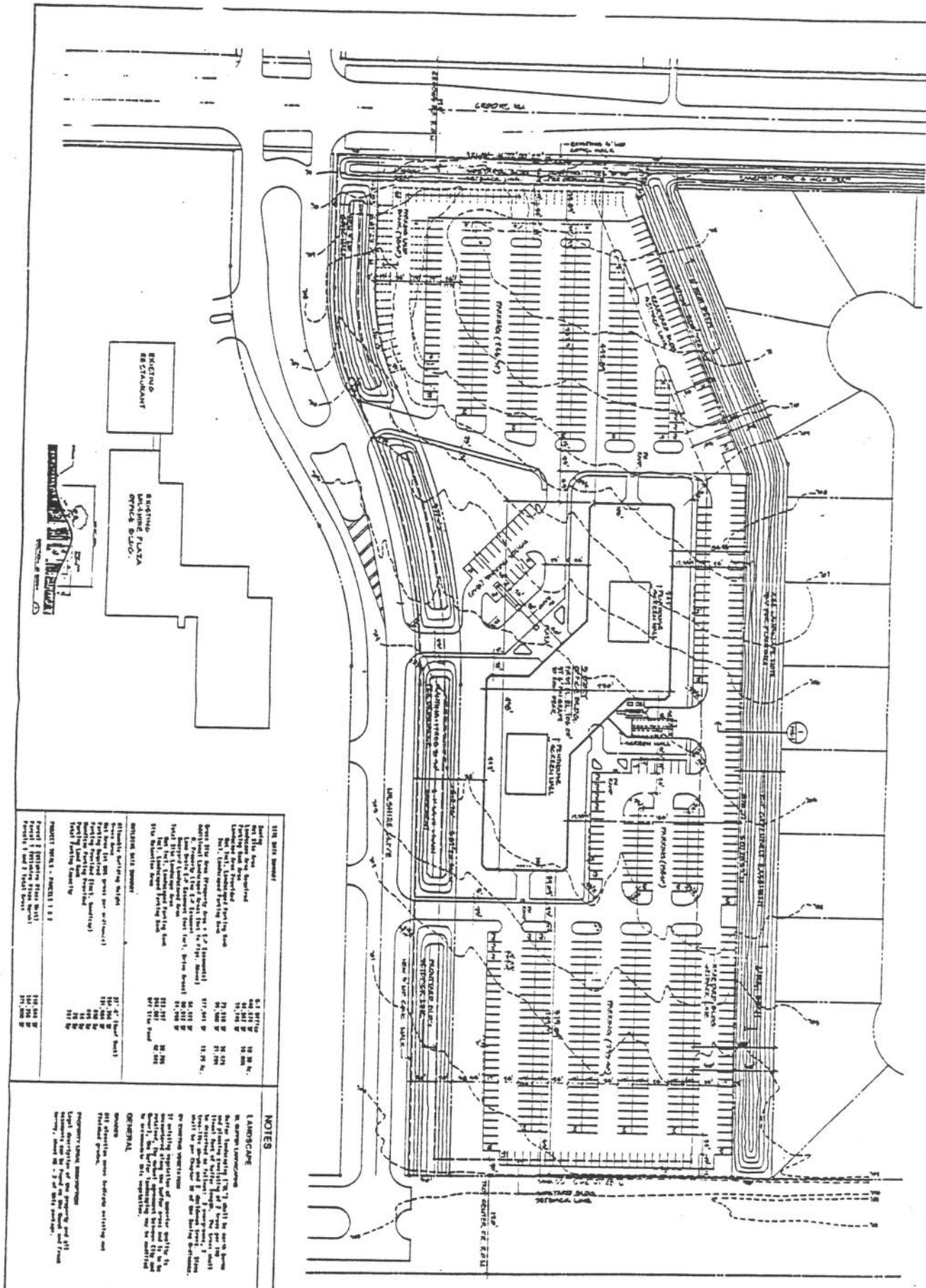
THE UNIVERSITY OF CHICAGO

11

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

00000000	00000000
----------	----------

0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99
---	---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----



1974		1975		1976		1977		1978		1979		1980		1981		1982		1983		1984		1985		1986		1987		1988		1989		1990		1991		1992		1993		1994		1995		1996		1997		1998		1999		2000		2001		2002		2003		2004		2005		2006		2007		2008		2009		2010		2011		2012		2013		2014		2015		2016		2017		2018		2019		2020		2021		2022		2023		2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		2034		2035		2036		2037		2038		2039		2040		2041		2042		2043		2044		2045		2046		2047		2048		2049		2050		2051		2052		2053		2054		2055		2056		2057		2058		2059		2060		2061		2062		2063		2064		2065		2066		2067		2068		2069		2070		2071		2072		2073		2074		2075		2076		2077		2078		2079		2080		2081		2082		2083		2084		2085		2086		2087		2088		2089		2090		2091		2092		2093		2094		2095		2096		2097		2098		2099		2100		2101		2102		2103		2104		2105		2106		2107		2108		2109		2110		2111		2112		2113		2114		2115		2116		2117		2118		2119		2120		2121		2122		2123		2124		2125		2126		2127		2128		2129		2130		2131		2132		2133		2134		2135		2136		2137		2138		2139		2140		2141		2142		2143		2144		2145		2146		2147		2148		2149		2150		2151		2152		2153		2154		2155		2156		2157		2158		2159		2160		2161		2162		2163		2164		2165		2166		2167		2168		2169		2170		2171		2172		2173		2174		2175		2176		2177		2178		2179		2180		2181		2182		2183		2184		2185		2186		2187		2188		2189		2190		2191		2192		2193		2194		2195		2196		2197		2198		2199		2200		2201		2202		2203		2204		2205		2206		2207		2208		2209		2210		2211		2212		2213		2214		2215		2216		2217		2218		2219		2220		2221		2222		2223		2224		2225		2226		2227		2228		2229		2230		2231		2232		2233		2234		2235		2236		2237		2238		2239		2240		2241		2242		2243		2244		2245		2246		2247		2248		2249		2250		2251		2252		2253		2254		2255		2256		2257		2258		2259		2260		2261		2262		2263		2264		2265		2266		2267		2268		2269		2270		2271		2272		2273		2274		2275		2276		2277		2278		2279		2280		2281		2282		2283		2284		2285		2286		2287		2288		2289		2290		2291		2292		2293		2294		2295		2296		2297		2298		2299		2300		2301		2302		2303		2304		2305		2306		2307		2308		2309		2310		2311		2312		2313		2314		2315		2316		2317		2318		2319		2320		2321		2322		2323		2324		2325		2326		2327		2328		2329		2330		2331		2332		2333		2334		2335		2336		2337		2338		2339		2340		2341		2342		2343		2344		2345		2346		2347		2348		2349		2350		2351		2352		2353		2354		2355		2356		2357		2358		2359		2360		2361		2362		2363		2364		2365		2366		2367		2368		2369		2370		2371		2372		2373		2374		2375		2376		2377		2378		2379		2380		2381		2382		2383		2384		2385		2386		2387		2388		2389		2390		2391		2392		2393		2394		2395		2396		2397		2398		2399		2400		2401		2402		2403		2404		2405		2406		2407		2408		2409		2410		2411		2412		2413		2414		2415		2416		2417		2418		2419		2420		2421		2422		2423		2424		2425		2426		2427		2428		2429		2430		2431		2432		2433		2434		2435		2436		2437		2438		2439		2440		2441		2442		2443		2444		2445		2446		2447		2448		2449		2450		2451		2452		2453		2454		2455		2456		2457		2458		2459		2460		2461		2462		2463		2464		2465		2466		2467		2468		2469		2470		2471		2472		2473		2474		2475		2476		2477		2478		2479		2480		2481		2482		2483		2484		2485		2486		2487		2488		2489		2490		2491		2492		2493		2494		2495		2496		2497		2498		2499		2500		2501		2502		2503		2504		2505		2506		2507		2508		2509		2510		2511		2512		2513		2514		2515		2516		2517		2518		2519		2520		2521		2522		2523		2524		2525		2526		2527		2528		2529		2530		2531		2532		2533		2534		2535		2536		2537		2538		2539		2540		2541		2542		2543		2544		2545		2546		2547		2548		2549		2550		2551		2552		2553		2554		2555		2556		2557		2558		2559		2560		2561		2562		2563		2564		2565		2566		2567		2568		2569		2570		2571		2572		2573		2574		2575		2576		2577		2578		2579		2580		2581		2582		2583		2584		2585		2586		2587		2588		2589		2590		2591		2592		2593		2594		2595		2596		2597		2598		2599		2600		2601		2602		2603		2604		2605		2606		2607		2608		2609		2610		2611		2612		2613		2614		2615		2616		2617		2618		2619		2620		2621		2622		2623		2624		2625		2626		2627		2628		2629		2630		2631		2632		2633		2634		2635		2636		2637		2638		2639		2640		2641		2642		2643		2644		2645		2646		2647		2648		2649		2650		2651		2652		2653		2654		2655		2656		2657		2658		2659		2660		2661		2662		2663		2664		2665		2666		2667		2668		2669		2670		2671		2672		2673		2674		2675		2676		2677		2678		2679		2680		2681		2682		2683		2684		2685		2686		2687		2688		2689		2690		2691		2692		2693		2694		2695		2696		2697		2698		2699		2700		2701		2702		2703		2704		2705		2706		2707		2708		2709		2710		2711		2712		2713		2714		2715		2716		2717		2718		2719		2720		2721		2722		2723		2724		2725		2726		2727		2728		2729		2730		2731		2732		2733		2734		2735		2736		2737		2738		2739		2740		2741		2742		2743		2744		2745		2746		2747		2748		2749		2750		2751		2752		2753		2754		2755		2756		2757		2758		2759		2760		2761		2762		2763		2764		2765		2766		2767		2768		2769		2770		2771		2772		2773		2774		2775		2776		2777		2778		2779		2780		2781		2782		2783		2784		2785		2786		2787		2788		2789		2790		2791		2792		2793		2794		2795		2796		2797		2798		2799		2800		2801		2802		2803		2804		2805		2806		2807		2808		2809		2810		2811		2812		2813		2814		2815		2816		2817		2818		2819		2820		2821		2822		2823		2824		2825		2826		2827		2828		2829		2830		2831		2832		2833		2834		2835		2836		2837		2838		2839		2840		2841		2842		2843		2844		2845		2846		2847		2848		2849		2850		2851		2852		2853		2854		2855		2856		2857		2858		2859		2860		2861		2862		2863		2864		2865		2866		2867		2868		2869		2870		2871		2872		2873		2874		2875		2876		2877		2878		2879		2880		2881		2882		2883		2884		2885		2886		2887		2888		2889		2890		2891		2892		2893		2894		2895		2896		2897		2898		2899		2900		2901		2902		2903		2904		2905		2906		2907		2908		2909		2910		2911		2912		2913		2914		2915		2916		2917		2918		2919		2920		2921		2922		2923		2924		2925		2926		2927		2928		2929		2930		2931		2932		2933		2934		2935		2936		2937		2938		2939		2940		2941		2942		2943		2944		2945		2946		2947		2948		2949		2950		2951		2952		2953		2954		2955		2956		2957		2958		2959		2960		2961		2962		2963		2964		2965		2966		2967		2968		2969		2970		2971		2972		2973		2974		2975		2976		2977		2978		2979		2980		2981		2982		2983		2984		2985		2986		2987		2988		2989		2990		2991		2992		2993		2994		2995		2996		2997		2998		2999		3000	
1974	1975	1976	1977	1978	1979</																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																

[illegible]

STATE OF MICHIGAN
IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

TROY CAMPUS, a Michigan
co-partnership,

Plaintiff,

vs.

Case No. 1985-295638-CH
HON. MICHAEL WARREN

CITY OF TROY, a Michigan
municipal corporation,

Defendant.

