



MONTESSORI DEI BAMBINI JSP22-25

MONTESSORI DEI BAMBINI JSP22-25

Public hearing at the request Montessori Dei Bambini for Special Land Use and Preliminary Site Plan approval. The subject property contains 5.01 acres and is located in Section 26, west of Meadowbrook Road, south of Ten Mile Road. The applicants would like to operate a Montessori based daycare center in an existing church for up to forty children, which is a Special Land Use in the R-4 Zoning District.

Required Action

Approval or Denial of the Special Land Use Request and Preliminary Site Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	8-3-22	<ul style="list-style-type: none"> • Approval is recommended contingent upon a screening fence being provided around the recreational area. <p>Zoning Board of Appeals (ZBA) variance is required for the following and would be considered a use variance:</p> <ul style="list-style-type: none"> • Lack of secure fencing and screening in the recreational area (<i>not supported by staff</i>)
Landscape	Approval recommended	8-2-22	<ul style="list-style-type: none"> • Approval is recommended contingent upon a screening fence being provided around the recreational area.
Fire	Approval recommended	7-29-22	<ul style="list-style-type: none"> • Approval is recommended contingent upon comments being addressed in the Final Site Plan submittal.

MOTION SHEET

Approval – Special Land Use Permit

In the matter of Montessori Dei Bambini, JSP22-25, motion to **approve** the Special Land Use Permit based on the following findings:

- a. Relative to other feasible uses of the site:
 - i. The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service *because the proposed use will not conflict with the peak hours of the church and sufficient parking is provided;*
 - ii. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area *because the proposed use does not result in a major increase in utility usage;*
 - iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats *because the proposed use does not impact any regulated features;*
 - iv. The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood *because the outside use of the recreational area has been in place for several years and is not proposed to be expanded;*
 - v. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use *because it promotes the establishment of a compatible use in the R-4 Zoning District adjacent to residential properties;*
 - vi. The proposed use will promote the use of land in a socially and economically desirable manner *because it promotes the establishment of a new business;*
 - vii. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this ordinance, and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.
- a. **1.** The lack of sufficient screening and security surrounding the recreational area as required by Section 4.12.1.B.i.c of the Zoning Ordinance *because the recreational area has been in existence for several years without sufficient screening;* **(Applicant Requested)**

OR

- 2.** A screening fence, which is a qualifying condition for the proposed use, shall be provided around the recreational area to comply with Section 4.12.1.B.i.c of the

Zoning Ordinance in order to provide sufficient screening for nearby residents and provide security for the recreational area. **(Staff Preferred)**

b. *(Additional comments here if any)*

(This motion is made because the plan is otherwise in compliance with Article 3.1.5, Article 4, Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

- AND -

Approval – Preliminary Site Plan

In the matter of Montessori Dei Bambini, JSP22-25, motion to **approve** the Preliminary Site Plan based on and subject to the following:

b. **1.** Zoning Board of Appeals Variance from Section 4.12.1.B.i.c of the Zoning Ordinance for the lack of sufficient screening and security surrounding the recreational area *because the recreational area has been in existence for several years without sufficient screening; (Applicant Requested)*

OR

2. A screening fence, which is a qualifying condition for the proposed use shall be provided around the recreational area to comply with Section 4.12.1.B.i.c of the Zoning Ordinance *in order to provide sufficient screening for nearby residents and provide security for the recreational area. (Staff Preferred)*

c. The daycare center shall accommodate no more than 50 children; and

d. The hours of operation shall be limited to 7:00 a.m. to 6:00 p.m.; and

e. The applicant shall resolve all outstanding review comments listed in the Fire Review prior to occupancy of the space; and

f. The applicant shall comply with the requirements of Section 5.14.10.B. of the Zoning Ordinance as listed in the provided Noise Impact Statement; and

g. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan; and

h. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

- OR -

Denial – Special Land Use Permit

In the matter of Montessori Dei Bambini, JSP22-25, motion to **deny** the Special Land Use Permit because the site does not comply with the following ordinance standards, which are qualifying conditions:

a. Relative to other feasible uses of the site:

- i. The proposed use is **not** compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood, *because the proposed use lacks the proper site screening.*
- b. Lack of secure fencing and screening in the backyard as required by Section 4.12.1.B.i.c of the Zoning Ordinance; and
- c. *(Additional comments here if any)*

- AND -

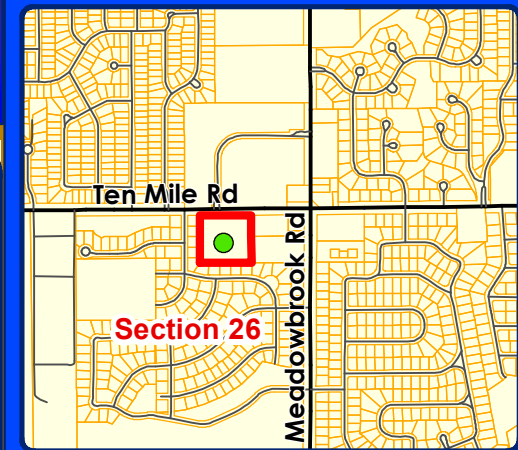
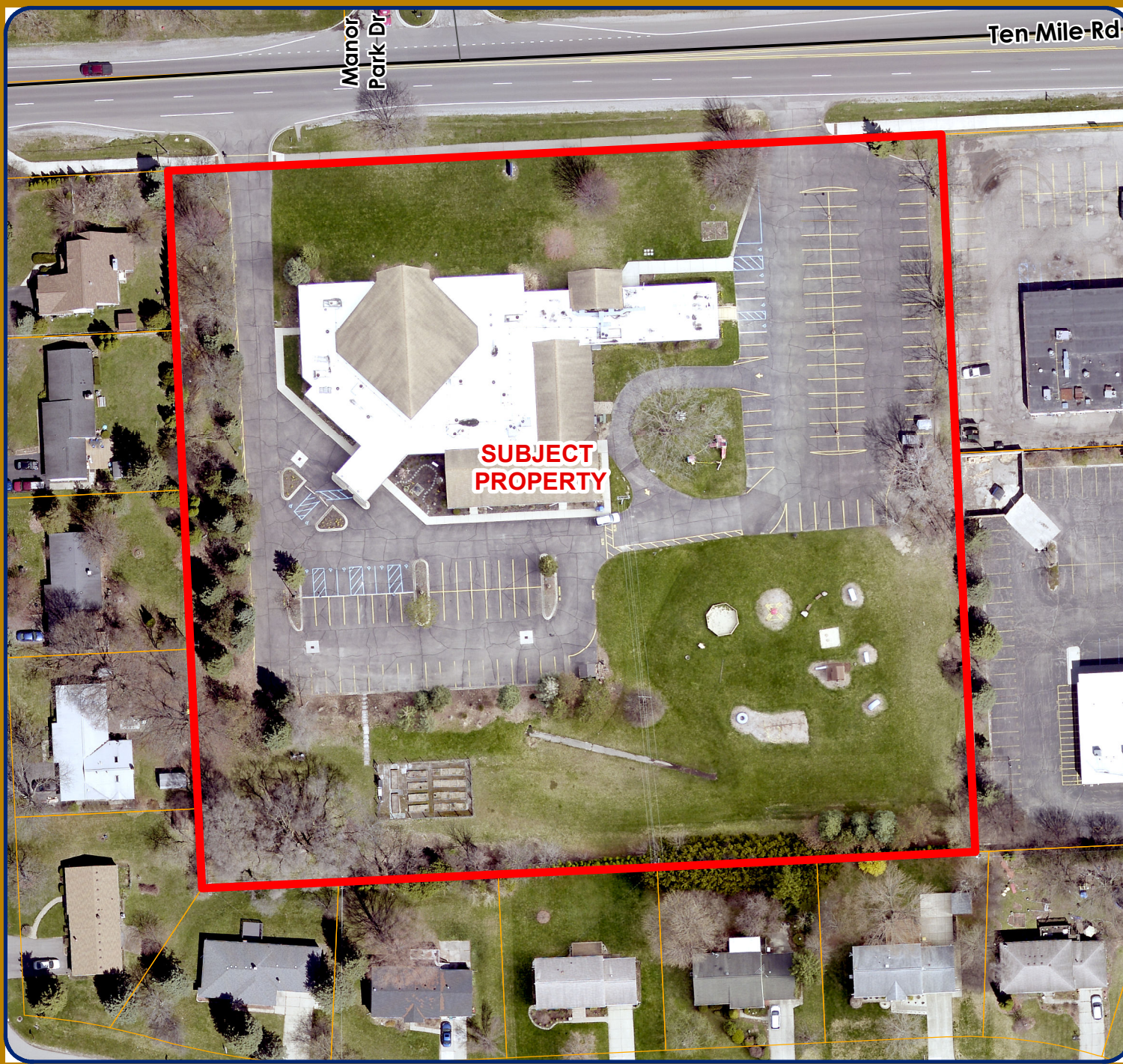
Denial – Preliminary Site Plan

