

CITY of NOVI CITY COUNCIL

Agenda Item 2
March 18, 2019

SUBJECT: Approval of the request of Living & Learning Enrichment Center for an Unlisted Use Determination under Section 4.87 of the Zoning Ordinance. The applicant is requesting a determination on the appropriateness of a Non-Profit Educational and Vocational center as a Special Land Use in the RA, Residential Acreage Zoning District.

SUBMITTING DEPARTMENT: Community Development, Planning Division ^{Burb}

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

The City received a request for Living & Learning Enrichment Center to occupy the property at 801 Griswold as a location for its non-profit organization (see attached location map). The property, referred to as the former Massey Estate, is located on the south and west side of Eight Mile Road, east of Novi Road, and north of Griswold (see attached map). The applicant is interested in purchasing the property and reusing the existing buildings for the uses described in the attached description titled "Massey Property Uses." The Living and Learning Enrichment Center serves teenagers and young adults with autism and related challenges. The overall vision for the Center is "to create individualize programs that will allow people to work and live independently within the community."

Description of Proposed Use

The non-profit Living & Learning Enrichment Center currently operates from a space on Griswold Street in Northville and has been looking for a location to expand their program offerings to meet growing demand. The webpage for this group may be found here: <https://www.livingandlearningcenter.org/>. The applicant explained the possible activities that could be offered if the identified property could be used to expand its programming.

Programs to be offered include art and music therapy, animal therapy, social skills groups, caregiver support groups, independent living programs, life skills classes, and micro-businesses. These micro-businesses could include a dog daycare, wooden pallet upcycling, returnable bottle and can sorting and storing, growing lavender and microgreens, and alpaca farming for yarn production and animal therapy. All farming produce and other goods produced by the Center would be sold in the non-profit's store in downtown Northville, or to local restaurants and businesses. The micro-businesses would provide gainful employment to the Center's clients, as well as the special education departments of local school districts for job and life skills classes. The applicant has indicated that this is not considered a residential program, and that the home would not be used as a residence. However they have indicated a desire to use the guest house for a pilot program for trial independent living.

After meeting with the applicant and hearing about the proposed programming for this particular site, staff determined that the proposed use is not specifically listed in any district

in the Zoning Ordinance, and that the proposed use could be considered under the Unlisted Use Determination Section of the Zoning Ordinance.

Unlisted Use Determination

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.

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.

While staff agrees that the identified property seems to be well-suited to this type of use, there are some concerns with allowing the use in other RA districts without special requirements being met such as lot size and buffering. **A minimum site size of five (5) acres would appear to be an adequate requirement in order to accommodate the uses and also allow appropriate buffers to adjacent land uses.**

If the use is allowed as an unlisted use for the RA district, it may be applicable for all RA districts as a Special Land Use. A map indicating all RA zoned areas in City of Novi is attached to the memo. As is evident, many of the RA areas are located in the northern and western areas of the city (with significant tracts north of Twelve Mile east of Taft, and others west of Beck Road south of Eleven Mile). Many of RA zoned parcels about one-family districts (R-1 and R-2).

While staff has not identified any zoning district in Novi that currently accommodates this variety of uses, the closest existing use that staff has found is the Tollgate Farms development, which has farming and educational uses associated with it. This use is also located in the RA, Residential Acreage District.

If ultimately approved by the City Council as a use authorized in the RA 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 RA, Residential Acreage district is intended to provide areas within the community for a particular living environment characterized by large lot, low density, single-family dwellings."* **If this use is approved as a Special Land Use in the Residential Acreage District, 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.

A site plan will be required along with the Special Land Use request, and better definition of, the site's driveways, parking areas, exterior lighting, and handicap accessibility will be reviewed, and improvements may be required at that time. Additionally, the applicant has been advised to review the proposed reuse of the existing buildings in terms of today's building codes (as most of the buildings of the preferred site were likely built to residential standards at the time of construction, which may be different than the building codes required for use of the property today).

