



LITTLE FRIENDS CHRISTIAN PRESCHOOL SITE PLAN 08-37

LITTLE FRIENDS CHRISTIAN PRESCHOOL, SITE PLAN 08-37

Public Hearing on the request of Little Friends Christian Preschool, for Special Land Use approval. The subject property is located in Section 21, on the north side Ten Mile Road between Taft Road and Beck Road, in the R-4, One-Family Residential District. The subject property is approximately 3.6 acres and the applicant is proposing to occupy an approximately 2,890 square foot space inside the existing Layman's Evangelical Fellowship Church located at 46200 Ten Mile Road.

Required Action

Approve or Deny Special Land Use Permit

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval Recommended	08/29/08	- Recommended waiver of the required Noise Impact Statement

Approval- Special Land Use

In the matter of the request of Little Friends Christian Preschool SP 08-37, motion to **approve** the Special Land Use permit, subject to the following:

- a. Planning Commission finding under Section 2516.2.c for the Special Land Use permit:
 - Whether, relative to other feasible uses of the site, the proposed use **will not** cause any detrimental impact on existing thoroughfares.
 - Whether, relative to other feasible uses of the site, the proposed use **will not** cause any detrimental impact on the capabilities of public services and facilities.
 - Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land.
 - Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
 - Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
 - Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
 - Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located;
- b. Planning Commission Waiver of the required Noise Impact Statement since there are no external changes to the tenant space;
- c. Compliance with all conditions and requirements listed in the staff and consultant review letters;
- d. *(Insert specific considerations here)*

For the following reasons... *(because it is otherwise in compliance with Article 4, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.)*

Denial- Special Land Use

In the matter of the request of Little Friends Christian Preschool , SP 08-37, motion to **deny** the Special Land Use permit, for the following reasons...

PLANNING REVIEW



cityofnovi.org

PLAN REVIEW CENTER REPORT

August 29, 2008

Planning Review

Little Friends Christian Daycare

SP #08-37

Petitioner

Little Friends Christian Preschool (Marilee Dechart)

Review Type

Special Land Use Request

Property Characteristics

- Site Location: 46200 W. Ten Mile Road, west of Taft Rd. and east of Beck Rd.
- Site School District: Novi Community School District
- Site Zoning: R-4, One-Family Residential
- Adjoining Zoning: North: Ten Mile Road, R-3; South, East and West: R-4
- Site Use(s): Layman's Evangelical Fellowship
- Adjoining Uses: North: Ten Mile Road, Single-Family Residential; South, East and West: Single-Family Residential
- Site Size: 3.6 acres
- Size of Lease Space: Approx. 2,890 square feet
- Application Date: 08/18/08

Project Summary

The applicant is proposing to occupy an approximately 2,890 square foot space inside the existing Layman's Evangelical Fellowship church at 46200 Ten Mile Road. The tenant would be using an existing classroom area, restroom and office for the proposed preschool. No exterior changes to the site are proposed and there is adequate parking on-site and an existing fenced in play area of adequate size. The proposed business is Little Friends Christian Preschool. Daycare and preschool facilities are a Special Land Use in the R-4 District. The applicant is not proposing any exterior changes to the site or building.

Recommendation

Provided the applicant receives a waiver of the required Noise Impact Statement, approval of the ***Special Land Use Permit is recommended.*** In its recommendation the Planning Commission will need to consider the standards for Special Land Use consideration, as described below as well as the request to waive the required Noise Impact Statement.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 4 (R-1 – R-4, One-Family Residential), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance.

1. Noise Impact Statement: Recently, the Zoning Ordinance was revised to separate the Special Land Use noise analysis requirements into three categories with regard to the submission of a noise analysis. Some Special Land Uses no longer require the submission of noise documentation, some require the submission of a Noise Impact Statement and a third group requires the submission of a Noise Analysis. The Planning Commission may waive any of these requirements if the applicant demonstrates a hardship or if the Special Land Use will clearly fall within the noise standards.