In the matter of Montessori Dei Bambini, JSP22-25, motion to **deny** the Preliminary Site Plan...*(because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*


MAPS
Location
Zoning
Future Land Use
Natural Features


JSP22-25 MONTESSORI DEI BAMBINI

LOCATION



LEGEND

 Subject Property



City of Novi
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Christian Carroll
Date: 9/19/22
Project: MONTESSORI DEI BAMBINI
Version #: 1

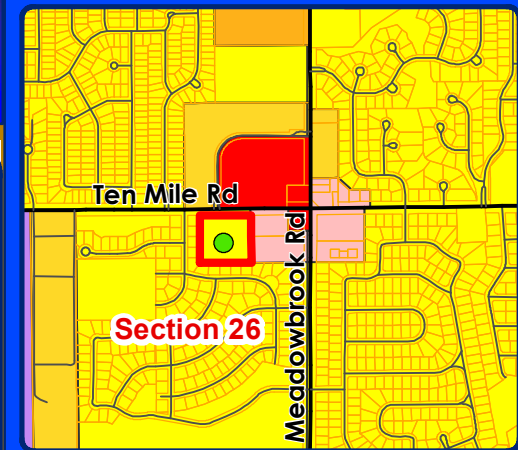
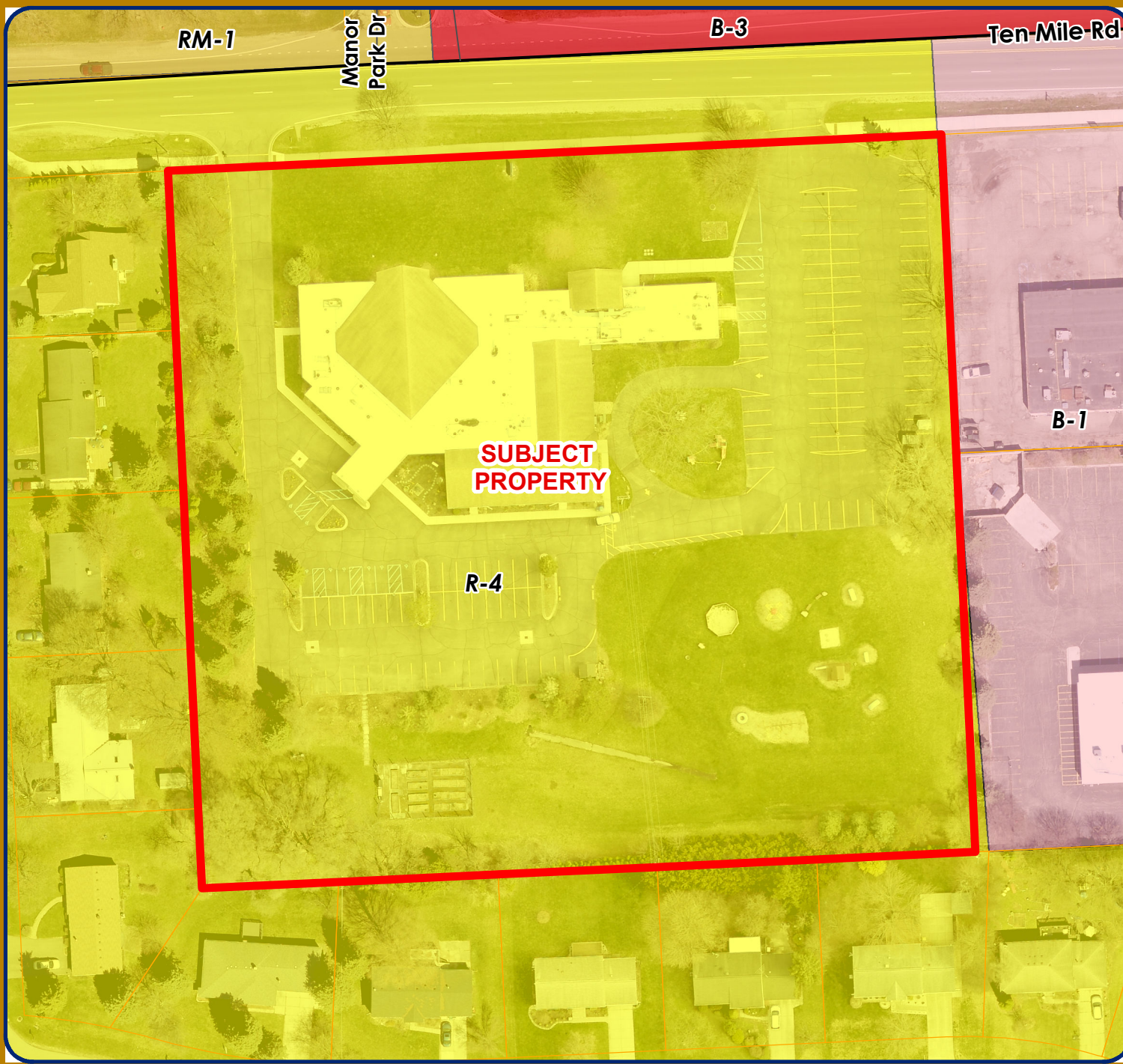
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1 inch = 90 feet



MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

JSP22-25 MONTESSORI DEI BAMBINI ZONING



LEGEND

- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-1: Local Business District
- B-3: General Business District
- I-1: Light Industrial District
- Subject Property

City of Novi
 Dept. of Community Development
 City Hall / Civic Center
 45175 W Ten Mile Rd
 Novi, MI 48375
cityofnovi.org