Renis Nushaj (P72986)
Attorney for Wiltshire Plaza Realty,
Successor to Plaintiff and
Kirco/Biltmore Limited Partnership
5960 Livernois Road
Troy, MI 48098
(248) 649-1000
ren@troylawcenter.com

City Attorney's Office
Lori Grigg Bluhm (P46908)
Allan T. Motzny (P37580)
Attorneys for Defendant
500 W. Big Beaver Rd.
Troy, MI 48084
(248) 524-3320
motznyat@troymi.gov

**SECOND AMENDMENT TO
CONSENT ORDER AND JUDGMENT**

At a session of the Court held in the Courthouse
in the City of Pontiac, on _____, 2026.
PRESENT: HON MICHAEL WARREN
Circuit Court Judge

A Consent Order and Judgment having been entered in this consolidated action on June 4, 1985, providing for the compromise and settlement of this consolidated litigation with respect to three (3) parcels of land located in the City of Troy, Oakland County, Michigan, which parcels are more particularly identified in said Consent Order and Judgment as Parcels 1, 2 and 3; and

The Consent Order and Judgment, as amended by the First Amendment to Consent Order and Judgment entered on or about July 7, 1986, having required that the development of said parcels adhere to the general plan reflected in the Site Plan attached as an exhibit to, and defined in, the Consent Order and Judgment; and

Wilshire Plaza Michigan Realty LP, a Delaware limited partnership, having an address at One World Trade Center, Suite 83G, New York, New York 10007, as successor in interest to Kirco/Biltmore Limited Partnership with respect to Parcel 1, and the City of Troy, a Michigan municipal corporation ("Troy"), having agreed to an amendment to the Site Plan as it relates to Parcel 1, to provide for the construction of a new retail building of approximately 13,022 square feet of gross floor area, to be known as Wilshire Corners, located at 900 Wilshire Drive, Troy, Michigan; and

The Troy Planning Commission having recommended the Preliminary Site Plan for Wilshire Corners on or about March 25, 2026, a copy of which Preliminary Site Plan prepared by PEA Group (Job No. 2025-1680) and Arko Design Associates (Project No. 25-23), consisting of

multiple sheets, is attached hereto as Exhibit "B-1" and made a part hereof ("Revised Site Plan");
and

The revised plan provides for: (i) the construction of a single-story retail building containing approximately 13,022 square feet of gross leasable floor area on Parcel 1; (ii) the provision of adequate on-site parking in conformance with applicable City of Troy zoning ordinances; (iii) improved site ingress and egress along Wilshire Drive and Crooks Road; and (iv) enhanced landscaping and site amenities consistent with the Big Beaver Road District zoning standards; and

THE COURT HAVING FOUND that it has retained and presently possesses jurisdiction over this consolidated action; and

THE COURT HAVING FURTHER FOUND and the parties having stipulated and agreed to the modification of the Site Plan as set forth in the Revised Site Plan attached hereto as Exhibit "B-1";
and

THE COURT HAVING FURTHER FOUND that Troy will issue to Eureka Innovation Development all necessary permits to develop Parcel 1 in accordance with the terms of the Consent Order and Judgment, as amended hereby, local ordinances and applicable law, and the Revised Site Plan approved by the Troy Planning Commission, provided there is compliance with the aforesaid ordinances and applicable law

IT IS, THEREFORE, ORDERED, ADJUDGED, AND DECLARED as follows:

1. That the Consent Order and Judgment previously entered in this action, as amended by the First Amendment to Consent Order and Judgment, is hereby further amended and revised to incorporate the Revised Site Plan attached hereto as Exhibit "B-1" and made a part

hereof, and that the said Consent Order and Judgment, as so amended, and the Revised Site Plan shall govern the development of Parcel 1 to the extent of the Wilshire Corners development described herein.

2. That all of the terms and conditions contained in the Consent Order and Judgment previously entered in this action, as amended, except as expressly amended herein, shall continue in full force and effect.
3. That a certified copy of this Second Amendment to Consent Order and Judgment may be recorded in the Office of the Register of Deeds for the County of Oakland, Michigan, in regard to Parcel 1, and the Register of Deeds is hereby directed to accept same for recordation.

Hon. MICHAEL WARREN
Circuit Judge

Approved as to Form and Substance:

Attorney for Wiltshire Plaza Realty

Attorney for Defendant City of Troy

By: _____

Renis Nushaj (P72986)
Attorney for Wiltshire Plaza Realty
Successor to Plaintiff and
Kirco/Biltmore Limited Partnership
5960 Livernois Road
Troy, MI 48098
(248) 649-1000
ren@troylawcenter.com

By: _____

Allan T. Motzny (P37580)
Attorney for Defendant
500 West Big Beaver Road
Troy, MI 48084
(248) 524-3320
motznyat@troymi.gov

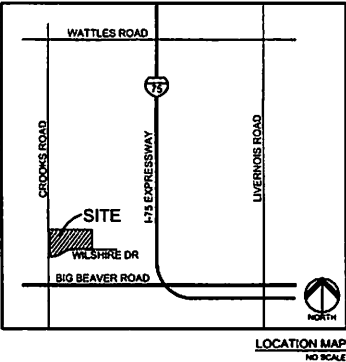
PRELIMINARY SITE PLANS

WILSHIRE CORNERS

CITY OF TROY, OAKLAND COUNTY, MICHIGAN



PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
3/10/2024		CITY OF TROY SITE PLAN APPROVAL



INDEX OF DRAWINGS	
NUMBER	TITLE
C-1.0	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	PRELIMINARY SITE PLAN
C-4.0	PRELIMINARY GRADING PLAN
C-8.0	PRELIMINARY UTILITY PLAN
C-9.0	NOTES AND DETAILS
L-1.0	PRELIMINARY LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
T-1.0	TREE PLAN
ARCHITECTURAL SHEETS (ARKO DESIGN ASSOCIATES)	
T.1	COVER SHEET
A.1	FOUNDATION PLAN
A.2	FLOOR PLAN
A.3	EXTERIOR ELEVATIONS
	RENDERINGS
	PHOTOMETRIC PLAN (GASSER BUSH)
	PHOTOMETRIC PLAN
	PHOTOMETRIC DETAILS

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
EUREKA BUILDING COMPANY 5225 LIVERMORES TROY, MI 48068 CONTACT: EUREKA BUILDING COMPANY PHONE: 482.455.4000 EMAIL: E.BUILDING@EUREKABUILDINGDEVELOPMENT.COM	PEA GROUP 1643 POND RUN AUBURN HILLS, MI 48326 CONTACT: LUCAS DRESCHER, PE PHONE: 248.813.2343 EMAIL: LDRESCHER@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
ARKO DESIGN ASSOCIATES 2298 YAZMIN DRIVE COMMERCIAL TOWNSHIP, MI 48342 CONTACT: ARTUR KOCAL, PRAP PHONE: 248.802.8409 EMAIL: ARTURKOCAL@ARKE.COM	PEA GROUP 7217 MEDCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: JAMIE EVANS, PLA PHONE: 248.813.2343 EMAIL: JEVANS@PEAGROUP.COM

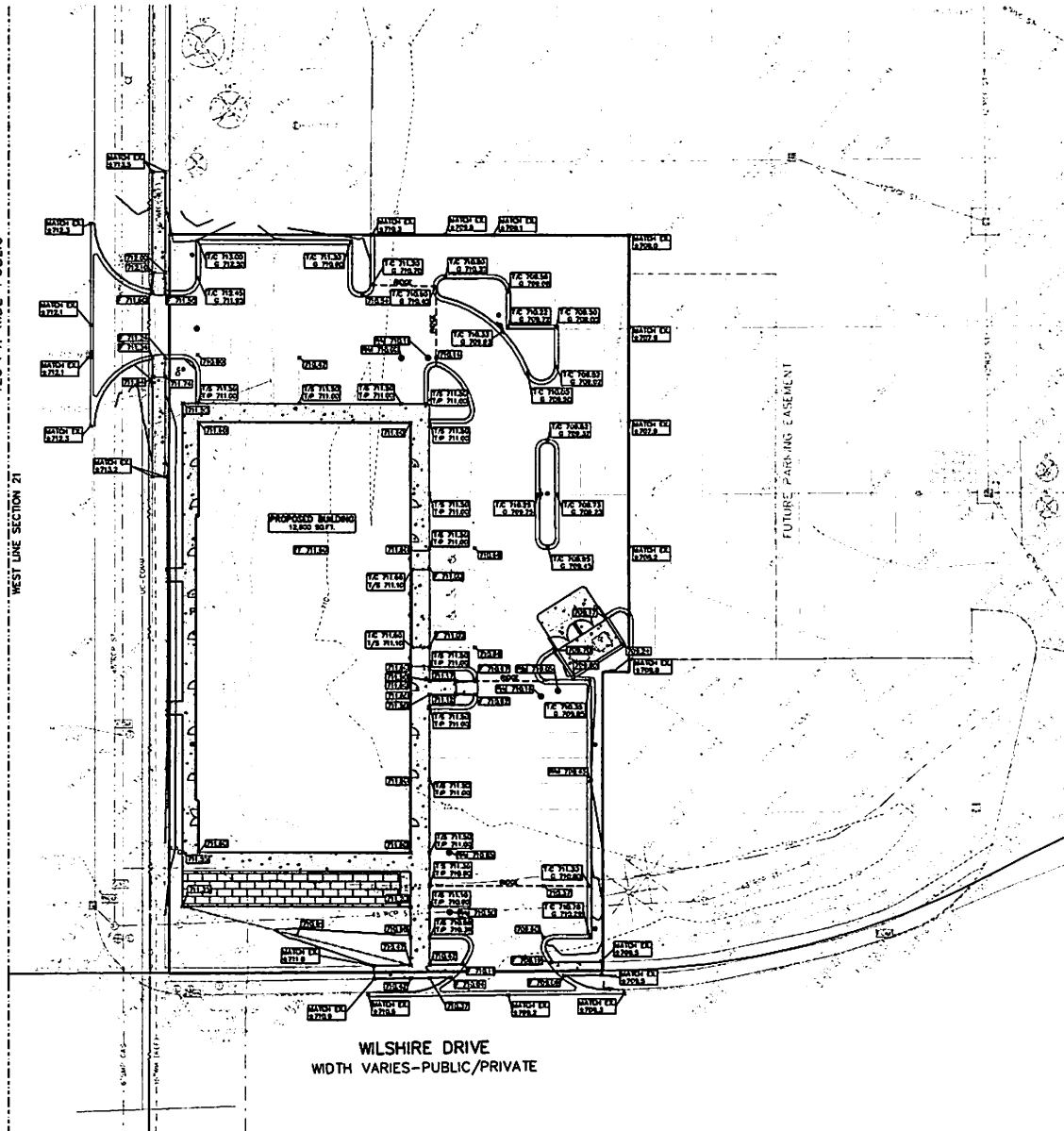


REVISIONS	
DESCRIPTION	DATE
SITE PLAN APPROVAL	3/10/2024
FOR PC APPROVAL	3/10/2024

NOT FOR CONSTRUCTION

CROOKS RD.
120 FT. WIDE-PUBLIC

WEST LINE SECTION 21



GRADING LEGEND:

- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED REVERSE CUTTER PA
- PROPOSED RIDE LINE
- PROPOSED DRIVE FLOOR

ABBREVIATIONS:

- SC = TOP OF CURB
- SP = TOP OF PAVEMENT
- SW = TOP OF WALL
- BM = BOTTOM OF WALL
- PL = PLUMB WALL
- OS = OUTSIDE GRADE
- FF = FIRM FLOOR
- FE = FINISH ELEVATION
- RM = FIN ELEVATION

EARTHWORK BALANCING NOTE:

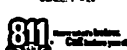
THE CONTRACTOR SHALL BE RESPONSIBLE FOR SORTING OF EXISTING ALL MATERIALS AS REQUIRED TO PROTECT THE PROJECT. TO THE PROPOSED EARTHWORK SHOWN ON THE APPROVED PLANS, THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

BEACHHEADS:
(OFFS DERIVED - NEW/OLD)

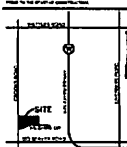
BM 1001
PUNCH OR ANCHOR ON HYDRAULIC TRUMP BY 1001.1, EAST SIDE OF CROOKS ROAD, NORTH OF WILSHIRE DRIVE
ELEV = 710.11

BM 1002
WINDMILL IN WEST SIDE LIGHTHOUSE BAY, CORN. SOUTHWEST OF SOUTHWEST BALCONY CORNER (WILSHIRE DRIVE)
ELEV = 709.05

PEA GROUP
1.844.813.2949
www.peagroup.com



CAUTION:
This drawing is a preliminary plan and is not to be used for construction. It is subject to change without notice.



