



SUPERIOR AMBULANCE JSP 18-72

SUPERIOR AMBULANCE JSP 18-72

Public hearing at the request of Superior Ambulance Company for Superior Ambulance JSP 18-72 for Special Land Use approval. The applicant is proposing to use a part of the existing building located at 41001 Grand River Avenue for a 24-hour private emergency medical service use that includes a garage for emergency vehicles and living quarters for the staff.

Required Action

Approve, deny or postpone the request for Special Land Use.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval not recommended	01-10-19	<ul style="list-style-type: none">• Additional conditions as noted in the motion sheet for Special Land Use approval• Additional items to be addressed with a revised submittal
Landscaping	Approval recommended with Conditions	12-27-18	<ul style="list-style-type: none">• Additional screening is required along the southern property boundary abutting residential
Fire	Approval recommended	12-26-18	

MOTION SHEET

Approval- – Preliminary Site Plan and Special Land Use

In the matter of Superior Ambulance Company for Superior Ambulance JSP18-52, motion to **approve** the Preliminary Site Plan with a Special Land Use Permit to allow an unlisted use for a 24-hour private emergency medical services and subject to the following:

1. The proposed use will not cause any detrimental impact on existing thoroughfares (*as it does not generate additional traffic*);
2. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (*no impacts to utilities are anticipated*);
3. The proposed use is compatible with the natural features and characteristics of the land (*No impacts to existing natural features are proposed*);
4. The proposed use is compatible with adjacent uses of land (*if appropriate screening is proposed as noted in the review letters*);
5. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use (*as it fulfills one of the Master Plan objectives to attract new businesses to the City of Novi*);
6. The proposed use will promote the use of land in a socially and economically desirable manner (*as it fulfills one of the Master Plan objectives to attract new businesses to the City of Novi*);
7. 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;
8. The proposed use will be subject to the following conditions, that were part of the Unlisted use determination by City Council:
 - a. *Superior Ambulance is not expressly authorized or contemplated in City of Novi Zoning Ordinance as a principal permitted use or a principal permitted use subject to special conditions;*
 - b. *The proposed use is an appropriate use in the I-1 District;*
 - c. *Additional screening from abutting residential district may be required at the time of Special Land Use Consideration.*
9. The applicant has currently provided aerial images of the site in lieu of required site plan drawing;
10. Based on the letter from Superior Ambulance dated January 18, 2019, Superior Air-Ground Ambulances service shall refrain from using the southern facing garage access during the hours that headlight use would be required;
11. Based on the letter from Superior Ambulance dated January 18, 2019, the applicant shall work with staff to determine an appropriate screening solution that addresses resident(s) concern for light transmittal satisfactorily, through the submittal of a planting plan or other appropriate plan, and subject to the installation of necessary screening to be in place prior to June 15, 2019;
12. The applicant has currently provided aerial images of the site in lieu of required site plan drawing;
13. (*additional comments here if any*)
(*This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.*)

- OR -

MAPS

Location

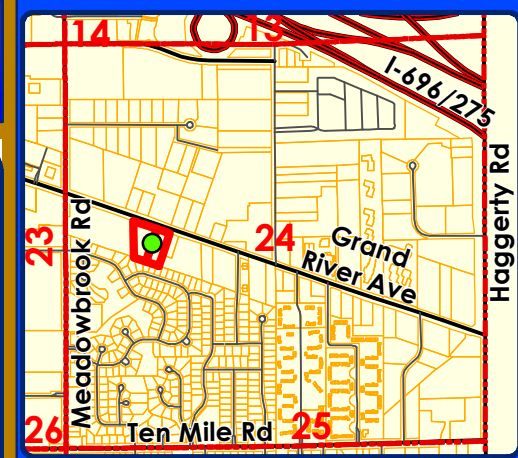
Zoning

Future Landuse

Natural Features

Superior Ambulance: Unlisted Use Determination

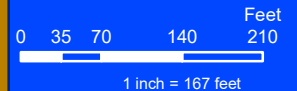
Location



LEGEND
[Red dashed box symbol] 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: 10/18/18
Project: Superior Ambulance
Version #: 1

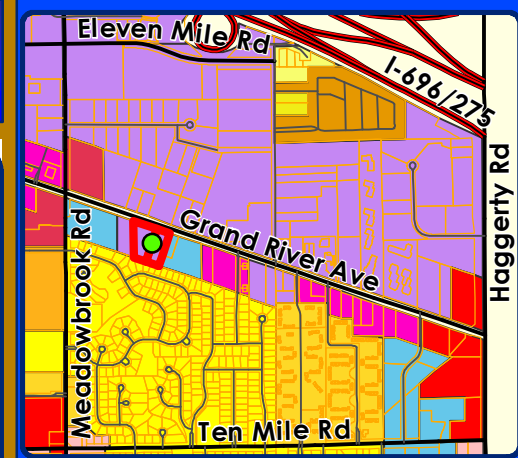
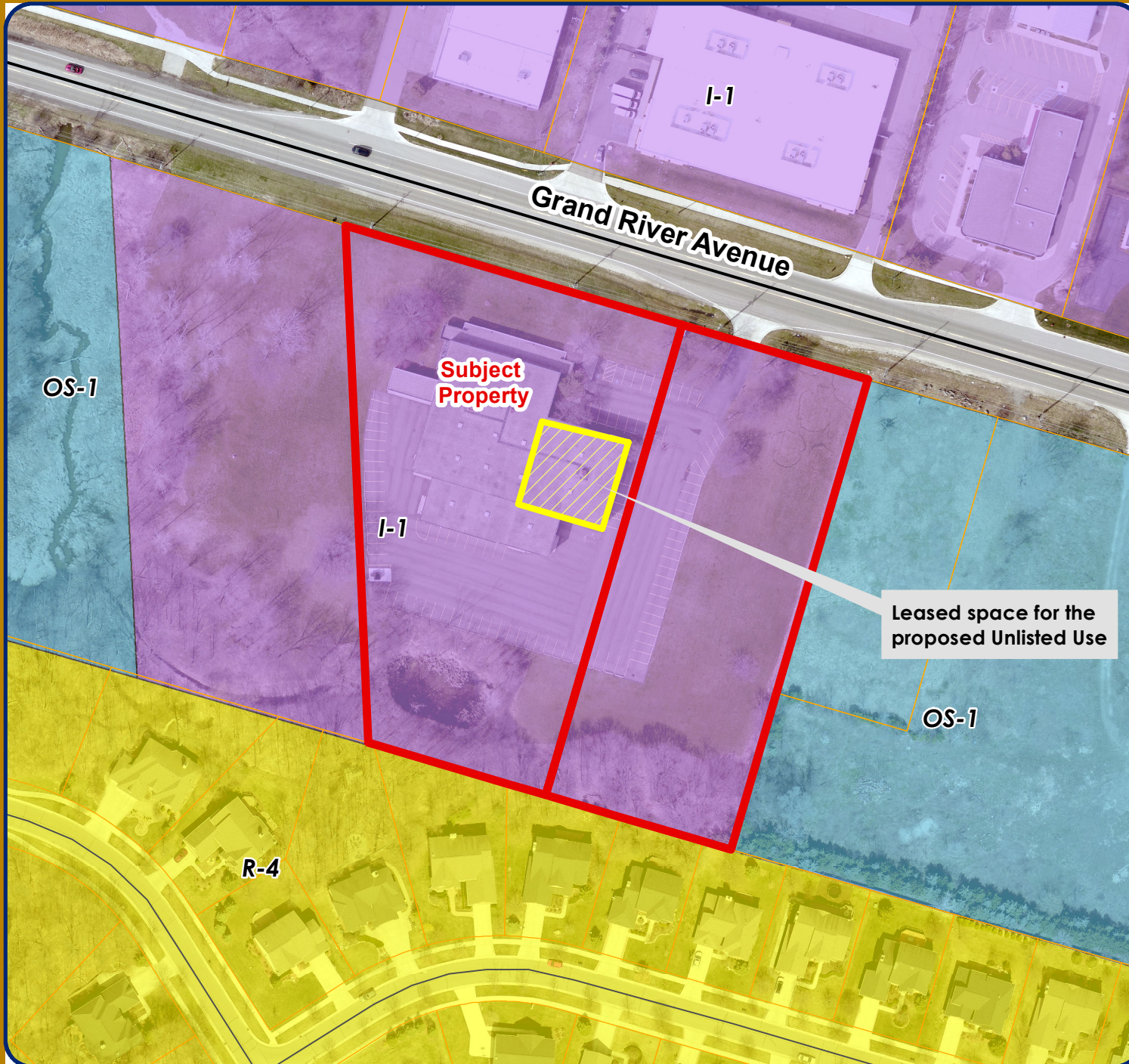


MAP INTERPRETATION NOTICE

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Superior Ambulance: Unlisted Use Determination

Zoning



LEGEND

- R-1: One-Family Residential District
- R-2: One-Family Residential
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- MH: Mobile Home District
- B-1: Local Business District
- B-3: General Business District
- GE: Gateway East District
- I-1: Light Industrial District
- NCC: Non-Center Commercial District
- OS-1: Office Service District