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 Date: 9/19/22
 Project: MONTESSORI DEI BAMBINI
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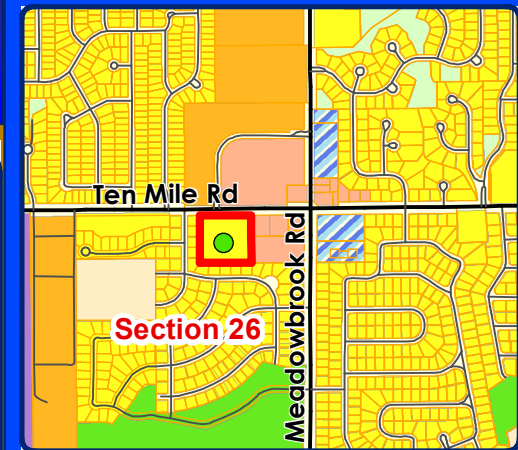
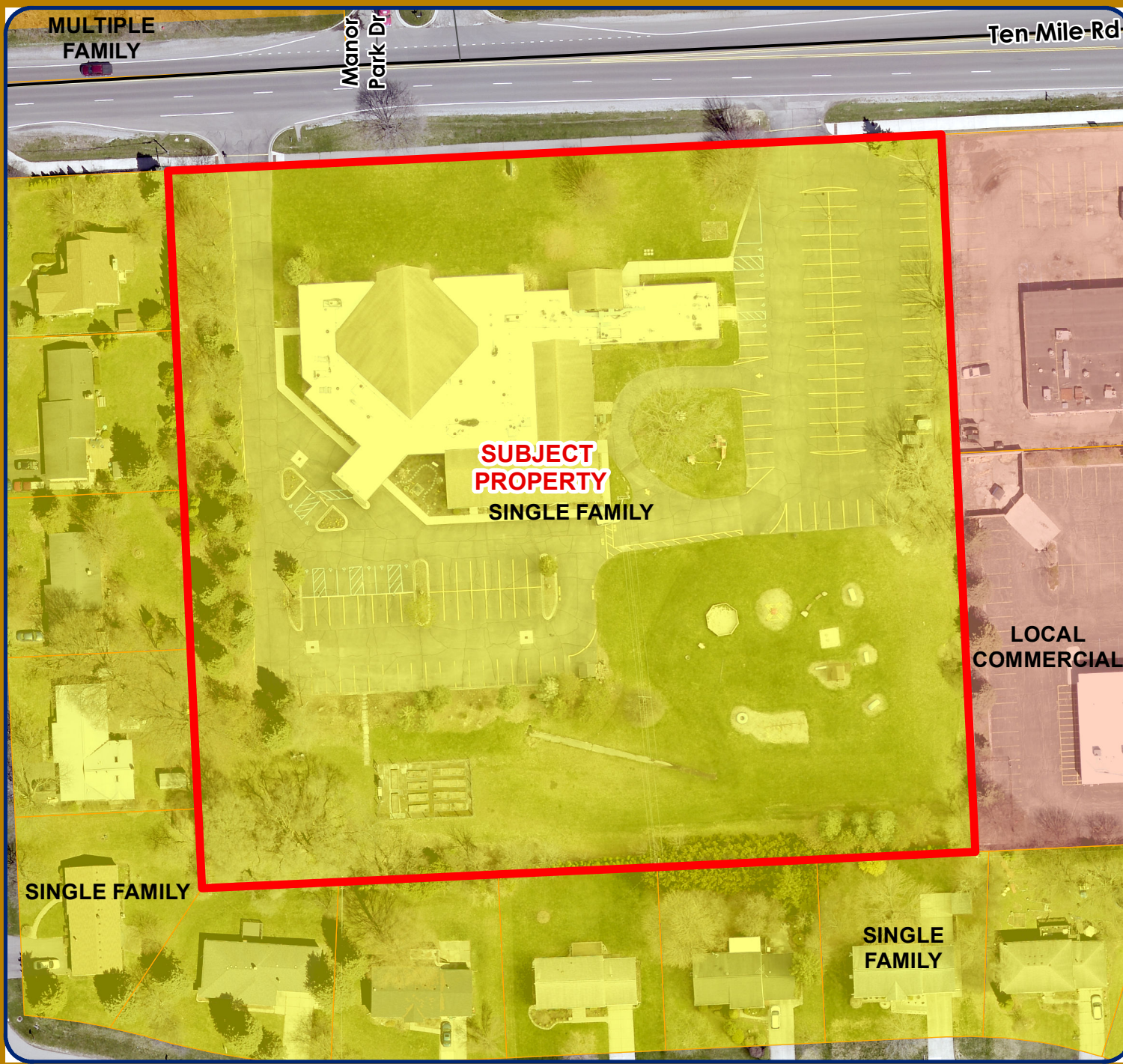
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JSP22-25 MONTESSORI DEI BAMBINI

FUTURE LAND USE



LEGEND

- Single Family
- Multiple Family
- Community Office
- Industrial Research Development Technology
- Local Commercial
- Educational Facility
- Public Park
- Private Park
- Subject Property

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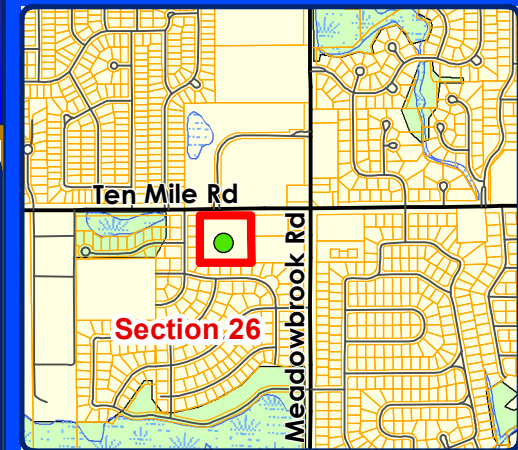
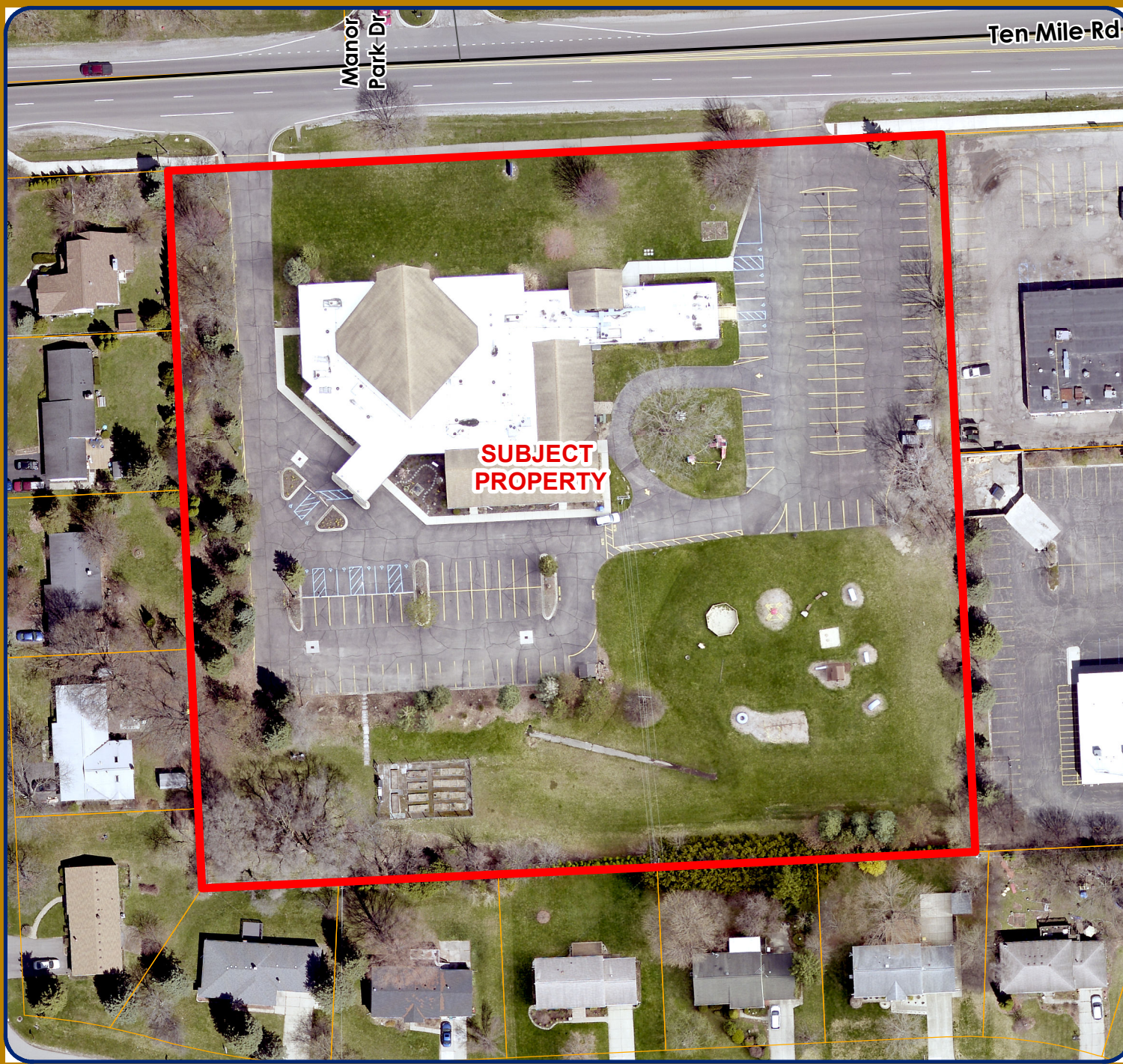
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JSP22-25 MONTESSORI DEI BAMBINI