CLIENT:
EUREKA BUILDING COMPANY
1001 WILSHIRE DRIVE, EUREKA, CA 94501

PROJECT TITLE:
WILSHIRE CORNERS
1001 WILSHIRE DRIVE, EUREKA, CA 94501

REVISIONS	DATE
SITE PLAN APPROVAL	2-18-2009
PER PC APPROVAL	1-23-2009

ORIGINAL ISSUE DATE:
FEBRUARY 18, 2009

DRAWING TITLE:
PRELIMINARY GRADING PLAN

PEA JOB NO.	25-1080
P.M.	LD
D.N.	BM
DER.	RM
DRAWING NUMBER	

C-4.0

NOT FOR CONSTRUCTION

1. ONE SIGN SHALL BE REQUIRED AT EACH ADA ACCESSIBLE PARKING SPACE.
2. ALL SIGNS SHALL COMPLY WITH THE LATEST STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
3. WHEN TWO ADA ACCESSIBLE PARKING SPACES ARE ADJACENT AND FACING EACH OTHER, TWO SIGNS ARE REQUIRED, BUT CAN BE INSTALLED ON THE SAME POST.
4. SIGNS SHALL BE 12" HIGH, SQUARE 14-OUNCE GALVALUMIZED STEEL, HAVE 1/8" MIN 7/16" HOLES AT TOP CORNERS, POSTS SHALL TELESCOPE, HIDE ANCHOR POSTS A MINIMUM OF 12".
5. SIGNS SHALL BE 2.25" HIGH, SQUARE 13-OUNCE GALVALUMIZED STEEL, POSTS SHALL BE 12" HIGH, SQUARE 14-OUNCE GALVALUMIZED STEEL, HAVE 1/8" MIN 7/16" HOLES AT TOP CORNERS, POSTS SHALL TELESCOPE, HIDE ANCHOR POSTS A MINIMUM OF 12".
6. IF SIGNS NOTED AND DETAIL COMPLY WITH LOCAL CODES AND ORDINANCES, THE FOLLOWING MAY BE USED:
7. ALTERNATIVE MATERIALS MAY BE USED IF IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL REQUIREMENTS.



A rectangular sign with a black border. At the top, the words "RESERVED" and "PARKING" are written in bold, black, sans-serif capital letters. In the center is a black square containing a white wheelchair symbol. At the bottom, the word "ONLY" is written in bold, black, sans-serif capital letters.

VAN ACCESSIBLE
PARKING SIGN DETAIL

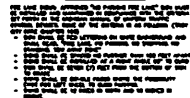
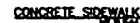
[illegible]

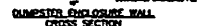
Diagram illustrating the cross-section of a concrete slab on ground, showing various layers and reinforcement details:

- PLATE (SLAB) TOPPED IN POWER
- SPACING: 18 IN. 1/2" REINFORCING
- SURFACE AND SLAB
- UNDERGROUND PLATE
- "TYPICAL" REINFORCING AND SPACING AS INDICATED IN THE DRAWING, REFERENCE TO DIMENSIONS/REINFORCEMENT
- 1" REINFORCING
- 1" REINFORCING (CONCRETE) AND SPACING COMPARED TO 18 IN. AND 1/2" 1/2" REINFORCING FOR 18 IN. 1/2"
- REINFORCING (CONCRETE) TOPPED IN POWER

TRESTONE PAVEMENT DETAIL

[illegible]

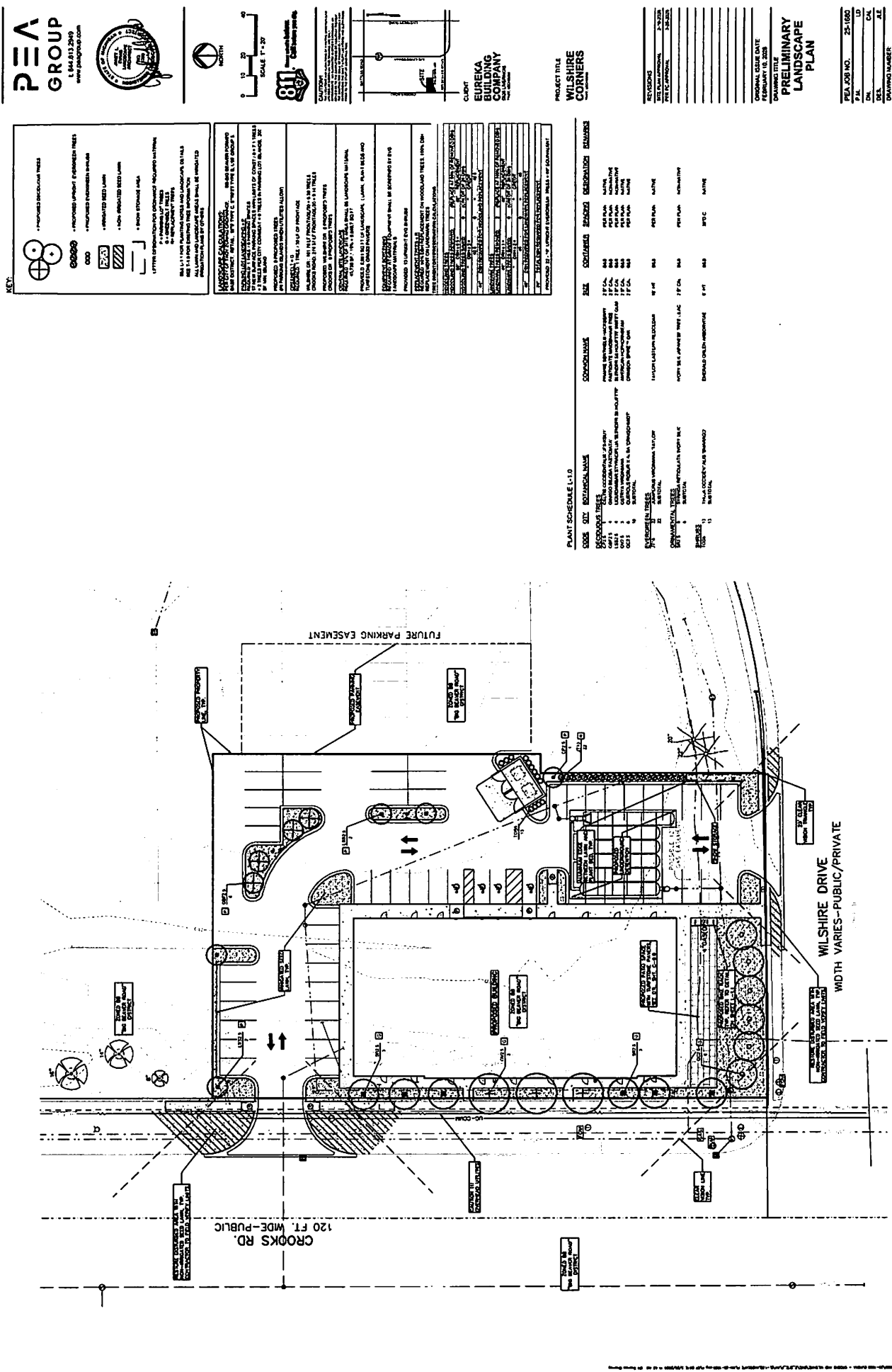
STANDARD DUTY ASPHALT DETAIL



MDOT DRIVEWAY OPENING-DETAIL 'M'

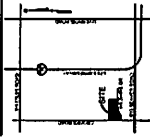
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-21-01 BY 60322







CAUTION
This drawing is the property of Eureka Building Company. It is to be used only for the project and location specified. It is not to be reproduced, copied, or used for any other purpose without the written consent of Eureka Building Company.



EUREKA BUILDING COMPANY
10000
10000

PROJECT TITLE
WILSHIRE CORNERS

REVISIONS	
NO. DATE	DESCRIPTION
1 10/1/2010	10000
2 10/1/2010	10000
3 10/1/2010	10000
4 10/1/2010	10000
5 10/1/2010	10000
6 10/1/2010	10000
7 10/1/2010	10000
8 10/1/2010	10000
9 10/1/2010	10000
10 10/1/2010	10000

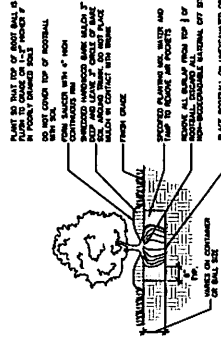
ORIGINAL ISSUE DATE
DATE OF REVISION
DATE OF REVISION

LANDSCAPE DETAILS

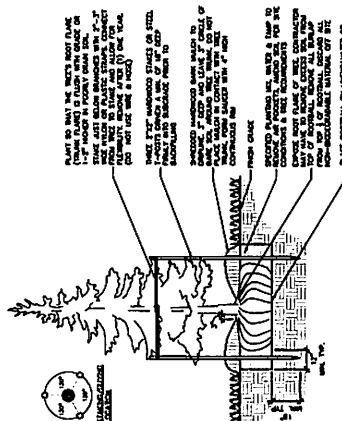
PEA JOB NO.	75-180
DATE	10/1/2010
BY	UD
CHECKED	UD
DATE	10/1/2010

L-1.1

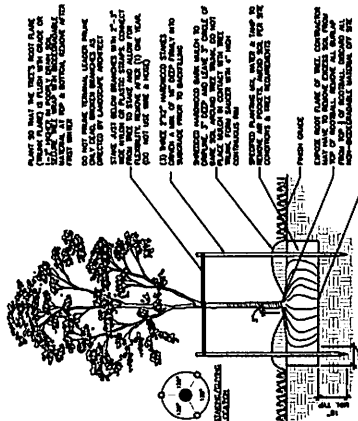
NOT FOR CONSTRUCTION



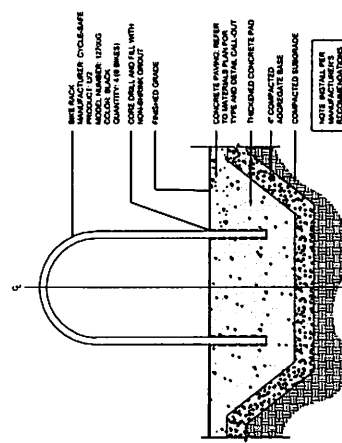
3 SHRUB PLANTING DETAIL
SCALE 1" = 2'-0"



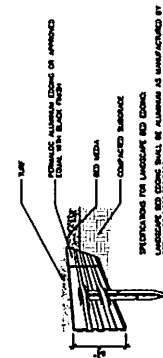
2 EVERGREEN TREE PLANTING DETAIL
SCALE 1" = 2'-0"



1 DECIDUOUS TREE PLANTING DETAIL
SCALE 1" = 2'-0"



5 BIKE RACK
SCALE 1" = 1'-0"



4 ALUMINUM EDGE DETAIL
SCALE 1/2" = 1'-0"

GENERAL PLANTING NOTES

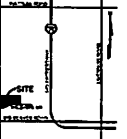
- LANDSCAPE CONTRACTOR SHALL VERIFY THE SPECIFICATIONS AND MATERIALS FOR ALL PLANTING. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE "CALIFORNIA PLANTING MANUAL" PUBLISHED BY THE CALIFORNIA PLANTING SOCIETY.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PLANTING. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE "CALIFORNIA PLANTING MANUAL" PUBLISHED BY THE CALIFORNIA PLANTING SOCIETY.
- CONTRACTOR SHALL VERIFY THE SPECIFICATIONS AND MATERIALS FOR ALL PLANTING. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE "CALIFORNIA PLANTING MANUAL" PUBLISHED BY THE CALIFORNIA PLANTING SOCIETY.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PLANTING. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE "CALIFORNIA PLANTING MANUAL" PUBLISHED BY THE CALIFORNIA PLANTING SOCIETY.
- CONTRACTOR SHALL VERIFY THE SPECIFICATIONS AND MATERIALS FOR ALL PLANTING. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE "CALIFORNIA PLANTING MANUAL" PUBLISHED BY THE CALIFORNIA PLANTING SOCIETY.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PLANTING. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE "CALIFORNIA PLANTING MANUAL" PUBLISHED BY THE CALIFORNIA PLANTING SOCIETY.
- CONTRACTOR SHALL VERIFY THE SPECIFICATIONS AND MATERIALS FOR ALL PLANTING. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE "CALIFORNIA PLANTING MANUAL" PUBLISHED BY THE CALIFORNIA PLANTING SOCIETY.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PLANTING. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE "CALIFORNIA PLANTING MANUAL" PUBLISHED BY THE CALIFORNIA PLANTING SOCIETY.
- CONTRACTOR SHALL VERIFY THE SPECIFICATIONS AND MATERIALS FOR ALL PLANTING. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE "CALIFORNIA PLANTING MANUAL" PUBLISHED BY THE CALIFORNIA PLANTING SOCIETY.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PLANTING. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE "CALIFORNIA PLANTING MANUAL" PUBLISHED BY THE CALIFORNIA PLANTING SOCIETY.
- CONTRACTOR SHALL VERIFY THE SPECIFICATIONS AND MATERIALS FOR ALL PLANTING. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE "CALIFORNIA PLANTING MANUAL" PUBLISHED BY THE CALIFORNIA PLANTING SOCIETY.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PLANTING. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE "CALIFORNIA PLANTING MANUAL" PUBLISHED BY THE CALIFORNIA PLANTING SOCIETY.
- CONTRACTOR SHALL VERIFY THE SPECIFICATIONS AND MATERIALS FOR ALL PLANTING. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE "CALIFORNIA PLANTING MANUAL" PUBLISHED BY THE CALIFORNIA PLANTING SOCIETY.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PLANTING. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE "CALIFORNIA PLANTING MANUAL" PUBLISHED BY THE CALIFORNIA PLANTING SOCIETY.
- CONTRACTOR SHALL VERIFY THE SPECIFICATIONS AND MATERIALS FOR ALL PLANTING. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE "CALIFORNIA PLANTING MANUAL" PUBLISHED BY THE CALIFORNIA PLANTING SOCIETY.



