



CITY of NOVI CITY COUNCIL

Agenda Item 4
November 23, 2015

SUBJECT: Consideration for tentative approval of the request of Learning Care Academy, JSP15-57, for a Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan. The subject property is 4.15 acres of vacant land located on the west side of Beck Road, north of Eleven Mile Road, in Section 17. The applicant is proposing a child care facility to serve up to 170 children.

SUBMITTING DEPARTMENT: Community Development Department - Planning ^{Beck}

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

The applicant is proposing a Planned Suburban Low-Rise Overlay (PSLR) Concept Plan to construct a daycare facility on the west side of Beck Road, north of Eleven Mile Road. The plan shows an 11,844 square foot free standing building to serve 130 children and 22 staff with site improvements including parking, storm water, landscaping and a recreation area for children. The subject property is currently vacant land and measures 4.15 acres. The concept plan also indicates a future expansion of the building to serve up to 170 children and 26 staff. All site improvements such as parking and storm water management are designed to accommodate future expansion as well.

PSLR Overlay Procedures

At its November 4, 2015 meeting, the Planning Commission held a public hearing, and reviewed the PSLR Overlay Concept Plan and other information relative to the PSLR Overlay Development Agreement Application. The Planning Commission has provided a favorable recommendation to the City Council of the PSLR Overlay application and Concept Plan, subject to a number of conditions (please see attached draft minutes of that meeting).

At this point, the City Council is asked to review the application and take one of two actions under Section 3.21.3.C of the zoning ordinance: (a) indicate its tentative approval of the PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan, and direct the City Administration and City Attorney to cause to be prepared, for review and approval by the City Council, a PSLR Overlay Development Agreement; or (b) deny the proposed PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan.

If tentative approval is offered, following preparation of a proposed PSLR Overlay Development Agreement, the City Council will be asked to make a final determination regarding the approval of the PSLR Overlay Concept Plan and Agreement. Following final approval of the PSLR Overlay Concept Plan and Agreement the applicant may proceed with the standard site plan review and approval procedures outlined in Section 6.1 and Section 3.21

Staff Reviews and Ordinance Deviations

All staff and consultants have reviewed the proposed concept plan and recommended approval having found the plan to generally be in compliance with the stated intent of the PSLR Overlay District which is to:

"Promote the development of high-quality uses, such as low-density multiple family residential, office, quasi-public, civic, educational, and public recreation facilities that can serve as transitional areas between lower-intensity detached one-family residential and higher-intensity office and retail uses while protecting the character of neighboring areas by encouraging high-quality development with single-family residential design features that will promote a residential character to the streetscape."

Section 3.21.1 permits deviations from the strict interpretation of the Zoning Ordinance within a PSLR Overlay agreement. These deviations may be granted by the City Council on the condition that *"there are specific, identified features or planning mechanisms deemed beneficial to the City by the City Council which are designed into the project for the purpose of achieving the objectives for the District."* The applicant has provided a narrative document describing each deviation request and substitute safeguards for each item that does not meet the strict requirements of the Zoning Ordinance.

The following are deviations from the Zoning Ordinance and other applicable ordinances shown on the concept plan:

1. **Building Setbacks** (Sec. 3.21.2.A.ii) & (Sec 3.1.27.D): *Front yard or exterior side yard adjacent to roads and drives (other than planned or existing section line road rights-of-way) - minimum of thirty (30) feet and a maximum of seventy-five (75) feet. The applicant is proposing to exceed the maximum setback by thirty nine feet and 5 inches (39' 5").* The proposed deviation is the result of creating the proposed Public road to encourage future use of the roadway for developing surrounding properties. This deviation is supported by staff.
2. **Parking spaces for all uses in the district** (Sec. 3.21.2.A.iv): *Parking shall be located only in the rear yard or interior side yard. The applicant is proposing approximately 20 spaces and related drives in the front yard (south) and the rest of the parking in the exterior side yard. Parking in exterior side yard is allowed if the yard abuts a section line road and setback 50 feet.* Front yard is the area between the property line and the farthest building facade line all along the front property line. Staff understands that the deviation is a result from applicant's intent to propose the play area separated from the road right of ways and the parking lot. This deviation is supported by staff.
3. **Number of Accessory Structures** (Sec. 4.19.2.J): *Not more than two (2) detached accessory buildings shall be permitted on any lot having twenty-one thousand seven hundred eighty (21,780) square feet of area or more. The applicant is proposing three canopies within the play area.* Staff understands that the deviation is a result from daycare program requirements to provide shade from the sun. This deviation is supported by staff.
4. **Dumpster** (Sec 4.19.2.F): *Except where otherwise permitted and regulated in this ordinance, refuse bins and their screening enclosures shall be located in the rear yard. The applicant is proposing the dumpster within the required front yard.* The applicant

described in his narrative that the facility is designed to eliminate all traffic from the rear of the building. Relocating the dumpster to the rear would create safety and environmental concerns for the proposed day care use. The proposed dumpster is properly screened. This deviation is supported by staff.

5. **Fence Location** (Sec. 5.11.2.A): *No fence shall extend into a front or exterior side yard. The applicant is proposing a 6 foot high chain link fence into the required front yard.* Staff understands that the fence is proposed for safety reasons to enclose the play area. This deviation is supported by staff.
6. **Landscape waivers:** The landscape review includes a detailed list of required and provided items. The applicant is requesting three waivers to be included in the PSLR Overlay Agreement. The waiver from section 5.5.3. to allow absence of screening of non-residential adjacent to non-residential property along south and west property line, a waiver to from Section 5.5.3.B.ii. to allow absence of required berm adjacent to public Right of Way along the proposed public drive and along the Southern property line, and a waiver from Section 5.5.3.C.parking lot landscape to not provide the minimum required parking lot trees (21 required, 12 provided). The proposed deviations are the result of creating the proposed Public road to encourage future use of the roadway for developing surrounding properties. These deviations are supported by staff.
7. **Facade review:** The façade review letter states the proposed building design is in full compliance with respect to building materials, and will be compatible with the buildings in the nearby Providence Park. The review further notes that the building is commercial in nature, and does not meet the single family residential characteristics typically expected of the Planned Suburban Low Rise ordinance (i.e., sloped roofs with gables, hips, dormers, overhangs, shingles and gutters).

The City's Architectural consultant recommends approval of the building design, noting the following:

The intent of the PSLR Ordinance is to promote uses, including educational, that can serve as a transition between low-intensity residential and high-intensity office and commercial uses. It is noted that the project is located on the easterly edge of the PSLR district with high-intensity multiple residential and multi-story medical buildings nearby. We believe that the introduction of specific design features listed in the PLSR Ordinance to achieve residential character would in fact be detrimental to the overall design of the building and would diminish the compatibility with nearby buildings without contributing to the transitional intent of the Ordinance.

The applicant has agreed to modify the chain link fence proposed around the outside play area with a more decorative vinyl fence to further address the façade consultant's comments.

Public Hearing and Planning Commission Consideration

The Planning Commission held the required public hearing and provided a recommendation of approval for the proposal on November 04, 2015. One letter of support was received from the public with no additional correspondence and no public comment concerning the project at the meeting.

In its recommendation to the City Council for approval, the Planning Commission did not

recommend approval of the following deviations as requested by the applicant, and instead asked the applicant to meet the requirements on the next plan submittal (these recommendations are included in Council's suggested motion):

- a. The applicant shall provide sidewalk around both sides of the proposed cul-de-sac at the time of Preliminary Site Plan;
- b. The applicant shall provide street trees around the proposed cul-de-sac at the time of Preliminary Site Plan; and
- c. The applicant shall provide the Traffic Impact Study at this time, as needed for the full daycare project.

RECOMMENDED ACTION:

Tentative approval of the Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan based on the following findings, City Council deviations, and conditions, with the direction that the applicant shall work with the City Attorney's Office to prepare the required Planned Suburban Low-Rise Overlay Agreement and return to the City Council for Final Approval:

- a. The PSLR Overlay Development Agreement and PSLR Overlay Concept Plan will result in a recognizable and substantial benefit to the ultimate users of the project and to the community. The proposed development and site design provide a reasonable transition from the higher intensity hospital uses and lower intensity single-family residential uses thereby meeting the intent of the PSLR Overlay District. The site itself includes provisions for future vehicular and pedestrian connections along the proposed Public drive and a proposed pathway along Beck Road that will benefit the community as a whole.
- b. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed type and density of use(s) will not result in an unreasonable increase in the use of public services, facilities and utilities, and will not place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment. Given that the size of the site is less than 10 acres, a community impact statement is not required. The current site plan is not proposing any impacts to natural features and has minimal impacts on the use of public services, facilities and utilities.
- c. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed development will not cause a negative impact upon surrounding properties. The proposed building has been substantially buffered by proposed landscape and should minimally impact the surrounding properties.
- d. The proposed development will be consistent with the goals and objectives of the City of Novi Master Plan, and will be consistent with the requirements of this Article [Article 3.1.27]. The proposed development meets the stated intent of the PSLR Overlay District to encourage transitional uses between higher intensity office and retail uses and lower intensity residential uses while maintaining the residential character of the area as outlined in the attached staff and consultant review letters.
- e. City Council deviations for the following, as the Concept Plan provides substitute safeguards for each of the regulations and there are specific, identified features or planning mechanisms deemed beneficial to the City by the City Council which are designed into the project for the purpose of achieving the objectives for the District, as stated in the planning review letter:
 1. Deviation from ordinance standard to exceed the maximum allowed front building setback (75 feet allowed; approximately 114 feet provided);
 2. Deviation from ordinance standard to allow parking in the front yard (approximately 20 parking spaces are provided);

3. Deviation from ordinance standard to exceed the maximum allowed accessory structures on the site (2 allowed, 3 provided);
4. Deviation from ordinance standard to allow proposed dumpster in the required front yard;
5. Deviation from ordinance standard to allow proposed fence in the required front yard;
6. Deviation from ordinance standard to allow absence of landscape screening along south and west property lines;
7. Deviation from ordinance standard to allow absence of required berm adjacent to public Right of Way along the proposed public drive and along the Southern property line;
8. Deviation from parking lot landscape ordinance standard to not provide the minimum required parking lot trees (21 required, 12 provided);
9. Further, the Planning Commission did not recommend deviations of the following ordinance standards, as requested by the applicant, but instead offered the following:
 - i. The applicant shall provide sidewalk around both sides of the proposed cul-de-sac at the time of Preliminary Site Plan;
 - ii. The applicant shall provide street trees around the proposed cul-de-sac at the time of Preliminary Site Plan;
 - iii. The applicant shall provide the Traffic Impact Study prior to the PSLR Agreement and Plan returning to the City Council for Final Approval;
- f. The applicant shall update the PSLR concept plan submittal to include the proposed phase lines and revised building elevations to include the future expansion as part of the PSLR concept plan, that were provided in electronic format for staff review;
- g. The applicant shall work with the City Engineer to determine the limits of future Right of Way around the proposed turn around;
- h. The applicant shall revise the plan to redesign the turnaround to meet the Fire department standards;
- i. 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 Preliminary Site Plan.

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.

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Burke				
Council Member Casey				

	1	2	Y	N
Council Member Markham				
Council Member Mutch				
Council Member Wrobel				

Maps
Location
Zoning
Future Land Use
Natural Features

JSP 15-57 Learning Care Academy

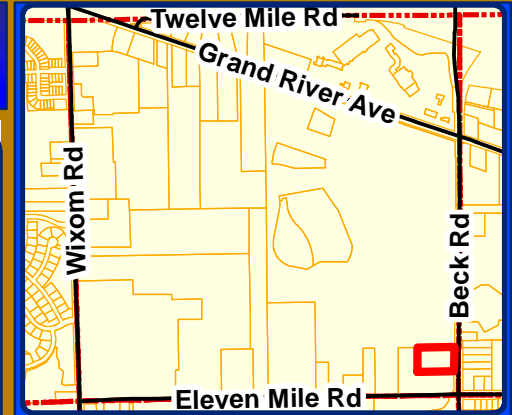
Location



**Subject
Property
Section 17**

Beck Rd

Eleven Mile Rd



Legend

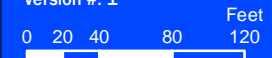
 Sections



City of Novi

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

Map Author: Sri Komaragiri
Date: 10/29/15
Project: JSP 15-57 Learning Care Academy
Version #: 1



1 inch = 106 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.

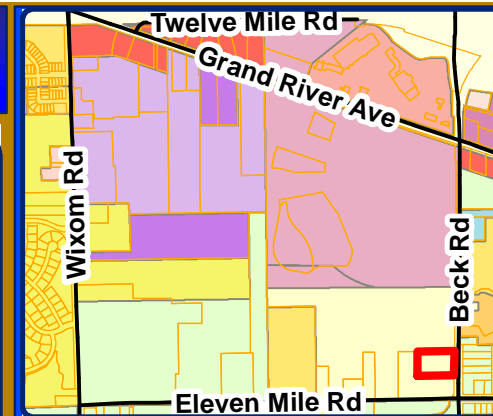
JSP 15-57 Learning Care Academy

Zoning

Subject Property
R-3 with PSLR overlay

Beck Rd

Eleven Mile Rd



Legend

	R-A: Residential Acreage
	R-1: One-Family Residential District
	R-3: One-Family Residential District
	R-4: One-Family Residential District
	RM-1: Low-Density Multiple Family
	RM-2: High-Density Multiple Family
	B-1: Local Business District
	B-2: Community Business District
	B-3: General Business District
	FS: Freeway Service District
	I-1: Light Industrial District
	I-2: General Industrial District
	OS-1: Office Service District
	OSC: Office Service Commercial
	OST: Office Service Technology



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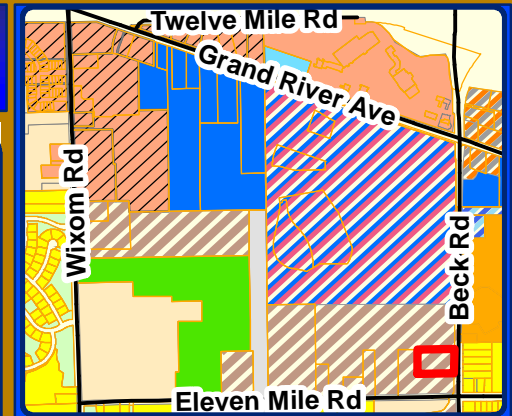
JSP 15-57 Learning Care Academy

Future Land Use

**Subject Property
Suburban Low-Rise**

Beck Rd

Eleven Mile Rd

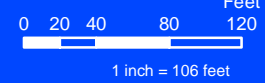


	SINGLE FAMILY
	MULTIPLE FAMILY
	SUBURBAN LOW-RISE
	COMMUNITY OFFICE
	OFFICE RES DEV TECH
	OFFICE COMMERCIAL
	OFFICE RD TECH W/RETAIL OVERLAY
	LOCAL COMMERCIAL
	COMMUNITY COMMERCIAL
	EDUCATIONAL FACILITY
	PUBLIC
	PUBLIC PARK
	PRIVATE PARK
	UTILITY



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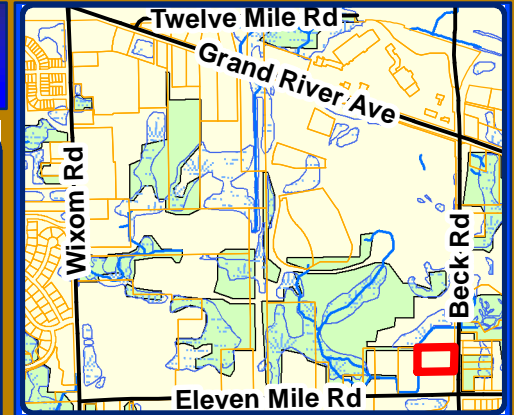
JSP 15-57 Learning Care Academy

Natural Features

Subject Property

Beck Rd

Eleven Mile Rd



Legend

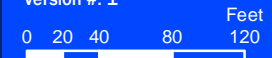
-  Wetlands
-  Woodlands



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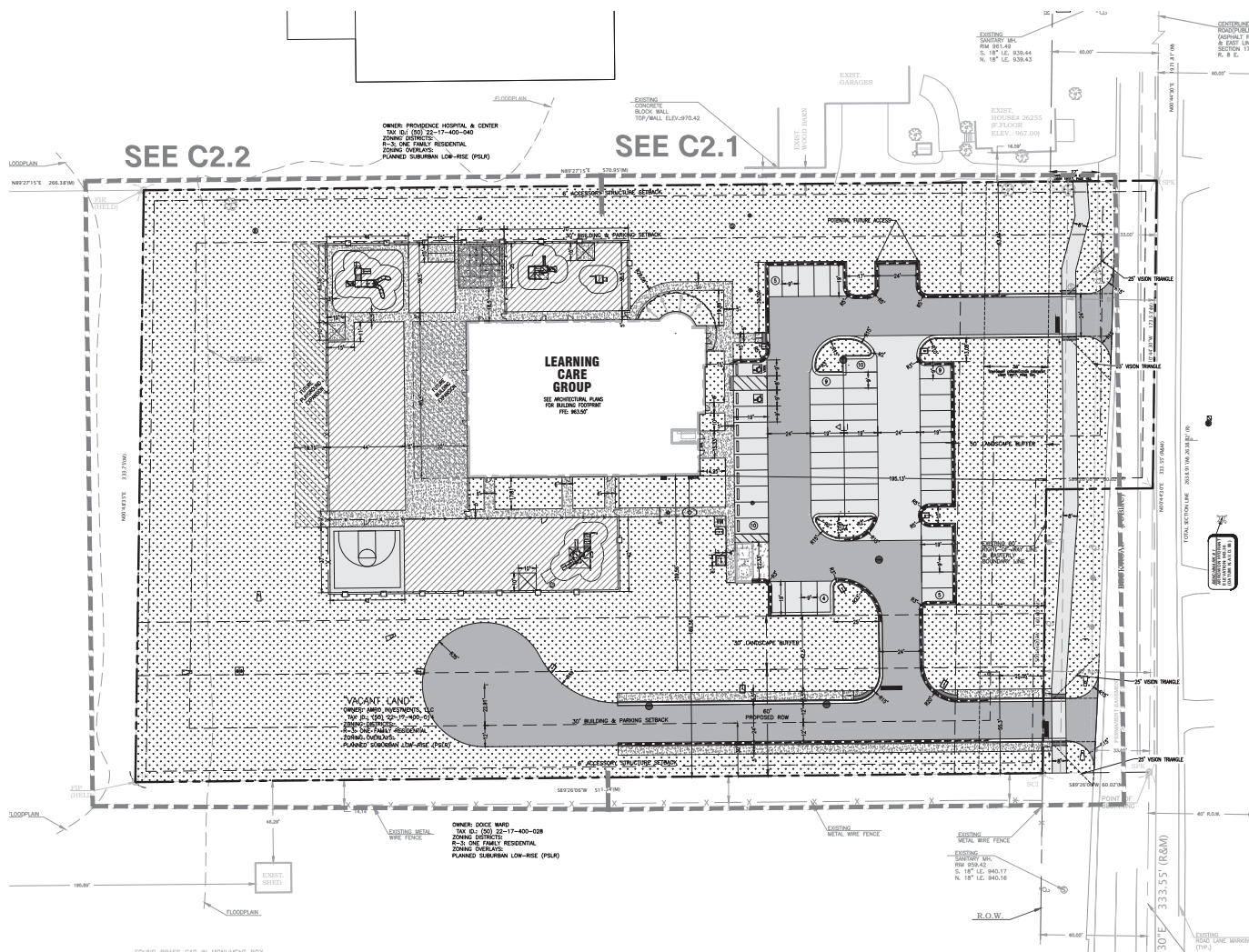
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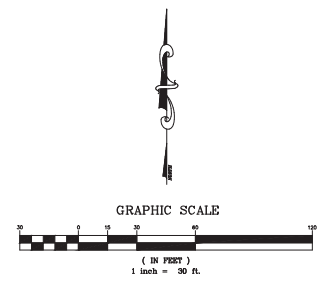
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PSLR Overlay Concept Plan
(Full plan set available for viewing at the Community Development Department.)