NATURAL FEATURES



LEGEND

- WETLANDS
- WOODLANDS
- Subject Property



City of Novi
Dept. of Community Development
City Hall / Civic Center
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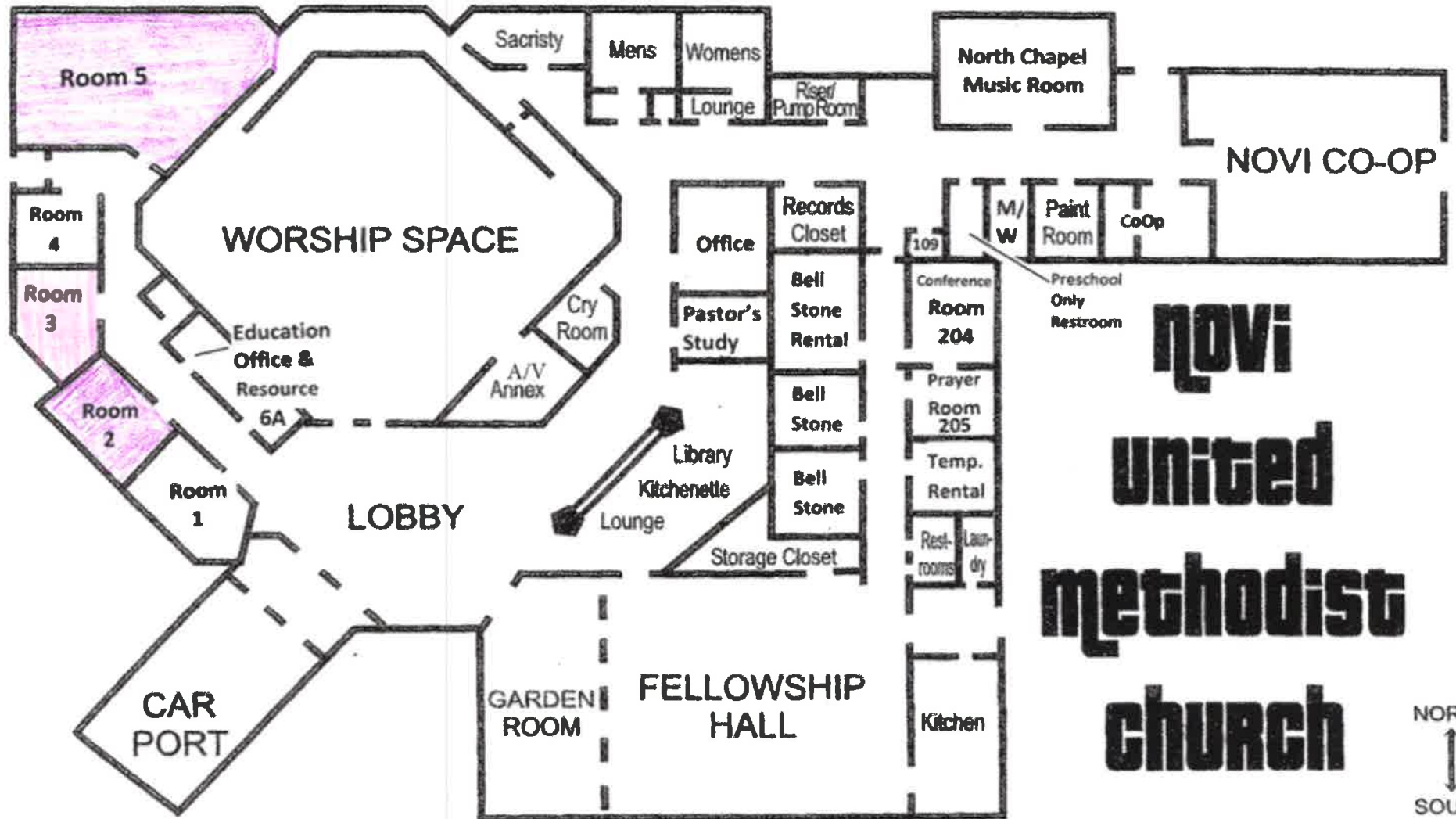
SITE PLAN

(Full plan set available for viewing at the Community Development Department.)



Room 5 and 2 - For Montessori Dei Bambini

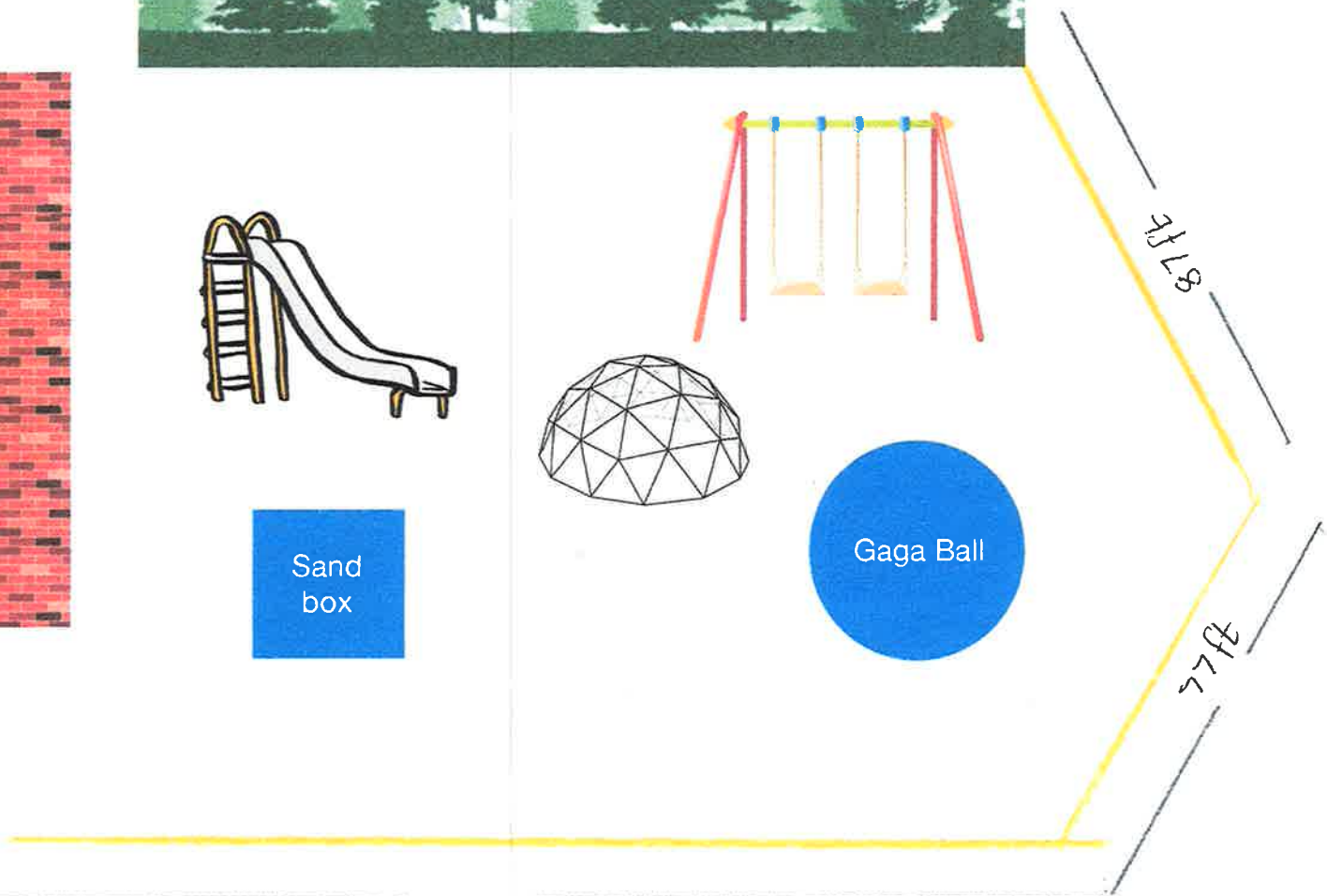
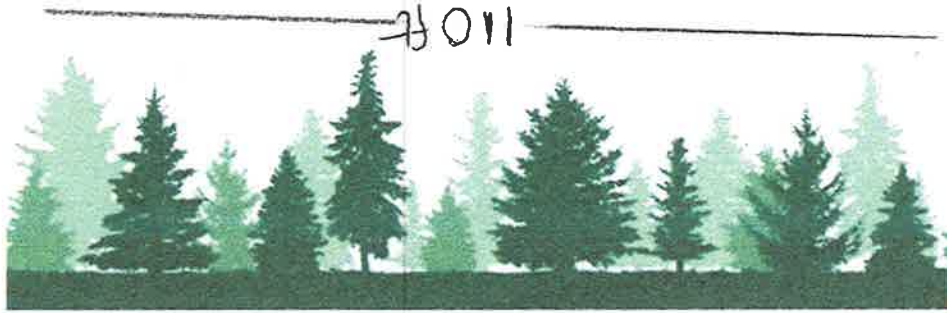
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NOVI
United
Methodist
Church