0 10 20 40
 SCALE: 1" = 20'

811 *Before you dig, call 811*

CAUTION:
 This drawing is not to be used for any purpose other than that for which it was prepared. It is the responsibility of the user to verify the accuracy of the information provided and to obtain all necessary permits and approvals. The user agrees to hold the preparer harmless for any and all claims, damages, losses, and expenses, including reasonable attorneys' fees, arising out of or in connection with the use of this drawing, whether or not such claims, damages, losses, and expenses are caused in whole or in part by the negligence of the preparer.



CLIENT:
EUREKA BUILDING COMPANY
 1000 WILSHIRE DRIVE
 EUREKA, CA 94501

PROJECT TITLE:
WILSHIRE CORNERS
 TRACT 1000000

REVISIONS	
SITE PLAN APPROVAL	2-10-2028
PER FC APPROVAL	3-25-2028

ORIGINAL ISSUE DATE:
 FEBRUARY 10, 2028
 DRAWING TITLE
TREE PLAN

PEA JOB NO.	25-1080
P.A.	LD
CAL.	CAL
DES.	ALE
DRAWING NUMBER	

T-1.0

KEY:

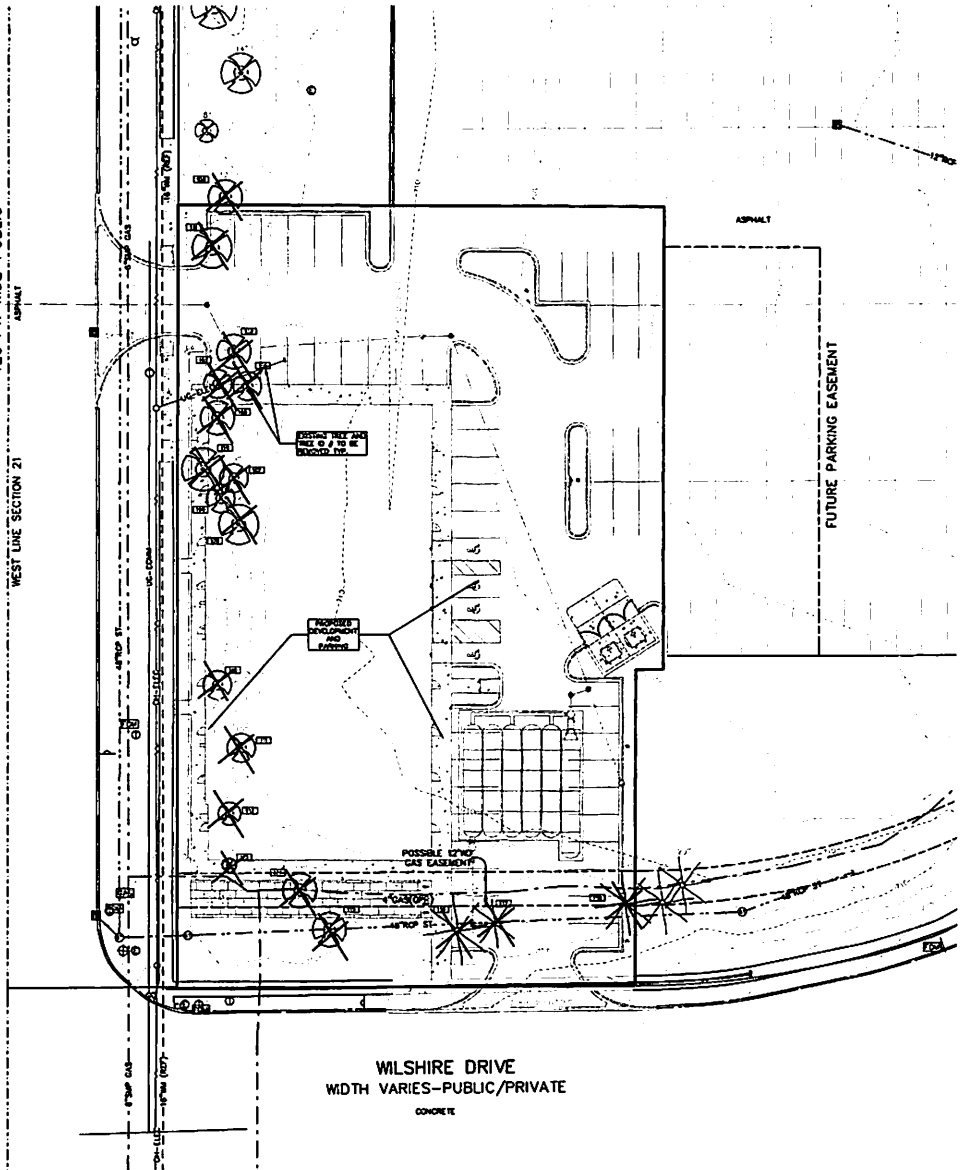
- 100 = EXISTING TREE IDENTIFICATION NUMBER
- (X) = EXISTING TREES
- (X) = EXISTING TREES TO BE REMOVED

TREE INVENTORY/PRESERVATION CALCULATIONS

WOODLAND TREES	
WOODLAND TREES REMOVED:	7 (REPLACE AT 50% OF REMOVED DBH)
88" DBH x 0.5 =	44" REPLACEMENT
WOODLAND TREES SAVED:	0 (CREDIT OF 2X DBH)
2" DBH x 2 =	4" CREDIT
42.5" DBH REQUIRED FOR WOODLAND REPLACEMENT	42.5
42.5" DBH REQUIRED FOR WOODLAND REPLACEMENT	42.5
LANDMARK TREES	
LANDMARK TREES REMOVED:	2 (REPLACE AT 100% OF REMOVED DBH)
48" DBH x 1 =	48" REPLACEMENT
LANDMARK TREES SAVED:	0 (CREDIT OF 2X DBH)
48" DBH x 2 =	96" CREDIT
48" DBH REQUIRED FOR LANDMARK REPLACEMENT	48
48" DBH REQUIRED FOR LANDMARK REPLACEMENT	48
88" TOTAL DBH REQUIRED FOR REPLACEMENT	
SEE SHEET T-1.0 FOR TREE REPLACEMENT	

EXISTING TREE LIST
 R = REMOVED
 S = SAVED
 DB = DBH
 CM = COMMON NAME
 LA = LATIN NAME
 CO = COMMENTS
 CL = CLASS
 BR = BRANCHES
 RM = REMOVE
 ON = ON-SITE
 RE = REPLACE

TREE NO.	DBH	COMMON NAME	LATIN NAME	COMMENTS	CLASS	BRANCHES	REMOVE	ON-SITE	REPLACE
100	20	Baldpate	Platanus racemosa	Good	LANDMARK	0	Y	Y	REPLACE
101	12	Baldpate	Platanus racemosa	Good	PROVIDENCE	0	Y	Y	REPLACE
102	20	Baldpate	Platanus racemosa	Good	LANDMARK	0	Y	Y	REPLACE
103	12	Baldpate	Platanus racemosa	Good	PROVIDENCE	0	Y	Y	REPLACE
104	12	Baldpate	Platanus racemosa	Good	PROVIDENCE	0	Y	Y	REPLACE
105	12	Baldpate	Platanus racemosa	Good	PROVIDENCE	0	Y	Y	REPLACE
106	12	Baldpate	Platanus racemosa	Good	PROVIDENCE	0	Y	Y	REPLACE
107	12	Baldpate	Platanus racemosa	Good	PROVIDENCE	0	Y	Y	REPLACE
108	12	Baldpate	Platanus racemosa	Good	PROVIDENCE	0	Y	Y	REPLACE
109	12	Baldpate	Platanus racemosa	Good	PROVIDENCE	0	Y	Y	REPLACE
110	12	Baldpate	Platanus racemosa	Good	PROVIDENCE	0	Y	Y	REPLACE
111	12	Baldpate	Platanus racemosa	Good	PROVIDENCE	0	Y	Y	REPLACE
112	12	Baldpate	Platanus racemosa	Good	PROVIDENCE	0	Y	Y	REPLACE
113	12	Baldpate	Platanus racemosa	Good	PROVIDENCE	0	Y	Y	REPLACE
114	12	Baldpate	Platanus racemosa	Good	PROVIDENCE	0	Y	Y	REPLACE
115	12	Baldpate	Platanus racemosa	Good	PROVIDENCE	0	Y	Y	REPLACE
116	12	Baldpate	Platanus racemosa	Good	PROVIDENCE	0	Y	Y	REPLACE
117	12	Baldpate	Platanus racemosa	Good	PROVIDENCE	0	Y	Y	REPLACE
118	12	Baldpate	Platanus racemosa	Good	PROVIDENCE	0	Y	Y	REPLACE
119	12	Baldpate	Platanus racemosa	Good	PROVIDENCE	0	Y	Y	REPLACE
120	12	Baldpate	Platanus racemosa	Good	PROVIDENCE	0	Y	Y	REPLACE



NOT FOR CONSTRUCTION

WILSHIRE CORNERS

XXXX WILSHIRE DRIVE

TROY, MI

INDEX OF DRAWINGS	
T.1	COVER PAGE, BUILDING DATA, LOCATION KEY
A.1	FOUNDATION PLAN
A.2	FLOOR PLAN
A.3	EXTERIOR ELEVATIONS

PROJECT DATA

PROJECT NAME PROPOSED RETAIL BUILDING

PROJECT LOCATION TROY, MI

PROJECT DESCRIPTION WHITE BOX

APPLICABLE CODES 2021 MICHIGAN BUILDING CODE
2021 MICHIGAN REHABILITATION CODE
2021 MICHIGAN MECHANICAL CODE
2021 MICHIGAN PLUMBING CODE
2023 NATIONAL ELECTRICAL CODE (NEC)
ACCESSIBILITY
2011 ICC A111 ACCESSIBLE AND USABLE
BUILDINGS AND FACILITIES

CONSTRUCTION TYPE TYPE 2A UNPROTECTED SPRINKLERED

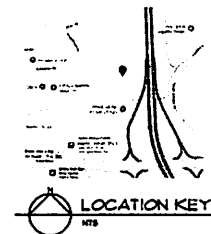
AREA • LEASE LINE 17,000 SF

OCCUPANCY D (BUSINESS)

EXIT ILLUMINATION EXIT LIGHTS ON EMERGENCY CIRCUIT WITH BATTERY PACKS

PER MGC 2021 TABLE 1004.3
BUSINESS (B) 150 GSF / OCCUPANT
17,000 SF / 150 GSF 35 OCC.
TOTAL OCCUPANT LOAD 35 OCC.