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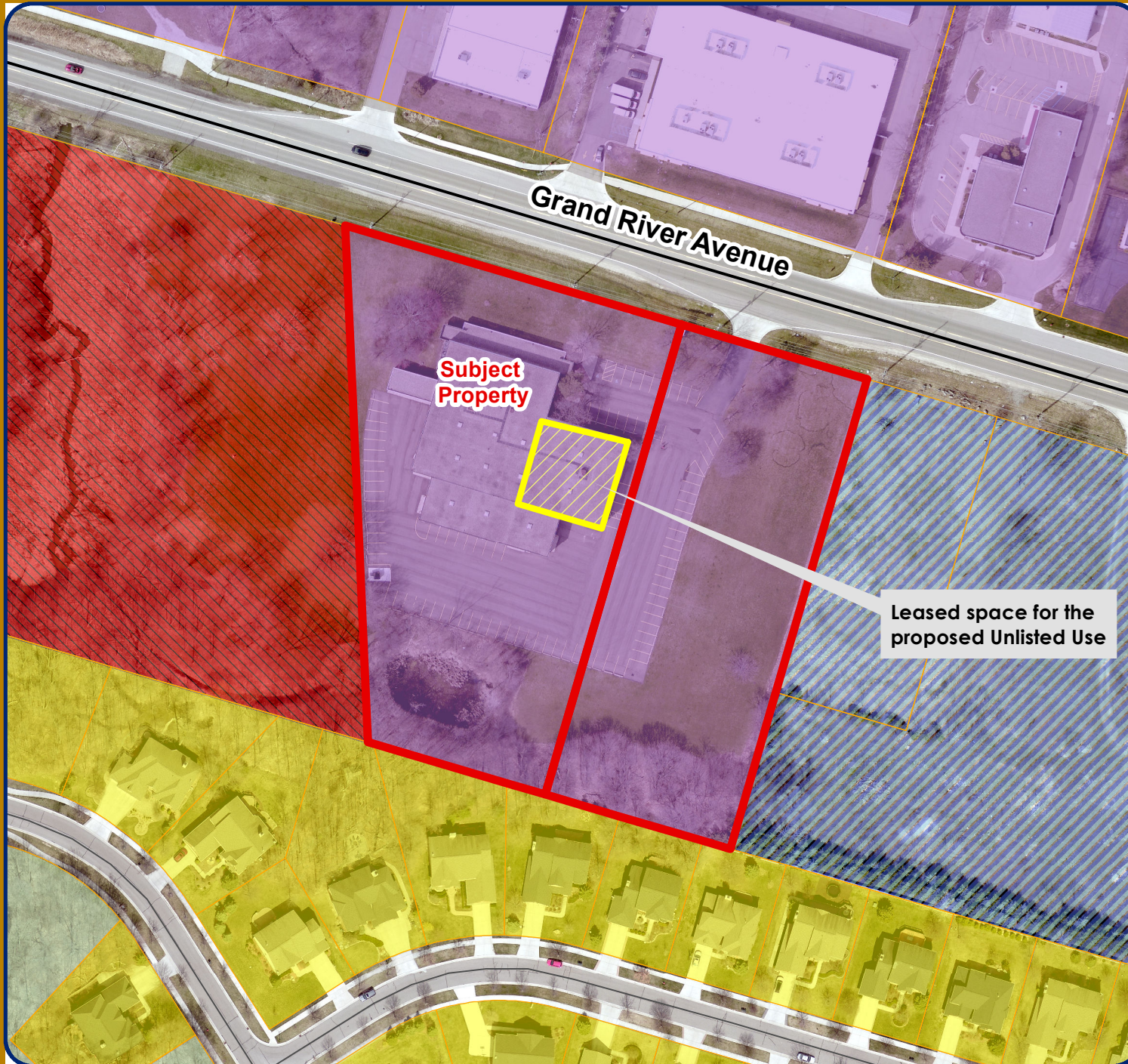
1 inch = 133 feet

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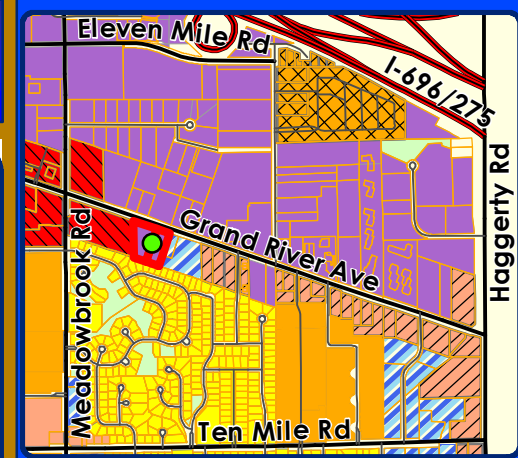
Superior Ambulance: Unlisted Use Determination

Zoning



Subject Property

Leased space for the proposed Unlisted Use



LEGEND

- FUTURE LAND USE
- Single Family
 - Multiple Family
 - Mobile Home Park
 - Community Office
 - Industrial RD Tech
 - Local Commercial
 - Community Commercial
 - TC Gateway
 - Educational Facility
 - Private Park



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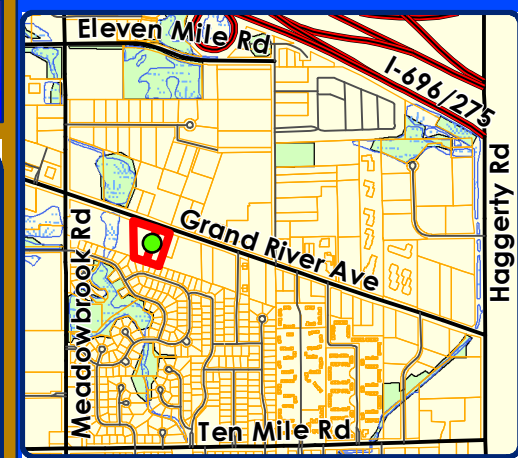


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Superior Ambulance: Unlisted Use Determination

Natural Features




LEGEND

- WETLANDS
- WOODLANDS

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0 25 50 100 150 Feet
1 inch = 133 feet



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APPLICANTS NARRATIVE



December 17th, 2018

Superior Air-Ground Ambulance Service, Inc. of Michigan is the proud provider of Emergency Medical Services (EMS) to the City of Novi. We provide Advanced Life Support (ALS) emergency medical services (EMS) to the citizens, workers, and visitors 24 hours a day, 365 days a year. It is Superior Ambulance's intention to meet and exceed the City of Novi's service level and response expectations by providing the highest quality EMS staff and services. In order to do so, we have secured a lease agreement at 41001 Grand River Ave. The section of the building that we have leased has an office space with an adjoining garage space. Our plan is to use the office space to build out a living quarters complete with kitchen, resting/lounging area, full bathroom and supply storage.

All ambulances will park inside a secured, unadvertised garage. Vehicles will be turned off while not in use. At no time would the emergency lights and/or sirens be activated while on the premises. If necessary, lights and sirens will be activated once on Grand River Avenue. Employee parking limited to 10 parking spots to the east of the building, facing the building. Ambulance traffic into the garage will occur through the south garage door. Traffic out of the garage will occur through the east facing garage door. No vehicles (ambulance or employee) will be left idling in the exterior of the building. No vehicle maintenance will be conducted at this location; all maintenance is conducted at our fleet shop in Allen Park, Michigan.

With over 58 years in providing EMS, we understand the importance of strong relationship with the communities that we serve. This mean much more than providing expert Emergency Medical Service; it means being a partner in wellness, safety and best interests of the citizens.

Thank you,

Andrew Brown
Executive Director, Superior Air-Ground Ambulance of Michigan.



September 7th, 2018

Superior Air-Ground Ambulance Service, Inc. of Michigan is the proud provider of Emergency Medical Services (EMS) to the City of Novi. We provide Advanced Life Support (ALS) emergency medical services (EMS) to the citizens, workers, and visitors 24 hours a day, 365 days a year. It is Superior Ambulance's intention to meet and exceed the City of Novi's service level and response expectations by providing the highest quality EMS staff and services. In order to do so, we have secured a lease agreement at 41001 Grand River Ave. The section of the building that we have leased has an office space with an adjoining garage space. Our plan is to use the office space to build out a living quarters complete with kitchen, resting/lounging area, full bathroom and supply storage.

As part of our commitment to the citizens of Novi, we plan is to move 2-5 additional ambulances and 4-10 EMT/Paramedics into 41001 Grand River Ave. Our obligation by contract is to be able to respond to any emergent request in the City of Novi in under 7 minutes. These ambulances would help to supplement the three dedicated ambulances to ensure timely emergency responses in times of high emergency requests volume.

In addition, these additional ambulances would help the care continuum for Novi and the surrounding communities by providing non-emergent transportation for Henry Ford West Bloomfield, Ascension Providence Park Novi, Huron Valley Sinai hospital and many of extended care facilities. These additional resources will be provide service 24 hours a day, seven days a week with minimal disruption to the surrounding residents and businesses.

All ambulances will park inside a secured, unadvertised garage and will be turned off while not in use. Employee parking limited to 10 parking spots adjacent to the leased section of the building. At no time would the emergency lights and/or sirens be activated while on the premises. There will not be any vehicle maintenance conducted at this location; all maintenance is conducted at our fleet shop in Allen Park, Michigan.