Playground



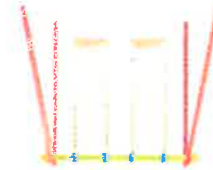
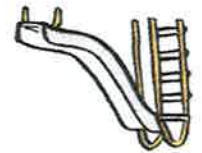
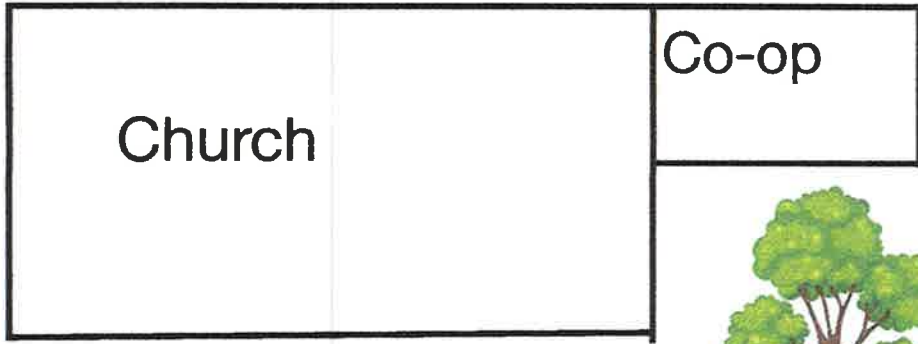
110 ft

87 ft

77 ft

Church Building

10 mile road



PLANNING REVIEW



PLAN REVIEW CENTER REPORT

August 3, 2022

Planning Review

Montessori Dei Bambini

JSP22-25

PETITIONER:

Montessori Dei Bambini

REVIEW TYPE:

Preliminary Site Plan & Special Land Use

PROPERTY CHARACTERISTICS

Section	26	
Site Location	41671 Ten Mile Road, west of Meadowbrook Road, south of Ten Mile Road	
Site School District	Novi Community School District	
Site Zoning	R-4, One-Family Residential	
Adjoining Zoning	North	RM-1, Low-Rise, Multiple Family Residential & B-3, General Business
	East	B-1, Local Business
	West	R-4, One-Family Residential
	South	R-4, One-Family Residential
Current Site Use	Novi United Methodist Church	
Adjoining Uses	North	Manor Park Apartments & Busch's Grocery Store
	East	Novi Plaza (Shopping Plaza)
	West	Single Family Residential
	South	Single Family Residential
Site Size	5.01 acres	
Plan Date	July 19, 2022	

PROJECT SUMMARY

The applicants would like to operate a Montessori based daycare center in an existing church, for up to forty children. The ordinance defines operations supervising no more than fifty children as Day Care Centers. Day Care Centers are a Special Land Use in the R-4, One-Family Residential District. The applicants are proposing to lease space in the Novi United Methodist Church indicated as Room 2, Room 3, and Room 5 on the floorplan. This space is located on the west side of the building. The applicant has indicated that the day care center will be open from 7am to 6pm (Monday to Friday) and will have space for up to forty children. The applicant has indicated that the children will use the existing recreational area located on the southeast portion of the site. Two groups of children will be taken to the playground on a rotating basis to limit noise levels. Any proposed interior changes to the property may require a Building Permit.

RECOMMENDATION

Approval of the **Special Land Use Permit and Preliminary Site Plan is recommended contingent upon a screening fence being provided around the recreational area.** Planning Commission approval of the Special Land Use Permit and Preliminary Site Plan is required. In its recommendation, the Planning

Commission will need to consider the standards for Special Land Use consideration, as described below.

SPECIAL LAND USE CONSIDERATIONS

In the R-4 District, a day care center falls under the Special Land Use requirements. Section 6.2.C of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of the Special Land Use Permit request:

- i. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service. **The applicant has provided reasonable explanation in the narrative and site plan explaining the traffic circulation. Only 7 parking spaces are required, and the church has ample stacking space for the pick-up and drop-off of children. In addition, the daycare center will be in operation during non-peak hours of the church.**
- ii. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area. **There is no additional impact on capabilities of public services.**
- iii. Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats. **There are no existing regulated woodlands or wetlands on subject property.**
- iv. Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood. **The site is adjacent to several residential structures, but the proposed use appears to be compatible with the surrounding uses of land and will have a minimal impact on residential compared to adjacent commercial uses.**
- v. Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use. **It complies with one of the goals that recommends attracting new businesses to the City.**
- vi. Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner. **The applicant is not proposing any changes to the site unless determined necessary by Planning Commission.**
- vii. Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located. **A daycare center for up to 50 kids is allowed as a Special Land Use under the R-4 Zoning District. The applicant is seeking a variance for the lack of a fence around the recreational area, which is not supported by staff. Otherwise, staff is of the opinion that the proposed use meets the special land use requirements and is in harmony with the design regulations of the zoning district.**

ORDINANCE REQUIREMENTS

This project was reviewed for compliance with the Zoning Ordinance, with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other areas of the ordinance, as noted. The plans show general compliance with ordinance requirements. Please address the items in **bold** with the next submittal.

1. Uses Permitted (Sec. 3.1.5.C): A Daycare Center is Special Land Use in the R-4, One-Family Residential, Zoning District. The applicant is proposing a daycare center for up to 40 children. **Planning Commission approval of the Special Land Use Request is required.**
2. Number of Children (Sec. 4.12.1.B): Daycare Centers under this Section of the Zoning Ordinance shall accommodate no more than 50 children. The applicant has indicated that a maximum of 40 children will be on-site. *This shall be a condition of the Special Land Use Request.*
3. Outside Recreation Area - Fencing (Sec. 4.12.1.B.i.c): The proposed recreation area shall be securely fenced and screened from any adjoining lot in any residential district, with appropriate fence and landscape materials as reviewed by the City's Landscape Architect to provide opaque screening for the outside activities. **Currently, the applicant is requesting a variance from this requirement, which is not supported by staff because a fence provides security for the children and screening from adjoining properties and uses.**
4. Hours of Operation (Sec. 4.12.1.B.iii): The applicant has indicated that the hours of operation for the daycare center are from 7am to 6pm, Monday through Friday. *This shall be a condition of the Special Land Use Request.*
5. Licensing (Sec. 4.12.1.B.v): **The Fire Marshal inspected the building on June 13, 2022 and provided a notice of violations that shall be resolved prior to occupancy. Please see the attached notice and Fire Review for more information.**
6. Noise Impact Statement (Sec. 4.12.1.B.viii): A Noise Impact Statement is required per the Special Land Use requirements and has been submitted. The provided Noise Impact Statement indicates that noise from the site will be limited by taking two rotating groups of children out to the recreational area at separate times.
7. Building Permit: A building permit may be required for this project. Please check with the Building Division at 248-347-0415 for more information.
8. Planning Chart: Please refer to the attached Planning Chart for additional comments to address in the next submittal.

OTHER REVIEWS

- a. Landscape Review: Landscape is recommending **approval** of the Preliminary Site Plan with comments to be addressed as part of the Final Site Plan submittal.
- b. Fire Review: Fire is recommending **approval** of the Preliminary Site Plan with comments to be addressed as part of the Final Site Plan submittal.