A daycare or preschool in the R-4 District requires the submission of a Noise Impact Statement. In this case, the Community Development Department recommends that the applicant seek and the Planning Commission grant a waiver of the Noise Impact Statement requirement. The proposed use will not add any noise-generating rooftop equipment to the existing building and no other measurable noise is expected as a result of this Special Land Use Permit. The proposed preschool is a substantial distance from the existing residences and will only accommodate twenty children at any one time. **The applicant has indicated in a letter dated August 12, 2008 that they are requesting a waiver of the Noise Impact Statement.**

Daycare Center/Preschool Requirements

Section 402.4.b lists specific requirements that all daycare centers or preschools not exceeding 50 children must meet. These are as follows.

1. An outside recreation area shall be provided at a ratio of 150 sq. ft. for each child, but not less than 2,800 sq. ft. This area must be fenced in. *The applicant has met these requirements.*
2. The minimum size of the subject property must be one acre. *The subject property is approximately 3.6 acres.*
3. The hours of operation shall be between 6AM and 7PM. *The applicant has indicated the hours of operation will be between 9AM and 3PM.*
4. The parcel shall abut a major thoroughfare and driveways shall be designed so that vehicles can exit the site without having to back into traffic. *The site is located on Ten Mile Road and designed so that vehicles can turn around prior to exiting.*
5. The licensee shall register with the City Clerk and the licensed premises may be subject to a fire department inspection. *The applicant has been working with the fire marshal to ensure all fire safety standards are met. The applicant will work with the City Clerk to obtain the proper business license(s).*
6. Any refuse bins shall be located as far away as is practical from properties zoned for residential use. *The site is existing and the applicant is proposing no exterior changes. Presently, there is a substantial buffer between the existing facilities and adjacent residential.*
7. The exterior building façades shall comply with Section 2520. *The applicant is not proposing any façade changes.*
8. A noise impact statement is required. *The applicant has requested a waiver of the noise impact statement. See above comments.*

Special Land Use Considerations

In the R-4 District, a daycare or preschool falls under the Special Land Use requirements (Section 402.4.b). The submission of a Noise Impact Statement is required for a proposed daycare center in the R-4 District. Please see the preceding paragraphs for additional information.

Section 2516.2.c of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of the Special Land Use Permit request:

- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
- Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
- Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
- Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this review letter is requested **prior to the matter being reviewed by the Planning Commission.**

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or kkapelanski@cityofnovi.org.



Kristen Kapelanski, Planner

FIRE REVIEW



CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Kim Capello

Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

City Manager
Clay J. Pearson

Fire Chief
Frank Smith

Deputy Fire Chief
Jeffrey Johnson

August 29, 2008

TO: Barbara McBeth, Deputy Director of Community Development, City of Novi

RE: Little Friends Christian Daycare, 46200 W. Ten Mile Rd.

SP#: 08-37, Special Land Use

Project Description:

Daycare center to occupy 2340 S.F. of existing building without alterations.

Comments:

This use will be subject to State and Local building and fire code requirements.

Recommendation:

The above plan has been reviewed and it is **Recommended for Approval.**

Sincerely,

Michael W. Evans
Fire Marshal

cc: file

Novi Fire Department
42975 Grand River Ave.
Novi, Michigan 48375
248.349-2162
248.349-1724 fax

cityofnovi.org

APPLICANT RESPONSE LETTER

September 8, 2008

Kristen Kapelanski
Planner
City of Novi
Office 248.347-0586
Fax 248.735.5633

Dear Ms. Kapelanski,

I have received the documents regarding approval of a secondary use permit by Little Friends Christian Preschool. I will be attending the Planning Commission meeting scheduled for September 24, 2008. A representative from Laymen's Evangelical Fellowship International will also be present.

Please note that we will be operating a preschool and not a daycare as stated in the documents you sent. I wanted to make this clear as the hours of operation for the preschool will be 9:00 am-3:00 pm. A daycare center would typically operate from 6:30 am to 6:00 pm. I noted that this was listed in the newspaper as a Daycare as well. Please correct this information so there is not confusion.