The Site

If the City Council agrees that the use is appropriate in the RA District, as recommended by the Planning Commission, the specific site will be considered by the Planning Commission at the time of Special Land Use review. While it is not necessarily relevant to the discussion of the proposed use in general, staff shared the information below with the Planning Commission prior to the Planning Commission's review of the Unlisted Use Determination, and the information is also shared with the City Council as additional background information on the identified site.

The applicant has identified a desirable location for the proposed use at the former Massey Estate at 801 Griswold Street. It is located on the south and west side of Eight Mile Road, north of Griswold (see attached map). The 14.64 acre site is bisected by Old Baseline Road, which connects Old Novi Road with Griswold.

Historical records indicate the earliest known owner of the property was the Yerkes family, which had a significant presence in the area as early as 1826. It remained in the Yerkes family for over 110 years, until it was sold in 1937 to William Chase, the inventor of Shatterproof Glass. The property was later owned by Larry and Anita Bennett before being purchased in 1977 by Don Massey, a successful Cadillac dealer. Mr. Massey passed away in 2011. The property is now owned by Massey's widow, Brenda Herzel Massey, and has been listed for sale for several years. The property is currently being marketed as either a private residence, or for potential redevelopment with 48-56 single family home sites with rezoning. However, such rezoning would not be consistent with the maximum permitted density of 0.8 dwelling units per acre as recommended by the Master Plan.

The main house, built circa 1922 after a fire destroyed the original home, consists of about 7,405 square feet and reflects a Colonial Revival architecture. The Novi Historic and Architectural Survey completed in 1994 by Dane Archer Johnson, AIA, lists the home as the Bennett Residence and describes the home as follows:

Excellent condition, the house features classic Georgian details including elaborate entry with broken pediment porch hood, sidelights and flat transom. Symmetrical fenestration consisting largely of six over six light windows. Attic dormers feature arched windows. Porch extension at east features wood rails with Chippendale motif.

The porch was later extended in the 1990s to span the full length of the house, as is reflected in more recent photographs and aerial images. On the grounds there are also a guest house, heated carriage house, garage, and greenhouse.

The topography is rolling terrain, with Eight Mile Road at a slightly higher elevation along the north and east sides. There is a Regulated Woodland area in the approximately two-acre area southwest of Old Baseline Road, as well as some large groupings of trees around the perimeter of the site and some smaller groupings within the extensive lawn areas. An existing fence also surrounds the property.

Planning Commission Review

The Planning Commission reviewed the request and recommended approval to the City Council for consideration of this use as a Special Land Use in the RA Residential Acreage Districts, subject to the anticipated screening and buffering requirements that would be

reviewed as a part of the Special Land Use consideration and with the requirement of a minimum site size of five (5) acres.

RECOMMENDED ACTION: Approval of the request of Living & Learning Enrichment Center for an Unlisted Use Determination under Section 4.87 of the Zoning Ordinance for use as a Non-Profit Educational and Vocational Center in the RA, Residential Acreage Zoning District, subject to Special Land Use Consideration by the Planning Commission, for the following reasons:

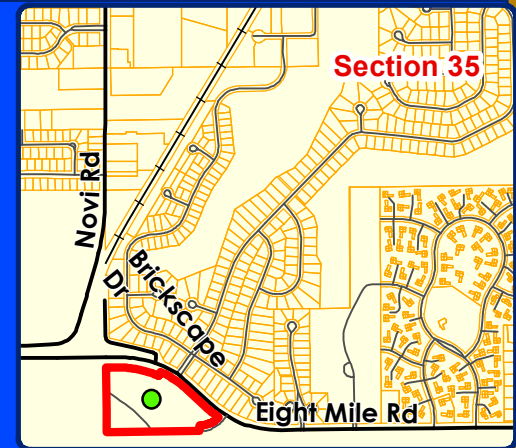
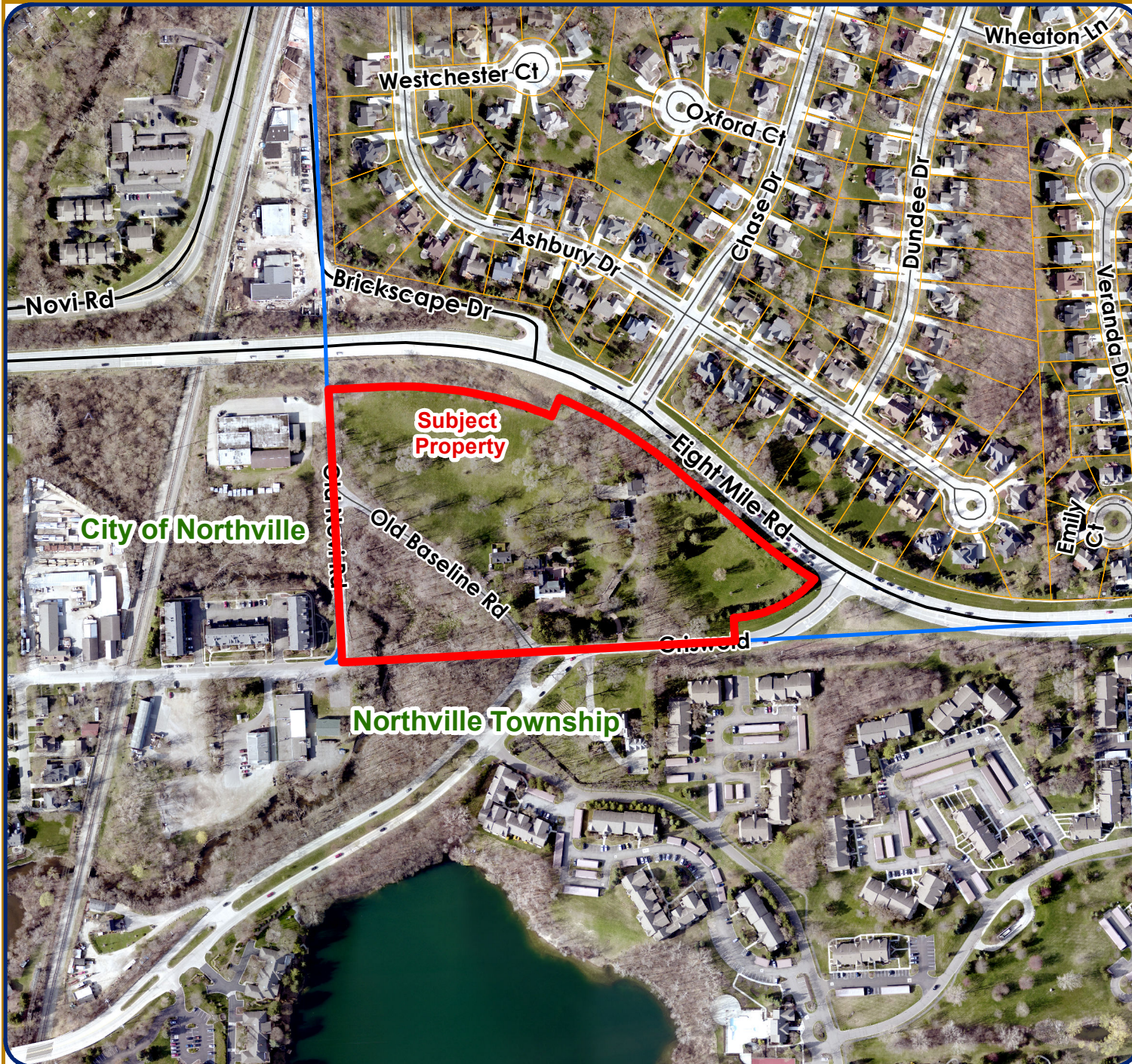
- a. Living & Learning Enrichment Center is not expressly authorized or contemplated in City of Novi Zoning Ordinance as a as a principal permitted use or a principal permitted use subject to special conditions;
- b. The proposed use is an appropriate use in the RA District when the lot size is large enough to support the uses, a minimum of 5 acres;
- 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.


