

A regular meeting of the Troy Planning Commission was held Wednesday, May 22, 2019, at 3:30 p.m. in Council Chambers, second floor, City Hall, with Chairman Alan Kappers presiding. Other Members Present: Wolke, McGarry, and Mahan; Zoning Inspectors Brandon and Watson; and Assistant Development Directors Davis and Harris.

The minutes of the May 8, 2019, meeting were approved upon motion of Mr. McGarry, seconded by Mrs. Mahan

DOWNTOWN RIVERFRONT OVERLAY (DR-O) APPLICATION, FOR A THROUGH LOT WITH ADDRESSES OF 619 LINCOLN AVENUE AND 532 GRANT STEET; OWNE4R MVP 619 LINCOLN INC.; APPLICANT MVP 619 LINCOLN INC. BY GREG TAYLOR. It

was noted that the application for DR-O designation is received by the Planning Commission, with no action taken as the Commission must establish a public hearing for the next meeting.

Staff provided a report that:

“BACKGROUND:

The applicant and property owner, Greg Taylor, of MVP 619 Lincoln Inc., is requesting the Planning Commission to review the proposed uses for the building at 619 Lincoln Ave. / 532 Grant St., using the Downtown/ Riverfront Overlay District.

DISCUSSION:

The applicant is proposing a mixed use plan for the existing building at the property of 619 Lincoln Ave. / 532 Grant St. The property is currently zoned M-2 Light Industrial District, is a 0.772 acre property with a 25,614 square foot multi-story building, located between Grant Street, Lincoln Street and the Railroad. □

The proposal is to allow for a select mix of uses from the current permitted uses of the current M-2 Light Industrial District, and some selected from the B-2 General Business District. The applicant’s plan for the building is to attract artists, photographers, pottery and other similar artistic businesses on the second and third floors. While keeping the first floor for general business uses that complement each other. The proposed list of uses for this property has been attached.

The floor plan and exterior elevations of the existing building have been attached.

After review by city staff, the property meets the existing underlying district as a legal non-conforming building, with the current permitted uses as stated in M-2 Light Industrial Zoning. The proposed list of uses have been reviewed, amended by staff and agreed upon by the applicant. In addition to the uses the applicant has contacted the adjoining residential property owners to the North and will install screening to provide a buffer. All other aspects of the project do meet the requirements of the Zoning Code and have been reviewed by the Development, Engineering, Fire and Utilities Departments.

Using the DR-O process outlined in the Zoning Code, the proposed list of uses will need to be approved by the Planning Commission (through the DR-O process) for the property at 532 Grant Street to continue forward as mixed use.

As stated in section 1143.25(q)(1)(c) of City of Troy Zoning Code, Planning Commission shall review all DR-O applications and shall grant, modify, or deny/and or recommend the denial, or modifications of such application based upon the following criteria:

1. To prevent hazards to the health and safety of the public and of all occupants of the improved real property.□
2. To assure adequate light, air, and convenience of access for all properties.□
3. To promote the delivery of public services such as utilities, streets, refuse collection, emergency medical services, fire and police protection.
4. To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision.
5. To assure, through an appropriate site plan review that the general, district and supplementary regulations of this Zoning Code are being followed in the design of each new site improvement or redevelopment.
6. To minimize adverse effects on traffic safety caused by development and certain land uses.
7. To minimize adverse effects on the environment resulting from development and certain land uses.
8. To facilitate the efficient and economical development and use of land and public facilities.
9. To allocate to each site development, rather than to the public, the maximum feasible portion of the infrastructure and operating costs which arise as a result of that development.
10. To fairly balance the interest of property owners and occupants in continuing their nonconforming land uses against the community interest in achieving full compliance with this Zoning Code.
11. To protect floodways and flood plains from development which increases the general risk of flooding or puts occupants of the development at risk.
12. To preserve and enhance property values.
13. To protect public and private water supplies, both in quality and quantity.
14. To promote the economic vitality of business and industry.
15. To direct particular land uses to the parcels of land best suited for them physically and in terms of access to highways and public services.
16. To enhance the predictability and profitability of private investments made in the City.
17. To continuously improve the aesthetic character of all parts of the City.

With the creation of the Downtown/Riverfront Overlay District, the intent is for the district to be applied when the conventional zoning requirements are inappropriate or the underlying zoning district is unduly restrictive or prevents the reuse of buildings or properties in downtown Troy. The property at 619 Lincoln Ave. / 532 Grant Street, zoned M-2 Light Industrial allows for intense uses by right, not generally suited for close placement to residential zonings. This being an existing site with the current zoning of M-2 Light Industrial in relation to the neighborhood, the less intensive mix of uses is a more appropriate fit for this property. This property was noted in the 2017 MKSK Riverfront study as a potential property for re-use and mixed-use under the 2 to 5 year plan. No other major changes to the building or site are planned at this time.

Utilizing the criteria intended to justify a DR-O application; you will find the proposed project will have a minimal effect on the environment and neighborhood, as this property is an existing property, with a structure, parking lot and current industrial zoning district with uses permitted by right. The proposed uses will allow for a mixed-use property with less intensive uses, promoting a better balance between this property and the surrounding area. The City’s comprehensive Plan states that its Economic Development Goal #4 is to “use or reuse vacant or underutilized commercial and industrial structures.” This property has been vacant and underutilized for several years until the applicant purchased the property in 2018. Based on the above criteria this project will promote the use of the land, and the economic vitality of business and industry in the area.

NEXT STEPS:

This is the first step in the DR-O process which is the first reading of the proposal to the Planning Commission. A second reading (required hearing) will be held at the next scheduled Planning Commission meeting. The second reading will provide an opportunity for public input on the project. Planning Commission can only take action after the second hearing as required by the DR-O process and a decision will be requested by the Planning Commission at the second meeting.”

A motion was made by Mr. Wolke, seconded by Mr. McGarry, that the Commission notes that it received the DR-O application for 619 Lincoln Avenue/532 Grant Street. MOTION PASSED, UNANIMOUS VOTE

There being no further business, the meeting adjourned at 3:35 p.m.

Respectfully submitted,

_____ Chairman

_____ Secretary