- PROPOSED LEGEND:**
- PROPERTY LINE
 - ===== PROPOSED CONCRETE CURB AND GUTTER
 - ===== PROPOSED REVERSE PITCH CURB AND GUTTER
 - ===== PROPOSED DEPRESSED CURB AND GUTTER
 - PROPOSED PARKING STALL COUNT
 - PROPOSED CONCRETE WHEEL STOP
 - PROPOSED SIGN
 - PROPOSED PYLON SIGN
 - PROPOSED LIGHT POLE
 - PROPOSED STORM SEWER STRUCTURES
 - PROPOSED SANITARY SEWER STRUCTURES
 - PROPOSED SANITARY SEWER GREASE INTERCEPTOR
 - PROPOSED FIRE HYDRANT
 - PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
 - PROPOSED TAPPING SLEEVE AND VALVE
 - PROPOSED GATE VALVE AND VALVE BOX
 - PROPOSED WATER SERVICE TAP
 - PROPOSED TRANSFORMER PAD AND STEEL BOLLARDS
 - PROPOSED GAS METER
 - PROPOSED ELECTRIC METER, CT CABINET AND DISCONNECT
 - PROPOSED 6" VINYL COATED CHAIN LINK FENCE
 - PROPOSED 6" VINYL FENCE
 - PROPOSED 4" VINYL COATED CHAIN LINK FENCE
- NOTE: SEE SHEET C1.0 FOR EXISTING LEGEND

- PAVEMENT HATCH LEGEND:**
- ▨ PROPOSED CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" BASE MATERIAL
 - ▨ PROPOSED EASY TURF AREA
SEE DETAIL SHEET C6.4
 - ▨ PROPOSED HEAVY DUTY CONCRETE
6" CONCRETE
MOOT 22A 8" GRANULAR BASE
6" OF COMPACTED SUBGRADE
 - ▨ PROPOSED SPLASH PAD CONCRETE
 - ▨ PROPOSED ASPHALT PAVEMENT
2" MOOT NO. 1100T, 36A BITUMINOUS WEARING COURSE
2" MOOT NO. 1100L, 20A BITUMINOUS LEVELING COURSE
8" MOOT 21A CRUSHED LESTMONE
 - ▨ PROPOSED HEAVY DUTY ASPHALT PAVEMENT
2" MOOT NO. 1100T, 36A BITUMINOUS
3" MOOT NO. 100L, 20A BITUMINOUS IN TWO LIFTS
12" MOOT 21A CRUSHED LESTMONE
 - ▨ PROPOSED DETECTABLE WARNING PLATE
 - ▨ PROPOSED LANDSCAPE AREA
 - ▨ PROPOSED FUTURE EXPANSION



- GENERAL SITE NOTES:**
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SITE SETBACKS, EASEMENTS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
 - ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS.
 - IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER, UNITS AUTHORIZED TO PROCEED, ANY WORK PERFORMED BY THE CONTRACTOR AFTER SUCH A DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
 - CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS. ARCHITECTURAL PLANS SHALL BE USED FOR BUILDING STACKOUT.
 - CONTRACTOR SHALL COORDINATE ALL LANDSCAPE IMPROVEMENTS, INCLUDING NEW PLANTINGS AND TURF AREA RESTORATION REQUIREMENTS, WITH LANDSCAPE PLANS.
 - CONSTRUCTION SURVEY AND STACKOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB OR EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - ALL CURB RADI ARE MEASURED AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL NEW ASPHALT AND/OR CONCRETE PAVING SHALL MATCH EXISTING PAVEMENT'S FLUSH.
 - CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
 - CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
 - ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
 - ALL DETECTABLE WARNING PLATES SHALL BE PERFORMED PLASTIC INSERTS UNLESS OTHERWISE NOTED.
 - SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

PROJECT INFORMATION:

SITE AREA:	4.15 ACRES	FUTURE BUILDING EXPANSION:	
ZONED:	N/A	ACCUMULATIVE AREA OF BUILDING:	14,682 SQ. FT. (170 CHILDREN AND 26 STAFF)
PROPOSED BUILDING AREA:	11,844 SQ. FT. (130 CHILDREN AND 22 STAFF)	PARKING PROVIDED:	52 STALLS (8,949 SQ. FT. USABLE BUILDING SPACE)
PROPOSED USE:	DAY CARE	PLAY SPACE PROVIDED:	2,900 SQ. FT.
BUILDING HEIGHT:	24'-0"	TOTAL PLAY SPACE PROVIDED (NOT INCLUDING THE BUILDING EXPANSION AREA):	25,513 SQ. FT.
PARKING REQUIRED:	43 STALLS (7,540 SQ. FT. USABLE BUILDING SPACE)		
	NOTED.		
PARKING PROVIDED:	(1) STALL PER 350 SQ. FT. AND 1 STALL PER EMPLOYED 50 STALLS (INCLUDING 2 ADA STALLS)		
PLAY SPACE REQUIRED:	19,500 SQ. FT. (150 SQ. FT. PER CHILD)		
PLAY SPACE PROVIDED:	25,368 SQ. FT. (INCLUDING FUTURE BUILDING AREA)		

GreenbergFarrow
1430 W. Peachtree St. NW
Suite 200
Atlanta, GA 30309
T 404 601 4000 F 404 601 3970

PROJECT TEAM

PROFESSIONAL IN CHARGE
JOHN HOUZEAD
PROFESSIONAL ENGINEER
LICENSE NO. 15701

PROJECT MANAGER
BRIAN OLESEN

QUALITY CONTROL
LARRY ODELL

DRAWN BY
MITCH HEFFERNAN

PROJECT NAME
LEARNING CARE GROUP

NOVI MICHIGAN
NWO W 11 MILE ROAD & BECK ROAD

Learning Caregroup

ICAP DEVELOPMENT

PROJECT NUMBER
20150407.0

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C2.0

CONTRACT NOTICE
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ISSUE/REVISION RECORD

DATE	DESCRIPTION
09/25/15	CLIENT REVIEW
09/25/15	FINAL SUBMITTAL
10/22/15	SITE REVISIONS

GENERAL SITE NOTES:

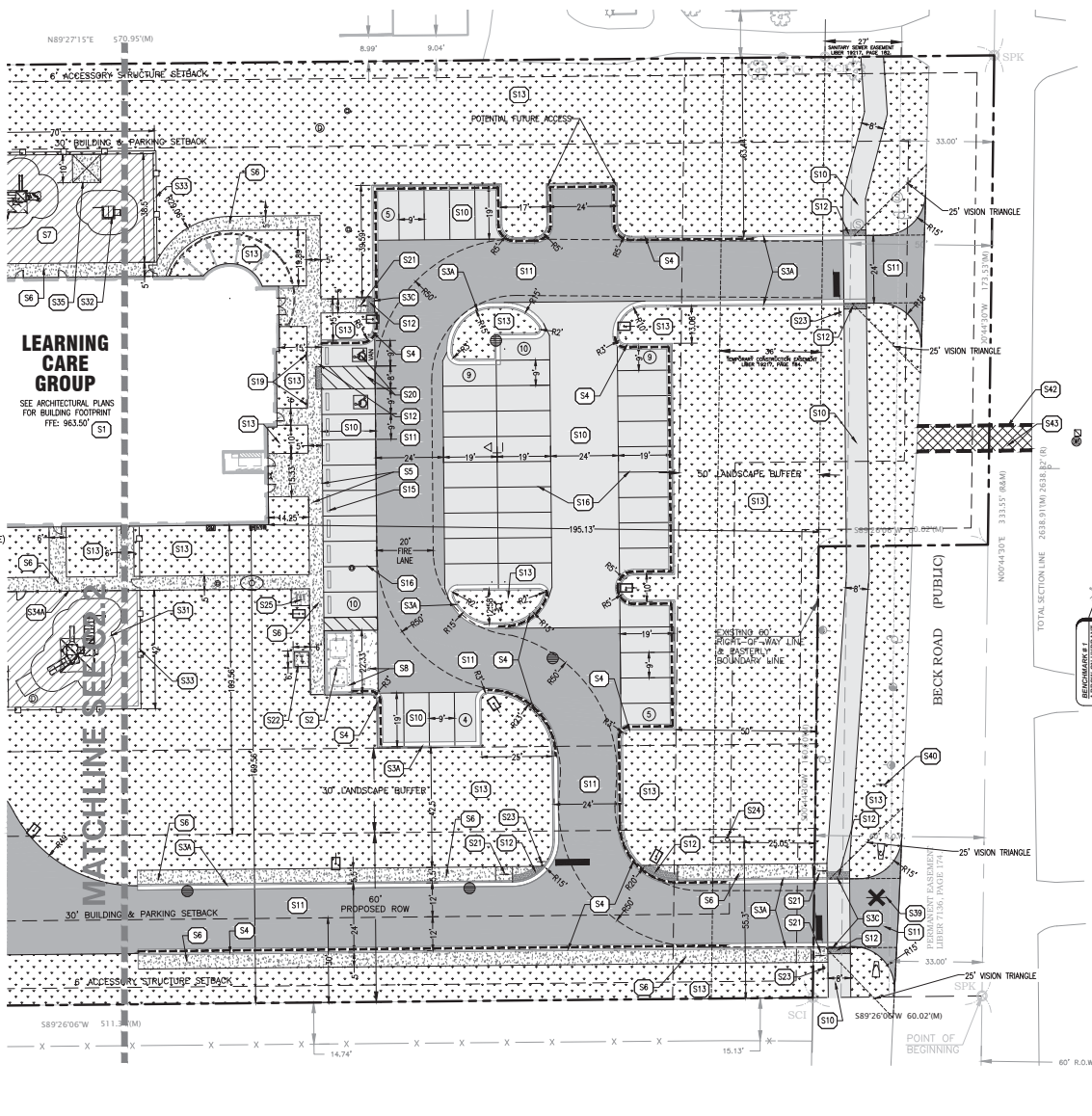
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3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SITE SETBACKS, EASEMENTS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
5. ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS.
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7. CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS, ARCHITECTURAL PLANS SHALL BE USED FOR BUILDING SETBACK.
8. CONTRACTOR SHALL COORDINATE ALL LANDSCAPE IMPROVEMENTS, INCLUDING NEW PLANTINGS AND TURF AREA RESTORATION REQUIREMENTS, WITH LANDSCAPE PLANS.
9. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
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BUILDING HEIGHT:	24'-0"
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PARKING PROVIDED:	(1 STALL PER 350 SQ. FT. AND 1 STALL PER EMPLOYED) 52 STALLS (INCLUDING 2 ADA STALLS)
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TOTAL PLAY SPACE PROVIDED:	(NOT INCLUDING THE BUILDING EXPANSION AREA): 25,513 SQ. FT.

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SEE DETAIL C6.4
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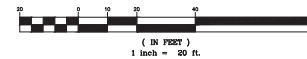
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GRAPHIC SCALE



PROJECT TEAM

PROJECT MANAGER	BRIAN OLESEN
QUALITY CONTROL	LARRY DIEHL
DRAWN BY	MITCH HEFFERNAN

ISSUE/REVISION RECORD

DATE	DESCRIPTION
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PROFESSIONAL ENGINEER	LICENSE NO. 15701
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NOVI MICHIGAN	NWQ W. 11 MILE ROAD & BECK ROAD

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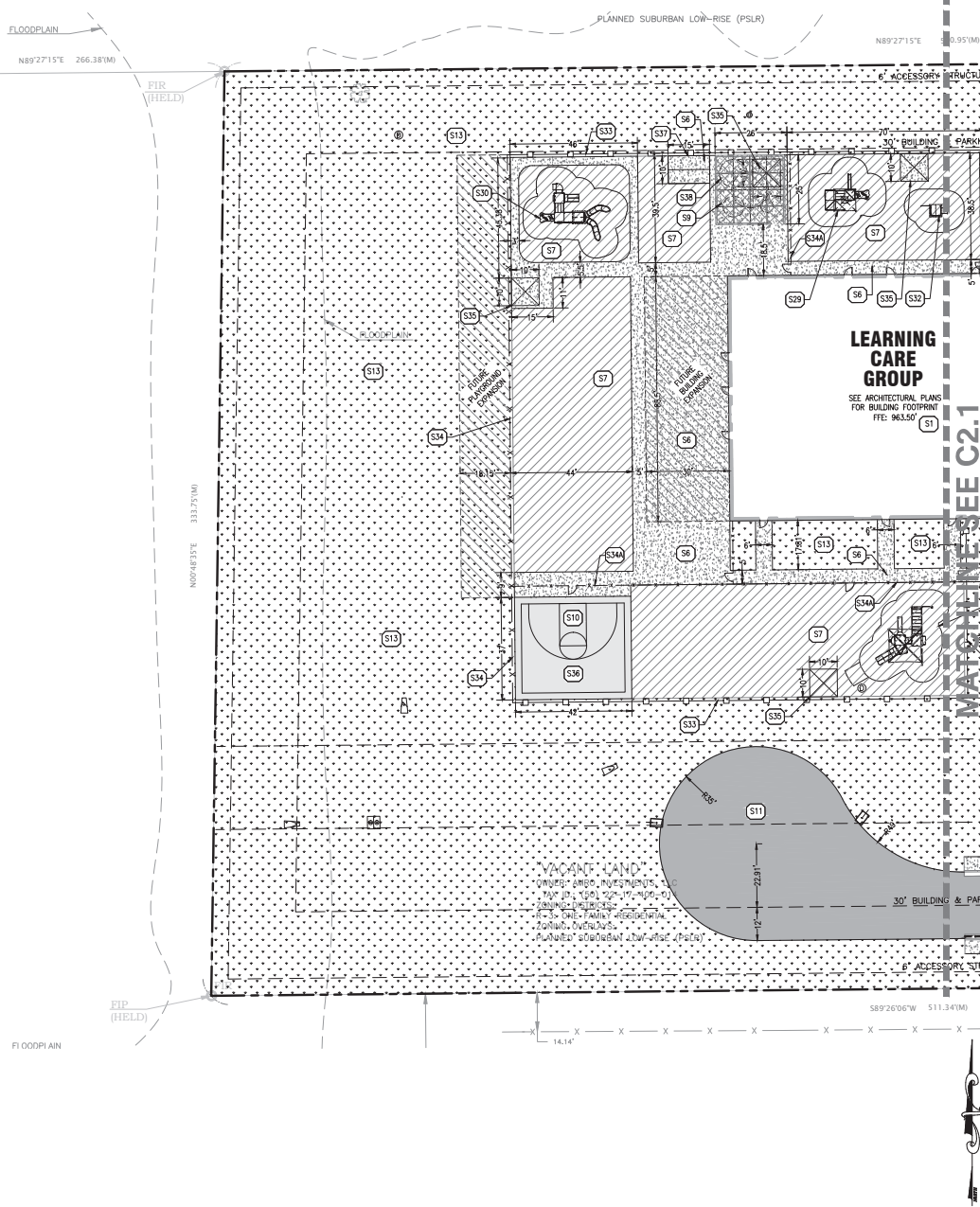
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- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS.
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- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS.
- IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER, UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED BY THE CONTRACTOR AFTER SUCH A DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
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- CONTRACTOR SHALL COORDINATE ALL LANDSCAPE IMPROVEMENTS, INCLUDING NEW PLANTINGS AND TURF AREA RESTORATION REQUIREMENTS, WITH LANDSCAPE PLANS. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
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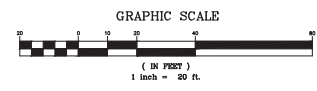


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GreenbergFarrow
1430 W. Peachtree St. NW
Suite 200
Atlanta, GA 30309
T 404.601.4000 F 404.601.3970

PROJECT TEAM

PROJECT MANAGER	BRIAN OLESEN
QUALITY CONTROL	LARRY DIEHL
DRAWN BY	MITCH HEFFERNAN

ISSUE/REVISION RECORD

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PROJECT NAME
LEARNING CARE GROUP