With over 58 years in providing EMS, we understand the importance of strong relationship with the communities that we serve. This mean much more than providing expert Emergency Medical Service; it means being a partner in wellness, safety and best interests of the citizens.

Thank you,

Andrew Brown
Executive Director, Superior Air-Ground Ambulance of Michigan.

PLANNING REVIEW LETTER



PLAN REVIEW CENTER REPORT

January 10, 2019

Planning Review
SUPERIOR AMBULANCE

JSP 17-52

PETITIONER

Superior Ambulance Company

REVIEW TYPE

Preliminary Site Plan with a Special Land Use

PROPERTY CHARACTERISTICS

Section	24	
Site Location	41001 Grand River Ave; Southside of Grand River Avenue, east of Meadowbrook Road	
Site School	Novi Community School District	
Site Zoning	I-1 Light industrial	
Adjoining Zoning	North	I-1 Light industrial
	East	OS-1 Office Service
	West	I-1 Light industrial
	South	R-4 One-Family Residential
Current Site	Existing Industrial Building	
Adjoining Uses	North	Self-storage facility
	East	Vacant
	West	Vacant
	South	Willowbrook Farm Sub. No. 3
Site Size	Approximately 4.37 acres	
Plan Date	Submitted December 18, 2018	

PROJECT SUMMARY

The applicant is proposing to use a part of the existing building for a 24-hour private emergency medical service use that includes a garage for emergency vehicles and living quarters for the staff. The applicant is proposing to build out a living quarters complete with kitchen, resting/lounging area, full bathroom and supply storage. No changes to exterior building façade or exterior site are being proposed at this time. Two to five ambulances will be stored inside the building. Approximately 4-10 paramedics will be working from this location. The location is not advertised and walk-in customers are not encouraged. There is no air operation proposed at this location (although the company's logo depicts a helicopter).

The proposed use is considered an unlisted use. City Council has approved the proposed use for the light industrial zoning district, subject to Planning Commissions' approval of special land use request and other recommended site improvements that would be specific to this location.

RECOMMENDATION

Approval of the Preliminary Site Plan and Special Land Use is **not recommended** due to lack of required landscape screening.

PROJECT HISTORY

The Planning Commission held a public hearing on October 24, 2018 and has recommended approval to City Council for the proposed unlisted use based on the following motion:

In the matter of Unlisted Use Determination, motion to recommend approval to City Council to allow Superior Ambulance, a 24-hour private emergency medical service as the described unlisted use, as an appropriate use subject to Special Land Use Conditions in I-1, Light Industrial District based on the following motion:

- a. *Superior Ambulance is not expressly authorized or contemplated in City of Novi Zoning Ordinance as a as a principal permitted use or a principal permitted use subject to special conditions;*
- b. *The proposed use is an appropriate use in the I-1 District;*
- c. *Additional screening from abutting residential district may be required at the time of Special Land Use Consideration.*

This motion is made because the plan is otherwise in compliance with Article 4, Section 4.87 the Zoning Ordinance and all other applicable provisions of the Ordinance.

At their November 13, 2018 meeting, the City Council considered the unlisted use determination request and indicated its tentative approval based on the following motion:

Approval of the request of Superior Air-Ground Ambulance of Michigan for an Unlisted Use Determination under Section 4.87 of the Zoning Ordinance for use as a 24-hour private Emergency Medical Service business in the I-1, Light Industrial Zoning District, subject to Special Land Use Consideration by the Planning Commission, for the following reasons:

- a. *Superior Ambulance is not expressly authorized or contemplated in City of Novi Zoning Ordinance as a as a principal permitted use or a principal permitted use subject to special conditions;*
- b. *The proposed use is an appropriate use in the I-1 District;*
- c. *Additional screening from any abutting residential district may be required at the time of Special Land Use Consideration.*

This motion is made because the plan is otherwise in compliance with Article 4, Section 4.87 the Zoning Ordinance and all other applicable provisions of the Ordinance.

SPECIAL LAND USE CONSIDERATIONS

An unlisted use would require a Special land use. Section 6.1.2.C of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of any Special Land Use:

- i. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service. **This review letters states some concerns related to light.**
- ii. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area. **No impacts to public utilities are anticipated.**
- iii. Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats. **No impacts to existing natural features are proposed.**
- iv. Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood. **Additional screening is recommended for compatibility with the surroundings.**

- v. Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use. **It fosters new businesses.**
- vi. Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
- vii. Whether, relative to other feasible uses of the site, the proposed use is
 - a. listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and
 - b. is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

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 and incorporated as part of the Final Site Plan submittal:

1. Use Description: The applicant has provided a cover letter that describes in detail the operations and hours of operation of the proposed use. These items were discussed in detail at the time of unlisted use determination. A copy of the Unlisted Use Memo is attached to this letter.
2. Noise Impact Statement: At the time of unlisted use review, staff raised some concerns about noise impacts on the adjacent residential properties when the ambulance accesses the site. The applicant has provided a noise impact statement that indicates that the noise levels will be kept under Ordinance maximum while the ambulance is idling and running. Staff visited the site and checked the noise levels at southern property line while the ambulance is idling at the east entrance. Staff agrees that the noise impact would not be significantly different from existing. The applicant also indicated that the emergency sirens and lights will not be operating until the vehicles are in the public right-of-way.

3. Site Circulation: The applicant is proposing to lease the space shaded in the image to the right. The ambulances are proposed to enter the building from the south entrance and exit from the east entrance as shown. **While the noise impacts are minimal, staff is concerned about light shining into residential homes to the south during winter months.** The applicant has noted that the distance between the southern entrance and the property line is about 249 feet. However, staff are unable to determine how much closer the ambulance will get to the homes before making a U-turn to enter the southern building entrance. The applicant can provide a truck circulation pattern to partly justify lack of screening. **The Truck circulation pattern would help staff determine the extent of screening required along southern and western boundaries. For example, height and length of screening.**



4. Screening from abutting residential zoning: The site abuts residential neighborhood to the south. There is existing vegetation at the property boundary, but not a berm. During our site visit, we noticed that the screening may be sufficient during summer months (top picture), but does not provide adequate barrier from headlights during the winter (bottom picture). Please see pictures to the right. **Staff recommends adding additional screening. Please refer to landscape review letter for more details.**



The applicant should provide clarification for these items in the response letter:

1. No ambulances will be parked outside the building. If ambulances will be parked, indicate the spaces where they will be parked.
 2. Indicate the exterior parking spaces used for employee parking.
5. Waivers: The application requires a site plan to be submitted to scale for staff review. The applicant has requested a waiver of this requirement since no additional site improvements have been proposed. **A plan showing the landscaping will be required if additional landscape screening is required by the Planning Commission.** The applicant is also requesting a waiver for lack of recommended landscape screening at the southern property boundary. The following note is part of the approval motion: *'Additional screening from abutting residential district may be required at the time of Special Land Use Consideration.'* The picture below shows the view of the site from southern residential boundary.



6. Exterior Signage: Exterior Signage is not regulated by the Planning Division or Planning Commission. Sign permit applications are submitted, reviewed and approved as a separate permit. Please contact the Ordinance Division 248.735.5678 for information regarding sign permits.

7. Other requirements:
 - a. Site Addressing: New address is required for this project.
 - b. Street and Project Name: Not applicable
 - c. Pre-Construction Meeting: A Pre-construction meeting is not required for this project.

8. Other Reviews
 - a. Landscape Review: Landscape recommends approval, provided the applicant agrees to provide the screening as requested in the review letter.
 - b. Fire Review: Fire recommends approval.

NEXT STEP: PLANNING COMMISSION MEETING

A special land use requires a public hearing and the approval is subject to Planning Commission's discretion. Staff is not recommending approval, as proposed. However, the site plan is currently scheduled for a Planning Commission's public hearing, based on the applicant's request on January 23, 2019. **Please provide a response letter addressing comments provided in this letter, and the accompanying review letters, prior to January 17, 2019.**

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.

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

LANDSCAPE REVIEW LETTER



PLAN REVIEW CENTER REPORT

December 27, 2018

Preliminary Site Plan - Landscaping

Superior Ambulance

Review Type

Preliminary Landscape Review

Job

JSP18-0072

Property Characteristics

- Site Location: 41001 Grand River Avenue
- Site Acreage: 6.7 acres
- Site Zoning: I-1
- Adjacent Zoning: East, West: OS-1, South: R-4, North: Grand River/I-1
- Plan Date: No plan provided

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

Recommendation

The project is **recommended for approval, provided the applicant agrees to provide the screening requested below.** The requested landscaping can be provided on Final Site Plans.

Ordinance Considerations

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

1. The required 10-15 foot tall, landscaped berm between the site and the single family homes to the south does not exist and is not proposed.
2. As the applicant has indicated the ambulance sirens will not be turned on until they are at Grand River Avenue, and will be turned off before entering the site, and vehicle repairs will not be done on site, additional audible screening is not required.
3. Additional screening is required, however, to block headlights from reaching the homes to the south. **Please add a solid evergreen hedge at least 6 feet tall at planting, along the south edge of the pavement as shown on the attached aerial photo (approximately 110 feet in length, south of the southeastern edge of the existing parking lot. It should provide 80% winter and 90% summer opacity.**
4. **Those plantings may be shown on a site plan if desired (a separate landscape plan is not required).**

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

As the building and parking lot are not changing, no changes to the greenbelt or greenbelt landscaping are required.