CONTACT:
EUREKA BUILDING COMPANY
ERION NIKOLLA
586-405-4080



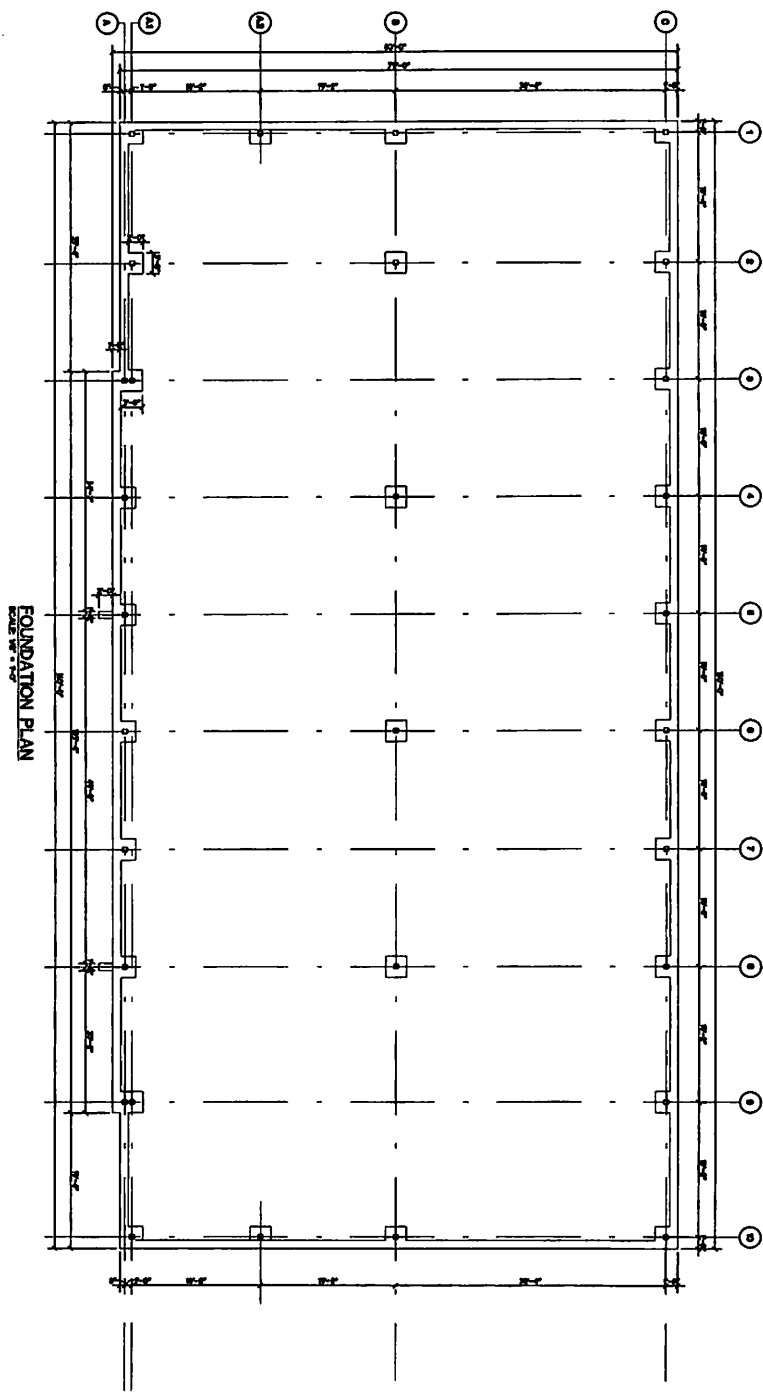
COPYRIGHT © 2024
THIS DOCUMENT AND ALL RIGHTS
HEREIN ARE RESERVED BY
THE ARCHITECT AND MAY NOT
BE REPRODUCED OR
TRANSMITTED IN ANY FORM
OR BY ANY MEANS
ELECTRONIC OR MECHANICAL
INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY
INFORMATION STORAGE
AND RETRIEVAL SYSTEM
WITHOUT PERMISSION IN
WRITING FROM THE
ARCHITECT

PROJECT
WILSHIRE RETAIL CENTER
XXXX WILSHIRE DRIVE
TROY, MI

NUMBER
COVER SHEET

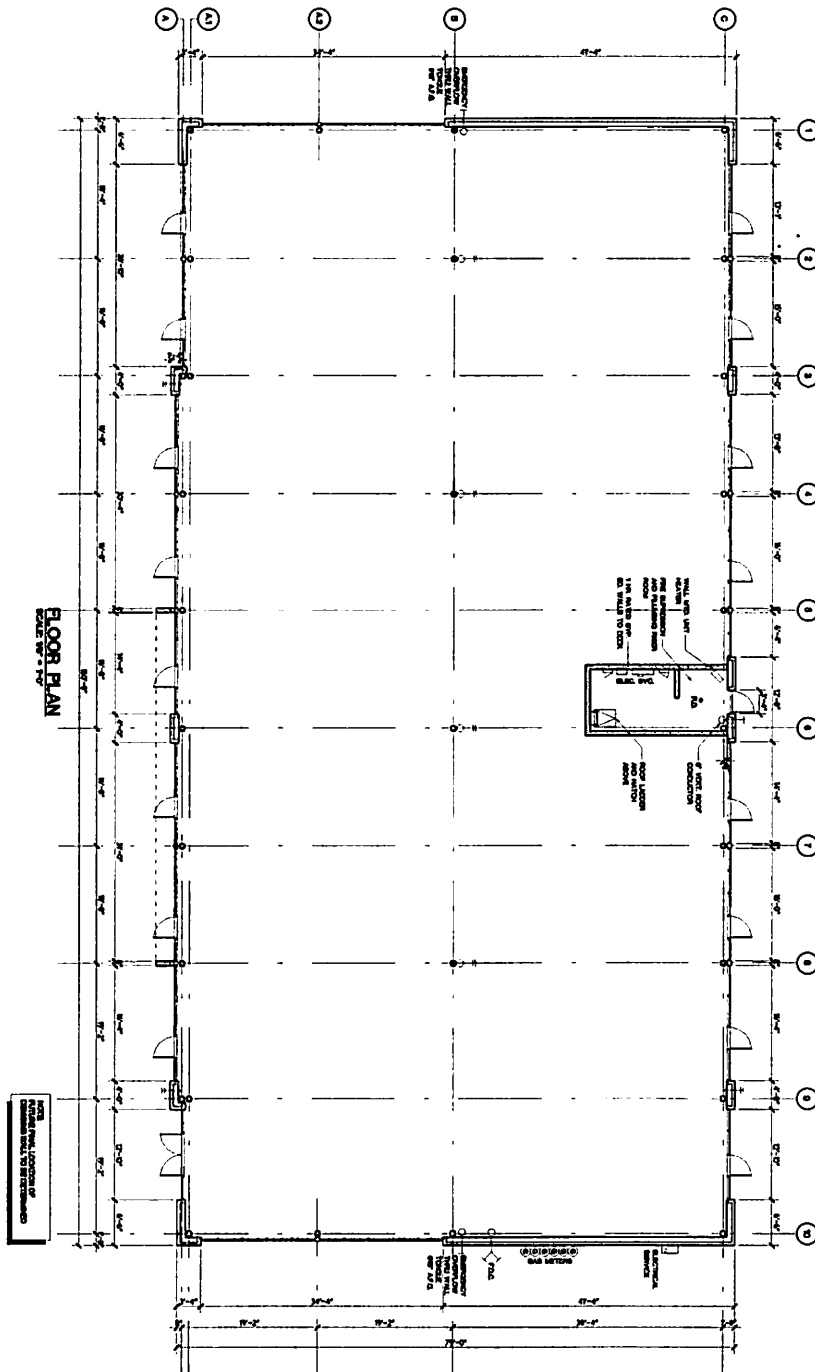
ARKO DESIGN ASSOCIATES
2208 YAGARE DRIVE - COMMERCE TWP - MI - 48324
PH 586 822-8409

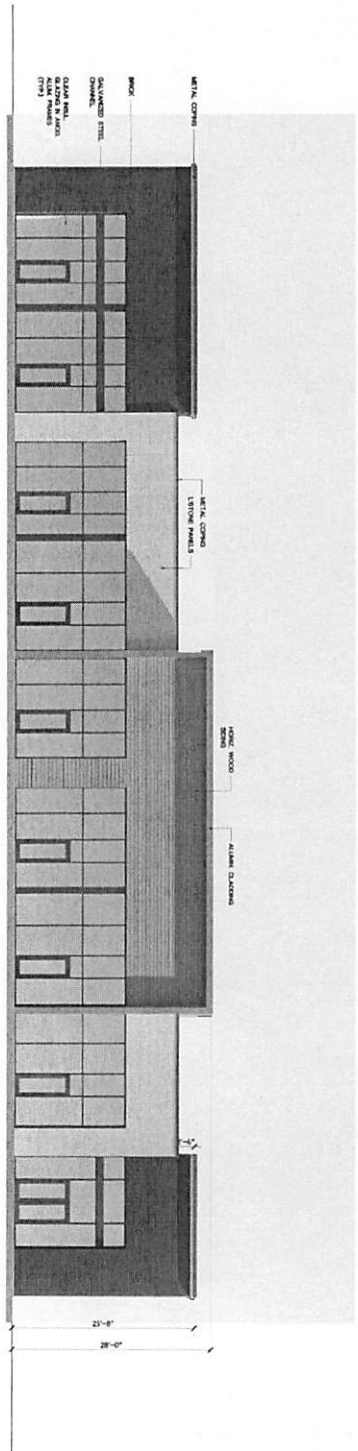
REVISIONS
DATE
BY
DESCRIPTION
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000
1001
1002
1003
1004
1005
1006
1007
1008
1009
1010
1011
1012
1013
1014
1015
1016
1017
1018
1019
1020
1021
1022
1023
1024
1025
1026
1027
1028
1029
1030
1031
1032
1033
1034
1035
1036
1037
1038
1039
1040
1041
1042
1043
1044
1045
1046
1047
1048
1049
1050
1051
1052
1053
1054
1055
1056
1057
1058
1059
1060
1061
1062
1063
1064
1065
1066
1067
1068
1069
1070
1071
1072
1073
1074
1075
1076
1077
1078
1079
1080
1081
1082
1083
1084
1085
1086
1087
1088
1089
1090
1091
1092
1093
1094
1095
1096
1097
1098
1099
1100
1101
1102
1103
1104
1105
1106
1107
1108
1109
1110
1111
1112
1113
1114
1115
1116
1117
1118
1119
1120
1121
1122
1123
1124
1125
1126
1127
1128
1129
1130
1131
1132
1133
1134
1135
1136
1137
1138
1139
1140
1141
1142
1143
1144
1145
1146
1147
1148
1149
1150
1151
1152
1153
1154
1155
1156
1157
1158
1159
1160
1161
1162
1163
1164
1165
1166
1167
1168
1169
1170
1171
1172
1173
1174
1175
1176
1177
1178
1179
1180
1181
1182
1183
1184
1185
1186
1187
1188
1189
1190
1191
1192
1193
1194
1195
1196
1197
1198
1199
1200
1201
1202
1203
1204
1205
1206
1207
1208
1209
1210
1211
1212
1213
1214
1215
1216
1217
1218
1219
1220
1221
1222
1223
1224
1225
1226
1227
1228
1229
1230
1231
1232
1233
1234
1235
1236
1237
1238
1239
1240
1241
1242
1243
1244
1245
1246
1247
1248
1249
1250
1251
1252
1253
1254
1255
1256
1257
1258
1259
1260
1261
1262
1263
1264
1265
1266
1267
1268
1269
1270
1271
1272
1273
1274
1275
1276
1277
1278
1279
1280
1281
1282
1283
1284
1285
1286
1287
1288
1289
1290
1291
1292
1293
1294
1295
1296
1297
1298
1299
1300
1301
1302
1303
1304
1305
1306
1307
1308
1309
1310
1311
1312
1313
1314
1315
1316
1317
1318
1319
1320
1321
1322
1323
1324
1325
1326
1327
1328
1329
1330
1331
1332
1333
1334
1335
1336
1337
1338
1339
1340
1341
1342
1343
1344
1345
1346
1347
1348
1349
1350
1351
1352
1353
1354
1355
1356
1357
1358
1359
1360
1361
1362
1363
1364
1365
1366
1367
1368
1369
1370
1371
1372
1373
1374
1375
1376
1377
1378
1379
1380
1381
1382
1383
1384
1385
1386
1387
1388
1389
1390
1391
1392
1393
1394
1395
1396
1397
1398
1399
1400
1401
1402
1403
1404
1405
1406
1407
1408
1409
1410
1411
1412
1413
1414
1415
1416
1417
1418
1419
1420
1421
1422
1423
1424
1425
1426
1427
1428
1429
1430
1431
1432
1433
1434
1435
1436
1437
1438
1439
1440
1441
1442
1443
1444
1445
1446
1447
1448
1449
1450
1451
1452
1453
1454
1455
1456
1457
1458
1459
1460
1461
1462
1463
1464
1465
1466
1467
1468
1469
1470
1471
1472
1473
1474
1475
1476
1477
1478
1479
1480
1481
1482
1483
1484
1485
1486
1487
1488
1489
1490
1491
1492
1493
1494
1495
1496
1497
1498
1499
1500
1501
1502
1503
1504
1505
1506
1507
1508
1509
1510
1511
1512
1513
1514
1515
1516
1517
1518
1519
1520
1521
1522
1523
1524
1525
1526
1527
1528
1529
1530
1531
1532
1533
1534
1535
1536
1537
1538
1539
1540
1541
1542
1543
1544
1545
1546
1547
1548
1549
1550
1551
1552
1553
1554
1555
1556
1557
1558
1559
1560
1561
1562
1563
1564
1565
1566
1567
1568
1569
1570
1571
1572
1573
1574
1575
1576
1577
1578
1579
1580
1581
1582
1583
1584
1585
1586
1587
1588
1589
1590
1591
1592
1593
1594
1595
1596
1597
1598
1599
1600
1601
1602
1603
1604
1605
1606
1607
1608
1609
1610
1611
1612
1613
1614
1615
1616
1617
1618
1619
1620
1621
1622
1623
1624
1625
1626
1627
1628
1629
1630
1631
1632
1633
1634
1635
1636
1637
1638
1639
1640
1641
1642
1643
1644
1645
1646
1647
1648
1649
1650
1651
1652
1653
1654
1655
1656
1657
1658
1659
1660
1661
1662
1663
1664
1665
1666
1667
1668
1669
1670
1671
1672
1673
1674
1675
1676
1677
1678
1679
1680
1681
1682
1683
1684
1685
1686
1687
1688
1689
1690
1691
1692
1693
1694
1695
1696
1697
1698
1699
1700
1701
1702
1703
1704
1705
1706
1707
1708
1709
1710
1711
1712
1713
1714
1715
1716
1717
1718
1719
1720
1721
1722
1723
1724
1725
1726
1727
1728
1729
1730
1731
1732
1733
1734
1735
1736
1737
1738
1739
1740
1741
1742
1743
1744
1745
1746
1747
1748
1749
1750
1751
1752
1753
1754
1755
1756
1757
1758
1759
1760
1761
1762
1763
1764
1765
1766
1767
1768
1769
1770
1771
1772
1773
1774
1775
1776
1777
1778
1779
1780
1781
1782
1783
1784
1785
1786
1787
1788
1789
1790
1791
1792
1793
1794
1795
1796
1797
1798
1799
1800
1801
1802
1803
1804
1805
1806
1807
1808
1809
1810
1811
1812
1813
1814
1815
1816
1817
1818
1819
1820
1821
1822
1823
1824
1825
1826
1827
1828
1829
1830
1831
1832
1833
1834
1835
1836
1837
1838
1839
1840
1841
1842
1843
1844
1845
1846
1847
1848
1849
1850
1851
1852
1853
1854
1855
1856
1857
1858
1859
1860
1861
1862
1863
1864
1865
1866
1867
1868
1869
1870
1871
1872
1873
1874
1875
1876
1877
1878
1879
1880
1881
1882
1883
1884
1885
1886
1887
1888
1889
1890
1891
1892
1893
1894
1895
1896
1897
1898
1899
1900
1901
1902
1903
1904
1905
1906
1907
1908
1909
1910
1911
1912
1913
1914
1915
1916
1917
1918
1919
1920
1921
1922
1923
1924
1925
1926
1927
1928
1929
1930
1931
1932
1933
1934
1935
1936
1937
1938
1939
1940
1941
1942
1943
1944
1945
1946
1947
1948
1949
1950
1951
1952
1953
1954
1955
1956
1957
1958
1959
1960
1961
1962
1963
1964
1965
1966
1967
1968
1969
1970
1971
1972
1973
1974
1975
1976
1977
1978
1979
1980
1981
1982
1983
1984
1985
1986
1987
1988
1989
1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
20