NOVI MICHIGAN
NWQ W. 11 MILE ROAD & BECK ROAD

Learning Care Group

ICAP DEVELOPMENT

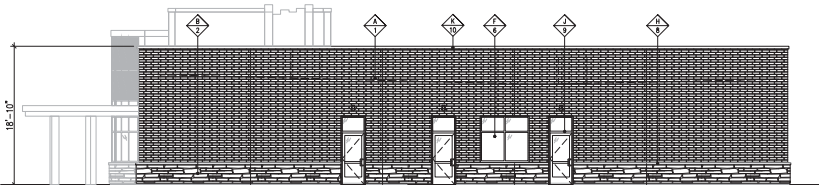
PROJECT NUMBER
20150407.0

SHEET TITLE
SITE PLAN WEST

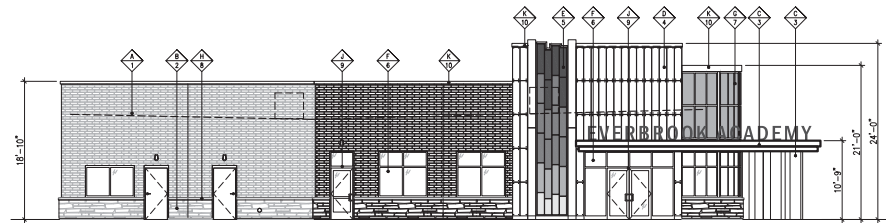
SHEET NUMBER
C2.2



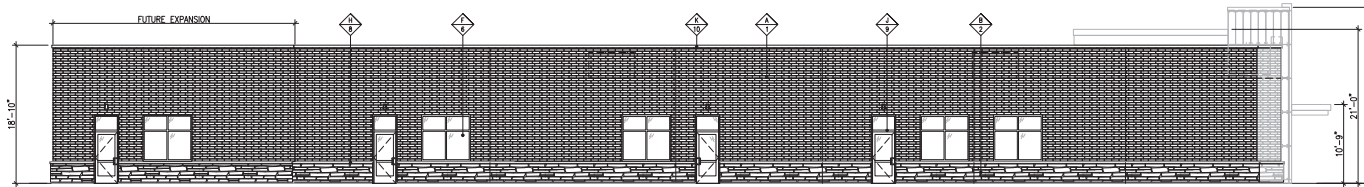
RIGHT (NORTH) SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



FRONT (EAST) ELEVATION
SCALE: 1/8" = 1'-0"



LEFT (SOUTH) SIDE ELEVATION
SCALE: 1/8" = 1'-0"

FINISH SCHEDULE

FINISH MATERIAL	FINISH COLOR
A BRICK	1 BELDEN BRICK - DUTCH GREY VELOUR
B STONE	2 DUTCH QUALITY STONE - ELKWOOD
C PRE-FINISHED SHEET METAL	3 PAC-CLAD - DARK BRONZE
D PRE-FINISHED HPL PANEL	4 TRESPA - METEON WOOD DECORS
E TILE	5
F INSULATED GLASS	6 CLEAR
G SPANDREL GLASS	7 GREY
H PRECAST STONE BAND	8 NATURAL
J METAL STOREFRONT	9 KAWNEER - DARK BRONZE
K METAL COPING	10 MATCH ADJACENT SURFACE

Planning Commission Meeting Minutes
November 04, 2015



Draft excerpt from
PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

November 4, 2015 7:00 PM

Council Chambers | Novi Civic Center | 45175 W. Ten Mile
(248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Member Baratta, Member Giacometti, Member Greco, Member Lynch, Chair Pehrson

Absent: Member Anthony (excused), Member Zuchlewski (excused)

Also Present: Barbara McBeth, Community Development Deputy Director; Sri Komaragiri, Planner; Chris Gruba, Planner; Rick Meader, Landscape Architect; Jeremy Miller, Engineer; Doug Necci, Façade Consultant; Gary Dovre, City Attorney.

Member Baratta indicated that he is an employee of the Learning Care Academy and asked to be recused. Motion to recuse Member Baratta from the Learning Care Academy Public Hearing due to a conflict of interest motion made by Member Giacometti and seconded By Member Greco.

ROLL CALL VOTE TO RECUSE MEMBER BARATTA FROM THE LEARNING CARE ACADEMY PUBLIC HEARING MADE BY MEMBER GIACOPETTI AND SECONDED BY MEMBER GRECO *Motion carried 4-0.*

1. LEARNING CARE ACADEMY JSP15-0057

Public hearing at the request of ICAP Development for recommendation to the City Council for Concept Plan approval under the Planned Suburban Low Rise Overlay District. The subject property is located on the west side of Beck Road north of Eleven Mile Road (Section 17). The applicant is proposing a child care facility to serve up to 170 children.

Planner Sri Komaragiri stated that ICAP development, on behalf of Learning Care Group, Inc., is proposing to construct a daycare facility in Novi. The subject property is located in the North West corner of Eleven Mile and Beck Road in Section 17. The property is currently zoned R-3: One-Family residential with a Planned Suburban Low-Rise (PSLR) Overlay which allows the applicant to develop the property to serve as a transitional area between lower-intensity detached one-family residential and higher-intensity office and retail uses. The subject property is surrounded by similar zoning with Residential Acreage on east on other side of Beck Road.

The Future Land Use map indicates Suburban Low-Rise for the subject property and the surrounding properties with single family uses recommended to the east.

The proposed site is adjacent to an existing wetland mitigation area (located to the northwest) that is associated with the Providence Hospital development. The site does appear to contain a small section of City-regulated Woodlands along the western edge of the property.

The subject property is currently vacant and measures 4.15 acres. The applicant is proposing to construct a daycare facility to serve 130 children and 22 staff with site improvements including parking, storm water, landscaping and recreation areas for children. The plans also indicate a future expansion of the building to

serve 170 kids and 26 staff. All site improvements such as parking and storm water management are designed to accommodate future expansion as well. The future building expansion is not shown on the plans that were initially submitted. However, the applicant has provided an updated phasing drawing which is in front of the Commission as shown on the screen. The areas indicated in red are reserved for a future possible expansion for the building and outdoor play area. The applicant is requesting the phasing approval in Planning Commission's recommendation to the City Council.

The applicant has been diligently working with staff to understand and address the intent and requirements of PSLR ordinance prior to initial submittal. Due to the proposed day care program and design requirements, the applicant is requesting multiple deviations from Zoning Ordinance. These deviations can be granted by the City Council per section 3.21.1.D of the zoning ordinance.

As per PSLR requirements, buildings shall front on a dedicated non-section line public street or an approved private drive. The applicant is proposing a public street along the southern boundary to meet this requirement. For all intents and purposes, this would be considered the front yard.

The applicant is requesting deviations from the maximum allowed front yard building setback; allow approximately 20 parking spaces, a dumpster and a fence in the front yard, and to exceed the maximum allowed accessory structures. The applicant agreed to revise the plans to address other deviations listed in the review letter. Planning supports the deviations requested and recommends approval of PSLR Concept Plan.

A sidewalk is required on either side of any proposed public road. The applicant requests a deviation not to provide the sidewalk around the cul-de-sac given that it is a temporary turn around with less intense use and is intended to connect to another street network once neighboring property is developed. Engineering is not in support of the request as it does not meet the requirements for a variance request. Our Engineer Jeremy Miller is here if the Planning Commission has any questions. Engineering also requests that the applicant work with staff to identify the proper limits of the proposed Right-of-way during preliminary site plan review. Engineering recommends approval of the concept plan subject to those comments.

The applicant is also requesting multiple deviations from the landscape standards: to allow the absence of screening along south and west property lines, to allow the absence of a berm along proposed public drive along southern property line, to allow the absence of required street trees around Cul-de-sac and to allow a reduction in the minimum required street trees. Staff agrees and supports all the deviations except the one requiring street trees around the cul-de-sac. The conversion of temporary cul-de-sac into future connection is dependent on the type of development and timing of development of the neighboring parcel, which is unknown at this moment. Given the uncertainty, staff is unable to support this deviation. Our landscape architect Rick Meader is available if the Planning Commission would like to expand on any of these requested deviations. With the above concerns noted, landscape recommends approval of the concept plan.

The proposed development is not expected to generate traffic volumes in excess of the City thresholds; therefore, additional traffic impact studies are not recommended at this time. However, the proposed future building expansion for up to 170 kids will produce an increased number of trips to the development. The applicant requested that the requirement for the Traffic Impact Study to be delayed until the time of future expansion. Traffic supports the requests and recommends approval of the concept plan.

The project is not proposing any impacts to the Providence Hospital development mitigation area. Existing trees are to remain and tree preservation/protection fencing shall be provided during the entire construction process. No further wetland and woodland review would be necessary unless the limit of disturbance changes. Both recommend approval.

The PSLR Ordinance promotes a "single family residential character". The proposed design would not be in technical compliance with the ordinance. However, it is in full compliance with material requirements and is compatible with buildings located on nearby Providence Park Hospital campus. For various factors listed in the review letter, the City's Façade consultant believes that the overall design is consistent with the intent and purpose to create a transition between uses of different intensity and recommends approval. The applicant also shared the revised elevations that include the future expansion. The Façade review is unaffected. Our Façade consultant Doug Necci is here with us tonight to answer any questions the Planning Commission may

have in that regard.

Fire recommends approval noting that the turn-around does not meet the Fire department standards, and should be modified on future submittals. The applicant has agreed to redesign to meet the requirements.

The Planning Commission is asked tonight to recommend approval of the Planned Suburban Low-Rise (PSLR) Overlay Concept Plan with Phased building construction, and future playground expansion to the City Council. The applicant Brian Adamson with ICAP development is here tonight and would like to talk briefly about the project. As always, staff will be glad to answer any questions you have for us.

Brian Adamson, ICAP Development stated that the focus on this development was the connectivity to the other properties in the PSLR District. That includes a future access point through our parking lot to the north property and the cul-de-sac that has been designed that at some point will be extended. The developer feels that it is unnecessary to put the sidewalk and trees in around the cul-de-sac because we do anticipate that road being extended at some point. However we do respect the staff's comments on that as well. Another item that we really focused on was the transitional basis between the PSLR from the residential to the south and to the east and the high density to the north. We did try to mold some of the same architectural elements in the materials from the medical building to the north to try to ease transition, and keeping this a one story building was important. The developer purchased a larger tract than they needed for this development. They realized that they are the first development in this PSLR and are very aware of the surroundings. The goal is to ease the transitions for other developments as they go from R-3 to PSLR.

The Learning Care Group is based in Novi and they have over 900 facilities across several countries. This development is a brand new prototype for them. This facility will be significantly higher end, more educational day care facility than their other facilities.

Chair Pehrson opened the Public Hearing to the audience. No one from the audience responded.

Member Lynch read the correspondence from Mark Yagerlener, Regional Director of Real Estate, Ascension Health, Providence Health. Mr. Yagerlener supports the plan.

Chair Pehrson closed the Public Hearing and turned the discussion over to the Planning Commission Members for consideration.

Member Lynch stated that the only question that he has is from the entrance through the parking lot to the north.

Mr. Adamson indicated on the overhead projector where the drive would be to the north. The property to the north is currently owned by the hospital.

Member Lynch also asked about the issue with the cul-de-sac.

Mr. Adamson responded that the City's engineering staff would like to see the sidewalk continue all the way around that entire cul-de-sac. The City's Landscaping Review also commented that we should have the trees all the way around the cul-de-sac. We feel that this is unnecessary for a couple reasons. Since this daycare will be the only development bringing people to this area, having a sidewalk on both sides of the street seems unnecessary. Having sidewalks installed now and then waiting perhaps 5-6 years before the entire project is developed, it decreases the useful life of the sidewalk without any real use. With the cul-de-sac we anticipate that being turned into more of a T intersection or a 90 degree turn. At that point we would have to tear out the trees and sidewalk anyway.

Member Lynch asked if there is a sidewalk along Beck Road.

Mr. Adamson responded that there is actually an 8 foot bike path to the north.

Member Greco questioned the City's landscape architect, Mr. Meader why it was necessary to have trees in the cul-de-sac at this time.

Mr. Meader responded that the concern is that no one knows when the road connection will be built. If this developer did put the trees around the cul de sac they could use them then as setback greenbelt trees. The developer wouldn't have to remove the trees when they redesign the cul-de-sac.

Member Greco questioned Engineer Jeremy Miller with regard to the sidewalks if his concern is similar to Mr. Meader's concerns.

Mr. Miller commented that they have not seen enough justification from the applicant why the sidewalks should not be put in. The timeline for the next project is also uncertain.

Member Greco asked John Halo, Director of Architect and Construction with the Learning Care Group if this is a new prototype or model or something different than the other facilities.

Mr. Halo responded that this is a new design with an enhanced offering for the school program. This building will be the first for this new program. There will be a mix of children starting with infants and toddlers all the way up to some school age kids.

Member Greco asked Mr. Halo if the expansion will be dependent on how the business goes.

Mr. Halo responded that the capacity of this school is based on licensing from the State will be in the range from 131-134 children. The future expansion gives them the ability to add on to the back and adapt the interior play area to what is specified in the State licensing.

Member Greco commented that he is leaning toward requiring the sidewalks and trees as per the recommendations from the staff.

Member Giacometti questioned if the cul-de-sac is supposed to be temporary until there is future development.

Mr. Halo responded that this is correct. He stated that in the PSLR ordinance they are required to provide access from a non-section line road. In this case, we are required to have a private or public road to the facility. The purpose of the road is to bring most of the traffic off of Beck before turning in to the facility. With that we are required by the Fire Department to create some ability for fire trucks to turn. That is really the function on the cul-de-sac until the rest of the PSLR properties around it are developed. The intention is that at some point there will be an extension to provide a public road into the south parcel.

Chair Pehrson asked if on Beck Road if that is a northbound lane, a southbound lane, with a center turn lane at the point where the development is.

Deputy Director McBeth stated that there is currently a center lane at that point both north and south of the proposed development.

Chair Pehrson stated his concern is the traffic on Beck and not having a full-fledged traffic study. Chair Pehrson said he needs more information that would be provided in a traffic study.

Motion by Member Greco and seconded by Member Lynch.

ROLL CALL VOTE ON THE PLANNED SUBURBAN LOW-RISE (PSLR) OVERLAY DEVELOPMENT AGREEMENT APPLICATION AND THE CONCEPT PLAN APPROVAL FOR THE LEARNING CARE ACADEMY, JSP15-57 MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH.

In the matter of Learning Care Academy, JSP15-57, motion to recommend approval of the Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan based on the following findings, City Council deviations, and conditions:

- a. The PSLR Overlay Development Agreement and PSLR Overlay Concept Plan will result in a recognizable and substantial benefit to the ultimate users of the project and to the community. The proposed development and site design provide a reasonable transition from the higher intensity hospital uses and lower intensity single-family residential uses thereby meeting the intent of the PSLR**

Overlay District. The site itself includes provisions for future vehicular and pedestrian connections along the proposed Public drive and a proposed pathway along Beck Road that will benefit the community as a whole.

- b. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed type and density of use(s) will not result in an unreasonable increase in the use of public services, facilities and utilities, and will not place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment. Given that the size of the site is less than 10 acres, a community impact statement is not required. The current site plan is not proposing any impacts to natural features and has minimal impacts on the use of public services, facilities and utilities.
- c. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed development will not cause a negative impact upon surrounding properties. The proposed building has been substantially buffered by proposed landscape and should minimally impact the surrounding properties.
- d. The proposed development will be consistent with the goals and objectives of the City of Novi Master Plan, and will be consistent with the requirements of this Article [Article 3.1.27]. The proposed development meets the stated intent of the PSLR Overlay District to encourage transitional uses between higher intensity office and retail uses and lower intensity residential uses while maintaining the residential character of the area as outlined in this review letter.
- e. City Council deviations for the following as the Concept Plan provides substitute safeguards for each of the regulations and there are specific, identified features or planning mechanisms deemed beneficial to the City by the City Council which are designed into the project for the purpose of achieving the objectives for the District as stated in the planning review letter:
 1. City Council deviation from Section 3.21.2.A.ii and Section 3.1.27.D to exceed the maximum allowed front building setback 75 feet allowed; approximately 114 feet provided;
 2. City Council deviation from Section 3.21.2.A.iv to allow parking in the front yard approximately 20 spaces are provided;
 3. City Council deviation from Section 4.19.2.J to exceed the maximum allowed accessory structures on the site 2 allowed, 3 provided;
 4. City Council deviation from Section 4.19.2.F to allow proposed dumpster in the required front yard;
 5. City Council deviation from 5.11.2.A to allow proposed fence in the required front yard;
 6. The applicant shall provide sidewalk at the time of Preliminary Site Plan per staff's recommendation
 7. City Council deviation from section 5.5.3. to allow absence of screening of non-residential adjacent to non-residential property along south and west property line
 8. City Council deviation from Section 5.5.3.B.ii. to allow absence of required berm adjacent to public Right of Way along the proposed public drive and along the Southern property line
 9. The applicant shall provide street trees at the time of Preliminary Site Plan per staff's recommendation
 10. City Council deviation from Section 5.5.3.C.parking lot landscape to not provide the minimum required parking lot trees (21 required, 12 provided).
 11. Planning Commission recommends that City Council not to delay from the requirement of the Traffic Impact Study to the time of future expansion but provide the study at this time.
- f. The applicant updating the PSLR concept plan submittal to include the proposed phase lines and revised building elevations to include the future expansion as part of the PSLR concept plan, that were provided in electronic format for staff review;
- g. The applicant shall work with the City Engineer to determine the limits of future Right of Way around the proposed turn around.
- h. The applicant revising the plan to redesign the turnaround to meet the Fire department standards;
- i. 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 Preliminary Site Plan.

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. *Motion carried 4-0*

Planning Review



PLAN REVIEW CENTER REPORT

October 14, 2015

Planning Review

Learning Care Academy

JSP15-57

Petitioner

ICAP Development

Review Type

PSLR Concept Plan (R-3 with PSLR Overlay)

Property Characteristics

- Site Location: west of Beck Road and north of Elven Mile Road (Section 117)
- Site Zoning: R-3 (One-Family Residential) with PSLR (Planned Suburban Low-Rise) Overlay
- Adjoining Zoning: West, North and South: R-3; East: RA-Residential Acreage;
- Adjoining Uses: North: Single family residential; Other sides: vacant
- School District: Novi School District
- Site Size: 4.15 acres
- Plan Date: 09-30-15

Project Summary

The subject property is currently vacant and measures 4.15 acres. The applicant is proposing to construct a daycare facility, a 11,844 square foot free standing building to serve 130 children and 22 staff with site improvements including parking, storm water, and landscape and recreation area for kids. Site notes on the plans also indicate a future expansion of the building to serve 170 kids and 26 staff. All site improvements such as parking and storm water management are designed to accommodate future expansion as well. However, the future building expansion is not shown on the plans.