ZONING BOARD OF APPEALS VARIANCE(S)

After receiving Planning Commission's approval of the Preliminary Site Plan and Special Land Use Permit, at least one requested variance from the Zoning Board of Appeals will be necessary prior to the approval of the Final Site Plan. Please submit this [application](#) to Anita Wagner to go before the Zoning Board of Appeals unless the plan is amended to address the concerns. The deadline for Zoning Board of Appeals applications is typically the first of the month. Currently, the proposed Daycare

Center does not meet one required condition as listed in Section 4.12.1.B of the Zoning Ordinance and would need to seek a variance as listed below:

1. Zoning Board of Appeals variance from Section 4.12.1.B.i.c of the Zoning Ordinance for a lack of secure fencing and screening of the recreation area from any adjoining lot in any residential district.

NEXT STEP: PLANNING COMMISSION MEETING

This Site Plan will be tentatively scheduled to go before the Planning Commission **on September 14, 2022**, as a Public Hearing for review of the Special Land Use and Preliminary Site Plan. Please indicate by **August 15, 2022**, if you wish to move forward with the public hearing on this date. Please provide the following via email by **September 7, 2022, at 5pm**:

1. Site Plan submittal in PDF format (maximum of 10MB). **NO CHANGES MADE.**
2. A response letter addressing ALL the comments from ALL the review letters and a request for waivers/variances as you see fit.

FINAL SITE PLAN SUBMITTAL

After receiving Planning Commission's approval of the Preliminary Site Plan, please submit the following:

1. **Four** copies of Final Site Plan sets (24" x 36", folded) addressing ALL comments from Preliminary Site Plan Review.
2. Response letter addressing ALL comments from ALL review letters and **refer to sheet numbers where the change is reflected.**
3. [Final Site Plan Application](#)
4. [Final Site Plan Checklist](#)
5. [Hazardous Chemical Survey](#)

ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

After receiving Final Site Plan approval, plans addressing the comments in all the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets. A letter from either the applicant or the applicant's representative addressing comments in ALL review letters and associated charts is to be submitted with the electronic stamping set. This letter should address all comments in ALL letters and ALL charts and **refer to sheet numbers where the change is reflected.** *If required, drafts for all legal documents with a legal transmittal are to be submitted along with stamping sets.*

STAMPING SET APPROVAL

Stamping sets will be required for this project. After having received all the review letters from City staff the applicant should make the appropriate changes on the plans and submit **9 size 24" x 36" copies, folded, with signature and seal (may be electronic)** to the Community Development Department for final Stamping Set approval.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or ccarroll@cityofnovi.org.



Christian Carroll, Planner



PLANNING REVIEW CHART: R-4 (One Family Residential)

Review Date: August 3, 2022
Review Type: Preliminary Site Plan
Project Name: **JSP22-25 MONTESSORI DEI BAMBINI**
 41671 Ten Mile Road; 22-26-228-005
Plan Date: July 19, 2022
Prepared by: Christian Carroll, Planner
E-mail: ccarroll@cityofnovi.org **Phone:** (248) 735-5607

Items in **Bold** need to be addressed by the applicant with next submittal. Items in **Bold and Underline** require Planning Commission or Zoning Board of Appeals approval. *Italicized* items are to be noted.

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan	Single Family Residential	No change		
Zoning	R-4, One Family Residential	No change		
Uses Permitted (Sec 3.1.5)	Uses permitted listed in Section 3.1.5.B&C.	Child daycare center (up to 40 children)	Yes	<u>Special Land Use in R-4, One Family Residential.</u>
R-4 District Required Conditions (Sec. 3.7)				
Off-Street Parking (Sec. 3.7.4)	All off-street parking shall be arranged so as to minimize any impact on adjacent residential properties.	Complies – parking not proposed to change	Yes	
Max. Building Height (Sec. 3.1.5)	35 ft. or 2.5 stories, whichever is less	Complies – no change	Yes	
Max Lot Coverage % (Sec. 3.1.5)	25% (by all buildings)	Complies – no change	Yes	
Min. Building Setbacks (Sec. 3.1.5, Sec. 3.6.2)				
Front (North)	30 ft	~ 75 feet	Yes	<i>Existing building – no changes proposed</i>
Interior Side (East)	10 ft, total of 25 ft	~ 145 feet	Yes	
Interior Side (West)	10 ft, total of 25 ft	~ 75 feet	Yes	
Rear (South)	35 ft	~ 230 feet	Yes	
Min. Parking Setbacks (Sec. 3.1.5)				
Front (North)	-	~ 15 feet	NA	<i>Existing lot – no changes proposed</i>
Interior Side (East)	-	~ 10 feet		
Interior Side (West)	-	~ 40 feet		
Rear (South)	-	~ 115 feet		
Day Care Center Use Standards (Sec. 4.12.1.B, up to 50 children)				
Number of Children (Sec. 4.12.1.B)	Daycare centers under Sec. 4.12.1.B shall accommodate no more than 50 children	Maximum of 40 children indicated	Yes	<u>This shall be a condition of the Special Land Use Request.</u>
Outside Recreation Area (Sec. 4.12.1.B.i)	(a) For each person cared for, there shall be provided and maintained a minimum of 150 square feet of outdoor recreation area 40 children x 150 sf = 6,000 square feet	140 ft x 110 ft = 15,400 square feet	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	Max: 50 children x 150 sf = 7,500 square feet			
	(b) Such recreation area shall have a total minimum area of not less than 2,800 square feet	15,400 square feet shown	Yes	
	(c) The recreation area shall be securely fenced and screened from any adjoining lot in any residential district, with appropriate fence and landscape materials as reviewed by the City's Landscape Architect to provide opaque screening for the outside activities. These screening requirements are in addition to the requirements of Section 5.5.	No fence is proposed	No	A fence has not been provided, which is a qualifying condition of the use. <u>The applicant is requesting a variance from the Zoning Board of Appeals.</u>
Minimum Parcel Size (Sec. 4.12.1.B.ii)	The minimum parcel size for a Day Care Center shall be 1 acre.	5.01 acres	Yes	
Hours of Operation (Sec. 4.12.1.B.iii)	The hours of operation shall be limited to the period between 6am and 7pm.	7am to 6pm	Yes	<u>This shall be a condition of the Special Land Use Request.</u>
Access to a Major Thoroughfare (Sec. 4.12.1.B.iv)	The parcel shall abut and have access to a major thoroughfare or section line collector road. The driveways shall be designed so that vehicles can exit the site without having to back onto a major thoroughfare.	Access to Ten Mile Road (Major Thoroughfare)	Yes	
Licensing (Sec. 4.12.1.B.v)	The licensee shall register with the City Clerk and the licensed premises may be subject to a fire department inspection and shall provide a smoke detector in all daytime sleeping areas.	Shall comply with Fire Inspection & Review	No	Please resolve issues listed in the Fire Inspection prior to Final Site Plan Submittal.
Refuse Bins (Sec. 4.12.1.B.vi)	Any refuse bins or outside trash receptacles shall be located as far away as is practical from properties zoned for residential uses.	Refuse bin shown	Yes	
Façade Combability with Surrounding Residential (Sec. 4.12.B.vii)	The exterior building facades shall comply with Section 5.15. Additionally, the City's Façade Consultant shall review the proposed architectural style of the	Complies – no changes to the façade are proposed.	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	<p>structure to ensure the residential character of the neighborhood is maintained with regard to design and facade elements. The following materials shall be allowed up to a maximum of twenty five (25) percent of the building facade, with a finding that these materials will be compatible with the adjacent residential areas: wood siding, painted siding, tongue and groove siding, batten siding, vinyl siding and aluminum siding. These materials are subject to footnote 11 of the Schedule Regulating Facade Materials, in Section 5.15.</p>			
<p>Noise Impact Statement (Sec. 4.12.1.B.viii)</p>	<p>A noise impact statement is required subject to the standards of Section 5.14.10.B.</p>	<p>A noise impact statement has been provided. No new external or internal equipment generating excessive noise is proposed.</p>	<p>Yes</p>	<p><i>Daycare children are proposed to be taken out in two rotating groups to the playground to limit noise.</i></p>
<p>Drive-Through Stacking Spaces (Sec. 5.3.11.1)</p>	<p>The minimum stacking requirements per lane is 1 vehicle per 15 children inclusive of the vehicle at the drop-off point. No parking area or maneuvering lanes shall be permitted between the drop-off point and the principal entrance to the building.</p>	<p>40 children maximum is proposed – stacking shown on site plan</p>	<p>Yes</p>	
<p>Note to District Standards (Sec. 3.6.2)</p>				
<p>Area Requirements (Sec 3.6.2.A)</p>	<p>Pursuant to the definition contained in Section 2.2, lot width shall be measured between the two points where the front setback line intersects the side lot lines. Within the residential districts, where a main building is placed behind the front setback line, the distance between the side lot lines shall not be reduced below ninety (90) percent of the required</p>	<p>Complies/No change</p>	<p>Yes</p>	