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

As the building and parking lot are not changing, no street trees are required for this project.

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

As no changes to the parking lot are proposed, no new interior or perimeter parking lot landscaping is required.

Loading Zone screening (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)

No loading zone screening is required as part of this project since all vehicles will be parked inside the building.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

1. No changes to the building are proposed so no additional foundation landscaping is required.
2. **Any missing foundation landscaping on the section of the building being used by the ambulance company shall be replaced as part of this project.**

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

Please provide a plant list indicating the quantity, species/cultivar and size at planting of the trees or shrubs to be planted on the sheet where the plantings are shown.

Planting Notations and Details (LDM)

Please provide the required planting detail and landscape notes on the sheet where the plantings are shown. Standard details and notes are available upon request.

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

No changes to the existing detention basin are necessary for this project so no new detention basin landscaping is required.

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

1. **The proposed landscaping must be provided with sufficient water to become established and survive over the long term.**
2. **Please provide an irrigation plan or note how plants will get sufficient water if an irrigation system will not be used.**

Snow Deposit (LDM.2.q.)

Please indicate on the site plan where snow will be deposited such that the required hedge will not be damaged.

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

1. No woodlands or trees existing on the site are proposed to be removed.
2. No protective tree fencing is required as no work will be done near existing trees.

Corner Clearance (Zoning Sec 5.9)

Please be sure proper visibility is available at the Grand River entrance. Remove any plantings within the Road Commission for Oakland County clear vision zones.

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



FIRE REVIEW LETTER



December 26, 2018

TO: Barbara McBeth- City Planner
Sri Ravali Komaragiri- Plan Review Center
Lindsay Bell-Plan Review Center
Hannah Smith-Planning Assistant

RE: Superior Ambulance – **Preliminary Site Plan**

PSP#18-0197

JSP# 17-52

Project Description:

Remodel of existing building and new occupancy for emergency ambulance response and staging of personnel.

Comments:

- Existing building and prior approved site plan is NOT changing. Building will have interior modifications which will be reviewed at a later time and other permits.
- An approved sound test was filed and is within acceptable limits per ordinance requirements.

Recommendation:

At this time, the Fire Department has **NO objections**. Other reviews and inspections will be required during remodel phases.

Sincerely,

Andrew Copeland – Acting Fire Marshal
City of Novi Fire Department

cc: file

APPLICANTS RESPONSE LETTER



January 18, 2019

Re: Special Land Use for 41001 Grand River Ave.

As a committed public safety partner to the City of Novi, we appreciate consideration for approval of special land use for the property listed at 41001 Grand River Avenue.

In response to Plan Review Center Report recommendations regarding the special land use request, Superior Air- Ground Ambulance Service of Michigan, Inc. is offering a response to the following items.

Site Circulation: Superior Air-Ground Ambulances service agrees to refrain from using the southern facing garage access during the hours that headlight use would be required. Only the eastern facing garage access will be accessed during these hours.

Screening from abutting residential zoning: Superior Air- Ground Ambulance Service is agreeable to work with the City of Novi Planning office to determine an appropriate screening solution that addresses resident(s) concern for light transmittal, City needs and reflects our revised vehicle traffic pattern.

Thank you,

Andrew Brown
Executive Director, Superior Air-Ground Ambulance of Michigan.

**UNLISTED USE MEMO EXCERPTS
(FOR REFERENCE)**



MEMORANDUM

TO: PLANNING COMMISSION
FROM: SRI RAVALI KOMARAGIRI, PLANNER
THRU: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: UNLISTED USE DETERMINATION FOR SUPERIOR AMBULANCE: A 24-HOUR PRIVATE EMERGENCY MEDICAL SERVICES
DATE: OCTOBER 18, 2018

Section 4.87 of the City of Novi Zoning Ordinance contains provisions for an Unlisted Use Determination, which allows the City Council, after review and recommendation by the Planning Commission, to determine the appropriate zoning district for a specific use that may not be listed in the Zoning Ordinance. A copy of the Unlisted Use ordinance language (Section 4.87) is attached to this memo.

This ordinance allows for a decision to be made on a specific use request by a specific applicant. It does not formally amend the ordinance to permit this use in the future in the district requested, although the Planning Commission and the City Council may wish to pursue a Zoning Ordinance text amendment as well, after the determination is made.

The request under consideration concerns whether to allow '**24-hour Private Emergency Medical Services**' as a Special Land Use within a specific zoning district in the City of Novi. Superior Ambulance has a contract with the City to provide services to the community, and surrounding facilities, and has been looking for a location to provide a base for the operations. Planning Staff has determined that the Zoning Ordinance does not provide for the use as it has been described. The use may be considered similar to a municipal fire station use, with office space, living quarters, and space for the parking, storage and care of emergency vehicles. However, the use as a facility that will be privately owned and operated would differ from a municipally-owned and operated building (which could be allowed in many different districts throughout the City). Therefore, the City Planner has forwarded the request for a decision under the Unlisted Use section of the ordinance.

The applicant identified a possible location for the proposed use at an existing light industrial facility located at 41001 Grand River Avenue. It is located east on the south side of Grand River Avenue, east of Meadowbrook Road. The existing building is a formal industrial facility and is currently vacant. The applicant is leasing a part of the site as indicated below for their use.

The applicant is proposing to build out a living quarters complete with kitchen, resting/lounging area, full bathroom and supply storage as indicated in the sketch drawing provided by the applicant. No changes to exterior building façade or exterior site are being

proposed at this time. Two to five ambulances will be stored inside the building. Approximately 4-10 paramedics will be working from this location. The location is not advertised and walk-in customers are not encouraged. There is no air operation proposed at this location (although the company's logo depicts a helicopter). A copy of the applicant's cover letter detailing the services offered is attached to this memo.

The subject property is zoned I-1, Light Industrial the property abuts a residential neighborhood to the south. Adjacent properties to the east and west are currently vacant and are zoned OS-1 that can be developed into Office-Service uses. To the north are existing industrial office buildings.

Staff researched three existing locations of Superior Ambulance in Southfield, Allen Park Station and Waterford. It appears that the service buildings are mostly located in light industrial areas near an airport or a railroad, but farther away from residential neighborhood. While staff agrees that the I-1, Light Industrial zoning district may be an appropriate zoning district for the proposed use, there are some concerns with the proximity to residential uses to the south. The applicant has indicated that there were no additional special requirements needed for existing locations in above mentions communities.

If the use is allowed as an unlisted use for the I-1 districts, it may be applicable for all I-1 districts as a Special Land Use. A map indicating all I-1 zoned areas in City of Novi is attached to the memo. As is evident, many of the I-1 areas are located along the railroad and Grand River Avenue corridor. Additionally, many of I-1 zoned parcels abut one-family (R-2 and R-4) and multiple family residential districts (RM-1 and RM-2).

If ultimately approved by the City Council as a use authorized in the I-1 District, the applicant would still need to obtain Special Land Use approval through the Planning Commission during Preliminary Site Plan review. As noted in our Zoning Ordinance, *"the I-1, Light Industrial district is intended to encourage innovations and variety in type, design and arrangement of land uses, but at all times to protect neighboring residential districts from any adverse impacts"*. **If this use is approved as a Special Land Use in the Light Industrial Districts, Staff recommends a review of on-site screening and other measures to minimize the noise and visual effects to the residential areas and adjacent properties. Proposed screening can be reviewed at the time of Special Land Use review and would require review and recommendation from the City's Landscape Architect. Special Land Use approval will require a public hearing, and notification of adjacent properties within 300 feet of the subject property.**

The Planning Commission is asked to review the applicant's narrative which is attached, along with staff's comments and determine whether or not the use would be appropriate as a Special Land Use in all I-1, Light Industrial Districts, subject to the screening and buffering requirements that would be reviewed as a part of the Special Land Use consideration.