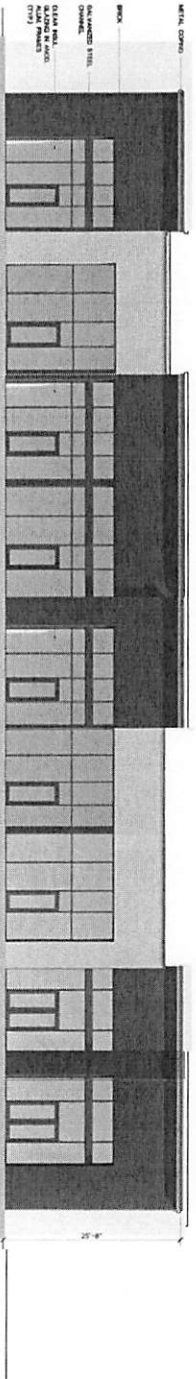
FOUNDATION PLAN
SCALE 1/8" = 1'-0"

PROJECT WILSHIRE RETAIL CENTER 3300 WILSHIRE DRIVE TROY, MI	SUBJECT FOUNDATION PLAN	ARKO DESIGN ASSOCIATES 2236 TASHMAN DRIVE - COMMERCE TWP - MI - 48382 PH 586 822-6409	THIS DOCUMENT AND SUBJECT MATTER CONTAINED HEREIN IS PROPRIETARY AND IS NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF ARKO DESIGN ASSOCIATES	DRAWN BY J. J. J.	CHECKED BY J. J. J.	DATE 12-12-11	SCALE 1/8" = 1'-0"	SHEET 25-23	TOTAL A1
				PROJECT 25-23	SHEET A1				

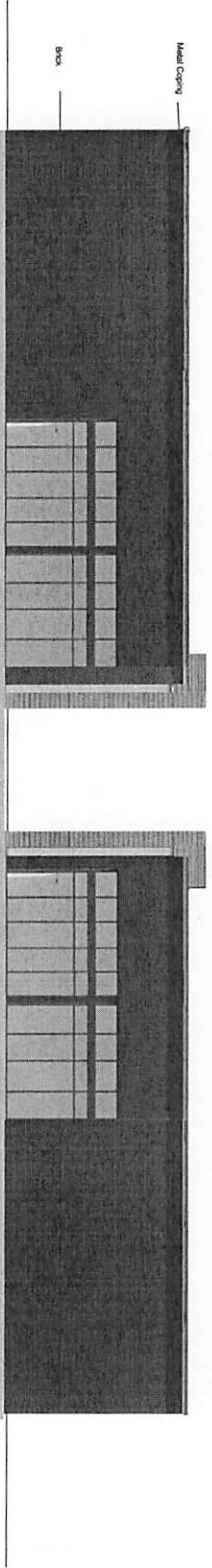




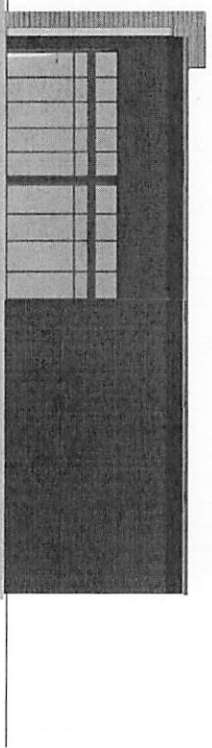
FRONT ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"

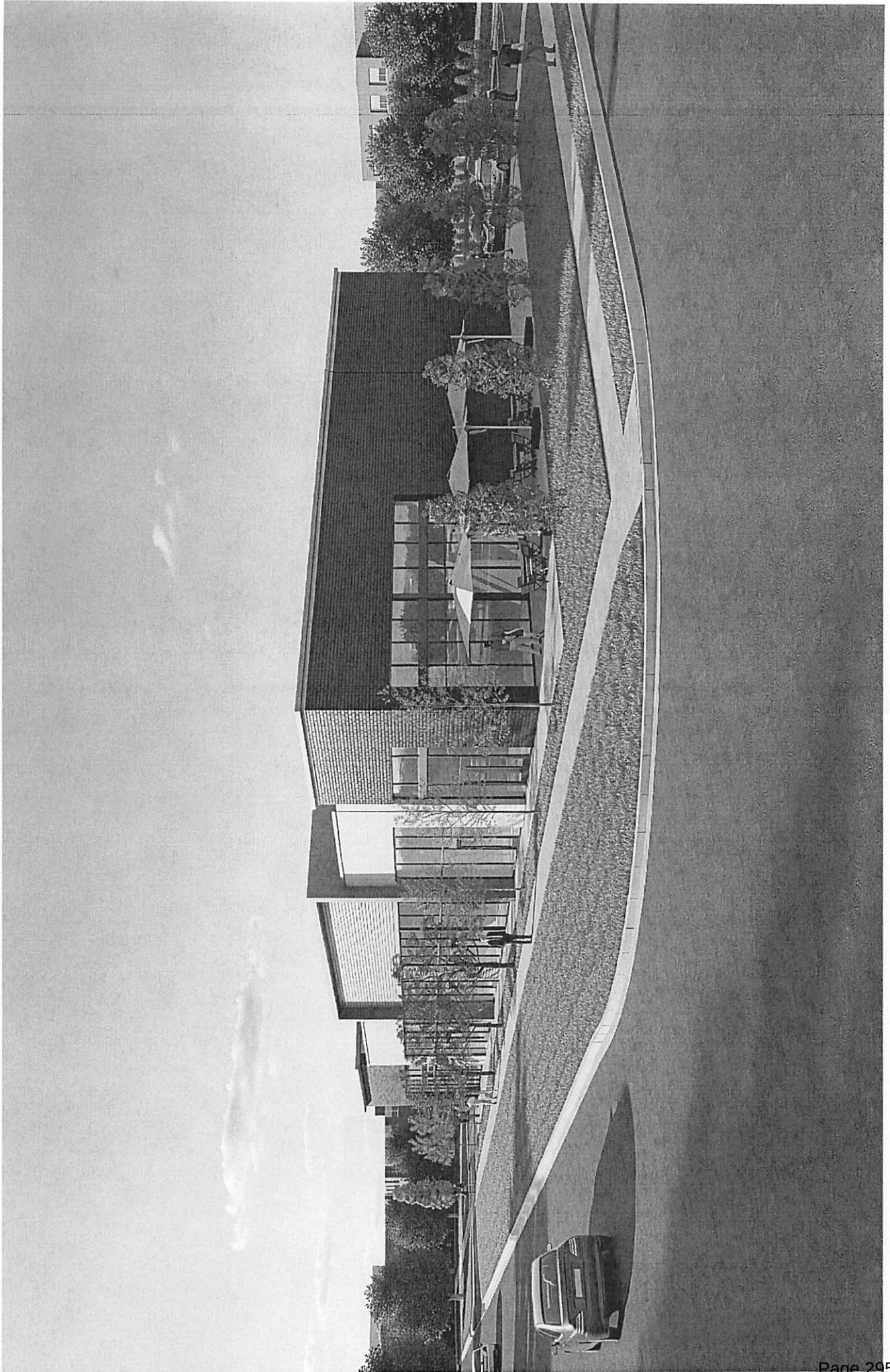


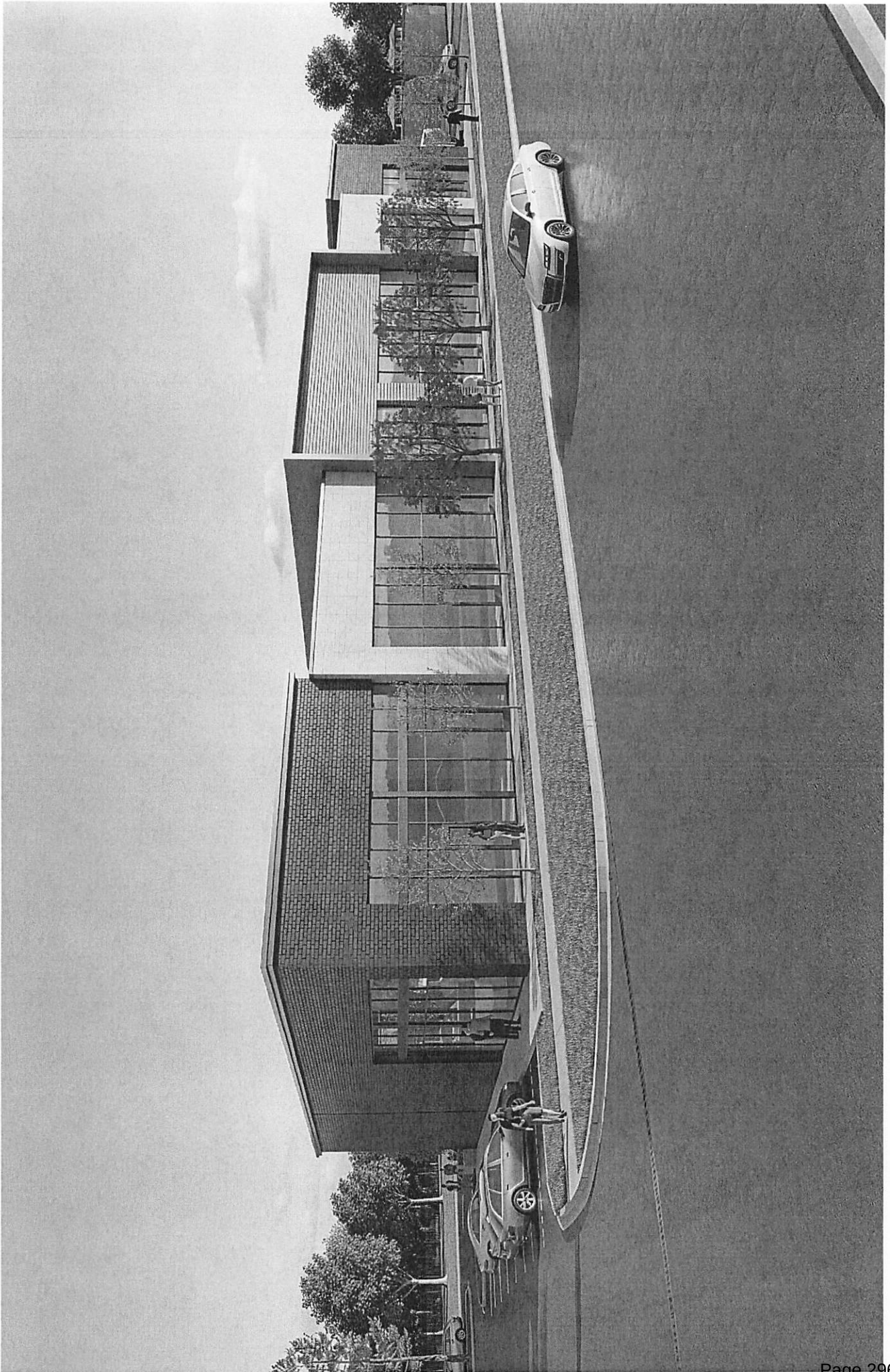
LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"