Item	Required Code	Proposed	Meets Code	Comments
	minimum lot width at any point between the front setback line and such main building. The purpose of this amendment is to protect against the creation within the city of irregularly-shaped flag lots.			
Building Setback (Sec. 3.6.2.B)	For all uses permitted other than single-family or two-family residential, the building or structure setback shall at least equal to: (1) the height of the main building; (2) seventy-five (75) feet; or (3) the setback required in the Development Standards of Section 3.1 of this Ordinance, whichever is greater. However, the minimum building setback from access streets may be reduced to fifty (50) feet for fire department structures where quick access to the street network is required.	Complies/No change	Yes	
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	Does not abut	NA	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained	No wetlands on-site	NA	
Parking & Loading Standards				
Number of Parking Spaces (Sec. 5.2.12.B)	Nursery schools, day nurseries or childcare centers: 1 space for each 350 sf of useable floor area (UFA) + 1 for each employee ~1,500 sf UFA/350 sf = 5 spaces 2 employees = 2 spaces Total required: 7 spaces	Existing parking lot with 128 parking spaces.	Yes	<i>Parking lot will generally be used on off hours of the church (i.e., no weekends).</i>
Parking Space & Maneuvering Lane Dimensions (Sec. 5.3)	90° spaces: 9 ft. x 19 ft. parking spaces with 24 ft. drives 9 ft. x 17 ft. parking spaces along 7 ft. interior sidewalks, provided a 4 in. curb at these locations & along	9 ft x 17 ft and 9 ft x 18 ft spaces with 22 ft to 24 ft access aisles.	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	landscaping			
Barrier Free Spaces <i>(ADA standards)</i>	5 barrier free spaces required (1 van accessible)	12 spaces – 8 van, 4 regular	Yes	
Barrier Free Space Dimensions <i>(Barrier Free Code)</i>	8 ft. wide with 5 ft. wide access aisle for standard accessible; 8 ft. wide with 8 ft. wide access aisle for van accessible	Complies	Yes	
Barrier Free Signs <i>(Barrier Free Design Graphics Manual)</i>	1 barrier free sign per space	Shown on site plan	Yes	
Loading Spaces <i>(Sec. 5.4)</i>	No standards in the R-4 Zoning District	NA	NA	
Sidewalks <i>(City Code Sec. 11-256 & 11-276 & Non-Motorized Plan)</i>	8 foot wide sidewalk required along Ten Mile Road. Building exits must be connected to sidewalk system or parking lot.	Existing sidewalk along Ten Mile Road. Building exists connected to sidewalk.	Yes	
Dumpster Requirements <i>(City Code Sec. 21-145)</i>	Screening of not less than 5 ft. on 3 sides of dumpster required, interior bumpers or posts must also be shown. Screening should be 1 foot taller than dumpster	No change/No dumpster	NA	
Accessory Structure Setback- Dumpster <i>(Sec. 4.19.2.F)</i>	Located in the rear or interior side yard Min. 10 ft. from any building unless structurally attached & setback the same as parking from all property lines	No change/No dumpster	NA	
Bicycle Parking Facilities <i>(Sec. 5.16.1)</i>	Minimum of 2 spaces	No change	Yes	
Bicycle Parking Facilities <i>(Sec. 5.16)</i>	Located along the building approach line & easily accessible from the building entrance Max. 120 ft. from entrance being served or the nearest auto parking space to that entrance Be accessible via a paved 6 ft. route & separated from auto facilities 4 ft. maneuvering lane with a 6 ft. parking space width & a depth of 2 ft. for single spaces & 2.5 ft. for double spaces	No change	NA	<i>While not required, it is suggested that 2 bicycle parking spaces be added to the site.</i>

Item	Required Code	Proposed	Meets Code	Comments
Woodlands (City Code Ch. 37)	Replacement of removed trees	No regulated woodlands appear to be impacted by this proposed project.		
Wetlands (City Code Ch. 12, Art. V)	Mitigation of removed wetlands at ratio of 1.5:1 emergent wetland, 2:1 for forested wetlands	No regulated wetlands appear to be impacted by this proposed project.		
Economic Impact	Total cost of the proposed building & site improvements. Number of anticipated jobs created (during construction & after building is occupied, if known)	Not required	NA	
Development/ Business Sign	Signs are not regulated by the Planning Division or Planning Commission	No signage proposed	Contact Maureen Underhill at 248.735.5602 or munderhill@cityofnovi.org for information	
Project and Street Naming Committee	Some projects may need approval from the Street & Project Naming Committee	Not required	Contact Ben Peacock at 248.347.0579 or bpeacock@cityofnovi.org for more information	
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky	A lighting and photometric plan is not provided	Yes	No additional site lighting is proposed.
NOTES:				
1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards. 2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details 3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.				

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

August 2, 2022

Montessori Dei Bambini Day Care Preliminary Site Plan - Landscaping

Review Type

Preliminary Site Plan Landscape Review

Job

JSP22-0025

Property Characteristics

- Site Location: 41671 Ten Mile Road
- Site Acreage: 5.01 acres
- Site Zoning: R-4
- Adjacent Zoning: North, South, West: R-4 East: B-1
- Plan Date: Received 7/19/2022

Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the revised Final Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and is not intended to substitute for any Ordinance.

RECOMMENDATION:

If the waiver below is granted, and the applicant agrees to correct the problems noted below, the project **is recommended** for Preliminary Site Plan approval.

LANDSCAPE WAIVERS REQUIRED:

Waiver for the deficiency in buffering between the site and the residences to the south.

Ordinance Considerations

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))

1. A site visit indicated that there are a few dead trees in the southern buffer area.
2. **Please provide an accurate portrayal of the existing plantings surrounding the play area, including size, types and health of plantings, gaps, etc.**
3. **Any gaps would need to be filled with new plantings.**
4. **A separate landscape plan is not required, but the above information must be clearly provided on the site plan or some other plan-related sheet.**

Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)

1. The project is adjacent to residentially-zoned property so the day care special land use would require a 4.5-6 foot tall, landscaped berm with 80-90% opacity.
2. No berm, fence or additional buffering between the playground and residences are proposed. **This requires a landscape waiver.**

Adjacent to Public Rights-of-Way – Berm/Wall, Buffer and Street Trees (Zoning Sec. 5.5.3.B.ii, iii)

The project does not require any additional right-of-way berms or landscaping.

Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)

No changes to the parking lot are proposed so no new parking lot landscaping is required.

Building foundation Landscaping (Zoning Sec 5.5.3.D)

As the building is not being enlarged, no additional foundation landscaping is required.

Plant List (LDM 4, 10)

If additional plantings are required to provide the required screening, a plant list detailing their species, quantity and size shall be provided.

Planting Notations and Details (LDM 10)

1. **If any trees or shrubs are proposed please add planting details to the plan set.**
2. City details are available from me upon request.

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 3)

No detention basin landscaping is required for this project.

Irrigation (LDM 10)

Not required for this project but any new plantings would need to be provided sufficient water for their establishment and long-term survival.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or rmeader@cityofnovi.org.



Rick Meader – Landscape Architect

FIRE REVIEW



July 29, 2022

TO: Barbara McBeth - City Planner
Lindsay Bell - Plan Review Center
Christian Carroll - Plan Review Center
Madeleine Daniels – Plan Review Center
Ben Peacock – Planning Assistant

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Laura Marie Casey

Hugh Crawford

Justin Fischer

Brian Smith

Ericka Thomas

City Manager
Peter E. Auger

**Director of Public Safety
Chief of Police**
Erick W. Zinser

Fire Chief
Jeffery R. Johnson

Assistant Chief of Police
Scott R. Baetens

Assistant Fire Chief
John B. Martin

RE: Montessori Dei Bambini (Day Care)

PSP# 22-0115
PSP# 22-0101 (Pre-App)

Project Description:

Changing the occupancy classification of some of the classrooms to daycare.