A daycare facility is considered a Special land use under PSLR overlay.

Recommendation

Approval of the ***PSLR Concept Plan is recommended***. The applicant has generally met the standards of the PSLR Overlay District as outlined in this review letter provided the requested deviations are included in the PSLR Overlay Agreement.

PSLR Overlay Standards and Procedures

The PSLR Overlay District requires the approval of a PSLR Overlay Development Agreement and Concept Plan by the City Council following a public hearing and recommendation from the Planning Commission.

In making its recommendation to the City Council, the Planning Commission shall consider the following factors. *(Staff comments are provided in italics and bracketed.)*

- a) The PSLR Overlay Development Agreement and PSLR Overlay Concept Plan will result in a recognizable and substantial benefit to the ultimate users of the project and to the community. *[The proposed development and site design provide a reasonable transition from the higher intensity hospital uses and lower intensity single-family residential uses thereby meeting the intent*

of the PSLR Overlay District. The site itself includes provisions for future vehicular and pedestrian connections along the proposed Public drive and a proposed pathway along Beck Road that will benefit the community as a whole.]

- b) In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed type and density of use(s) will not result in an unreasonable increase in the use of public services, facilities and utilities, and will not place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment. *[Given that the size of the site is less than 10 acres, a community impact statement is not required. The current site plan is not proposing any impacts to natural features and has minimal impacts on the use of public services, facilities and utilities.]*
- c) In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed development will not cause a negative impact upon surrounding properties. *[The proposed building has been substantially buffered by proposed landscape and should minimally impact the surrounding properties.]*
- d) The proposed development will be consistent with the goals and objectives of the City of Novi Master Plan, and will be consistent with the requirements of this Article [Article 3.1.27]. *[The proposed development meets the stated intent of the PSLR Overlay District to encourage transitional uses between higher intensity office and retail uses and lower intensity residential uses while maintaining the residential character of the area as outlined in this review letter.]*

The City Council, after review of the Planning Commission's recommendation, consideration of the input received at the public hearing, and review of other information relative to the PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan, may indicate its tentative approval of the PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan, and direct the City Administration and City Attorney to prepare, for review and approval by the City Council, a PSLR Overlay Development Agreement or deny the proposed PSLR Overlay Concept Plan.

If tentative approval is offered, following preparation of a proposed PSLR Overlay Development Agreement, the City Council shall make a final determination regarding the PSLR Overlay Concept Plan and Agreement.

After approval of the PSLR Overlay Concept Plan and Agreement, site plans shall be reviewed in accordance with the requirements of Section 6.1 and Section 3.21 of the Ordinance and for general compliance with the approved PSLR Overlay Development Agreement and PSLR Overlay Concept Plan.

Ordinance Deviations

Section 3.21.1.D permits deviations from the strict interpretation of the Zoning Ordinance within a PSLR Overlay agreement. These deviations can be granted by the City Council on the condition that "there are specific, identified features or planning mechanisms deemed beneficial to the City by the City Council which are designed into the project for the purpose of achieving the objectives for the District." The applicant shall provide substitute safeguards for each item that does not meet the strict requirements of the Zoning Ordinance.

The concept plan submitted with an application for a PSLR Overlay is not required to contain the same level of detail as a preliminary site plan, but the applicant has provided enough detail for the staff to identify the deviations from the Zoning Ordinance are currently shown. The following are deviations from the Zoning Ordinance and other applicable ordinances shown on the concept plan:

1. **Traffic Impact Study** (Sec. 3.21.1.C): A Traffic Impact Study as required by the City of Novi Site Plan and Development Manual. Traffic review suggested that the requirement for a Traffic Impact study cannot be waived for the total development (including the future expansion as noted on the plans for 170 kids). The applicant is recommended to provide the required Traffic

Impact study or request a deviation with the necessary justification to be included in the agreement.

2. **Building Setbacks** (Sec. 3.21.2.A.ii) & (Sec 3.1.27.D): *Front yard or exterior side yard adjacent to roads and drives (other than planned or existing section line road rights-of-way) - minimum of thirty (30) feet and a maximum of seventy-five (75) feet. The applicant is proposing to exceed the maximum setback by thirty nine feet and 5 inches (39' 5").* The applicant has provided a narrative discussing the proposed deviation noting that it is the result of creating the proposed Public road to encourage future use of the roadway for developing surrounding properties. It is staff's opinion that this deviation should be included in the PSLR Overlay Agreement
3. **Parking spaces for all uses in the district** (Sec. 3.21.2.A.iv): *Parking shall be located only in the rear yard or interior side yard. The applicant is proposing approximately 20 spaces and related drives in the front yard (south) and the rest of the parking in the exterior side yard. Parking in exterior side yard is allowed if the yard abuts a section line road and setback 50 feet.* The narrative does not discuss this deviation for parking in front yard. Front yard is the area between the property line and the farthest building facade line all along the front property line. Staff understands that the deviation is a result from applicant's intent to propose the play area separated from the road right of ways and the parking lot. It is staff's opinion that this deviation should be included in the PSLR Overlay Agreement
4. **Parking spaces for all uses in the district** (Sec. 3.21.2.A.iv): *Parking spaces and access aisles shall be a minimum of fifteen (15) feet from all buildings, except as provided in residential driveways.* The applicant is proposing not to meet the minimum by approximately 3 feet. The applicant is recommended to address this deviation either by revising the plan or provide a justification to be included in the agreement.
5. **Site Amenities** (Sec. 3.21.2.A.ix): *All sites shall include streetscape amenities such as but not limited to benches, pedestrian plazas, etc.* The current site plan does not indicate any public site amenities. The applicant is recommended to address this deviation either by revising the plan to add few amenities or provide a justification to be included in the agreement.
6. **Number of Accessory Structures** (Sec. 4.19.2.J): *Not more than two (2) detached accessory buildings shall be permitted on any lot having twenty-one thousand seven hundred eighty (21,780) square feet of area or more. The applicant is proposing three canopies within the play area.* The narrative does not discuss this deviation. Staff understands that the deviation is a result from daycare program requirements to provide shade from the sun. Please include the deviation in the narrative and provide clarification. It is staff's opinion that this deviation should be included in the PSLR Overlay Agreement
7. **Dumpster** (Sec 4.19.2.F): *Except where otherwise permitted and regulated in this ordinance, refuse bins and their screening enclosures shall be located in the rear yard.* The applicant is proposing the dumpster within the required front yard. The applicant described in his narrative that the facility is designed to eliminate all traffic from the rear of the building. Relocating the dumpster to the rear would create safety and environmental concerns for the proposed day care use. The proposed dumpster is properly screened. It is staff's opinion that these deviations should be included in the PSLR Overlay Agreement
8. **Fence Location** (Sec. 5.11.2.A): *No fence shall extend into a front or exterior side yard.* The applicant is proposing a 6 foot high chainlink fence into the required front yard. Staff understands that the fence is proposed for safety reasons to enclose the play area. Please include the deviation along with the proposed materials in the narrative and provide clarification. It is staff's opinion that this deviation should be included in the PSLR Overlay Agreement
9. **Landscape Deviations:** Landscape review has identified multiple landscape deviations that are listed in a supplement document to Landscape review letter. Please refer to those while working on your response letter.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts) Article 4 (Use Standards), Article 5 (Site Standards) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant prior to the concept plan approval.

1. Future Expansion: The current plan shows the proposed building that serves 130 kids. The narrative and site improvements such as parking and storm water are accounting for the expanded use as well. If the applicant chooses to include the future building expansion as part of the current concept plan approval, then the following should be updated
 - a. Revised site plan showing the future building footprint
 - b. Phase lines, as applicable
 - c. Revised building elevations to verify conformance
2. Building, Parking and Accessory Setbacks (Sec 3.1.23.D): The site plan indicates the setbacks measured from the existing property line. **The setbacks are required to be measured from the proposed Rights-of-way after dedication. Please revise the drawings to indicate the same.**
3. Loading Spaces: Loading spaces required based on the proposed use. **The current site plan does not indicate a loading space. If the proposed use does not require a loading space, then the applicant shall provide the reasoning in the response letter.**
4. Fence: A 6 foot vinyl fencing is proposed in rear yard and a 4 foot chain link fencing is proposed along front yard and interior side yard enclosing the proposed play area. **The applicant is suggested to look into other aesthetically pleasing alternatives instead of a chain-link fence. The fence is proposed within the front yard covering a considerable portion of the building. Fencing compatible with the building design would be preferable. Refer to Façade review for more details.**
5. Planning Review Chart: **Please refer to Planning Review Chart for other minor comments that need to be included on the Site plan.**
6. Other Reviews:
 - a. Engineering Review: Additional comments to be addressed during next submittal. Engineering recommends approval.
 - b. Landscape Review: Additional comments to be addressed during next submittal. Landscape recommends approval.
 - c. Wetland Review: No further review would be necessary if no new impacts are proposed. Wetlands recommend approval.
 - d. Woodland Review: Additional comments to be addressed during next submittal. Woodlands recommend approval.
 - e. Traffic Review: Additional comments to be addressed during next submittal. Traffic recommends approval.
 - f. Facade Review: Additional comments to be addressed during next submittal. Facade recommends approval.
 - g. Fire Review: Additional comments to be addressed during next submittal. Fire recommends approval.

Response Letter

With this submittal, all reviews are recommending approvals. This Site Plan is scheduled to go before Planning Commission on November 04, 2015. Please provide the following **no later than October 26, 2015** if you wish to keep the schedule.

1. A response letter addressing **ALL** the comments from **ALL** the review letters
2. Updated PSLR Narrative addressing the deviations listed in the letter.
3. A PDF version of the all Site Plan drawings that were dated 09-30-15 **NO CHANGES MADE**, unless changes are made with regards to phasing for future building expansion. **In which case, we required the revised drawings to be submitted prior to October 23, 2015**
4. A color rendering of the Site Plan, if any.

Site Addressing

The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found on the Internet at www.cityofnovi.org under the forms page of the Community Development Department.

Please contact Jeannie Niland [248.347.0438] in the Community Development Department with any specific questions regarding addressing of sites.

Pre-Construction Meeting

Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.


Chapter 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

Street and Project Name

This project name will need approval of the Street and Project Naming Committee. **Please contact Richelle Leskun (248-347-0579 or rleskun@cityofnovi.org) in the Community Development Department for additional information.**

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 skomaragiri@cityofnovi.org.



Sri Ravali Komaragiri – Planner



PLANNING REVIEW CHART : PSLR: Planned Suburban Low-Rise Overlay District

Review Date: October 13, 2015
Review Type: Preliminary Site Plan
Project Name: JSP15-57
Plan Date: September 30, 2015
Prepared by: Sri Komaragiri, Planner
Contact: **E-mail:** skomaragiri@cityofnovi.org; **Phone:** (248) 735-5607

Items in **Bold** need to be addressed by the applicant with PSLR Concept Plan. Underlined items need to be addressed prior to the approval of the Site Plan

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted August 25, 2010)</i>	Suburban Low-Rise	Suburban Low-Rise	Yes	
Area Study	The site does not fall under any special category	NA	Yes	
Zoning <i>(Effective December 25, 2013)</i>	R-3(One Family Residential) with PSLR(Planned Suburban Low-Rise)overlay	PSLR	Yes	PSLR Agreement and PSLR Concept Plan must be approved by the City Council.
Uses Permitted <i>(Sec 3.1.27.B & C)</i>	Sec 3.1.27.B Principal Uses Permitted. Sec 3.1.27.C Special Land Uses	Day Care Centers, subject to special conditions	Yes	Special Land Use Permit required.
Next Steps	1. PSLR overlay development agreement application and overlay concept plan submittal 2. Planning commission review, public hearing and recommendation to City Council 3. City council review and consideration of concept plan and PSLR Agreement 4. Review and approval of site plans per section 6.1.			
3.21 PSLR Required Conditions				
Narrative <i>(Sec. 3.32.3.A)</i>	Explain how the development exceeds the standards of this ordinance	A narrative is provided	Yes	
PSLR Overlay Concept Plan: Required Items <i>(Sec. 3.21.1.A)</i>	i. Legal description and dimensions	Provided	Yes	
	ii. Existing zoning of site/adjacent properties	Provided	Yes	
	iii. Existing natural features such as wetlands and proposed impacts	No Wetlands on site	NA	
	iv. Existing woodlands and proposed impacts	Few regulated woodlands on site. Plan indicates all existing	Yes?	Refer to Woodlands review for more details

Item	Required Code	Proposed	Meets Code	Comments
		trees will be saved		
	v. Existing and proposed rights-of-way and road layout	The current site plan indicates propose ROW for the proposed private drive and ROW dedication along Beck Road for sidewalk and other improvements	No	Clearly indicate the existing rights-of-way along Beck Road and the private drive. Please refer to Engineering comments for more details.
	vi. Bicycle/pedestrian plan	Eight foot pathway shown along Eleven Mile Road	Yes	
	vii. Conceptual storm water management plan	Provided	Yes	Storm water facilities cannot be provided within the proposed Right of Way. Please refer to Engineering comments for more details.
	viii. Conceptual utility plan	Provided	Yes	
	ix. Building Parking and Wetland Setback requirements	Unable to determine	No	6' Accessory setback should be drawn from the Future Proposed ROW north of proposed Road
	x. Conceptual layout	Provided	Yes	
	xi. Conceptual open space/recreation plan	Information not provided	No	Provide additional details on proposed open space options
	xii. Conceptual streetscape landscape plan			Refer to Landscape review for more details
PSLR Overlay Concept Plan: Optional Items (Sec. 3.21.1.A)	xiii. Parking plan	Provided	Yes?	Refer to Traffic review letter for additional comments
	xiv. Detailed layout plan	Provided	Yes	
	xv. Residential density calculations and type of units	Residential option not proposed	NA	
	xvi. Detailed open space/recreation		NA	
	xvii. Detailed streetscape landscape plan		NA	
	xviii. Graphic description of each deviation from the applicable ordinance requested		NA	
	xix. Phasing plan	Phasing not indicated	NA	There is a reference to future expansion in the site data notes on the plan, but it is depicted on the site plan. Please

Item	Required Code	Proposed	Meets Code	Comments
				clarify the intent with regards to future expansion. The applicant should clarify if the intent is to phase the future expansion as part of the current approval or would it be part of an amendment at a later date
Community Impact Statement (Sec. 3.21.1.B)	Statement is required, if the petition area is 10 acres or more	Total project area is 4.15 Acres	NA	
Traffic Impact Study (Sec. 3.21.1.C)	Study as required by the City of Novi Site Plan and Development Manual	A traffic impact study is required for the total development including the future expansion	No	Please provide a Traffic Impact Study. Refer to Traffic review for further details. - OR - <u>Request an ordinance deviation from City Council</u>
Proposed Ordinance Deviations (Sec. 3.21.1.D)	List all proposed ordinance deviations with supporting narrative.	Staff identified multiple deviations in the proposed site plan. Refer to the entire chart and other review letters for more details	No	City Council may approve deviations from the Ordinance standards as part of a PSLR Overlay Development Agreement provided there are specific, identified features or planning mechanisms deemed beneficial to the City which are designed into the project for the purpose of achieving the objectives for the District. Safeguards shall be provided for each regulation where there is noncompliance on the PSLR Overlay Concept Plan.
Required PSLR Overlay Use Standards/ Conditions for special land uses (Sec. 3.21.2)				
Site Standards (Sec. 3.21.2.A)				
Building Frontage (Sec. 3.21.2.A.i)	Buildings shall front on a dedicated non-section line public street or an approved private drive	Frontage on a private drive	Yes	Note that private drive shall be built according to private road standards per DCS Manual
Building	Minimum front yard	For the purpose of this	Yes?	Building setbacks should

Item	Required Code	Proposed	Meets Code	Comments
Setbacks (Sec. 3.21.2.A.ii) & (Sec 3.1.27.D)	setback: 30 ft* Maximum front yard setback: 75 ft.	review, frontage along proposed drive on the south is considered front yard. Proposed building appears to exceed the maximum setback		be measured off the Proposed ROW (or access easement) and not the existing property line. <u>Request an ordinance deviation from City Council</u>
*The maximum front and exterior side yard setback requirement when adjacent to roads and drives (other than planned or existing section line road right-of-way) is 75 feet.	Minimum rear yard setback: 30 ft	More than 30 ft.	Yes	
	Exterior side yard adjacent to roads and drives 30 ft*		NA	
	Exterior side yard adjacent to planned or existing section line road ROW 50 ft	Frontage along Beck Road (Section line) is considered an Exterior side yard Proposed building appears to be in conformance	Yes	Revise the front setback line along Beck Road. Setbacks should be measure from the future dedicated ROW
	Interior side yard 30 ft	30 ft. for proposed building	Yes	
	Building to building 30 ft	Single building	NA	
	Building Corner to corner: 15 ft	Single building	NA	
Landscape Buffer (Sec. 3.21.2.A.iii) and Berms (Sec. 5.5.3)	All buildings, parking lots and loading areas shall be separated from section line road rights-of-way by a 50 ft. landscape buffer containing an undulating 3-5 ft. tall landscaped berm.	Berm and buffer indicated	Yes	The required berm and buffer should be indicated on the landscape plan. -OR- <u>Request an ordinance deviation from City Council</u>
Parking spaces for all uses in the district (except for townhouse style multiple-family dwellings that provide private garages for each dwelling unit) (Sec. 3.21.2.A.iv)	Located only in the rear yard or interior side yard	Few located in the front yard and exterior side yard. Parking in exterior side yard abutting section line road is allowed	No	Redesign parking to meet the standards -OR- <u>Request an ordinance deviation from City Council</u>
	Screened by 3-5 ft. undulating berm from adjacent streets per Section 5.5.3.	Landscape plan provided	Yes	Refer to Landscape review for further details
	All parking and access aisles shall be Min. 15 ft. from all buildings	Parking appears closer to the building, approximately 12 feet.	No	Redesign parking to meet the standards -OR- <u>Request an ordinance deviation from City Council</u>