Thanks you for your assistance.

Sincerely,

Marilee Dechart
Little Friends Christian Preschool
42600 West Ten Mile Road
Novi, MI 48375
248 449-6027 (Home)

MAPS

**Location/Air Photo
Zoning**

Little Friends Christian Preschool SP 08-37

Location



**Subject
Property**

Simmons Dr.

Ten Mile Rd.

Westmont Dr.

CITY OF NOVI
DEPARTMENT OF COMMUNITY DEVELOPMENT

45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-0415

MAP AUTHOR: Kristen Kapelanski, Planner



1 INCH = 173 FEET



MAP PRINT DATE: date

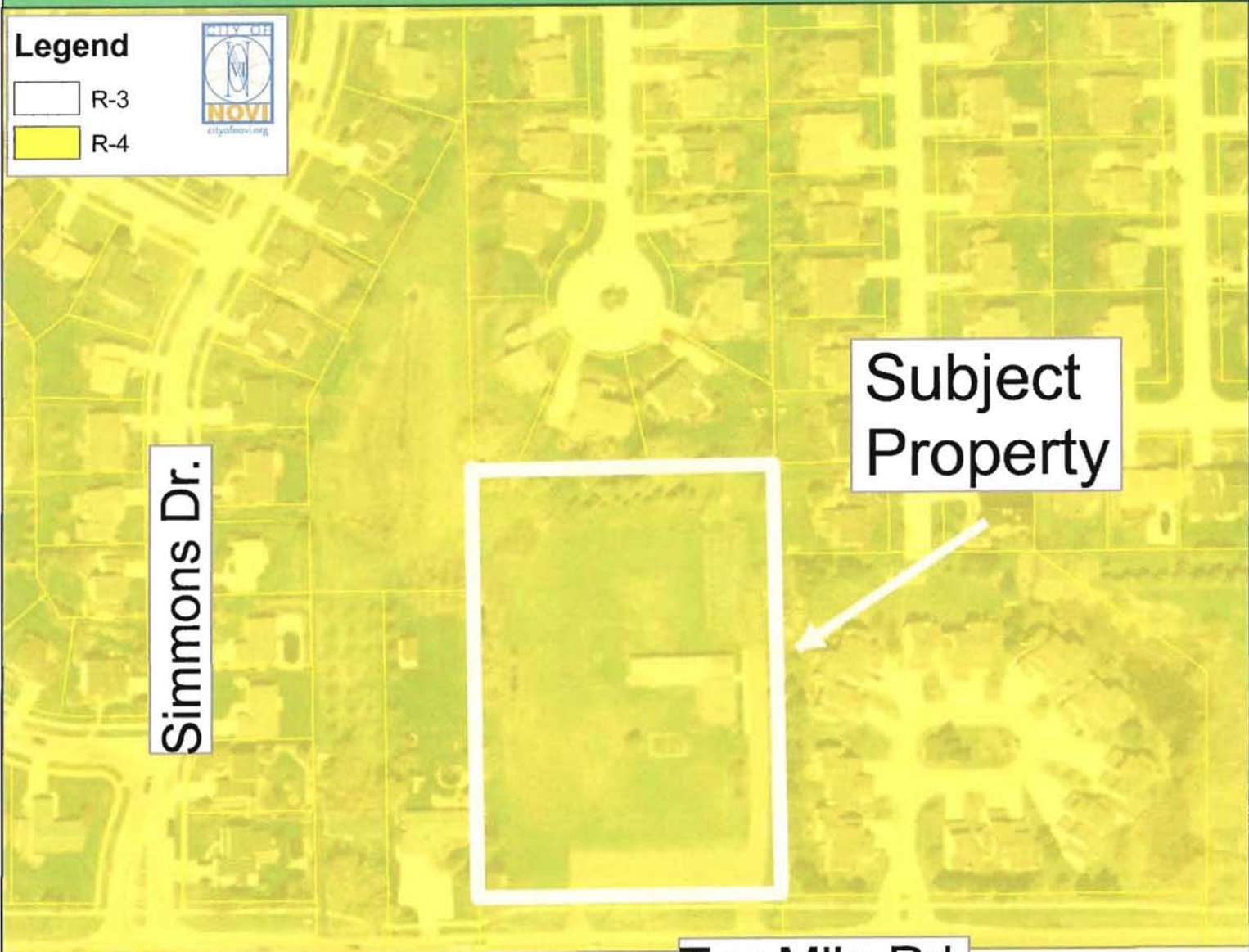
MAP INTERPRETATION NOTICE

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.