PROJECT WILSHIRE RETAIL CENTER XXXX WILSHIRE DRIVE TROY, MI	EXTERIOR ELEVATIONS	ARKO DESIGN ASSOCIATES 2296 YASHIN DRIVE - COMMERCE TWP - MI - 48382 PH: (248) 802-8409	DATE 25-23 BY A3 FOR PROPOSED RETAIL
---	-----------------------------------	---	--





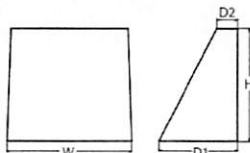


WDGE1 LED
Architectural Wall Sconce



Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs
 (without options)



Catalog Number

Signature _____

7.24

Introduction

The WEDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.arvato.com/designselect.
*See reference tree for details.

WDGE LED Family Overview

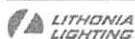
Luminaire	Optics	Standard EM, 40°C	Cold EM, -20°C	Temps	Approximate Luminaires (100000, 840K)							
					P0	P1	P2	P3	P4	P5	P6	
W001 LED	Visual Comfort	4W		--	750	1,200	2,800	--	--	--	--	
W002 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--	
W003 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--	
W003 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--	
W004 LED	Precision Refractive			Standalone / nLight	--	12,000	16,800	18,800	20,800	22,800	25,000	

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

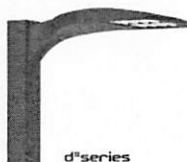
Series	Package	Color Temperature	CFR	Distribution	Voltage	Mounting
WIDGET LED	P0	27K 2700K	ROCN	WF Visual comfort to ward these	MULTI 147°	Shipped included
	P1	30K 3000K	ROCN	YW Visual comfort wide		SRM Surface mounting bracket
	P2	35K 3500K				ICW Indirect Canopy Ceiling Washer bracket (dry/damp locations only)
		40K 4000K				Shipped separately
		50K 5000K				AW5 30-inch articulated wall spacer
						PBW Surface-mounted back box (top, left, right conduit entry) (use when there is no junction box available)

System	Finish
E4WH Emergency battery backup, (certified to CA Title 20 MAEDS 449C, 0.1ms)	D08D Dark bronze
FE Photocell, Button Type ¹	D08B Black
D5 Dual switching circuit, with 2 drivers and 2 light engines, see page 1 for details ²	D01D Natural aluminum
D4WS 10% dimming, remote pulsed dimmable fixture that can switch an external source, ordered separately	D09D White
BCE Remote control, every 400 hz (FSR40). Total of 4 entry points.	D05D Silver chrome
DGLE Dual Switching (1 Driver, 2 Light Engines)	
CCL Crystal Construction ³	D01TD Tinted natural aluminum
	D08TD Tinted dark bronze
	D08BD Tinted black
	D01BD Tinted natural aluminum
	D09TD Tinted white
	D05TD Tinted silver chrome



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2019 2025 Acuity Brands Lighting, Inc. All rights reserved.

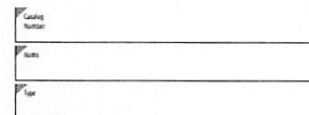
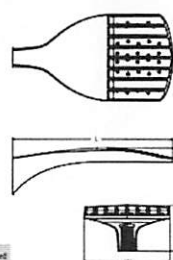
WOGEL LED
Rev. 04/03/25

D-Series Size 0



Specifications

EPA:	0.44 ft ³ (12.4 L)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.azulbrands.com/designselect.
*See ordering tree for details.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

[illegible]

Control options		Other options		Finish options	
Shipped installed		PER	Shipped installed	OSB30	Dark Bronze
IC2AP2 2PWR1	Single AIR 60" x 2" installed with 8-10' motion / ambient sensor, 8-40" mounting height, ambient sensor installed at 26". ^{1, 2, 3, 4, 5}	HAO	HS	OSB30	Dark
				L90	Left mounted optics
PIR	High-flow motion ambient sensor, 8-40" mounting height, ambient sensor installed at 26". ^{1, 2, 3, 4, 5}	RL30	R90	PAW20	Natural Aluminum
				PAW20	White
PER	NEMA twist-lock receptacle (controls ordered separately). ⁷	RL50	CEC	SDR30	Inward dark bronze
				HA	50% ambient operation ¹⁰
FES	For open receptacle only (controls ordered separately). ⁸	DMS	BAA	BAA	Bay Area Act and/or Build America Bay Area Qualified
				5F	Single Line (120, 277, 347V). ¹¹
				DF	Double Line (208, 240, 480V). ¹²
			Shipped separately		
			ESOR	ESOR	External Glass Shield (available, field install required, matches housing finish)
			ISOR	ISOR	Red Spikes (field install required)



1 Acuity Way • Decatur, Georgia 30035 • Phone: 1-800-705-SEEV (7378) • www.ithorpe.com
© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.

DSX-LED
Rev 08/28/75

COMMERCIAL OUTDOOR

Designer
 BK
Date
 02/09/2026
Scale
 Not to Scale
Drawing No.
 #26-54229



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.7.

Date: May 7, 2026

To: Honorable Mayor and Troy City Council Members

From: Lori Grigg Bluhm, City Attorney
Allan T. Motzny, Assistant City Attorney

Subject: Ratification of Partial Consent Judgment in Troy v. Kreger

As part of the Rochester Road Improvement Project, the City acquired a 27-foot strip of property owned by Kreger T., a Michigan Limited Liability Company, and Ernest R. Kreger and Donna Kreger (Kreger). This property is located at 5042-5044 Rochester Road. The City Council previously authorized a good faith offer to purchase the 27-foot strip of property adjacent to Rochester Road, based on the valuation from our independent appraiser, Michael F. Kurschat. The City's good faith offer was \$181,070. After the offer was rejected, the City filed the condemnation lawsuit, and as required by the Uniform Condemnation Procedures Act (UCPA). The City also necessarily included Smoker's Outlet of Troy, dba Wild Bills Tobacco (Wild Bills) as a defendant because it had a leasehold interest and operated a business on the property. On January 17, 2025, an order was entered granting the City possession of the property, and the case proceeded to allow a jury to determine the value of the property taken as part of the road improvement project. Subsequently, Kreger retained the services of real estate appraiser David Burgoyne, and argued that the take in this case was a total take, contending there was no practical utility or value left in the remainder of the property after the acquisition of the 27-foot strip of property, and the owners requested \$880,000 in compensation. According to Burgoyne, the impact of the take was such that Wild Bills' business could no longer stay viable because of the impact of the take.

Wild Bills also pursued a claim for compensation, claiming it was entitled to business interruption damages in the amount of \$353,932. Wild Bills argued, similar to the claim made by Kreger, the reduced signage and parking diminished the value of its business to such an extent that it would need to relocate. Wild Bills also sought money for its sublease with Nick's Hair Salon. Will Bills hired real estate appraiser Jumana Judeh, who determined a valuation of the sublease.

The Court required the parties to try to mediate the case, and although there were two mediation sessions with an experienced real estate and condemnation attorney, the parties were not able to resolve the case. Jury trial was scheduled for May 4, 2026 before Circuit Court Judge Martha D. Anderson. The week before the trial was to begin, the attorney for Kreger told us that his client would accept \$350,000 as the final amount of just compensation for a partial take. Due to the risks of proceeding to a jury trial, where the jury could have rejected the City's arguments, and in light of the additional fees and costs in proceeding to a jury trial, we thought this was a reasonable settlement. We were not able to reach a global settlement with Wild Bills, but for strategic reasons, we accepted the owner's settlement

proposal, and proceeded to trial only on the Wild Bills claims. Unfortunately, we were unable to get formal City Council approval prior to the jury trial's start.

We signed the attached Partial Consent Judgment on May 1, 2026, and it was entered before the jury trial. This judgment sets the final amount of just compensation at \$350,000 and also requires the City to pay the statutory attorney fee plus the property owner's other costs – including the costs of its appraiser — as required by the UCPA.

The case did proceed to jury trial on May 4, 2026 on Wild Bills claims. On May 5, 2026, the jury came back with a zero verdict, finding that Wild Bills was not entitled to any compensation.

We are now seeking ratification of the approval of the Partial Consent Judgment. Please let us know if you have any questions concerning this matter.

Suggested Resolution:

RESOLVED, That the City of Troy City Council hereby **RATIFIES** the approval of the attached Partial Consent Judgment in the City of Troy v Kreger T, LLC, et al, condemnation case, Oakland County Circuit Court case number 2024-209383 CC, and **AUTHORIZES** payment in the amounts stated therein from Account Number 401.449.202.989.022065.

STATE OF MICHIGAN
OAKLAND COUNTY CIRCUIT COURT

CITY OF TROY, a Michigan
Municipal Corporation,

Plaintiff,

v

Case No. 2024-209383-CC
Hon. Martha D. Anderson

KREGER-T, et al.

Defendants.

City of Troy – City Attorney's Office
Lori Grigg Bluhm (P46908)
Allan T. Motzny (P37580)
Attorneys for Plaintiff
500 W. Big Beaver Road
Troy, MI 48084
(248) 524-3320
motznyat@troymi.gov

Alan Ackerman (P10025)
Ackerman & Ackerman P.C.
Attorney for Defendants Ernest
and Donna Kreger and Kreger T, LLC
88 S. Adams Rd., Ste 207
Birmingham, MI 48009-7011
(248) 537-1155
alan@ackerman-ackerman.com

Jason C. Long (P59244)
Jerome P. Pesick (P29039)
Williams Williams Rattner
& Plunkett, PC
Attorneys for Defendant Smokers
Outlet of Troy, Inc.
380 N. Old Woodward Ave., STE 300
Birmingham, MI 48009
(248) 642-0333
jlong@wrplaw.com

PARTIAL CONSENT JUDGMENT

At a session of the Oakland County Circuit Court held
in the City of Pontiac, Michigan,

on: _____

Present: HONORABLE MARTHA D. ANDERSON CIRCUIT JUDGE

This action is before the Court on the Stipulation, set forth below. The Court is
advised and takes notice of the following:

A. This is a condemnation action that Plaintiff City of Troy (City) filed to exercise eminent domain and for the acquisition of a 27-foot strip of property from premises located at 5042 -5044 Rochester Road for the purposes of completing a road improvement project to widen Rochester Road. The remaining Defendants are Kreger-T, LLC, Ernest Kreger, and Donna Kreger (property owners) and referred to hereafter as “Kreger Defendants” and Smokers Outlet, Inc dba Wild Bill’s Tobacco (Tenant), referred to hereafter as “Smoker’s Outlet.”

B. The City acquired the aforesaid rights by operation of law, as provided in this Court’s January 17, 2025 Stipulated Order for Payment of Estimated Compensation and Surrender of Possession and Vesting of Title (Title Order).

C. The issues remaining were the amount the City is required to pay to the Kreger Defendants as “just compensation” for the property rights so acquired and whether the City is required to pay compensation to Smoker’s Outlet for business interruption damages for moving and relocation expenses. The City and the Kreger Defendants have agreed on an amount that represents “just compensation” and on other relief, and request that the Court enter this Partial Consent Judgment to implement and memorialize their agreement.