MAPS
Location
Zoning
Future Land Use
Natural Features

LIVING & LEARNING CENTER UNLISTED USE: JSP 19-08

LOCATION



LEGEND

 Subject Property



City of Novi

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

Map Author: Lindsay Bell
Date: 2/22/19
Project: LIVING & LEARNING JSP19-08
Version #: 1



1 inch = 371 feet

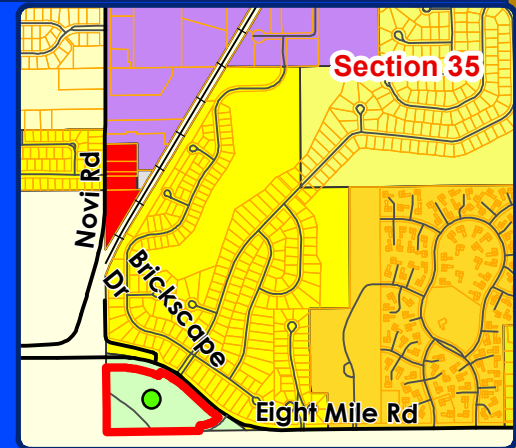


MAP INTERPRETATION NOTICE

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.

LIVING & LEARNING CENTER UNLISTED USE: JSP 19-08

ZONING



LEGEND

- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-2: One-Family Residential District
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- B-3: General Business District
- I-1: Light Industrial District
- P-1: Vehicular Parking District
- Subject Property



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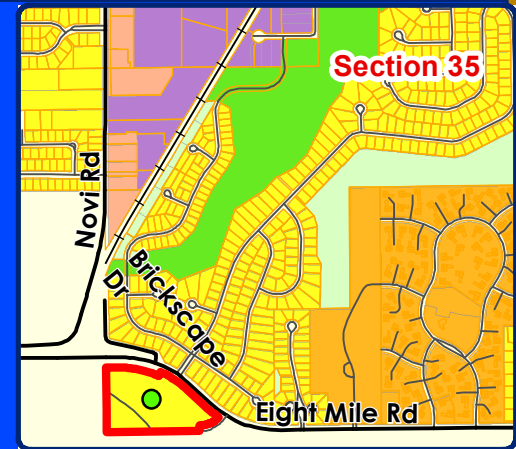


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LIVING & LEARNING CENTER UNLISTED USE: JSP 19-08

FUTURE LAND USE



LEGEND

- Single Family
- Multiple Family
- Industrial Research Development Technology
- Local Commercial
- Public Park
- Private Park
- Subject Property



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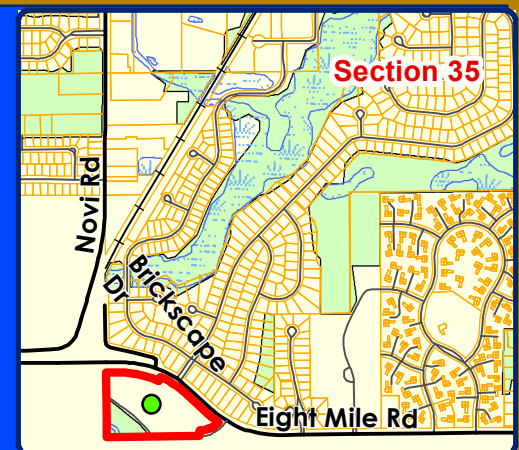


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LIVING & LEARNING CENTER UNLISTED USE: JSP 19-08

NATURAL FEATURES



LEGEND

- WETLANDS
- WOODLANDS
- Subject Property

CITY OF

NOVI
cityofnovi.org

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0 80 160 320 480 Feet
1 inch = 371 feet

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PLANNING COMMISSION MINUTES
FEBRUARY 27, 2019 DRAFT
EXCERPT

- g. Landscape waiver of 7 subcanopy trees along Twelve Mile Road, which is hereby granted;
- h. Landscape waiver for the shortage of two greenbelt trees along Twelve Mile Road, which is hereby granted;
- i. Landscape waiver for the shortage of 4 interior parking lot trees than required, which is hereby granted;
- j. Landscape waiver for insufficient interior parking lot landscape area provided, which is hereby granted;
- k. Landscape waiver for lack of a landscape tree in an endcap island, which is hereby granted;
- l. Applicant to provide letter of approval from the Road Commission for Oakland County for encroachment into the Twelve Mile right-of-way;
- m. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

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 4-1 (Hornung).*

ROLL CALL VOTE TO APPROVE WETLAND PERMIT MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER MADAY.