Comments:

- Shall comply with LARA requirements.
- Shall correct all violations on the Notice of Violation wrote by the Fire Marshal dated 6/13/2022.

Recommendation:

Approved with CONDITIONS

Sincerely,

Kevin S. Pierce-Fire Marshal
City of Novi – Fire Dept.

cc: file

Novi Public Safety Administration
45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org



Novi Fire Department
Fire Prevention Division
45125 Ten Mile Rd.
Novi, MI 48375
Office 248-735-5674
Fax 248-347-0570



NOTICE OF VIOLATIONS

The following notice is issued for the correction of hazardous conditions found upon inspection of the below premises. These violations, as noted below, must be corrected and another inspection will be made to check for compliance.

Occupant Name:	Novi United Methodist Church	Inspection Date:	6/13/2022	
Address:	41671 Ten Mile Road	Inspected By:	Kevin Pierce, Fire Marshal 248-735-5674	
City:	Novi	InspectionType:	Specialty Inspection	
Suite:		Occupant Number:	26-41671	
#	Insp. Result	Location	Code Set	Code
	Pass	Floor 1	IFC 2015 CHAPTER 5 FIRE SERVICE FEATURES	505.1 - Address identification.
1	Fail	Floor 1	IFC 2015 CHAPTER 9 FIRE PROTECTION SYSTEMS	901.6 - Inspection, testing and maintenance.
Inspector Comments: Fire detection, alarm, and extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed. F/A; PROVIDE DOCUMENTATION OF THE ANNUAL MAINTENANCE INSPECTION OF THE FIRE ALARM SYSTEM.				
2	Fail	Floor 1 From Room 5	IFC 2015 CHAPTER 10 MEANS OF EGRESS	1031.2 - Reliability.
Inspector Comments: Required exit accesses, exits and exit discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency where the building area served by the means of egress is occupied. An exit or exit passageway shall not be used for any purpose that interferes with a means of egress. ACTION REQUIRED: Discontinue storage in back hallway, emergency exit from room to behind sanctuary.				
3	Fail	Floor 1 From Room 5	IFC 2015 CHAPTER 3 GENERAL REQUIREMENTS	315.3.4 - Attic, under-floor and concealed spaces.
Inspector Comments: ACTION REQUIRED: Discontinue storage above ceiling in hallway from room #5. Attic, under-floor and concealed spaces used for storage of combustible materials shall be protected on the storage side as required for 1-hour fire-resistance-rated construction. Openings shall be protected by assemblies that are self-closing and are of noncombustible construction or solid wood core not less than 13/4 inches (44.5 mm) in thickness. Storage shall not be placed on exposed joists. Exceptions: 1. Areas protected by approved automatic sprinkler systems. 2. Group R-3 and Group U occupancies.				
4	Fail	Floor 1 From Room 5	IFC 2015 CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES	703.1.2 - Smoke barriers and smoke partitions.
Inspector Comments: Required smoke barriers and smoke partitions shall be maintained to prevent the passage of smoke. Openings protected with approved smoke barrier doors or smoke dampers shall be maintained in accordance with NFPA 105. Action Required: Shall replace all ceiling tiles that are missing in the back hallway from room #5.				
5	Fail	Floor 1 Hot water heater	IFC 2015 CHAPTER 3 GENERAL REQUIREMENTS	315.3 - Storage in buildings.
Inspector Comments: ACTION REQUIRED: Discontinue storage around the hot water heater. Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.				

Inspector will return on or after 6/27/2022

Warning: Fire or injury resulting from delay or failure to comply with this notice will be attributed to negligence on the part of the responsible parties.

Compliance with this Notice: The undersigned hereby represents that by signing this certificate and returning it to the Novi Fire Department within 14 days from the date of the inspection via mail or fax, the code violations listed above have been corrected. The undersigned acknowledges that the Novi Fire Department may determine not to conduct a reinspection, and may fully rely upon the representation that the code violations have been corrected.

Owner/Occupant

Signature: _____ Date: _____

(Attesting that all violations have been corrected)



Inspector:

Kevin Pierce, Fire Marshal
6/13/2022

Occupant:

APPLICANT RESPONSE LETTER

Montessori Dei Bambini Response Letter

Project Name JSP 22-25 Montessori Dei Bambini

Outside Recreation Area

(Sec 4.12.1.B.i)

We are requesting a fence variance

Licensing

(Sec 4.12.1.B.v)

Fire inspection has been conducted

Noise Impact Statement

(Sec 4.12.1.B.vii)

Will provide a noise impact statement will be included with the preliminary site plan

Noise Impact Statement

(Sec 4.12.1.B.vii)

Will provide a noise impact statement will be included with the preliminary site plan

Drive-Through Stacking

(Sec 5.3.11.i)

Drive-Through Stacking space is shown on the site plan

Non Residential Fences

(Sec 5.11.2.c-d)

Fence variance is being requested, no fence proposed at this time

Maintenance

(Sec 5.11.3.b)

Fence variance is being requested, no fence proposed at this time

Barrier Free Signs

(Sec 5.11.3.b)

As shown on the old church plan

Development/Business Sign

(Sec 5.11.3.b)

No new signs will be added

NOISE IMPACT STATEMENT

Noise Impact Statement

Project Name JSP 22-25 Montessori Dei Bambini

We will abide by the rules at all times. Montessori Dei Bambini is located away from other businesses and residences. The only noise impact we foresee is from children attending recess on the homes near the playground. We propose to mitigate this by taking the children out in two groups at different times so that noise levels remain low and do not disrupt the community.

At all other operating times the children will remain in the building far away from businesses and residences, this ensures that our neighbors will not be disturbed with noise or any other disruptions.

Montessori classrooms are known for their peaceful and quiet environments. Our parents are often surprised at how quiet the building is when they visit and jokingly ask “Are there children here?” I am confident that the program will meet the requirements. This space is well equipped to provide an ideal Montessori environment for children in the community.

Thank you,
Saadia Rao



CITY OF NOVI
RESPONSE FORM

JSP22-25: MONTESSORI DEI BAMBINI, FOR A SPECIAL LAND USE REQUEST AND PRELIMINARY SITE PLAN APPROVAL.

You are invited to attend the meeting and voice your support or objection. If you are unable to attend, you may use this form to reply by mail, email, or fax. Returning this form by mail, email, or fax has as much validity as verbal comments. Should you choose to email this form, please send to bpeacock@cityofnovi.org.

Information regarding the project is available the Saturday before the meeting date at: <https://www.cityofnovi.org/Agendas-Minutes/Planning-Commission/2021.aspx>. Participants may also choose to submit comments that can be read into the record. Comments shall be sent prior to 7 p.m. on the day of the meeting.

Plans are available for viewing during the City's regular business hours, Monday thru Friday, from 8:00 A.M. to 5:00 P.M., at the Community Development Department and also by contacting bmcbeth@cityofnovi.org. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments **WILL NOT** be considered. Please return this form prior to 4:00 PM on the day of the meeting to:

Community Development Department
45175 W. Ten Mile, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

I SUPPORT I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

No Comments

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).

RECEIVED

SEP 12 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT



CITY OF NOVI

RESPONSE FORM

RECEIVED

SEP 19 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

JSP22-25: MONTESSORI DEI BAMBINI, FOR A SPECIAL LAND USE REQUEST AND PRELIMINARY SITE PLAN APPROVAL.

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248-347-0475 (Main) 248-735-5633 (Fax)

I SUPPORT

I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

THE CHURCH HAS THE LAND FOR CHILDRENS PLAY TIME;
LAND USED BY NOVI CO-OP FOR 30 (?) YEARS. MONTESSORI
WOULD USE THE LAND SAME AS CO-OP. NOTHING NEEDS
TO BE DONE TO THE LAND TO HAVE CHILDREN USE IT

SIGNATURE: Keith A Tappan

PRINT NAME: KEITH A TAPPAN

ADDRESS: NOVI UNITED METHODIST CHURCH

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).