The Court, being so advised, and based on the case file and applicable law, therefore **ORDERS** and **ADJUDGES** as follows:

1. The Title Order, remains in full force and effect, is incorporated by reference into this Partial Consent Judgment, shall survive entry of this Partial Consent Judgment, and shall continue in effect.

2. The City shall pay to the Kreger Defendants final just compensation in the amount of \$350,000 less compensation previously paid in the amount of \$181,070 resulting in additional just compensation totaling \$168,930 (the “Additional Compensation”).

3. Pursuant to MCL 213.66, the City shall reimburse the Kreger Defendants for their appraisal, mediation and court costs in the amount of \$32,391 (the “Appraisal and Costs Reimbursement”).

4. Pursuant to MCL 213.65 the City shall pay the Kreger Defendants interest through the date of payment (the “Interest”).

5. Pursuant to MCL 213.66, the City shall reimburse the Kreger Defendants for attorney fees incurred in the amount of \$56,310 plus 1/3 of the total amount of interest as set forth in paragraph 4, (the “Attorney Fee Reimbursement”).

6. All payments set forth in this Judgment shall be paid with one check payable to Ackerman and Ackerman PC Trust Account and delivered by the City to Ackerman and Ackerman, PC, within 21 days of the date of this Judgment.

This Partial Consent Judgment resolves the claims between the City and the Kreger Defendants but it does not close the case as the claims between the City and Defendant Smoker’s Outlet remain pending.

HONORABLE MARTHA D. ANDERSON

STIPULATION FOR ENTRY OF PARTIAL CONSENT JUDGMENT

On behalf of the parties, we hereby stipulate and agree to entry of the foregoing Partial Consent Judgment.

/s/Allan T. Motzny
Allan T. Motzny (P37580)
Attorney for Plaintiff
motznyat@troymi.gov

/s/Alan Ackerman with consent
Alan Ackerman (P10025)
Attorney for Defendants Ernie
Kreger, Donna Kreger, and Kreger T, LLC
alan@ackerman-ackerman.com

Approved as to form only:

/s/Jason C. Long with consent
Jason C. Long (P59244)
Attorney for Defendant Smokers
Outlet of Troy, Inc.
jlong@wrplaw.com



500 West Big Beaver
Troy, MI 48084
troymi.gov

BOARD & COMMITTEE MINUTES COVER SHEET

O.1.a.

Board and Committee Minutes:

O.1.a. Local Development Finance Authority-Final - October 20, 2025

ATTACHMENT(S):

10.20.2025 LDFA Final Minutes

Final Minutes
Joint Local Development Finance Authority Troy Subcommittee
Regular Meeting of October 20, 2025

The meeting, held at Troy City Council Boardroom, was called to order at 4:00 p.m. by Senior Board Member Anthony Rosenblum.

Members Present: Todd Wodzinski
Ellen Hodorek (Alternate)
Anthony Rosenblum

Members Absent: Fabrice Smieliauskas
Ethan Baker (Alternate)
Sandra Bachert
James Schmitz

Also Present: Julie Dufrane, Assistant Troy City Attorney
Mark Adams, Troy Economic Development Manager
Bryan Paris, Deputy Troy City Assessor
Dylan J Clark, Senior Troy City Management Analyst
Tom Kelly, Executive Director Automation Alley

APPROVAL OF MINUTES

Resolution # LDFA Subcommittee 2025-10-01
Moved by Ellen Hodorek
Seconded by Todd Wodzinski

RESOLVED, that the LDFA Subcommittee approve the minutes of the April 21, 2025 meeting.

Yeas: 3
Nays: 0

OLD BUSINESS

A. Automation Alley

Tom Kelly gave a brief update about Automation Alley receiving a \$3 Million Dollar DOD contract for developing a distributive distribution system. Tom touched on a few milestones from project Diamond stating that 51,000 prints have been produced from the 3D printers. A2 has developed a soft-landing virtual program for foreign businesses which allows them to have an expediated U.S. address for business development.

Final Minutes
Joint Local Development Finance Authority Troy Subcommittee
Regular Meeting of October 20, 2025

NEW BUSINESS

A. Approval of the 2026 - - Meeting Schedule

2025 Local Development Finance Authority Troy Subcommittee meetings are scheduled for April 20 and October 19 at 3:30.

Resolution # LDFA Subcommittee 2025-10-02

Moved by Anthony Rosenblum
Seconded by Todd Wodzinski

RESOLVED, that the LDFA Subcommittee approves the proposed meeting schedule for 2026.

Yeas: 3
Nays: 0

BOARD MEMBER COMMENT

Ellen Hodorek and Mark Adams gave a brief history about the evolution of Automation Alley from an employee recruitment charge to International Business Development Think Tank that fosters new technologies for the Detroit Region.

PUBLIC COMMENT

None.

Meeting was adjourned at 4:15 pm

The next scheduled meeting is April 20, 2026 at 3:30PM

Chair:
Sandra Bachert

Date

Secretary:
Mark Adams

Date



500 West Big Beaver
Troy, MI 48084
troymi.gov

BOARD & COMMITTEE MINUTES COVER SHEET

O.1.b.

Board and Committee Minutes:

O.1.b. Brownfield Redevelopment Authority Minutes-Final - October 21, 2025

ATTACHMENT(S):

10.21.2025 BRA Final Minutes

107

Final Minutes Troy Brownfield Redevelopment Authority Meeting – October 21, 2025

The meeting of the Troy Brownfield Redevelopment Authority, in the Council Boardroom at Troy City Hall, was called to order at 12:15 p.m. by Vice Chair Joseph Beyer.

Members Present: Joseph Beyer, Vice Chair
Rosemary Kornacki
Carolina Noguez-Ortiz
Steve Gottlieb
Hemanth Tadepalli

Members Absent: Joseph Vassallo, Chair

Also Present: Julie Dufrane, Assistant City Attorney
Mark Adams, Secretary/Treasurer
Chris Wilson, Assistant City Manager
Dylan Clark, Senior Management Analyst
Bryan Paris, Deputy City Assessor
Renee Hazen, City Treasurer
Kelly Timm, Troy City Assessor

APPROVAL OF MINUTES FROM APRIL 15, 2025 MEETING and Special Meeting From September 3, 2025

Resolution # BRA 2025-10-01
Moved by: Rosemary Kornacki
Seconded by: Steve Gottlieb

RESOLVED, that the Troy Brownfield Redevelopment Authority approve the minutes of the April 15, 2025 and Special Meeting September 3, 2025 meeting.

Yeas: 5
Nays: 0

OLD BUSINESS

A. Brownfield Updates

Mark Adams, Economic Development Manager, provided an overview of our existing Brownfields stating that we have five active and three that are currently receiving reimbursements. He also touched on potential new Brownfield projects.

Final Minutes Troy Brownfield Redevelopment Authority Meeting – October 21, 2025

NEW BUSINESS

A. MSHDA Housing TIF

Board was updated by Dylan Clark/Mark Adams on the new Brownfield Housing TIF covering the new reporting, income gap and area median income requirements that are all components that has to be considered for approval.

B. Brownfield Services Consultant

Dylan Clark provided information about Troy hiring a Brownfield Consultant to assist with reporting, invoice review and work plan analysis. The proposed contract will allow Troy to decide which service would be needed which allows for cost controls. It's proposed that this service will be paid from Brownfield fees and revolving loan fund.

Resolution # BRA 2025-10-02

Moved by: Hemanth Tadepalli

Second by: Carolina Nogues-Ortiz

RESOLVED, that the Troy Brownfield Redevelopment Authority approved the request for Brownfield Consultant Services and the use of Brownfield Fees/Revolving Loan Fund to pay for the aforementioned request contingent upon City Council Approval.

Yeas: 5

Nays: 0

C. 2026 Regular Meeting Schedule

2026 Brownfield Redevelopment Authority meetings are scheduled for April 14 and October 13 at 12:00 pm. Additional special meetings may be called by the chair.

Meetings are held in the Council Boardroom at Troy City Hall unless otherwise indicated.

Final Minutes Troy Brownfield Redevelopment Authority
Meeting – October 21, 2025

Resolution # BRA 2025-10-03

Moved by: Hemanth Tadepalli

Seconded by: Rosemary Kornacki

RESOLVED, that the Troy Brownfield Redevelopment Authority adopts the 2026 Regular Meeting Schedule.

Yeas: 5

Nays: 0

BOARD MEMBER COMMENT

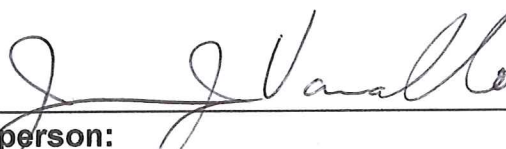
General discussion took place about Data Center Development.

PUBLIC COMMENT

None

Meeting was adjourned at 12:50 pm.

The next scheduled meeting is April 14, 2026

	4-14-26
Chairperson:	Date
Joseph Vassallo	

	4-14-2026
Secretary:	Date
Mark Adams, Economic Development Manager	



500 West Big Beaver
Troy, MI 48084
troymi.gov

BOARD & COMMITTEE MINUTES COVER SHEET

O.1.c.

Board and Committee Minutes:

O.1.c. Downtown Development Authority-Final - January 14, 2026

ATTACHMENT(S):

01.14.2026 Final Minutes DDA 1

[illegible]

Approval of Minutes –

A. Minutes of Regular Meeting of TDDA on April 16, 2025

Moved by: Kuppa, Padma

Seconded by: Macleish, Daniel

RESOLVED that the Troy Downtown Development Authority Meeting Minutes from the April 16, 2025 meeting be approved.

Yeas: 11

Nays: 0

Old Business

A. TDDA Big Beaver Landscaping Update and Contract Amendment (Presented by: Kurt Bovensiep, Public Works Director)

Kurt Bovensiep updated the Board project delays and issues including additional inspection days and overall issues with the project. Substantial completion of Phase 2 of the project is anticipated with no issues.

RESOLVED that the Big Beaver Landscaping project be amended by an amount of \$28,000

Moved by, Baker, Ethan

Seconded by Kuppa, Padma

Yeas: 10

Nays: 1 (Knollenberg, Martin)

B. 2025 Troy Traffic Jam Review

Jen Peters, Director for the Troy Historic Village gave an update with input from DPW Director Kurt Bovensiep. No vote was taken.

New Business

A. TDDA Communications: Subcommittee and America 250 Banners (Presented by Senior Management Analyst Dylan Clark)

RESOLVED that the American 250 banners be purchased as presented in the agenda packet.

Moved by: Blair, Timothy

Seconded by: Kuppa, Padma

Yeas: 11

Nays: 0

B. 2026 TDDA Meeting Schedule (Presented by: Frank Nastasi, Executive Director)

RESOLVED that the 2026 TDDA Meeting Schedule be adopted as presented

Moved by: Knollenberg, Martin

Seconded by: Orlans, Linda

Yeas: 11

Nays: 0

C. Election of Officers: Chair, Vice Chair, Secretary/Treasurer (Presented by: Frank Nastasi, Executive Director)

RESOLVED that the Troy Downtown Development Authority appoint the following:

Moved by: Knollenberg, Martin

Seconded by: Orlans, Linda

Alan Kiriluk as Chair

Mayor Ethan Baker as Vice Chair

Chief Financial Officer Rob Maleszyk as Secretary/Treasurer

City Manager Frank Nastasi as Executive Director

Yeas: 11

Nays: 0

Board Member Comment

None

Adjournment

Moved by: Kuppa, Padma

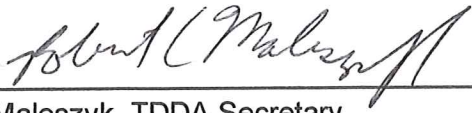
Seconded by: Knollenberg, Martin

This meeting was adjourned at 11:12 AM.

The Troy Downtown Development Authority's next regular meeting is scheduled for April 15, 2026, at 10:00 AM


Alan Kiriluk, TDDA Chair

4/20/2026
Date



4/20/2026

Robert C. Maleszyk, TDDA Secretary

Date



Minutes Prepared by: Chris Wilson, Assistant City Manager



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM COVER SHEET

O.3.a.

Agenda Item:

O.3.a. Letter of Appreciation from Jackie Bromm to Brian Goul

ATTACHMENT(S):

20260511 Letter of Appreciation from Jackie Bromm to Brian Goul

From: Jackie Bromm
Sent: Thursday, May 7, 2026 9:14 AM
To: Brian Goul <GoulB@troymi.gov>
Subject: Summer Recreation Magazine

Hello,

I really like the way the summer concerts are listed in the Troy Summer Recreation magazine! I like seeing the band's descriptions, pictures and dates that are clearly displayed on colorful pages.

Nice work!

Jackie