Item	Required Code	Proposed	Meets Code	Comments
Parking Setbacks (Sec. 3.21.2.A.iv.d) * except that parking spaces for townhouse developments shall be permitted in the front yard setback when the parking area is also a driveway access to a parking garage contained within the unit.	Front yard parking is not permitted*	Partial parking is proposed in front yard	No	Setbacks have to be recalculated based on future Right-of-ways -OR- <u>Request an ordinance deviation from City Council</u>
	Exterior side yard adjacent to a section line road - 50 ft. min	Minimum 50 ft. provided	Yes	
	Exterior side yard adjacent to a local street – 30 ft. min	No exterior side yard identified	NA	
	Interior side yards adjacent to single family residential districts - 30 ft. min	Southern and northern yard abuts single family residential Side yards = 30 ft.	Yes	
	Interior side yards not adjacent to a single family residential district – 15 ft. min	None identified	NA	
Open Space Recreation requirements for Multi-Family Residential Developments (Sec. 3.21.2.A.v)	Minimum of 200 square feet of private opens space accessible to building (includes covered porches, balconies and patios)	Not a Multi-family development	NA	
	Common open space areas as central to project as possible	Not a Multi-family development	NA	
	Active recreation areas shall be provided with at least 50 % of the open spaces dedicated to active recreation	Not a Multi-family development	NA	
	Active recreation shall consist 10% of total site area.	Not a Multi-family development	NA	
Other Applicable Zoning Ordinances (Sec. 3.21.2.A.vi, vii and ix)	Loading and Unloading per Section 5.4	Loading spaces are not proposed	Yes	Loading spaces are not required for PSLR overlay unless the use requires one. Please provide additional information if loading space is not required for the proposed use.
	Off-street Parking per Section 5.2 and 5.3	Parking is in general conformance with the standards except few places	Yes?	Refer to Parking comments in this chart

Item	Required Code	Proposed	Meets Code	Comments
	Landscaping per Section 5.5, All sites shall include streetscape amenities such as but not limited to benches, pedestrian plazas, etc.	No amenities indicated	No	Include amenities as required along proposed private drives -OR- <u>Request an ordinance deviation from City Council</u>
Building Length (Sec. 3.21.2.A.vii)	Maximum building length as described in Sec 3.21.3.A.vii shall not exceed 180 ft.	A minimum of 90 ft. and a maximum of 130 ft. proposed	Yes	
	City Council may modify the minimum length up to a maximum of 360 ft. if: Building includes recreation space for min. 50 people Building is setback 1 ft. for every 3 ft. in excess of 180 ft. from all residential districts.	Additional length not requested	NA	
Outdoor Lighting (Sec. 3.21.2.A.x)	Maximum height of light fixtures: 20 ft.	20 ft.	Yes	Please provide additional information to verify conformance
	Cut-off angle of 90 degrees or less	Unable to determine	Yes?	
	No direct light source shall be visible at any property line abutting a section line road right-of-way at ground level.	If in conformance, please add a note to the site plan	Yes?	
	Maximum Illumination at property line: 0.5fc	Does not exceed 0.4 fc	Yes	
Day Care Standards (Sec. 4.12)				
Outdoor recreation areas (Sec. 4.12.2.i.a)	150 sq. ft. for each person cared for, with 3,500 sf minimum total	Play area required: 19,500 SF Play area provided: 26,350 SF	Yes?	The plans indicate that the facility will hold 170 kids and also a future expansion of about 2,000 square feet in the notes. But the expansion is not shown on the plans. Recreation area provided accounts for future expansion
	All areas shall be fenced with self-closing gates	Recreation areas are fenced in	Yes	
	Recreation area may extend into an exterior side yard upto to 25% of the distance between building façade and the property line	Recreation area is proposed in front, interior side and the rear yard	Yes	
Hours of Operation	They shall be limited to period between 6 am and 7 pm abutting residential districts	Hours of operation not provided	Yes?	Provide hours of operation on the plan
Location	Facilities shall be located either within a permitted	Facilities located in a free standing building	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	office, or in a commercial structure or a free standing building with surrounding development	with surrounding development		
Circulation Standards (Sec. 3.21.2.B)				
Full Time Access (Sec. 3.21.2.B)	Full time access drives shall be connected only to non-section line roads	Full time access drives are connected to a proposed private drive	Yes	
Emergency Access (Sec. 3.21.2.B)	Emergency access with access gate may be connected to section line roads when no other practical location is available	No Emergency access is proposed. But two access points are provided to the site from Section line road. Fire is good with the alternative	Yes	
Connection to Neighboring Properties (Sec. 3.21.2.B.i)	New roads should provide public access connections to neighboring properties at location(s) acceptable to the City and the neighboring property	Layout is designed to allow for future connections to property on south and north.	Yes	Access easements should be provided for future dedication. To be determined at Preliminary Site Plan review
New Roads (Sec. 3.21.2.B.ii.a)	New roads shall be designed as pedestrian/bicycle focused corridors as identified in the Non-Motorized Master Plan	Part of Beck road along the subject property is identified as a major corridor in City's Non-Motorized Plan. A eight foot pathway is proposed along Beck Road	Yes	
Non-Motorized Facilities (Sec. 3.21.2.B.ii.b)	Facilities shall be connected to the existing pedestrian network	Sidewalks are proposed within the site and connected to Beck Road	Yes	
Proposed Non-Motorized Facilities (Sec. 3.21.2.B.ii.c)	Where existing non-motorized facilities do not exist on adjacent neighboring properties, facilities shall be stubbed to the property line.	A 5 foot sidewalk is proposed on either side of the proposed Public drive	No	Move the sidewalk away from the edge of the curb to allow space for street tree planting. Refer to landscape review letter for further detail.
Building Design Standards (Sec. 3.21.2.C)				
Building Height (Sec. 3.21.2.C.i)	35 ft. or 2 ½ stories	Maximum height is noted to be kept at 24 ft.	Yes	Label maximum building height on elevations
Building Design (Sec. 3.21.2.C.ii)	Buildings must be designed with a "single-family residential character"	The proposed building meets the intent of the PLSR district	Yes	Refer to Façade comments for the further details
Maximum % of Lot Area Covered	25%	Not provided. The site plan appears to	Yes?	Provide the maximum percent of lot covered buildings including

Item	Required Code	Proposed	Meets Code	Comments
(Sec. 3.1.27.D)		be in conformance		accessory buildings
Accessory Buildings				
Setbacks (Sec. 4.19.1.G)	It shall not be located closer than - ten (10) feet to any main building - six (6) feet to any interior side lot or rear lot line.	Three canopies are provided in multiple locations within the play area. They appear to be in conformance	Yes	
Location (Sec. 4.19.1.B)	Accessory buildings shall not be erected in any required front yard or in any required exterior side yard.	Structures are located in the interior sideyard and rear yard	Yes	
Maximum Area (Sec. 4.19.1.C)	The total floor area of all accessory buildings shall not occupy more than twenty-five (25) percent of any required rear yard.	Maximum area appears to be in conformance	Yes	Provide actual percentage on the plans
Design (Sec. 4.19.1.L)	All attached and detached accessory buildings in excess of two-hundred (200) square feet shall be designed and constructed of materials and architecture compatible with the principal structure, and shall have a minimum roof pitch of 3/12 and overhangs of no less than six (6) inches.	Each structure measures 100 square feet	Yes	
Flagpoles (Sec. 4.19.2.B)	Flagpoles may be located within any required front or exterior side yard. Such poles shall be located no closer to a public right-of-way than one-half (½) the distance between the right-of-way and the principal building.	A flagpole is not indicated on the revised plans	NA	
Number of Structures (Sec. 4.19.2.J)	<i>Not more than two (2) detached accessory buildings shall be permitted on any lot having twenty-one thousand seven</i>	Three structures are proposed on this property	No	<u>Request an ordinance deviation from City Council</u>

Item	Required Code	Proposed	Meets Code	Comments
	<i>hundred eighty (21,780) square feet of area or more.</i>			
Note To District Standards (Sec 3.6.2)				
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Off-street is allowed in front yard for certain districts as per sec 3.6.2.E	Parking proposed in front yard	No	
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	Landscape plan is provided	Yes	Refer to Landscape review letter
Modification of parking setback requirements (Sec 3.6.2.Q)	Refer to Sec 3.6.2 for more details	Modifications are not requested	NA	
Parking, Loading and Dumpster Requirements				
Number of Parking Spaces Nursery schools, day nurseries or child care centers (Sec. 5.2.12.B)	One (1) for each three hundred fifty (350) square feet of usable floor area plus one (1) space for each employee For 7,540 usable floor area, required spaces = 22 space For 22 Employees = 22 spaces Total = 44 spaces Plans indicate a future expansion of additional 1,409 sf and 4 employees resulting in additional 8 spaces)	Total proposed = 52 spaces (Taking into account the future expansion)	Yes?	The current plans do not indicate a bus drop off area. Please clarify
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	<u>90° parking layout:</u> 9' x 19' parking space dimensions and 24' wide drives	9 x 19' space proposed	Yes	
	9' x 17' if overhang on 7' wide interior sidewalk or landscaped area as long as detail indicates 4'' curb	9' x 18' space	NA	

Item	Required Code	Proposed	Meets Code	Comments
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	- shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer		NA	
End Islands (Sec. 5.3.12)	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance	End islands are proposed	Yes	Refer to Traffic review for more details
Barrier Free Spaces <i>Barrier Free Code</i>	1 barrier free parking spaces (for total 26 to 50)& 1 van barrier free parking space	2 spaces provided	Yes	
Barrier Free Space Dimensions <i>Barrier Free Code</i>	- 8' wide with an 8' wide access aisle for van accessible spaces - 5' wide with a 5' wide access aisle for regular accessible spaces	1 common 8 foot aisle proposed.	Yes	
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Signs proposed	Yes	
Minimum number of Bicycle Parking (Sec. 5.16.1)	One (1) space for each twenty (20) employees on the maximum shift, minimum two (2) spaces	Bike racks are indicated on the plan.	Yes	List the number of bike racks on the plan
Bicycle Parking General requirements (Sec. 5.16)	- No farther than 120 ft. from the entrance being served - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations - Spaces to be paved and the bike rack shall be inverted "U" design	Bike racks are indicated on the plan	Yes	<u>Provide details on bike rack with Final Site Plan</u>

Item	Required Code	Proposed	Meets Code	Comments
	- Shall be accessible via 6 ft. paved sidewalk			
Bicycle Parking Lot layout (Sec 5.16.6)	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	Bike racks are indicated on the plan	Yes	<u>Provide details on bike rack with Final Site Plan</u>
Loading Spaces (Sec. 5.4.1) Location of such facilities in a permitted side yard shall be subject to review and approval by the City	As needed	No Loading space indicated	Yes	Applicant shall clarify if there is a need for loading and unloading for day care operations
Dumpster (Sec 4.19.2.F)	<ul style="list-style-type: none"> - Located in rear yard or interior side yard in case of double frontage - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft. from property line. - Away from Barrier free Spaces 	<ul style="list-style-type: none"> - Located in front yard - Not attached to the building - Located no closer than 10 ft. - Not located in parking setback - Not closer to barrier free spaces 	No	<u>Request an ordinance deviation from City Council</u>
Dumpster Enclosure (Sec. 21-145.(c) City code of Ordinances)	<ul style="list-style-type: none"> - Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery 	Dumpster screening meets the requirements (Sheet A0.2)	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Fences				
Fence Location (Sec. 5.11.2.A)	No fence shall extend into a front or exterior side yard	Part of the fence extends into front yard (south) along the proposed private drive	No	<u>Request an ordinance deviation from City Council</u>
Fence Height (Sec. 5.11.2.B)	No fence shall exceed eight (8) feet in height Fences with barbed wire on top can exceed 11 feet	Maximum height is six feet	Yes	
Electrical Current for Fences (Sec. 5.11.2.C)	No fence shall carry electrical current or charge of electricity.	This is protective fence for a daycare play area		
Prohibited Materials. (Sec. 5.11.3.A)	This section refers to prohibited materials that cannot be used for proposed fences	A 6 foot vinyl fencing is proposed in rear yard(north) A 4 foot chain link fencing is proposed along front yard and interior side yard enclosing the proposed play area	Yes?	The applicant is suggested to look into other aesthetically pleasing alternatives instead of a chain-link fence. The fence is proposed within the front yard covering a considerable portion of the building. Fencing compatible with the building design would be preferable.
Maintenance (Sec. 5.11.3.B)	All fences shall comply with applicable provisions of the current City of Novi Property Maintenance Code.		Yes?	Please note the requirement
Uniformity (Sec. 5.11.3.C)	All fences shall be of uniform material(s), finish, and color along a property line of any parcel totaling less than one-hundred fifty (150) feet in length.	The property line is longer than 150 feet	NA	
Roof top Equipment Requirements				
Roof top equipment and wall mounted utility equipment (Sec. 4.19.2.E.ii)	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	Rooftop equipment proposed	Yes	
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade	Rooftop equipment is screened	Yes	

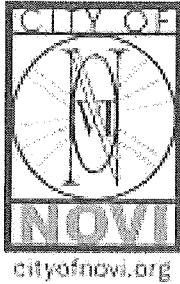
Item	Required Code	Proposed	Meets Code	Comments
	regulations, and shall not be visible from any street, road or adjacent property.			
Sidewalk Requirements				
ARTICLE XI. OFF-ROAD NON-MOTORIZED FACILITIES Sec. 11-256. Requirement. (c) & Sub. Ord. Sec. 4.05,	<ul style="list-style-type: none"> - In the case of new streets and roadways to be constructed as part of the project, a sidewalk shall be provided on both sides of the proposed street or roadway. - Sidewalks along arterials and collectors shall be 6 feet or 8 feet wide as designated by the "Bicycle and Pedestrian Plan," but not along industrial service streets per Subdivision Ordinance - Whereas sidewalks along local streets and private roadways shall be five (5) feet wide. 	An 8-foot wide asphalt bike path is proposed along Beck Road	Yes	
Pedestrian Connectivity	<ul style="list-style-type: none"> - Whether the traffic circulation features within the site and parking areas are designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets - Building exits must be connected to sidewalk system or parking lot. 	The site plan has provision for future connection for pedestrian connectivity	Yes	
Other Requirements				
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).		Yes	
General layout and dimension of proposed physical	Location of all existing and proposed buildings, proposed building heights, building layouts,		Yes	

Item	Required Code	Proposed	Meets Code	Comments
improvements	(floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).			
Economic Impact	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	Total cost of improvements exceed \$2.5 Million The day care will facilitate 26 staff members	Yes	
Legal Documents	PSLR Development Agreement is required Master Deed would be required for the ROW dedication with Final Site Plan review	Draft agreement not provided	No	A draft agreement would be required once City Council tentatively approves the Concept Plan
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	Applicant has not contacted the committee yet	No	<u>Contact Richelle Leskun at 248-347-0475 to schedule a meeting with the Committee</u>
Development/ Business Sign	- Signage if proposed requires a permit. - Exterior Signage is not regulated by the Planning Division or Planning Commission.	A monument sign indicated on the plans		<u>For sign permit information contact Jeannie Niland 248-347-0438.</u>

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.

Engineering Review



PLAN REVIEW CENTER REPORT

10/14/2015

Engineering Review
LEARNING CARE ACADEMY
JSP15-0057

Applicant

AMRO INVESTMENTS, LLC

Review Type

PSLR Concept Plan

Property Characteristics

- Site Location: N. of 11 Mile Rd. and W. of Beck Rd.
- Site Size: 4.15 acres
- Plan Date: 09/30/15

Project Summary

- Construction of an approximately 11,844 square-foot building and associated parking. Site access would be provided by private road with two curb cuts onto Beck Rd.
- Water service would be provided by a 2-inch domestic lead and a 6-inch fire lead from the existing 16-inch water main on the east side of Beck Rd.
- Sanitary sewer service would be provided by 2-inch domestic lead from the existing 18-inch sanitary sewer on the west side of Beck Rd.
- Storm water would be collected by a single storm sewer collection system and detained in an on-site detention pond.

Recommendation

Approval of the PSLR Concept Plan and the Storm Water Management Plan is recommended.

Comments:

The PSLR Concept Plan meets the general requirements of Chapter 11, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be addressed at the time of Final Site Plan submittal (further engineering detail will be required at the time of the final site plan submittal):

Additional Comments (to be addressed prior to the Final Site Plan submittal):

General

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications. Revise note on sheet C1.0 to refer to the City of Novi.
2. Plans must be signed and sealed by an engineer licensed in the State of Michigan.
3. Clarify if the proposed drive is private or public.
4. The proposed storm water basin cannot be in a proposed future right of way or access easement. Remove the proposed ROW/easement to the west. A future connection to the parcel to the south from the cul-de-sac is required.
5. Revise the plan set to reference at least one city established benchmark. An interactive map of the City's established survey benchmarks can be found under the 'Map Gallery' tab on www.cityofnovi.org.
6. A right-of-way permit will be required from the City of Novi.
7. Label the size of the existing water main and sanitary sewer.
8. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation distance from any existing or proposed utility. All utilities shall be shown on the landscape plan, or other appropriate sheet, to confirm the separation distance.
9. Show the locations of all light poles on the utility plan and indicate the typical foundation depth for the pole to verify that no conflicts with utilities will occur. Light poles in a utility easement will require a License Agreement.

Sanitary Sewer

10. Provide a sanitary sewer monitoring manhole, unique to this site, within a dedicated access easement or within the road right-of-way. If not in the right-of-way, provide a 20-foot wide access easement to the monitoring manhole from the right-of-way (rather than a public sanitary sewer easement).
11. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.
12. Provide a note on the Utility Plan stating the sanitary lead will be buried at least 5 feet deep where under the influence of pavement.

Storm Sewer

13. A minimum cover depth of 3 feet shall be maintained over all storm sewers. Currently, a few pipe sections do not meet this standard. Grades shall be elevated and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. An explanation shall be provided where the cover depth cannot be provided.
14. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
15. Match the 0.80 diameter depth above invert for pipe size increases.
16. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot deep plunge pool.
17. Provide a four-foot deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water basin.
18. Label all inlet storm structures on the profiles. Inlets are only permitted in paved areas and when followed by a catch basin within 50 feet.
19. Label the 10-year HGL on the storm sewer profiles, and ensure the HGL remains at least 1-foot below the rim of each structure.