In the matter of Interior Environments Parking Expansion, JSP18-51, motion to approve the Wetland Permit based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 4-1 (Hornung).*

ROLL CALL VOTE TO APPROVE STORMWATER MANAGEMENT PLAN MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER MADAY.

In the matter of Interior Environments Parking Expansion, JSP18-51, motion to approve the Stormwater Management Plan, subject to the findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

MATTERS FOR CONSIDERATION

1. **UNLISTED USE DETERMINATION FOR LIVING AND LEARNING CENTER AS A NON-PROFIT EDUCATIONAL AND VOCATIONAL CENTER IN THE RA RESIDENTIAL ACREAGE DISTRICT**
 Consideration of the request of Living & Learning Center for an Unlisted Use Determination under Section 4.87 of the Zoning Ordinance. The applicant is requesting a determination on the appropriateness of Living & Learning Center, a non-profit educational and vocational center as a Special Land Use in the RA, Residential Acreage District.

Planner Bell said the Planning Commission recently considered unlisted use determination requests for Carvana and Superior Ambulance. This is a similar process, but for a different use and different district.

The request under consideration concerns whether to allow 'Non-Profit Educational and Vocational Center' as a Special Land Use within a specific zoning district in the City of Novi. The non-profit Living & Learning Center currently operates from a space on Griswold Street in Northville and has been looking for a location to expand their program offerings to meet growing demand. Planning Staff has determined that the Zoning Ordinance does not provide for the use as it has been described. Some of the individual uses may be considered similar to those permitted or allowed as Special Land Uses within the RA District, including farms and greenhouses, institutions of higher learning, raising of nursery plant materials, keeping and raising of livestock, and limited non-residential use of historic buildings. However, the proposal represents an assemblage of uses that do not strictly fall under those currently listed in the Ordinance. Therefore, the City Planner has forwarded the request for a decision under the Unlisted Use section of the Ordinance.

The applicant has identified a desirable location for the proposed use at the former Massey Estate at 801 Griswold Street. It is located on the south and west side of Eight Mile Road, north of Griswold. The 14.64 acre site is bisected by Old Baseline Road, which connects Old Novi Road with Griswold. The property has significance to the history of Novi, which is mentioned in your packet. The property has been listed for sale for several years. It is currently being marketed as either a private residence or for potential redevelopment with 48-56 single family home sites with rezoning. However, such rezoning would not be consistent with the maximum permitted density of 0.8 dwelling units per acre as recommended by the Master Plan.

This is the only property in the City of Novi that lies south of Eight Mile Road. It is zoned RA, Residential Acreage, and abuts the City of Northville on the west, with a townhouse neighborhood zoned PUD (Planned Unit Development) and multiple-family apartments to the south in Northville Township. The zoning of adjacent parcels in Northville Township is I-1 Light Industrial, RM-1 Multiple Family, and R-3 Single Family. In Novi, to the north and east across Eight Mile Road, is zoned R-4 and developed with single family homes.

The Living and Learning Enrichment Center serves teenagers and young adults with autism and related challenges. The overall vision for the Center, from their website, is "to create individualized programs that will allow people to work and live independently within the community." The applicant is interested in purchasing the property and reusing the existing buildings to expand their services and programming.

Planner Bell said programs to be offered include art and music therapy, animal therapy, social skills groups, caregiver support groups, independent living programs, life skills classes, and microbusinesses. These microbusinesses would include a dog daycare, wooden pallet upcycling, returnable bottle and can sorting and storing, growing lavender and microgreens, and alpaca farming for yarn production and animal therapy. All farming produce and other goods will be sold in the non-profit's artisan store in downtown Northville, or to local restaurants and businesses. The micro-businesses would provide gainful employment to the Center's clients, as well as offered to the special education departments of local school districts for job and life skills classes. The applicant has indicated that this is not considered a residential program, and that the home would not

generally be used as a residence.