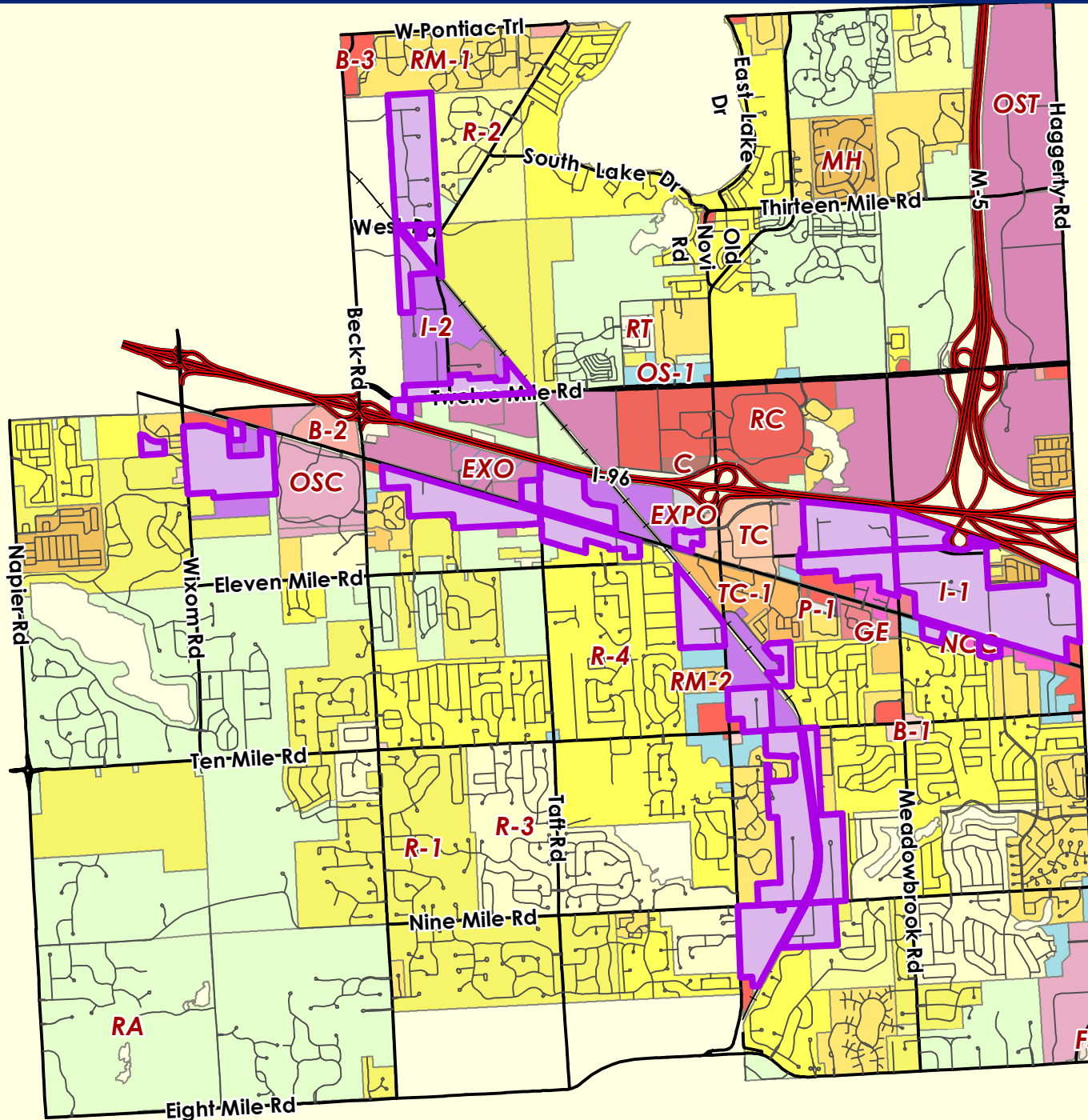
Attachments:

1. Subject property Maps: Location, Zoning, Future Land Use and Natural Features.
2. Map: I-1 Districts in City of Novi
3. Google Snapshots: Existing Superior Ambulance Locations in other communities
4. Applicants Cover letter
5. Interior building changes
6. Section 3.1.18: I-1 Light Industrial District
7. Unlisted Use Determinations

I-1 ZONING DISTRICT IN CITY OF NOVI

Superior Ambulance: Unlisted Use Determination

Zoning



Legend

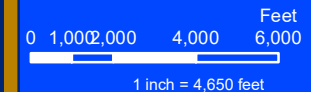
- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-1 PRO: R-1 With Planned Rezone Overlay (PRO)
- R-2: One-Family Residential District
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RT PRO: Two-Family Residential District With PRO
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- RM-2 PRO: RM-2 with Planned Rezone Overlay
- MH: Mobile Home District
- B-1: Local Business District
- B-2: Community Business District
- B-3: General Business District
- C: Conference District
- EXO: OST District with EXO Overlay
- EXPO: EXPO District
- GE: Gateway East District
- FS: Freeway Service District
- I-1: Light Industrial District
- I-2: General Industrial District
- NCC: Non-Center Commercial District
- OS-1: Office Service District
- OS-2: Planned Office Service District
- OSC: Office Service Commercial
- OST: Office Service Technology
- RC: Regional Center District
- P-1: Vehicular Parking District
- TC: Town Center District
- TC-1: Town Center -1 District



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: 10/18/18
 Project: Superior Ambulance: Unlisted Use Determination
 Version #: 1

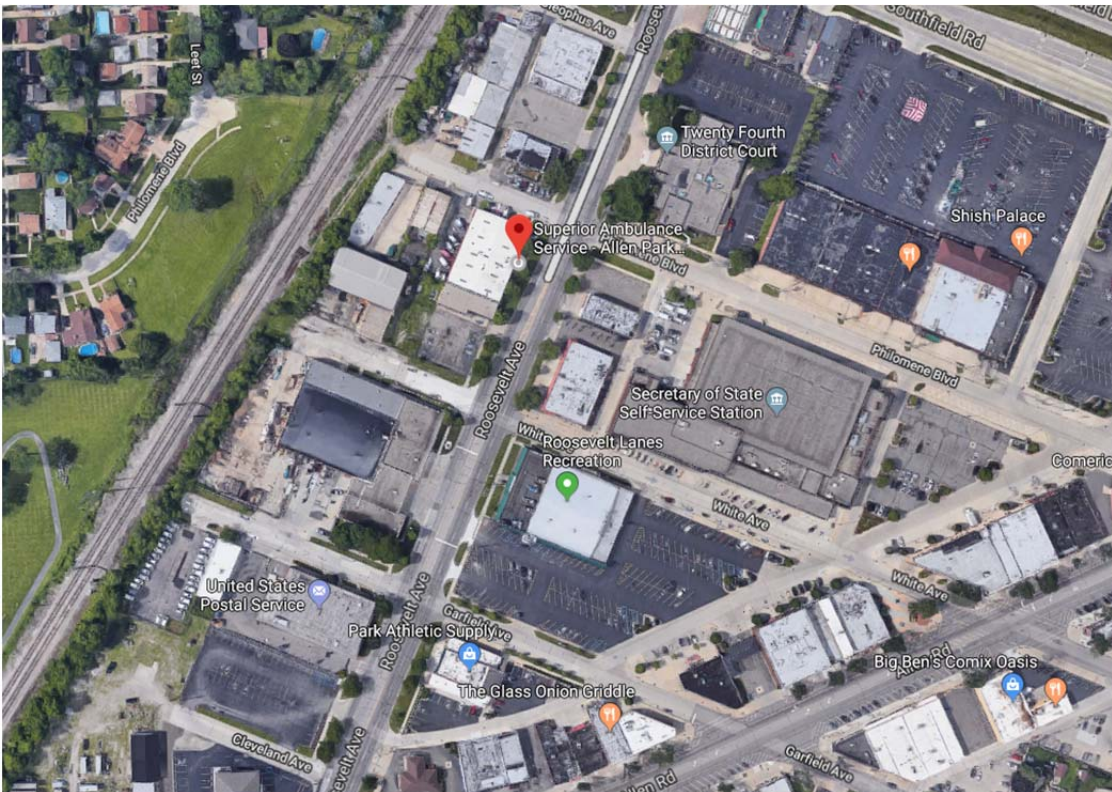
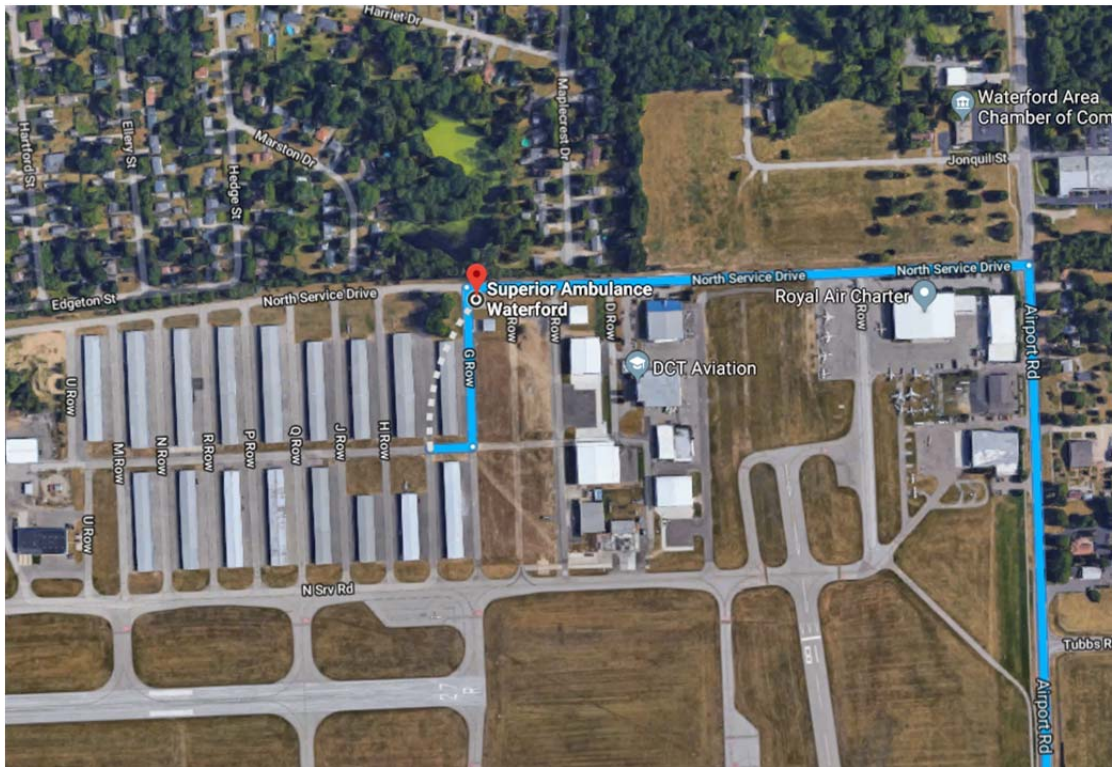