Storm Water Management Plan

20. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
21. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum slope of 1V:5H, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping.
22. Provide a 5-foot wide stone bridge allowing direct access to the standpipe from the bank of the basin during high-water conditions (i.e. stone 6-inches above high water elevation). Provide a detail and/or note as necessary.
23. Provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.
24. Provide release rate calculations for the three design storm events (first flush, bank full, 100-year).
25. Provide a soil boring in the vicinity of the storm water basin to determine soil conditions and to establish the high water elevation of the groundwater table.
26. Provide supporting calculations for the runoff coefficient determination.
27. A 4-foot wide safety shelf is required one-foot below the permanent water surface elevation within the basin.

Paving & Grading

28. The sidewalk along the private drive must continue around the cul-de-sac.

29. Provide cross-sections for all proposed pavement.
30. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.
31. Curbing and walks adjacent to the end of 17-foot stalls shall be reduced to 4-inches high, rather than the standard 6-inch height to be provided adjacent to 19-foot stalls. Provide additional details as appropriate.

Please contact Jeremy Miller at (248) 735-5694 with any questions.

A handwritten signature in black ink, appearing to read "Jeremy Miller", is written over a horizontal line.

cc: Brian Coburn, Engineering
Sri Komaragiri, Community Development

Landscape Review



PLAN REVIEW CENTER REPORT

October 14, 2015

PSLR Conceptual Site Plan

Learning Care Academy

Review Type

Conceptual Landscape Review

Job

JSP15-0057

Property Characteristics

- Site Location: Northwest corner of Beck and 11 Mile Road
- Site Zoning: R-3 with PSLR
- Adjacent Zoning: R-3 with PSLR
- Plan Date: 10/1/2015

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 Preliminary Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance.

Recommendation:

This project is **recommended for approval** with the understanding that the items listed below and on the attached Landscape Chart will be addressed satisfactorily in the Preliminary and Final Site Plans.

Existing Soils (Preliminary Site Plan checklist #10, #17)

Please provide soils information.

Existing and proposed overhead and underground utilities, including hydrants.(LDM 2.e.(4))

Existing and proposed utilities provided.

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

The only existing trees indicated on the plans are those in the woodland along the west edge of the property. No tree chart or tree ids have been provided, but as no impact is proposed, they are not required. **If any tree is to be impacted, its species, size and proposed impact (save/remove) must be identified on the plans.**

Residential adjacent to Non-Residential Screening (Zoning Sec. 5.5.3., Zoning Sec.3.21.2.A)

North property line

1. The proposed berm height meets the requirement (min 4.5' max 6'), but grading needs to be modified to provide more undulations per the ordinance.
2. The proposed landscaping does not meet the city requirements for 80% opacity in the winter and 90% opacity in the summer in areas of the building and parking, which is to be achieved primarily through the use of evergreen trees. Using a mix of smaller evergreen shrubs or densely stacked deciduous shrubs along with the proposed canopy trees is acceptable, but the shrubs must have a minimum height of at least 5', and more plant material will probably be needed to provide the required opacity.

South property line.

1. Due to the position of the access road, which is proposed as a public road, the south boundary is that road's right-of-way. A 3-4' undulating berm with landscaping per the required greenbelt landscaping (outlined below) for the section of road between the daycare driveway and the temporary cul-de-sac should be proposed in the 30' greenbelt area.
2. When the cul-de-sac is removed as part of a road connection to the neighboring property to the south (and the detention basin is left as proposed here), the berm and landscaping should be continued on to the detention basin to form a continuous screening berm.

West Property Line

The existing woods being preserved along the west property line provides sufficient screening so no additional berms or landscaping is required.

Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Zoning Sec. 5.5.3.B.ii and iii, Zoning Section 3.21.2.A)

1. The proposed berm grading needs to be modified to provide more undulations.
2. The proposed landscaping does not meet the city requirements for deciduous canopy/large evergreen trees and subcanopy trees. Four additional large trees and 13 additional subcanopy trees are required. If desired, the proposed shrubs can be reduced in number or eliminated as they are not required for greenbelt landscaping.

Street Tree Requirements (Zoning Sec. 5.5.3.E.i.c and LDM 1.d.)

Beck Road

1. Based on the 333.75 lf of frontage, ten (10) deciduous canopy trees are required in the greenspace between the sidewalk and Beck Road. None are proposed.
2. If overhead wires are in planting area, subcanopy trees may be used in those areas, but twice the number of canopy trees must be provided.
3. If limitations due to lack of space along Beck are found, a waiver for the number of trees that can't be planted can be requested.

Access Road

1. The sidewalk along the access road should be moved to start at 1 ft inside (toward the street) from the right-of-way line.
2. The required street trees should be placed between the re-positioned sidewalk and the road.
3. Street trees should be placed on both sides of the access road at 1 deciduous canopy tree per 35 lf for the entire length of the cul-de-sac. The trees already proposed along the south property line may fulfill some of this requirement. Please provide the calculations and be sure that the selections used meet the requirement for a deciduous canopy tree that it has a mature canopy width of at least 20'.
4. Please plant the required number of street trees around the cul-de-sac (1/35 lf). If, in the future, the road is connected to the property to the south and/or west and the cul-de-sac is removed, the trees can be maintained as screening trees in conjunction with the berm extension. At that time, additional street trees along the street edge at 1/35 lf frontage should be added between the sidewalk extension and the curb.

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

1. The number of required parking lot trees is 21. Only 10 have been provided. Please provide more to come closer to the requirement.
2. Islands need to be at least 10' wide and 300 sf to be counted toward landscaping requirement.
3. The narrow island in the north parking bay cannot be used for tree planting.
4. Please label island areas as being for parking (versus foundation plantings).

Parking Lot Perimeter Canopy Trees (Zoning Sec. 5.5.3.C.(3) Chart footnote)

1. **No calculations or trees were provided for this requirement. 1 deciduous canopy tree (see definition in Zoning Ordinance) must be planted for every 35 lf of outer parking lot edge.**
2. **Please provide perimeter landscaping for the north, east and south parking lot edges, as well as the portion of the western parking lot edge that does face the building.**

Transformer/Utility Box Screening (Zoning Sec 5.5.3.D.)

Provided

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

1. Provided.
2. Please consider using a fence material other than chain link around play areas to provide a more attractive appearance (not required by code).

Plant List (LDM 2.h. and t.)

Provided

Planting Notations and Details (LDM)

Provided

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 1.d.(3))

1. Provided.
2. **Please change shrubs which are not large (at least 5' tall) and native to Michigan to selections that are and plant in densely planted clusters.**

Irrigation (LDM 1.a.(1)(e) and 2.s)

Irrigation plan for landscaped areas is required for Final Site Plan.

Proposed topography. 2' contour minimum (LDM 2.e.(1))

1. Provided
2. **Please add existing contours in areas of berms to help verify height** (existing contours can also be shown on rest of site, if desired).

Snow Deposit (LDM.2.q.)

Provided at north end of parking lot.

Proposed trees to be saved (Sec 37 Woodland Protection 37-9, LDM 2.e.(1))

No trees are proposed to be removed.

Corner Clearance (Zoning Sec 5.9)

Please show corner clearance triangles at entry points to access road and Beck Road.

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 meader meader@cityofnovi.org.

LANDSCAPE REVIEW SUMMARY CHART

Review Date: October 14, 2015
Project Name: JSP15 – 0057: LEARNING CARE ACADEMY
Plan Date: October 1, 2015
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan.
Underlined items need to be addressed for Final Site Plan.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan <i>(Zoning Sec 5.5.2, LDM 2.e.)</i>	§ New commercial or residential developments § Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. § 1"=20' minimum with proper North. Variations from this scale can be approved by LA § Consistent with plans throughout set	Yes	Yes	Detail sheets scale 1"=30'
Project Information <i>(LDM 2.d.)</i>	§ Name and Address	Yes	Yes	
Owner/Developer Contact Information <i>(LDM 2.a.)</i>	§ Name, address and telephone number of the owner and developer or association	Yes	Yes	
Landscape Architect contact information <i>(LDM 2.b.)</i>	§ Name, Address and telephone number of RLA	Yes	Yes	
Sealed by LA. <i>(LDM 2.g.)</i>	§ Requires original signature	Yes	Yes	
Miss Dig Note <i>(800) 482-7171 (LDM.3.a.(8))</i>	§ Show on all plan sheets	Yes	Yes	
Zoning <i>(LDM 2.f.)</i>	§ Include all adjacent zoning	Yes	Yes	R3 PSLR on site, and on surrounding properties west of Beck Road
Survey information <i>(LDM 2.c.)</i>	§ Legal description or boundary line survey § Existing topography	Yes	Yes	1. Description included on Landscape Plan. 2. Existing topography shown on ALTA survey.

Item	Required	Proposed	Meets Code	Comments
Existing plant material Existing woodlands or wetlands (LDM 2.e.(2))	§ Show location type and size. Label to be saved or removed. § Plan shall state if none exists.	Yes	Yes	1. Only existing trees shown is a woodland on west end of property that is not proposed to be impacted. 2. If other woody vegetation exists on site, please note and include a tree chart.
Soil types (LDM.2.r.)	§ As determined by Soils survey of Oakland county § Show types, boundaries	No	No	Please add listing of soil types on property to Landscape Plan overall sheet.
Existing and proposed improvements (LDM 2.e.(4))	§ Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
Existing and proposed utilities (LDM 2.e.(4))	§ Overhead and underground utilities, including hydrants	Yes	Yes	
Proposed grading. 2' contour minimum (LDM 2.e.(1))	§ Provide proposed contours at 2' interval	Yes	Yes	
Snow deposit (LDM.2.q.)	§ Show snow deposit areas on plan	Yes	Yes	
LANDSCAPING REQUIREMENTS				
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				
General requirements (LDM 1.c)	§ Clear sight distance within parking islands § No evergreen trees	Yes	Yes	
Name, type and number of ground cover (LDM 1.c.(5))	§ As proposed on planting islands	Yes	Yes	Mix of covers proposed
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b. i)	§ A minimum of 300 SF to qualify § 6" curbs § Islands minimum width 10' BOC to BOC	Yes	Yes/No	Island next to future access path in north bay is not wide enough or large enough to plant a tree. Either widen the island to 10' BOC to BOC or remove tree to 300sf or larger island.
Curbs and Parking stall reduction (c)	§ Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk	No	No	Can shorten eastern, northern and southern bays to save asphalt.

Item	Required	Proposed	Meets Code	Comments
	of minimum 7 ft.			
Contiguous space limit (i)	Maximum of 15 contiguous spaces	Yes	Yes	
Plantings around Fire Hydrant (d)	§ No plantings with matured height greater than 12' within 10 ft. of fire hydrants	Yes	Yes	1. Trees too close to proposed hydrant. 2. Suggest shifting hydrant to one side of island and planting one tree on opposite end of island, 5 feet from curb.
Landscaped area (g)	§ Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	
Clear Zones (LDM 2.3.(5))	§ 25 ft corner clearance required. Refer to Zoning Section 5.5.9	No	No	Please show corner clearance triangles at entry points to Beck and access drive.
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of parking spaces not including access aisles x 10%	§ A = x 10% = sf § 9552 * 10% = 955.2	Yes		
B = Total square footage of additional paved vehicular use areas (not including A) under 50,000 SF) x 5%	§ B = x 5% = sf § Paved Vehicular access area includes loading areas § 11831 * 5% = 591.5	Yes		
C = Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 1 %	§ C = x 1% = sf	NA		
Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)				
A. = Total square footage of parking spaces not including access aisles x 7%	§ A = 7% x xx sf = xx sf	NA		
B = Total square footage of additional Paved vehicular use areas (not including A) under 50,000 SF) x 2%	§ B = 2% x xx sf = xx sf	NA		

Item	Required	Proposed	Meets Code	Comments
C= Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 0.5%	$\$ C = 0.5\% \times 0 \text{ sf} = 0 \text{ SF}$	NA		
All Categories				
D = A+B or A+C Total square footage of landscaped islands	$955.2+591.5 = 1547 \text{ SF}$	4946 SF	Yes	1. Please fix calculation on Sheet L1.0 2. Please label areas of parking lot islands so they are distinguished from foundation planting islands.
E = D/75 Number of canopy trees required	$\$ 1547/75=21 \text{ Trees}$	10	No	Opportunities to provide more trees toward the requirement should be explored.
Perimeter Green space	$\$ 1 \text{ Canopy tree per } 35 \text{ lf}$; $xx/35=x \text{ trees}$ $\$ \text{ Perimeter green space canopy Plantings required at } 1 \text{ per } 35 \text{ LF.}$ Sub-canopy trees can be used under overhead utility lines.	None proposed	No	Please provide parking lot perimeter trees for north, east, south and lower portion of west sides (not section with building).
Parking land banked	$\$ \text{ NA}$	No		
Berms, Walls and ROW Planting Requirements				
Berms				
$\$ \text{ All berms shall have a maximum slope of } 33\%.$ Gradual slopes are encouraged. Show 1ft. contours $\$ \text{ Berm should be located on lot line except in conflict with utilities.}$ $\$ \text{ Berms should be constructed with } 6'' \text{ of top soil.}$				
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	$\$ \text{ Berm varying in height between } 4'6''\text{-}6' \text{ along property borders}$	No	No	Please revise berm to provide more undulations in height.
Planting requirements (LDM 1.a.)	$\$ \text{ Large evergreen trees in areas of building and parking}$ $\$ \text{ Provide } 80\% \text{ winter opacity, } 90\% \text{ summer opacity.}$	Yes/No	Yes/No	<u>North boundary:</u> Existing tree species proposed acceptable. Need additional trees on east end, near parking. Please be sure proposed shrubs are at least 4-5' in height, either evergreen or

Item	Required	Proposed	Meets Code	Comments
				deciduous shrubs planted densely enough to provide required opacity. <u>South boundary.</u> Due to the position of the access road, which is proposed as a public road, the south boundary is that road's right-of-way. A 3-4' berm with landscaping per the required greenbelt landscaping (outlined below) for the section of road between the daycare driveway and the temporary cul-de-sac should be proposed in the 30' greenbelt area. When the cul-de-sac is removed, the berm and landscaping should be continued on to the detention basin. <u>West Boundary:</u> No additional screening required since woods are maintained.
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)				
Berm requirements (Zoning Sec 5.5.3.A.(5))	§ 3-5' height undulating berm	Yes/No/NA	Yes/No	
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	§ Label contour lines § Maximum 33% slope § Min. 4 feet flat horizontal area	No	No	1. Please provide cross section detail. 2. Construction should be of loam, with 6" layer of topsoil on top.
Type of Ground Cover		Yes	Yes	Grass
Setbacks from Utilities	§ Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	Yes	Yes	
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				

Item	Required	Proposed	Meets Code	Comments
Material, height and type of construction footing	§ Freestanding walls should have brick or stone exterior with masonry or concrete interior	No		
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		NA		
ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)				
Greenbelt width (2)(3) (5)	§ 50 feet	Yes	Yes	
Min. berm crest width	§ 4 ft.	Yes	No	Please add more horizontal variation to proposed berm.
Minimum berm height (9)	§ 3-5 ft.	Yes	No	Please add more vertical undulation to proposed berm.
3' wall	§ (4)(7)	No		
Canopy deciduous or large evergreen trees Notes (1) (10)	§ Parking: 1 tree per 35 l.f.; § 333.75/35 = 10 trees	6	No	Please provide required trees along Beck Road greenbelt
Sub-canopy deciduous trees Notes (2)(10)	§ Parking: 1 tree per 20 l.f.; § 333.75/20 = 17 trees	4	No	1. Please provide required trees along Beck Road greenbelt 2. Shrubs are not required and can be reduced in number or removed from plan if desired.
Canopy deciduous trees in area between sidewalk and curb (Novi Street Tree List)	§ Fronting Parking: 1 tree per 35 l.f. § Required for both Beck Road and Access Road	0	No	1. Please provide required street trees along Beck Road and along the access road up to the temporary cul-se-sac. 2. The sidewalk along the access road should be moved to start at 1 ft inside (toward the street) from the right-of-way line. 3. The required street trees should be placed between the sidewalk and the road. 4. Street trees should be

Item	Required	Proposed	Meets Code	Comments
				placed on both sides of the access road at 1/35lf. 5. Provide street trees around the access road's temporary cul-de-sac at 1/35lf. These trees can be counted toward street tree or greenbelt plantings when the cul-de-sac is removed for the "new" section of road replacing the cul-de-sac (depending on position).
Non-Residential Zoning Sec 5.5.3.E.iii & LDM 1.d (2)				
Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM				
Interior Street to Industrial subdivision (LDM 1.d.(2))	§ 1 canopy deciduous or 1 large evergreen per 35 l.f. along ROW § No evergreen trees closer than 20 ft. § 3 sub canopy trees per 40 l.f. of total linear frontage § Plant massing for 25% of ROW	NA		
Screening of outdoor storage, loading/unloading (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)		Yes		Dumpsters are well-screened.
Transformers/Utility boxes (LDM 1.e from 1 through 5)	§ A minimum of 2ft. separation between box and the plants § Ground cover below 4" is allowed up to pad. § No plant materials within 8 ft. from the doors	Yes	Yes	
Building Foundation Landscape Requirements (Sec 5.5.3.D)				
Interior site landscaping SF	§ Equals to entire perimeter of the building x 8 with a minimum width of 4 ft. § xx If x 8ft = xx SF	3567 sf	Yes/No	1. Provided landscaping is sufficient. 2. Please uniquely label foundation landscape areas to

Item	Required	Proposed	Meets Code	Comments
				distinguish them from parking island areas. 3. Please add LF of foundation as support for calculation. 4. Please consider using more attractive fencing material than chain link around the play areas. This is not required but would provide a nicer look.
Zoning Sec 5.5.3.D.ii. All items from (b) to (e)	§ If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	3567 SF	Appears to be.	1. Provided landscaping is sufficient. 2. Please provide linear feet of frontage facing Beck to support calculations.
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements (Sec. 5.5.3.E.iv)	§ Clusters shall cover 70-75% of the basin rim area § 10" to 14" tall grass along sides of basin § Refer to wetland for basin mix	Yes/No	Yes/No	Please use large shrubs native to Michigan. Several of the species/cultivars used do not meet that requirement.
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date (LDM 2.i. & Zoning Sec 5.5.5.B)	§ Provide intended date	Yes	Yes	
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	§ Include statement of intent to install and guarantee all materials for 2 years. § Include a minimum one cultivation in June, July and August for the 2-year warranty period.	Yes	Yes	
Plant source (LDM 2.n & LDM 3.a.(2))	§ Shall be northern nursery grown, No.1 grade.	Yes	Yes	
Irrigation plan (LDM 2.s.)	§ A fully automatic irrigation system and a method of draining is	No		<u>Need for final site plan</u>

Item	Required	Proposed	Meets Code	Comments
	required with Final Site Plan			
Other information (LDM 2.u)	§ Required by Planning Commission	NA		
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	§ City must approve any substitutions in writing prior to installation.	Yes	Yes	
Plant List (LDM 2.h.) – Include all cost estimates				
Quantities and sizes	§ Refer to LDM suggested plant list	Yes	Yes	
Root type		Yes	Yes	
Botanical and common names		Yes	Yes	
Type and amount of lawn		Yes	Yes	
Cost estimate (LDM 2.t)	§ For all new plantings, mulch and sod as listed on the plan	No	No	1. Required for final site plans. 2. Please use standard costs found on Community Development website: http://cityofnovi.org/City-Services/Community-Development/Fees/Planning/FeeSchedule-OtherReviewFees.aspx (pg 3)
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	§ Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	Yes	Yes	Please revise detail to locate fencing at 1' outside of dripline.
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	§ Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	Please add note near property lines stating this.
Plant Materials & Existing Plant Material (LDM 3.b)	§ Clearly show trees to be removed and trees to be saved.	Yes	Yes	No trees shown to be removed.