While Staff has not identified any zoning district in Novi that currently accommodates this variety of uses, the closest existing use that Staff has found is the Tollgate Farms development, which has farming and educational uses associated with it. That use is also located in the RA, Residential Acreage district.

While Staff agrees that the identified property seems to be well-suited to this type of use, there are some concerns with allowing the use in other RA districts without special requirements being met such as lot size and buffering. A minimum site size of five acres would appear to be an adequate requirement in order to accommodate the uses and also allow appropriate buffers to adjacent land uses.

If the use is allowed as an Unlisted Use for the RA district, it may be applicable for all RA districts as a Special Land Use. A map indicating all RA-zoned areas in the City of Novi is attached to the memo. As is evident, many of the RA areas are located in the northern and western areas of the City, with significant tracts north of Twelve Mile east of Taft and others west of Beck Road south of Eleven Mile. Many of the RA-zoned parcels abut one-family districts, R-1 and R-2 districts especially.

If this use is approved for the RA district, and the applicant proceeds with the anticipated property, the applicant has indicated that no changes to exterior building facades or exterior site are being proposed. The applicant states the location be not be advertised with signage. A copy of the applicant's cover letter detailing the programs and services they propose is attached.

Planner Bell said if ultimately approved by the City Council as a use authorized in the RA District, the applicant would still need to obtain Special Land Use approval through the Planning Commission during Preliminary Site Plan review. The site plan that will be required at that time would need to provide better definition of the site's driveways, parking areas, exterior lighting, and handicap accessibility and improvements may be required based on that review. Additionally, the applicant has been advised to review the proposed reuse of the existing buildings in terms of today's building codes, as most of the buildings of the preferred site were likely built to residential standards at the time of construction, which may be different than the building codes required for use of the property today. 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 tonight to review the applicant's request and make a recommendation to City Council. Thank you.

Rachelle Vartanian, with Living and Learning Center, said I am the founder and president of Living and Learning and one of the things that wasn't mentioned is one of the biggest reasons why we feel this property is perfect for what we're trying to do. Directly across the street are apartments, and we would be able to help people start living independently. And 95% of the people we service do not drive, and this would allow for a full life - a life of living independently, a life of being able to walk downtown to everything there, to have employment as well. And it's a very safe area. I can go on, or answer any questions you might have.

Member Avdoulos said I work at the Water Wheel Center, so I pass by this daily and I've known of this property for years and it's just a beautiful setting. And when I saw the For Sale signs go up, I was very nervous – because I wasn't too pleased with how we ended up at Eleven and Beck with the big beautiful barn. But when somebody buys a piece of property, they can do whatever they want with it. So when this issue came up, I was really curious as to what the intent was for the property. As I started reading and understanding a little bit better – you're currently located nearby?

Ms. Vartanian said right by the Water Wheel. We're currently located on the curve on Griswold, right across from Planet Fitness.

Member Avdoulos said in that house, right at the end of the parking lot?

Ms. Vartanian said yes.

Member Avdoulos said so I pass by that every day, too.

Pamela Travis, with Living and Learning Center, said we just moved in April from our old location and we've already doubled in size and there is such a great demand. When kids are in school there are millions of things available to them, but once they age out, there is nothing, and this is the answer. I answer the phones almost every day and I get those moms calling saying their child is in their 20s or 30s, they have nowhere to go, they've never had a job, they don't have friends. And we are able to give them those skills. Our old location is going to turn into a retail space that they can then have jobs, and then the apartments would then be that other piece and they could just walk to work, walk into town – the dentist, the doctor, everything is in town.

Member Avdoulos said so your current location would still be part of your master plan?

Ms. Vartanian said when I first started Living and Learning in 2015, I just had a little storefront on Mary Alexander Court, one block south of Main Street in Northville. When we moved into the house on Griswold, we kept our old location as a storefront and we did that so we could turn it into an artisan market for job skills and employment. So all of the products that we would be creating through our microbusinesses would then be funneled down and sold there. Whether we get the property or not, our old location would be turned into this artisan market. The Grand Opening is September 1st.

Member Avdoulos said that's the one by Koji?

Ms. Vartanian said right next door.