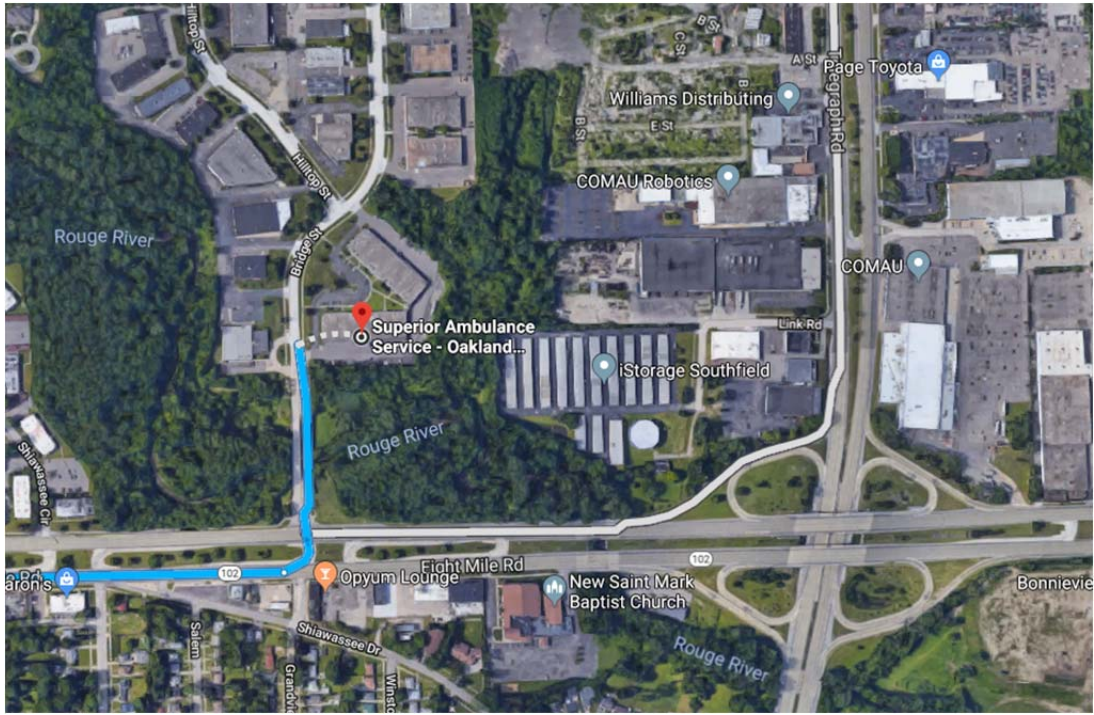
MAP INTERPRETATION NOTICE

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.

Google Snapshots: Existing Superior Ambulance Locations in other communities

Google Snapshots: Existing Superior Ambulance Locations in other communities





APPLICANT COVER LETTER



September 7th, 2018

Superior Air-Ground Ambulance Service, Inc. of Michigan is the proud provider of Emergency Medical Services (EMS) to the City of Novi. We provide Advanced Life Support (ALS) emergency medical services (EMS) to the citizens, workers, and visitors 24 hours a day, 365 days a year. It is Superior Ambulance's intention to meet and exceed the City of Novi's service level and response expectations by providing the highest quality EMS staff and services. In order to do so, we have secured a lease agreement at 41001 Grand River Ave. The section of the building that we have leased has an office space with an adjoining garage space. Our plan is to use the office space to build out a living quarters complete with kitchen, resting/lounging area, full bathroom and supply storage.

As part of our commitment to the citizens of Novi, we plan is to move 2-5 additional ambulances and 4-10 EMT/Paramedics into 41001 Grand River Ave. Our obligation by contract is to be able to respond to any emergent request in the City of Novi in under 7 minutes. These ambulances would help to supplement the three dedicated ambulances to ensure timely emergency responses in times of high emergency requests volume.

In addition, these additional ambulances would help the care continuum for Novi and the surrounding communities by providing non-emergent transportation for Henry Ford West Bloomfield, Ascension Providence Park Novi, Huron Valley Sinai hospital and many of extended care facilities. These additional resources will be provide service 24 hours a day, seven days a week with minimal disruption to the surrounding residents and businesses.

All ambulances will park inside a secured, unadvertised garage and will be turned off while not in use. Employee parking limited to 10 parking spots adjacent to the leased section of the building. At no time would the emergency lights and/or sirens be activated while on the premises. There will not be any vehicle maintenance conducted at this location; all maintenance is conducted at our fleet shop in Allen Park, Michigan.

With over 58 years in providing EMS, we understand the importance of strong relationship with the communities that we serve. This mean much more than providing expert Emergency Medical Service; it means being a partner in wellness, safety and best interests of the citizens.

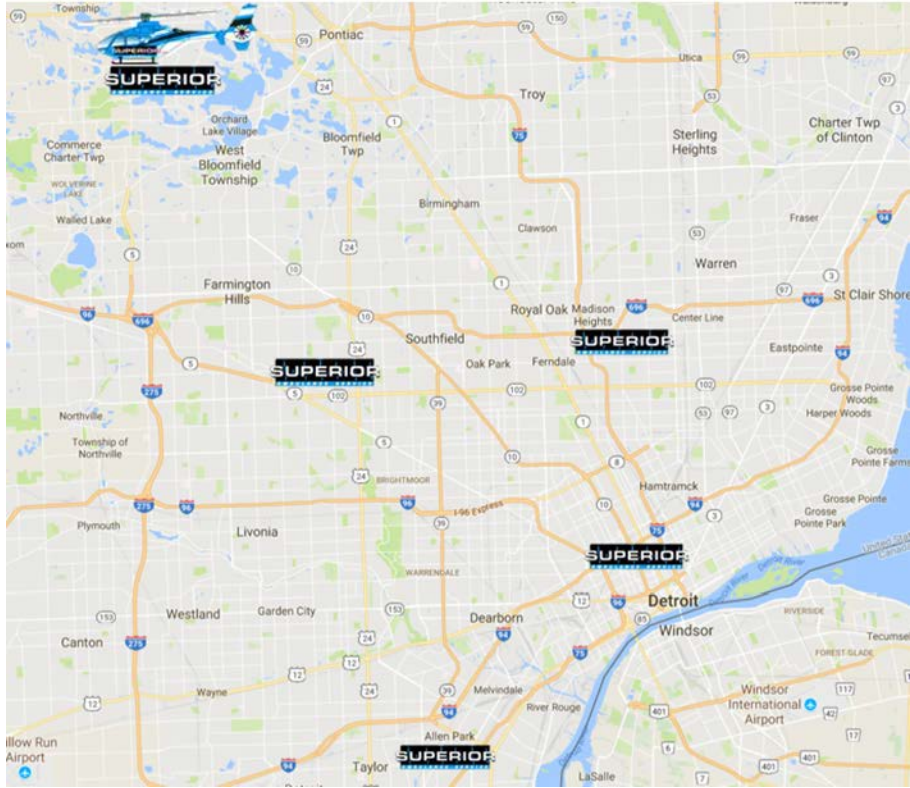
Thank you,

Andrew Brown
Executive Director, Superior Air-Ground Ambulance of Michigan.