Item	Required	Proposed	Meets Code	Comments
Landscape tree credit (LDM3.b.(d))	§ Substitutions to landscape standards for preserved canopy trees outside woodlands/wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM	No		
Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)	Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. Refer to section for more details	Yes	Yes	
Plant size credit (LDM3.c.(2))	NA	No		
Prohibited Plants (LDM 3.d)	No plants on City Invasive Species List	No	Yes	
Recommended trees for planting under overhead utilities (LDM 3.e)	§ Label the distance from the overhead utilities	Yes	Yes	
Collected or Transplanted trees (LDM 3.f)		No		
Nonliving Durable Material: Mulch (LDM 4)	§ Trees shall be mulched to 4" depth and shrubs, groundcovers to 3" depth § Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate. § Refer to section for additional information	Yes	Yes	

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. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.
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.



PLAN REVIEW CENTER REPORT

October 14, 2015

PSLR Conceptual Site Plan

Learning Care Academy

Review Type

Conceptual Landscape Review

Job

JSP15-0057

Landscape Deviations Proposed

Residential adjacent to Non-Residential Screening (Zoning Sec. 5.5.3., Zoning Sec.3.21.2.A)

North property line

1. The proposed berm height meets the requirement (min 4.5' max 6'), but grading needs to be modified to provide more undulations per the ordinance.
2. The proposed landscaping does not meet the city requirements for 80% opacity in the winter and 90% opacity in the summer in areas of the building and parking.
3. **A waiver to maintain the proposed conditions would be required, and would not be supported.**

South property line.

1. Sufficient landscape screening is not proposed.
2. **A waiver to not provide berm along proposed public drive is required, but would be supported as city requested proposed public road to be positioned close to south property line.**

Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Zoning Sec. 5.5.3.B.ii and iii, Zoning Section 3.21.2.A)

1. The proposed berm grading along Beck Road needs to be modified to provide more undulations.
2. The proposed landscaping does not meet the city requirements for deciduous canopy/large evergreen trees and subcanopy trees.
3. A 3-4' undulating berm with landscaping per the table in Zoning Sect 5.5.3.B needs to be provided along the south property line (the proposed public road right-of-way). Currently some canopy trees are provided along the south property line, but they didn't follow any city guidelines in determining how many to plant. An allowance was made to not plant trees or install a berm in the area of the temporary cul-de-sac, with the provision that they were added when the cul-de-sac is removed.
4. **A waiver to not provide the required landscaping would be required, and would not be supported.**

Street Tree Requirements (Zoning Sec. 5.5.3.E.i.c and LDM 1.d.)

1. Based on the 333.75 lf of frontage, ten (10) deciduous canopy trees are required in the greenspace between the sidewalk and Beck Road. None are proposed.
2. Street trees along both sides of the road are required. Trees proposed along the south property line may be counted toward this requirement if they are selections that meet the requirements of the deciduous canopy tree definition.
3. **A waiver to plant none of the required street trees or only a portion of them along Beck, would be required but the necessary conditions are not present here to warrant a full waiver. I would only support a waiver for trees not planted along Beck based on existing spatial constrictions and clear zones.**

4. A waiver to not plant the required proposed public road street trees would not be supported. In the future, if the cul-de-sac is converted to a road leading to the adjacent property and the "bulb" is removed, any street trees planted now that would be preserved could be counted toward the required landscape greenbelt plantings, and the required berm could be configured to preserve those trees. New street trees would need to be planted along the new road alignment at that time.

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

1. The number of required parking lot trees is 17. Only 10 have been provided. Please provide more to come closer to the requirement.
2. Islands need to be at least 10' wide and 300 sf to be counted toward landscaping requirement.
3. **The conditions that are required for parking lot waivers aren't present here. There may not be sufficient room to plant 17 trees as required, but they should try to provide more, in islands that meet the code requirements.**

Parking Lot Perimeter Canopy Trees (Zoning Sec. 5.5.3.C.(3) Chart footnote)

1. No calculations or trees were provided for this requirement.
2. Please provide perimeter landscaping for the north, east and south parking lot edges, as well as the portion of the western parking lot edge that does face the building (at least 7 trees, based on 1 deciduous canopy tree per 35 lf of parking lot outer edge).
3. **As with Parking Lot interior trees, the conditions that would support a waiver for perimeter trees are not present. The requirement is for 1 deciduous canopy tree per 35 lf of parking lot perimeter. Based on the proposed layout, at least 7 perimeter trees should be provided.**

Traffic Review



AECOM
27777 Franklin Road
Suite 2000
Southfield, MI 48034
www.aecom.com

248.204.5900 tel
248.204.5901 fax

October 19, 2015

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. 10 Mile Road
Novi, MI 48375

**SUBJECT: Learning Care Academy Revised Concept Traffic Review 10-19-2015
PSP15-0123**

Dear Ms. McBeth,

The pre-application site plan was reviewed to the level of detail provided and AECOM **recommends approval** for the applicant to move forward with the condition that the comments provided below are adequately addressed to the satisfaction of the City.

1. General Comments

- a. The applicant, AMRO Investments, LLC, is proposing to construct a Learning Care Academy on the west side of Beck Road, north of 11 Mile Road.
- b. Beck Road is under City of Novi jurisdiction.
- c. The property consists of 7,350 square feet of usable building space that will accommodate a day care/pre-school of 130 children and 22 staff members.
- d. The site is currently zoned as R-3, One-Family Residential.
- e. The applicant is proposing a future building expansion that would provide for 8,850 sq. ft. of usable building space, 170 children, and 26 staff members.

2. Potential Traffic Impacts

- a. The proposed development is not expected to generate traffic volumes in excess of the City thresholds; therefore, additional traffic impact studies are not recommended at this time.
- b. However, the proposed future building expansion will produce an increased number of trips to the development.
 - i. 136 trips for the AM peak hour and 138 trips for the PM peak hour (based on number of students and ITE land use 565 (day care center)).
 - ii. These numbers exceed the City's thresholds of 100 trips per peak hour and therefore a **Traffic Impact Study (TIS) would be required** (if the proposed expansion will be constructed). It should be noted that the traffic impact study would still be required if trips were based on gross floor area instead of students.

3. External Site Access and Operations – Review of the plan generally shows compliance with City standards; however, the following items at minimum may require further detail in the Preliminary Plan submittal.

- a. Provide detailed (dimensioned) plans for the proposed site, including but not limited to:
 - i. Exiting sight distance to Beck Road (see code of ordinances Article VIII Figure VIII-E)
 - ii. Other details as necessary to convey design intent and the meeting of applicable City standards.

4. **Internal Site Access and Operations** - Review of the plan generally shows compliance with City standards; however, the following items at minimum may require further detail in the Preliminary Plan submittal.
 - a. Provide detailed (dimensioned) plans for the proposed site, including but not limited to:
 - i. Parking island lengths and widths
 - ii. Other details as necessary to convey design intent and the meeting of applicable City standards.
 - b. The applicant should consider providing information regarding the type of bus that will be dropping off/picking up students and turning radii for the bus throughout the site.
5. **Signing and Pavement Marking** – Proposed signing and pavement markings were not included in this submittal and will be reviewed in detail in the next submittal.
6. **Bicycle and Pedestrian** - Review of the plan generally shows compliance with City standards.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM



Sterling J. Frazier, E.I.T.
Reviewer, Traffic/ITS Engineer



Matthew G. Klawon, PE
Manager, Traffic Engineering and ITS Engineering Services

Wetland Review

October 12, 2015

Ms. Barbara McBeth
Deputy Director of Community Development
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

Re: Learning Care Academy (JSP15-0057)
Woodland Review of the Concept/PSLR Plan (PSP15-0149)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Concept/PSLR Plan for the proposed Learning Care Academy prepared by GreenbergFarrow dated September 30, 2015 (Plan). The proposed development is located north of West Eleven Mile Road and west of Beck Road in Section 17. ECT previously-reviewed the pre-application plan submittal for this project in August 2015.

The current Plan proposes the construction of a 11,844 square foot child care facility, parking areas, play areas, utilities and storm water detention basin in the southwest portion of the site.

Based on our review of the Plan, Novi aerial photos, Novi GIS, the City of Novi Official Wetlands and Woodlands Maps (see Figure 1, attached), it appears as if this proposed project site contains a section of City-regulated Woodland along western edge of the project but does not appear to contain regulated wetlands.

The Concept/PSLR Plan is approved for Woodlands.

Wetlands

As noted above, the site does not appear to contain regulated wetlands (per the City of Novi Regulated Wetland Map (see Figure 1, attached). The proposed site is adjacent to an existing wetland mitigation area (located to the northwest) that is associated with the Providence Hospital development. The project, as proposed, should not have any impacts on this wetland mitigation area. No further wetland review for this project appears to be necessary.

Woodlands

As noted above, the site does appear to contain a small section of City-regulated Woodlands along the western edge of the property. As with the pre-application plan for this project, the current Plan does not appear to include a Woodland Survey, Tree List, or proposed tree impact list. The Plan does however state that existing trees are to remain and that tree preservation/protection fencing shall be provided during the entire construction process. In addition, the applicant has noted that based on the City's Regulated Woodland Map, there is a small portion of Regulated Woodlands near the existing drainage ditch along the west property line. This woodland area follows the western property boundary line and is approximately 19-feet wide on the north end and 33-feet wide on the

south side of the property. In accordance with the Woodland Protection Ordinance (Chapter 37), the applicant has avoided impacting the Regulated Woodlands by avoiding any construction activities in this area of the property.

It should be noted that the purpose of the City of Novi Woodland Protection Ordinance (Chapter 37) is to:

- 1. Provide for the protection, preservation, replacement, proper maintenance and use of trees and woodlands located in the city in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wildlife and vegetation, and/or from the destruction of the natural habitat. In this regard, it is the intent of this chapter to protect the integrity of woodland areas as a whole, in recognition that woodlands serve as part of an ecosystem, and to place priority on the preservation of woodlands, trees, similar woody vegetation, and related natural resources over development when there are no location alternatives;*
- 2. Protect the woodlands, including trees and other forms of vegetation, of the city for their economic support of local property values when allowed to remain uncleared and/or unharvested and for their natural beauty, wilderness character of geological, ecological, or historical significance; and*
- 3. Provide for the paramount public concern for these natural resources in the interest of health, safety and general welfare of the residents of the city.*

Although it does not look to be the case, a Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch d.b.h. or greater located within those areas designated as Regulated Woodland Areas (See Figure 1). Such trees shall be relocated or replaced by the permit grantee. All deciduous woodland replacement trees shall be two and one-half (2 ½) inches caliper or greater and all coniferous/evergreen woodland replacement trees shall be 6-feet (minimum) in height. All proposed woodland replacement trees must be acceptable species as listed on the City of Novi *Woodland Tree Replacement Chart*, which can be found in the City's Woodland Ordinance (Chapter 37 of the City Code).

The Applicant shall report the number of trees that are proposed to be removed (if applicable) within the following categories and indicate how many Woodland Replacement are required for each removed tree:

Replacement Tree Requirements Table

Removed Tree D.B.H. (In Inches)	Ratio Replacement/ Removed Tree
$\geq 8 \leq 11$	1
$> 11 \leq 20$	2
$> 20 \leq 29$	3
≥ 30	4

Recommendation

ECT recommends approval of the Concept/PSLR Plan for Woodlands. No further woodland review for this project appears to be necessary, should the proposed limits of disturbance remain unchanged.

Thank you for the opportunity to review these plans and if you have any questions, please feel free to contact our office.

If you have any questions regarding the contents of this letter, please contact us.

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: Christopher Gruba, City of Novi Planner
Sri Komaragiri, City of Novi Planner
Richelle Leskun, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect

Attachments: Figure 1



Figure 1. City of Novi Regulated Wetland & Woodland GIS Coverage Map (approximate property boundary shown in red). Regulated Woodland areas are shown in green and regulated Wetland areas are shown in blue).

Façade Review



Façade Review Status Summary:
Approved Recommended

October 7, 2015

City of Novi Planning Department
 45175 W. 10 Mile Rd.
 Novi, MI 48375-3024

Re: **FACADE ORDINANCE - Final Site Plan**
Learning Care Academy, PSP15-0149
 Façade Region: 1, Zoning District: OSC & PSLR

Dear Ms. McBeth;

The following is the Façade Review for Concept / Planned Suburban Low Rise Approval of the above referenced project, based on the drawings prepared by Greenberg Farrow Architects, dated 9/30/15. The percentages of materials proposed for each façade are as shown below. Materials that are in violation of the Ordinance, if any, are shown on bold.

Façade Region 1	East (Front)	South	West	North	Façade Ordinance Section 2520 Maximum (Minimum)
Brick	60%	82%	82%	74%	100% (30% MIN.)
Cultured Stone	12%	16%	16%	14%	50%
HPL (Trespa) Panels	15%	0%	0%	6%	50% (11)
Spandrel Glass	8%	0%	0%	0%	50%
Flat Metal	5%	2%	2%	6%	50%

Façade Ordinance, Section 5.15 – The proposed design is in full compliance with the Façade Ordinance with respect to materials. Section 5.15.13 of the Ordinance also requires that the proposed building be compatible with other buildings in the surrounding area. The proposed design uses many materials in common with buildings located on the nearby Providence Park Hospital campus and is in full compliance with Section 5.15.13. A Section 9 Waiver is not required for this project.

Planned Suburban Low Rise Overlay Ordinance, Section 3.21.C – The proposed building is located in the Planned Suburban Low Rise Overlay District. This Ordinance promotes a “single family residential character”. The proposed building is commercial in nature and would not be in technical compliance with this section. For example, the Ordinance prescribes 6:12 minimum sloped roofs with gables, hips, dormers, overhangs, shingles gutters. Although nicely designed with excellent proportions and attention to detail, the proposed design lacks these specific design features.

The intent of the PSLR Ordinance is to promote uses, including educational, that can serve as a transition between low-intensity residential and high-intensity office and commercial uses. It is noted that the project is located on the easterly edge of the PSLR district with high-intensity multiple residential and multi-story medical buildings nearby. We believe that the introduction of specific design features listed in the PLSR Ordinance to achieve residential character would in fact be detrimental to the overall design of the building and would diminish the compatibility with nearby buildings without contributing to the transitional intent of the Ordinance.

Recommendation – For the reasons stated above it is our recommendation that the proposed design is consistent with the intent and purpose of the Façade Ordinance Section 5.15 and the PLSR Ordinance Section 3.21.C.

This recommendation is contingent upon the following clarifications;

1. The applicant should providing drawings for the proposed future addition indicating full compliance with the Façade Ordinance and overall consistence in design.
2. Drawings sheets C-2.1 and C-2.2 indicate chain link and vinyl fence around the outdoor play area. In consideration that this feature forms an integral part of the building design it is recommended that this fence be decorative in nature and consistent with the building facades, for example pre-finished wrought iron style.

Notes to the Applicant:

1. Inspections – The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant’s responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link. Please click on “Click here to Request an Inspection” under “Contractors”, then click “Façade”.

2. The Façade Ordinance requires screening of roof top equipment from all vantage points both on and off site. It is assumed that the parapets are raised sufficiently to screen any roof top equipment. If roof equipment screens are used they must be consistent with the Façade Ordinance.

<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

If you have any questions regarding this project please do not hesitate to call.

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA

Fire Review



October 7, 2015

TO: Barbara McBeth- Deputy Director of Community Development
Sri Komaragiri- Plan Review Center
Christopher Gruba- Plan Review Center

CITY COUNCIL

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Assistant Chief of Police
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RE: Learning Care Academy

PSP#15-0149

Project Description: A 11,700sq. ft. pre-school facility located on Beck Rd. north of Eleven Mile.