Little Friends Christian Preschool SP 08-37
Zoning

Legend

-  R-3
-  R-4



Simmons Dr.

Subject Property

Ten Mile Rd.



Westmont Dr.

CITY OF NOVI

DEPARTMENT OF COMMUNITY DEVELOPMENT

45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-0415

MAP AUTHOR: Kristen Kapelanski, Planner



1 INCH = 173 FEET

MAP PRINT DATE: date

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PROPERTY SURVEY

BOUNDARY SURVEY

YORKSHIRE PLACE
NO. 4
L. 202, PG. 16 & 17

FD. 1/2" IRON
0.10' NORTH OF
THE PROPERTY LINE

FD. CONC
MON

N89°25'24"E R
N89°25'09"E

332.02' R
332.86'

FD. CONC. MON

SIMMONS
ORCHARDS
SUB'D NO. 1
L. 170,
PG. 15 & 16

YORKSHIRE PLACE
NO. 2
L. 193, PG. 29-31

DESCRIBED PARCEL
3.612 ACRES

FD. CONC. MON.
0.27' EAST OF
PROPERTY LINE

WEATHERVANE
VILLAGE
SITE CONDO
L. 12182, PG. 282

42.00' M.O.S. CON

500.46.21'E 92.00'

S89°45'35"E
180.00'
R & CALC

N00°35'10"W
N00°34'36"W F

472.15'
472.08' E

4" CHAIN
LINK FENCE

ASPHALT DRIVE
& PARKING

6" WOOD
PRIVACY FENCE
W/GATE FOR
DUMPSTER

CONCRETE
WALK

1 STORY
BRICK
#46200

S00°17'00"E R
S00°17'06"E
474.83' R
474.87'

SCALE: 1"=60'

DIMENSIONS ARE MEASURED
UNLESS OTHERWISE NOTED

ASPHALT DRIVE
& PARKING

CONCRETE WALK

N89°45'35"W R 333.29' R
N89°45'35"W 333.16'

FD. 1/2" IRON
P.O.B.

1332.44'

SOUTH 1/4 CORNER
SECTION 21
T.1N., R.8E.
FD. REMON CORNER

2564.92'

333.20'

SOUTH SECTION LINE
TEN MILE ROAD
120' WIDE R/W

999.29' R&M

S.E. CORNER
SECTION 21
T.1N., R.8E.
FD. REMON CORNER

N=North, S=South, E=East, W=West, R=Recorded, M=Measured, C=Calculated, ●=Found Iron, *=-Set Iron, ---=Fence

TAX I.D. # 22-21-400-018

CERTIFIED EXCLUSIVELY TO: JOHN & JOE DANIEL

Closure error: 1/33,187



LOCATION: SE 1/4, SEC. 21, T.1N., R.8E., CITY OF NOV. OAKLAND CO. MI

SCALE: 1"=60' DATE: 08-04-08 BY: BVB JOB# 2008-3656 SH. 1 of 2

I hereby certify that this survey was prepared by me, or under my direct supervision, and that all of the requirements of P.A. 132, 1970 have been complied with.

When recorded return to:
B.F. Thompson, P.C.

Brad F. Thompson, P.E., P.S. #23828

B.F. THOMPSON, P.C.
517/ 548-3142
FAX 517/ 548-0049

Registered Professional Engineer & Land Surveyor
1570 Gullay Road, Howell, Michigan 48843

FLOOR PLAN