Superior of Michigan at a Glance:

- Seventy-Two (72) Ambulances
- Six (6) Stations
 - Warren
 - Southfield
 - Allen Park
 - Detroit
 - Waterford
 - Novi-(Per contract we lease and house one dedicated ambulance out of retired Fire Station No. 5)
- One (1) Aeromedical Helicopter
- Detroit EMS: Provide three ambulances daily since 2012
- 9-1-1 for the City of Rochester Fire Department - Provide Firefighter/Paramedics and EMT's
- Provide EMS for the City of Novi since January 2018



Request for Operational Use of 41001 Grand River



Superior Air-Ground Ambulance Service, Inc., of Michigan

avenue
Grand River Avenue
Grand River Avenue

41001 Grand River Avenue

POSSIBLE INTERIOR BUILDING RENNOVATIONS

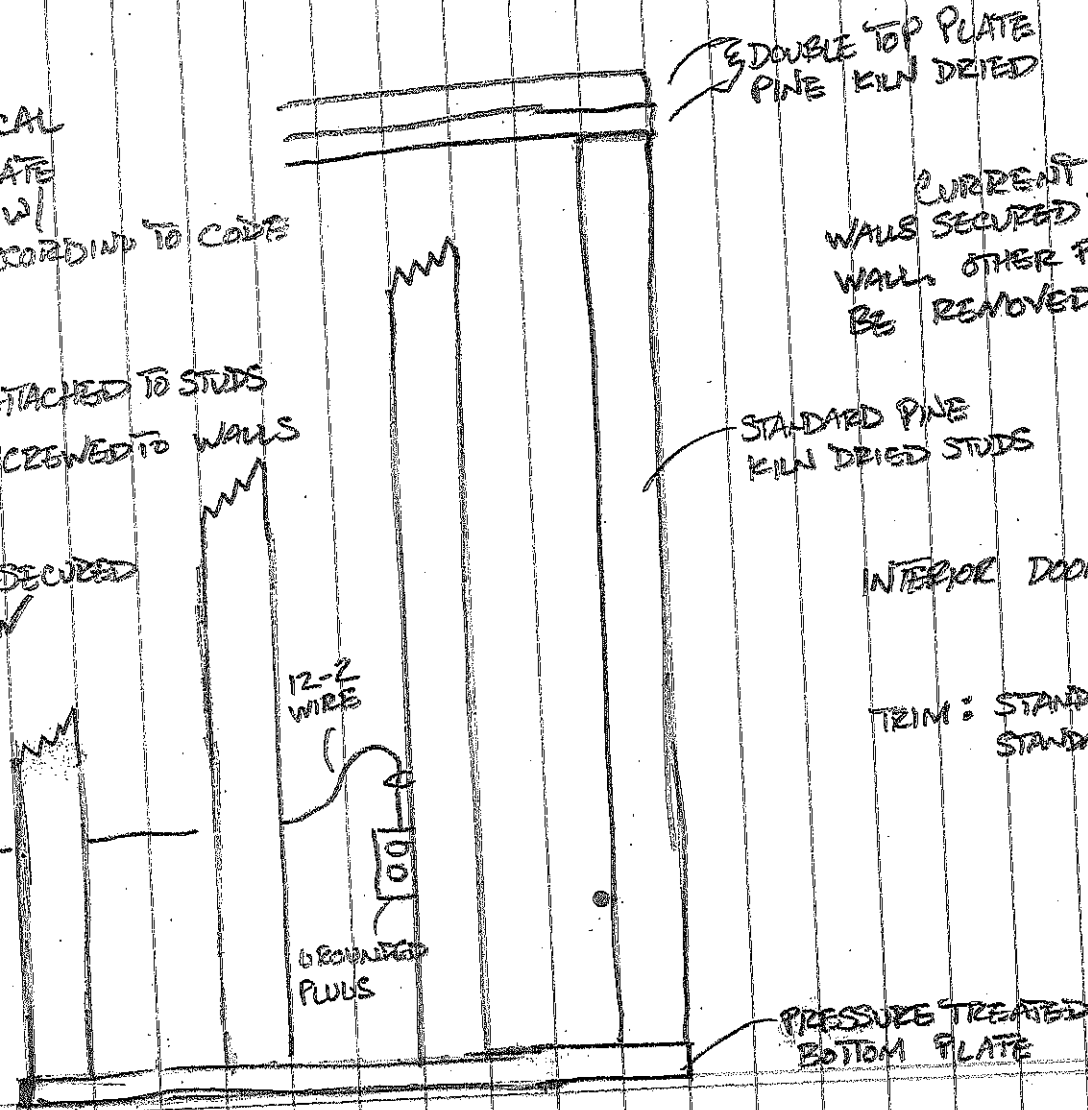
CROSS SECTION OF EACH PARTITION

NOTE: ANY ELECTRICAL
CONDUIT THROUGH TOP PLATE
WILL BE FIRE STOPPED W/
FIRE RATED CAULK ACCORDING TO CODE

NOTE: 1/2" DRYWALL ATTACHED TO STUDS
TO BE BOLTED & SCREWED TO WALLS

NOTE: TOP PLATE TO BE SECURED
TO I-BEAM VIA SCREEN

NOTE: ALL HEATING &
COOLING & PLUMBING
TO BE DONE TO
CODE.



CURRENT PLANS ARE TO RETAIN
WALLS SECURED TO EXTERIOR WALL & BAY
WALL. OTHER PARTITIONS MIGHT MOVE OR
BE REMOVED

STANDARD PINE
KILN DRIED STUDS

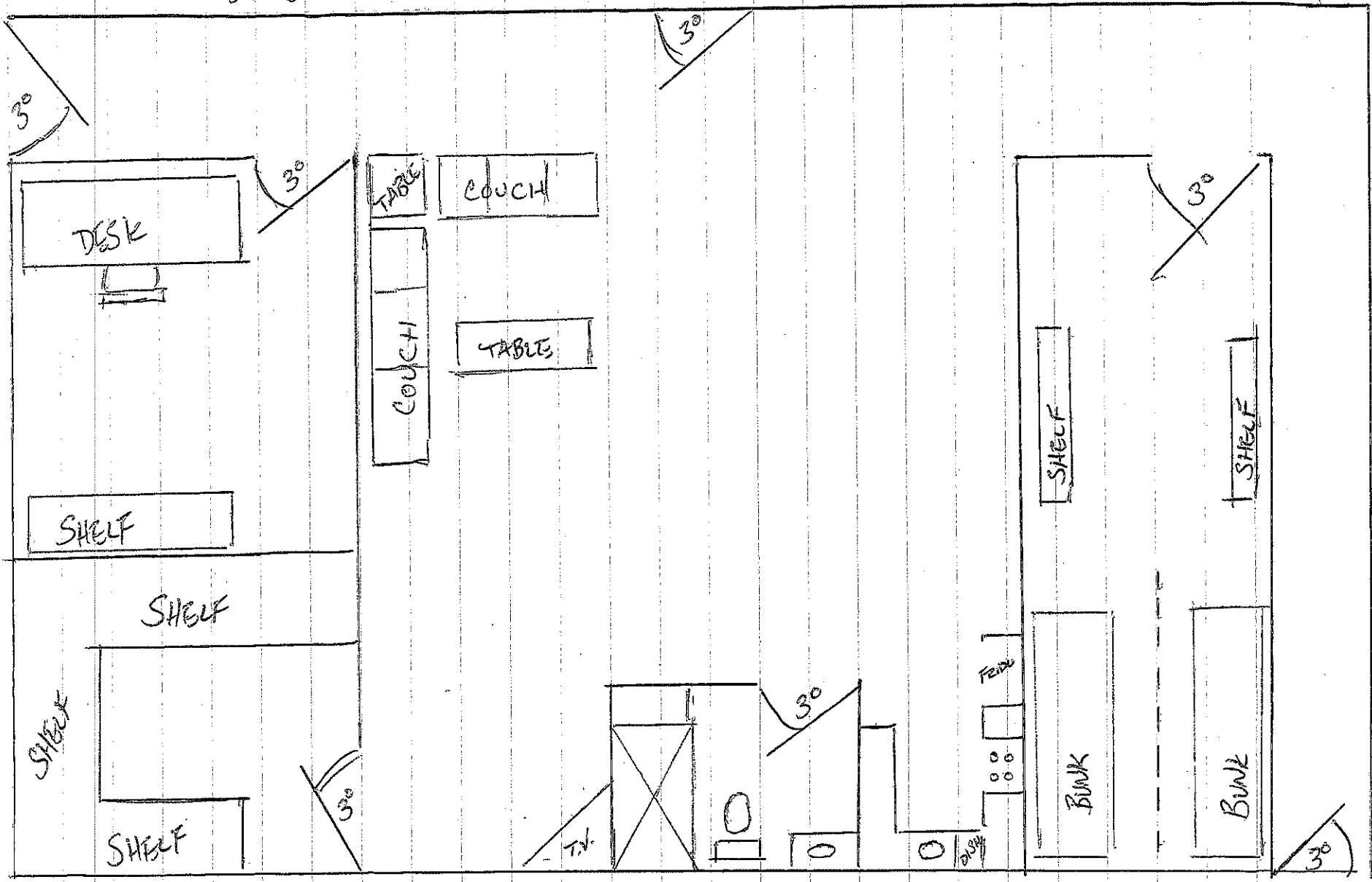
INTERIOR DOORS: HOLLOW 6 PANEL

TRIM: STANDARD 06 CASING
STANDARD 3/4" BASE

PRESSURE TREATED
BOTTOM PLATE

BAY

BAY



APPLICANTS RESPONSE LETTER



Date: 10/19/2018

To: Sri Komaragiri

Re: Staff memo for Planning Commission

Mrs. Komaragiri

This letter is to serve as record of our receipt of the staff memo that will be presented at the Planning Commission next week. Superior will continue to work with staff on any additional requirements needed for the change in zoning.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Brown", with a long horizontal flourish extending to the right.

Andrew G. Brown

Executive Director,

Superior Air-Ground Ambulance Service of Michigan, Inc.