Comments:

- 1) Fire apparatus access drives to and from buildings through parking lots shall have a minimum fifty (50) feet outside turning radius and designed to support a minimum of thirty-five(35)tons.(D.C.S. Sec 11-239(b)(5)) **10/7/15 Item Corrected**
- 2) All fire apparatus access roads (public and private) with a dead-end drive in excess of one hundred fifty (150) feet shall be designed with a turn-around designed in accordance with Figure VIII-I or a cul-de-sac designed in accordance with Figure VIII-F. **(D.C.S. Sec 11-194 (a)(20))**
- 3) Include all hydrants and water mains on future submittals. **10/7/15 Item Corrected.**
- 4) No part of a commercial, industrial, or multiple residential area shall be more than 300 feet from a hydrant. (D.C.S. Sec. 11-68 (f)(1)c.1) **10/7/15 Item Corrected**
- 5) If a new building is more than 175 feet from a public fire hydrant, a hydrant shall be provided ten (10) to fifteen (15) feet off the right side of the drive entrance as recommended by the Fire Chief or his designee. **(D.C.S. Sec. 101-68 (f)(1)h.)**
- 6) Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access and within 100' of a hydrant or as otherwise approved by the code official. (International Fire Code) **10/7/15 Item Corrected**

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

cityofnovi.org

- 7) For interior fire protection systems a separate fire protection line shall be provided in addition to a domestic service for each building. Individual shutoff valves for interior fire protection shall be by post indicator valve (P.I.V.) or by valve in well and shall be provided within a public water main easement. (D.C.S. Sec.11-68(a)(9)) **10/7/15 Item Corrected**

Recommendation:

- 1) Item #2 not corrected, Turn around area does not meet FD standards. The lane is greater than 150' from a standard turning point. The turning loop does not meet the 50' outside 30' inside turning standard.
- 2) The one hydrant proposed does not provide the required water flow or distance standards. Provide additional hydrants at the site entrances off Beck Rd.

Recommended for approval with correction of the above items.

Sincerely,



Joseph Shelton- Fire Marshal
City of Novi – Fire Dept.

cc: file

Applicant's response letter to PC Action Summary



November 12, 2015

**City of Novi PSLR Concept Plan Submittal
RESPONSE to Planning Commission Action Summary from November 4, 2015
Beck Road at 11 Mile – Learning Care Academy**

Project Location:

The vacant 4.15 acre property located approximately 330 feet north of the northwest corner of Beck Road and 11 Mile Road having a parcel ID of 50-22-17-400-040 (the "Property").

Project Description:

On behalf of Learning Care Group, Inc., ICAP Development (the "Applicant") proposes to construct a state-of-the-art Everbrook Academy on the Property (the "Project"). Headquartered in Novi, MI, Learning Care Group is known as an international leader in child education and family solutions by providing early education and care services to children ages 6 week to 12 years. Learning Care Group currently operates over 900 school facilities across several countries. The education-focused child care facility being proposed on the Property will serve up to 170 children and have up to 26 staff members (at full capacity with expansion). The total cost of the improvements will exceed \$2.5M.

Response to Planning Commission Action:

Per the request of City Staff, this letter is a response to the action taken by the Planning Commission during its regular meeting on November 4th, 2015. This response letter should be supplemental to the Applicant's originally submitted narrative dated October 1, 2015 and revised October 23, 2015. At the November 4th meeting, the Planning Commission recommended approval of the Applicant's PSLR concept plan submittal, with requested deviations, except for the following:

Deviation e.6: Deviation to allow absence of sidewalk around the proposed cul-de-sac.

Applicant's Response: Applicant agrees to install sidewalk around the cul-de-sac.

Deviation e.9: Deviation from Sec 5.5.3.E.i.c to allow absence of required street trees around the proposed cul-de-sac.

Applicant's Response: Applicant agrees to install street trees around the cul-de-sac.

Deviation e.11: Deviation to delay the submittal of Traffic Impact Study during PSLR submittal until proposed building expansion is planned.

Applicant's Response: Applicant has engaged a traffic engineer to complete a traffic impact study and shall submit same with the Preliminary Site Plan Submittal.

The Applicant and Learning Care Group appreciate your review and consideration of this submittal and we look forward to a continued partnership with the City of Novi.

Respectfully Submitted,

A handwritten signature in black ink that reads "Brian R. Adamson". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Brian R Adamson
ICAP Development LLC

Applicant Response Letter for review letters



October 1, 2015
Revised Oct 23, 2015

City of Novi PSLR Concept Plan Submittal RESPONSE to City Staff Comments dated Oct 19, 2015 Beck Road at 11 Mile – Learning Care Academy

Project Location:

The vacant 4.15 acre property located approximately 330 feet north of the northwest corner of Beck Road and 11 Mile Road having a parcel ID of 50-22-17-400-040 (the “Property”).

Project Description:

On behalf of Learning Care Group, Inc., ICAP Development (the “Applicant”) proposes to construct a state-of-the-art Everbrook Academy on the Property (the “Project”). Headquartered in Novi, MI, Learning Care Group is known as an international leader in child education and family solutions by providing early education and care services to children ages 6 week to 12 years. Learning Care Group currently operates over 900 school facilities across several countries.

The education-focused child care facility being proposed on the Property will serve up to 170 children and have up to 26 staff members. The total cost of the improvements will exceed \$2.5M.

Scope of Project:

The proposed Project would include the following improvements to the Property:

- An 11,844 sq ft free-standing child care facility. Additionally, a 2,838 sq ft building expansion is contemplated in the rear of the building. All other site improvements (i.e. parking area, play area, storm water management pond, etc.) are designed to accommodate this potential future expansion.
- A 52 stall parking area with drive aisles designed to accommodate future shared access with adjacent properties.
- 25,000 square feet of fenced-in outdoor play area which will include shade areas, a basketball court, and playground equipment.

The original submittal information included the following documents:

- (i) Site and Civil Plans showing all proposed improvements to the Property.
- (ii) A complete Landscaping Plan for the Project.
- (iii) Existing conditions survey of the Property.
- (iv) The floor plan and exterior elevations for the proposed building.

Per the request of City Staff, the following documents have been revised and are resubmitted:

- (i) Site Plan showing the first phase improvements and the future expansion areas for the playground and building.
- (ii) Building elevations showing the future expansion area.

Land-Use:

The Property is currently zoned R-3 with PSLR overlay. A child care facility is permitted under this zoning classification.



The Project also accomplishes the PSLR Intent of providing “high-quality uses” that are “low-density”. The Project has a floor area ratio of 8.3% at full capacity and an impervious area of roughly 30%. Given the residential to the east and the high density medical to the north, this Project helps meet the desire of the PSLR to create a “transitional area between lower-intensity detached one-family residential and higher-intensity office and retail uses”. The proposed user of the Property, a high-quality child care and educational facility, can also serve as an amenity for the citizens who live in the surrounding neighborhoods or work in the surrounding commercial buildings.

Deviations to the Ordinance:

Although most of the PSLR requirements are met, the Project does contain some deviations from the PSLR Standards. Each deviation recognized by City Staff in their Planning Review Letter provided on October 19, 2015 is discussed below:

Planning Deviations:

Sec. 3.21.1.C: *Traffic Impact Study as required by City of Novi Site Plan and Development Manual.*

Per the updated letter to the City of Novi from AECOM dated October 19, 2015, the proposed development is not expected to generate traffic volumes in excess of City thresholds, and, therefore, no additional traffic studies were recommended. However, if/when the building expansion (contemplated on the site plan) is completed, the projected traffic volume at that time would exceed the City’s threshold for a Traffic Study. **Since the timing and scope of the Project’s expansion is not currently known, the Applicant requests that a Traffic Study not be required for this approval. Instead, Applicant requests that a Traffic Study be made a condition of approval when Applicant makes a formal request for approval for the expansion of the Project.**

Sec 3.21.2.A.ii.a: *Front yard or exterior side yard adjacent to roads and drives (other than planned or existing section line road right-of-way)- minimum of thirty (30) feet and a maximum of seventy-five (75) feet.*

During preliminary discussions and review of the Project, Planning Staff recommended that the proposed 60’ roadway (the “Access Road”) on the Property be pushed as far south as possible. This will help encourage future use of the Access Road by the adjacent southern property if/when that property is improved for commercial use. Staff is aware that this change to the location of the Access Road causes the building to exceed the required setback maximum of 75’. However, the proposed location of the Access Road meets the intent of having interior connections between parcels within a PSLR overlay district. **The Applicant requests a deviation to this requirement.**

Sec 3.21.2.A.iv: *Parking shall be located only in the rear yard and exterior side yard.*

A portion of the parking area, roughly 20 stalls, is located in the front yard along the Access Drive. These 20 stalls are not a “stand alone” parking area, but are rather an extension of the parking area located within the side yard. Locating parking stalls in this area is necessary to avoid separating the parking area from the main entrance and requiring more vehicles to pass through/near the outdoor play areas. Additionally, it’s important to note that because the Access Drive is located along the southern property line (as discussed above), the front yard area is significantly larger than is typically required by code. Therefore, the parking area available in the side yard is more limited. **The Applicant requests a deviation to this requirement.**

Sec 3.21.2.A.iv: *Parking areas and access aisles shall be a minimum of fifteen (15) feet from all buildings.*

The plan will be revised to adhere to this requirement.



Sec 3.21.2.A.ix: *All sites shall include streetscape amenities such as but not limited to benches, pedestrian plazas, etc.*

The plan will be revised to include at least two (2) public benches between the Access Road and the building's entrance.

Sec 4.19.2.J: *Not more than two (2) detached accessory buildings shall be permitted on any lot having twenty-one thousand seven hundred eighty (21,780) square feet of area or more.*

The Project includes one (1) small storage shed and four (4) shade canopies. Per code, the shade canopies are considered accessory buildings. All of these structures are within the play area and screened with the 6' privacy fence and landscaping. The four (4) shade canopies are necessary to provide one shaded area in each of the four separate play areas- Infant/Toddler; Preschool; School-aged; Splash Pad. **The Applicant requests a deviation to this requirement.**

Sec 4.19.2.F.i: *Except where otherwise permitted and regulated in this ordinance, refuse bins and their screen enclosures shall be located in the rear yard.*

This child care facility is designed to eliminate all vehicular traffic from the rear of the building. The main reason for this is the safety of the children. The outdoor play area, which is fully enclosed by fencing, is located on three sides of the building- the rear yard, the front yard and one side yard. This is necessary to provide the children and staff direct access to the play area from each classroom inside the building. Locating the trash enclosure in the rear yard would require trucks to pass through the fence and into the play area to service the dumpsters. This causes many safety and environmental concerns for Learning Care Group. Details on the enclosure and screening of the dumpsters are provided on page A0.1 of this submittal. **The Applicant requests a deviation to this requirement.**

Sec. 5.11.2.A: *No fence shall extend into a front or exterior side yard.*

The outdoor play area, which is fully enclosed by fencing, is located on three sides of the building- the rear yard, the front yard and one side yard. This is necessary to provide the children and staff direct access to the play area from each classroom inside the building. The 6' fencing included in the front yard will be changed from chain link fencing to Rafab semi-private fencing which will better compliment the building architecture. **The Applicant requests a deviation to this requirement.**

In addition to the deviations above, the Planning Review Letter also required a response to the following comments:

Comment #1: Applicant has included the revised site plan and elevations showing the phasing of the improvements as requested.

Comment #2: Applicant will revise site plan to show setbacks from the contemplated ROW line after public dedication of the Access Drive.

Comment #3: A dedicated Loading Space is not required for the operation of this child care facility and is not contemplated for this Project. Truck traffic to this facility is limited to deliveries of food and school supplies. Both will be primarily delivered by box truck and all deliveries will be completed during non-business or non-peak hours. Given the nature of a child care operation, many of the parking stalls will only be used temporarily during peak hours in the morning and afternoon. This will allow delivery trucks to easily access the building during non-peak hours.



Comment #4: **As discussed above, the exterior play area fence within the front yard setback will be 6' Rafab semi-private fencing, instead of chain-link.**

Comment #5: **Applicant will cooperate with Staff to revise plans to address these requirements.**

In addition to the Planning Deviations outlined above, the Applicant provides the following responses to the additional Staff Review Letters:

Engineering Review:

Comments #1 and #2: **Applicant will cooperate with Staff to revise plans to address this requirement.**

Comment #3: **The proposed Access Drive is contemplated to be public and dedicated to the City of Novi upon completion of construction. Applicant will work with City to determine the configuration of the dedicated ROW that will best facilitate the potential future extension of the Access Drive to the adjacent southern parcel.**

Comments #4-#27: **Applicant will cooperate with Staff to revise plans to address these requirements.**

Comment #28: *Engineering requests that the sidewalk be continued around the temporary cul-de-sac.* **Applicant does not feel this should be necessary given the temporary nature of this area of the roadway. Additionally, the Access Road will only service the Project until the roadway is extended. Applicant feels any additional sidewalks should be addressed at the time additional development occurs on surrounding parcels and the configuration of the roadway extension is determined.**

Comment #29-#31: **Applicant will cooperate with Staff to revise plans to address these requirements.**

Landscape Review:

Residential adjacent to non-residential screening Sec. 5.5.3; Sec 3.21.2.A:

North Property Line:

Comment #1 and #2: **Applicant will cooperate with Staff to revise plans to address undulations and opacity of the proposed berm.**

South Property Line:

Comment #1 and #2: A berm along the south property line is not proposed due to the location of the to-be-dedicated Access Drive along the south property line. During preliminary discussions and review of the Project, Planning Staff recommended that the 60' Access Drive ROW be pushed as far south on the Property as possible. This will help encourage future use of the Access Drive by the adjacent southern property if/when that property is improved for commercial use. To achieve this, Planning Staff recommended utilizing the required 30' side yard setback as part of the 60' ROW for the roadway. As such, the berm has been removed. We feel it is also important to note that the adjacent property to the south does also have a PSLR overlay and the city's Future Land Use map shows this property being developed as "suburban low-rise". Given this future land use plan, and the intent to create connectivity between parcels in a PSLR district, we feel a berm along the southern property line is



unwarranted and contrary to the intentions for development in this area. **The Applicant requests a deviation to this requirement.**

West Property Line: The existing conditions of the west property line of the Property contain a drainage ditch and a Regulated Woodland based in the Regulated Woodland map dated February 20, 2015. As such, the Project avoids impacting this portion of the Property. We feel the existing Regulated Woodland provides exceptional screening and consideration should be given to preserving this natural feature. **The Applicant requests a deviation to this requirement.**

Adjacent to Public Rights-of-Way Sec. 5.5.3.B.ii and iii:

Comment #1 and #2: Applicant will cooperate with Staff to revise plans to address undulations of berm and landscape planting requirements.

1. *A 3'-4' berm is required along the south property line and current canopy trees along south property line do not follow city guidelines.*

As outlined above, the Applicant will cooperate with City to address landscape plantings requirements, but requests a deviation from the requirement to install a berm along the southern property line.

Street Tree Requirement Sec 5.5.3.E.i.c:

Beck Road:

Comment #1. Applicant will cooperate with Staff to revise plans to address landscape planting requirement.

Access Road:

Comments #1-3. Applicant will cooperate with Staff to revise plans to address sidewalk and landscape planting requirements.

Comment #4. Applicant does not feel this should be necessary given the temporary nature of this area of the roadway. Additionally, the area surrounding the cul-de-sac already contains landscaping features given the proximity of the storm water pond Applicant feels any additional landscaping in this area should be addressed once additional development occurs on surrounding parcels and the configuration of the roadway extension is determined.

Parking Lot Landscape Sec. 5.5.3.C:

Comment #1: Applicant will cooperate with Staff to revise plans to maximize the amount of trees in the parking lot. However, there is concern that there is no additional space for additional trees above the twelve (12) currently proposed. The Applicant requests a deviation to this requirement as the Project will not achieve the 21 parking lot trees required by code.

Comment #2: Applicant will cooperate with Staff to revise plans to address this requirement.

Comment #3: Applicant will cooperate with Staff to revise plans to address this requirement.

Comment #4: Applicant will cooperate with Staff to revise plans to address this requirement.



Parking Lot Perimeter Canopy Trees Sec. 5.5.3.C(3):

Comment #1 and #2: **Applicant will cooperate with Staff to revise plans to address this requirement.**

Storm Basin Landscape Sec 5.5.3.E.iv:

Comment #1: **Applicant will cooperate with Staff to revise plans to address this requirement.**

Proposed Topography:

Comment #2: **Existing contours are shown on pages C3.0 and C3.1.**

Corner Clearance Sec. 5.9:

Applicant will cooperate with Staff to revise plans to address this requirement.

Facade Review:

Comment #1: **Applicant has included a revised architectural rendering showing the future expansion of the building which follows the same design as the first phase of the building.**

Comment #2: **The proposed exterior privacy fence on the front façade will be 6' Rafab semi-private fencing.**

Fire Department Review:

Comments #1: **Applicant will work with fire department to address turn around in Access Road.**

Comment #2: **Applicant will address requirement.**

Wetland Review:

Per the existing conditions survey (included in this submittal) and the memorandum to the City of Novi from Environmental Consulting & Technology, Inc. dated October 12, 2015, the Property does not appear to contain any regulated wetlands. There is an existing drainage ditch along the west property line, however the Project avoids impacting the floodplain in that area. **ECT recommends no further wetland review.**

Regulated Woodlands:

Based on the Regulated Woodland map dated February 20, 2015, there is a small portion of Regulated Woodlands near the drainage ditch along the west property line. This woodland area follows the western property line and is approximately 19' wide on the north and 33' wide on the south side of the Property. This area is depicted on the Site and Landscaping Plans. In accordance with the Woodland Protection Ordinance (Chpt 37), we have avoided impacting the Regulated Woodlands by avoiding any construction activities in this area of the Property. **ECT recommends no further woodland review.**



Cross-Access:

As shown on the site plan, the Project contemplates two access points from Beck Road. During preliminary reviews of the Project, Planning Staff encouraged vehicular connection points between the Project and adjacent properties in order to increase cross-access between parcels. We have done this in several ways. First, we have created space for a future connection point from the Project's parking lot to the property to the north. Second, by locating the Access Drive along the current southern property boundary, we anticipate future connection(s) with the property to the south. This can be achieved through a connection to the cul-de-sac currently proposed. To increase flexibility for access points, we have extended this roadway a far west as possible without impacting the floodplain or Regulated Woodland along the west property line. Since the vacant land to the south and west of the Property is currently one larger parcel, we feel this roadway is designed appropriately to provide access to both southern and western portions of this property. Although we have not had any conversations with the adjacent property owners regarding access, we have incorporated the cross-access concept into our plans.

Summary:

Leaning Care Group and ICAP Development are very excited to present this proposed child care development to the City of Novi. We look forward to your review and hope to begin construction in Spring 2016.

Respectfully Submitted,

A handwritten signature in black ink that reads "Brian R. Adamson". The signature is written in a cursive style with a long horizontal line extending to the right.

Brian R Adamson
ICAP Development LLC