Abrown@superiorambulance.com

NOISE IMPACT STATEMENT

December 14, 2018

Mario Contrera
 (313) 402-7388
mcontrera@superiorambulance.com

Superior Ambulance
 2000 Center Wood Drive
 Warren, MI 48091

Subject: Sound Level Measurements of Emergency Vehicle, at 41001 Grand River, Novi MI Novi, Michigan

Dear Mr. Contrera:

At the request of Mr. Mario Contrera and on behalf of Superior Ambulance, Soundscape Engineering was asked to perform three measurements: Background, Ambulance Idling, and Ambulance Driving. Soundscape Engineering conducted these on-site measurements at 41001 Grand River, Novi MI on Thursday 12/14/2018. Testing started after 10pm. The purpose of the visit was to determine if an ambulance idling and driving on property meets the local zoning ordinance regarding noise. Testing was carried out in accordance with the City of Novi Zoning Ordinance section 5.14.10. Since the night time level limit is more stringent testing was conducted after 10pm. The city requirements can be seen in Table 1.

Table 1: Novi Zoning Noise Ordinance 5.14.10.A.ii

5.14.10.A.ii Weighted Sound Level Limit Decibels			
Receiving Zoning Districts			
R-1, R-2, R-3, R-4, RT, RA, RM-1, RM-2, MH		NCC, B-1, B-2, B-3, EXPO, EXO, OS-1, OSC, TC, TC-1, RC, FS, C, I-1, I-2, P-1, PSLR	
Night Time Hours Decibels	Day Time Hours Decibels	Night Time Hours Decibels	Day Time Hours Decibels
55	60	70	75

Summary of Testing

Three measurement conditions were considered:

- Background Noise: Environmental noise without ambulance running
- Idle Noise: Ambulance idling in front of building entrance
- Driving: Leaving entrance going toward Grand River

Results are shown in Table 2 and the requirement is shown in Table 1. Further details regarding the testing can be found in the attached test report.

Table 2: Measurement Results

Measurement	Leq dBA	Maximum Allowable dBA	Meets Ordinance?
Background Noise	51.8	N/A	N/A
Ambulance Idling	52.3	55	Yes
Ambulance driving	51.6	55	Yes

Other Information

In reviewing the Novi ordinances, we found an ordinance (Ord. No. 04-23.23, § 1, 4-19-04) that references idling of emergency vehicles. We make no claim about the relevance of this ordinance regarding zoning but feel Superior Ambulance should be made aware of it. An excerpt from it and a link to the document are given below.

Sec. 22-100.e - Idling, standing, and loading/unloading of motor vehicles.

“ *Exempt vehicles and equipment.* This section shall not apply to any of the following: any school bus, police, fire, emergency vehicle or equipment; or any motor/commercial vehicle or equipment used to perform emergency work in the interest of the public health, safety, or welfare of the community provided a person gives written notice to the city manager's office as soon as possible during city business hours describing the purpose and nature of the work, and the hours and days during which the work is to be performed, and if the city manager, or the manager's designee determines that the work fails to qualify as being required in the public interest, the manager, or the manager's designee may provide notice to such person, whereupon this exception shall no longer apply to such activity, vehicles or equipment.”

https://library.municode.com/mi/novi/codes/code_of_ordinances?nodeId=COORNOMI

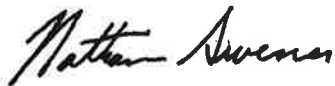
Conclusion

The noise level at the property line adjoining the residential properties is not significantly impacted by idling or driving the ambulance. During measurements it was observed that traffic noise from Grand River Ave. and the interstate is significant. Based on the measurements performed, driving and idling an ambulance on the property would not violate the City of Novi's zoning ordinance.

Please contact us with any questions regarding the testing conducted.

Soundscape Engineering LLC

Per:



Nathan Sevens, Principal Consultant
INCE Bd. Cert.

nsevens@SoundscapeEngineering.com
(734) 418-8663 x100



Timothy Carson, Consultant
BSME

tcarson@SoundscapeEngineering.com
(734) 418-8663 x109



Field Test Report

Location:	41001 Grand River, Novi MI
Client:	Superior Ambulance
Client Contact:	Mario Contrera, mcontrera@superiorambulance.com
Test Consultant:	Timothy Carson

Test Date:	12/13/18
SE Project No:	1665

Test Details:

No. Meas. Locations	1
No. Meas. Per Local	3
Total No. Meas.	3

Temp °F	33
% RH	N/A
Wind Speed MPH	2

References/Procedures	Novi Zoning Jan 8, 2015
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Test Equipment:

Equipment Name.	Description	Serial Number
LD 831	Hand Held Sound Level Meter	2801
LD CAL200	Sound Level Calibrator	10152

Test Notes

Calibration of Larson Davis Meter before and after testing



Time	Value
22:16:22	-24.5 dB re 1V/Pa
23:18:29	-24.5 dB re 1V/Pa

Data Files: Background 831_Data.257
 Idling 831_Data.258, 831_Data.259
 Driving 831_Data.260

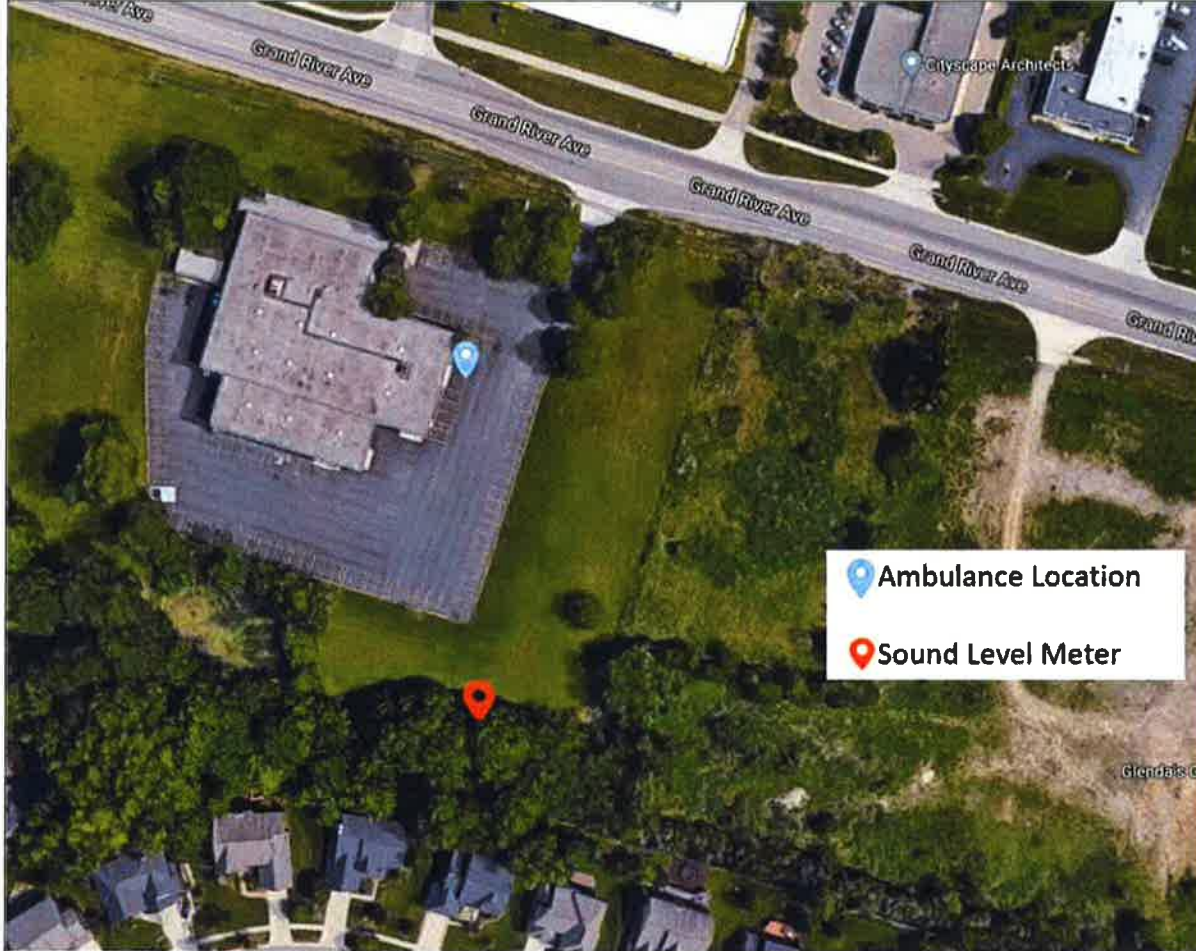
Testing took approximately 1hr and began about 10:15 pm

Observations

- Significant background noise due to traffic on Grand River and Interstate.
- Small wooded ravine near property line, deciduous trees at property line.
- Location: Southern Property Line at 5 ft above grade See Pictures in Supporting Information
- An additional idling measurement was made due to unrelated emergency vehicle sirens on file 258

Tested By:	Reviewed By:
	
Timothy Carson Consultant tcarson@SoundscapeEngineering.com	Nathan Sevens Principal Consultant nsevens@SoundscapeEngineering.com

Supporting Information:



Site Plan with measurement location (red) and Ambulance Location (blue)



Location 1, SLM at property line



Location 2, Ambulance at Garage Door

Measurement Data:

The table represents the background noise levels at the property line and the Noise levels of an ambulance idling in front of the garage door and driving away.

Measurement	LAeq dBA (Max 55dBA)
Background Noise	51.8
Ambulance Idling	52.3
Ambulance driving	51.6

Conclusions:

Measurements Meet the Novi Zoning Requirements outlined in table 5.14.10.A.ii of less than 55dBA night time level.