Member Avdoulos said so understanding the site, understanding the significance of the site, understanding the pristine location and just the beauty of it, and then having this unlisted use determination being layered on top of it – for us, it would be like a Special Land Use is what we're thinking of. And I'm trying to think of it not only for what you're doing, but for anybody else coming in with a similar type of use that would go into a Residential Acreage area and what makes sense. And so this, based on what you're doing, makes sense because of the proximity to other things such as apartments and things like that. If you look at other areas in the City that have Residential Acreage, it's just large expanses of land that you would have to build things on the land but then you don't

have the closeness of a community for the people who are participating in this to go to. So this is kind of unique because we want to limit it to over 5 acres, which makes sense, but do we layer that with proximity to something else? So that it becomes more of walkable, community-based use, rather than this can be put anywhere that is RA. So we could fine tune it even more.

City Planner McBeth said I think you could add some provisions like that. That would certainly narrow it down to fewer sites, so you could do proximity to multi-family residential or proximity to Town Center district or something along those lines.

Member Avdoulos said exactly, more amenities that would help support this type of enterprise. As I was going through it – and I usually read page and page and I don't go right to the end – and as it started developing, I was thinking that this in my opinion is perfect. The site is absolutely wonderful for what you're trying to do and for its location. So it's our charge to look at what makes sense for a Special Land Use in an RA district to help bring this forward. I think what you had indicated it to be in proximity to apartments or multi-family residential, close to a downtown business district, that kind of stuff. If we can put language in for that, I think what you're presenting in my opinion is spot on. And the fact that everything stays.

Ms. Vartanian said it was almost like it was built for this. Every one of those buildings have a separate driveway to it, it's perfect.

Member Avdoulos said yeah, so those are my comments.

Member Maday said so this property is also very near and dear to me. I grew up in this area and it's probably my favorite piece of property in all of the Northville Novi area. So when this came across, I also was worried about the potential sale and what that meant. And then I read through this, and I fell in love with everything. I fell in love with the fact that nothing is going to change in terms of appearance, it's still going to have a pristine look given the rich history of that property. And then there is certainly a need for what you guys are doing and we need to do more of that in our community. I didn't even think of the aspect of the walking to downtown and the apartments. The only thing I was confused about is what exactly what you meant about the sleeping, like you said there was something where people would be sleeping.

Ms. Vartanian said so on the property, there are five buildings. There's the main house and then next to the main house is the garage and then there's a guest house, and it's beautiful. So what we were going to do is pilot independent living there. And I don't know how familiar with autism you are, but they're all so different and their needs are all so different. So to say that this is the program we're going to have, it just won't work. So by piloting it in the guest house, we would be able to see what that specific person's need is and what would make it so that they can live independently. And then we'd able to help them make the transition to living independently, whether it's across Eight Mile or if it's directly across the street at the Park Place Apartments. And those apartments, it's almost its own community – it has a pool, a workout center, a bowling alley, a tennis court. It's just perfect. And it's so safe there. A lot of our people are so vulnerable to being taken advantage of, so it just helps the people that need a lot of support and the people that need just this little amount of support to live independently.

Member Maday said and the other thing was the alpacas – how many would that be?

Ms. Vartanian said I was thinking about six. And I always say, this wasn't like just thinking 'I think I want unicorns.' I go everywhere I can that's doing something even remotely similar to what I'm doing, so I don't have to reinvent the wheel. And there's a place in Monroe, Michigan where they have an alpaca farm. They have Persian alpacas, and they're for people that need a lot of support. They take the fur off of those alpacas and they run it in a machine and they make very pristine yarn out of this. And again, all of the products would be funneled down into the Mod Market to be sold. The programs I've seen have something like a laundromat and everyone works in the laundromat, where this allows for a more meaningful life. There are many different things that they can be doing.

Member Maday said I thank you for your passion, and everything you're doing.

Member Maday said I'll make a motion.

Motion made by Member Maday and seconded by Member Avdoulos.

Chair Pehrson said Mr. Schultz, is there any other language that we can add to try to facilitate this to itself so that it doesn't have too many other opportunities to spread like wildfire in the RA District? Is the 5-acre minimum enough?

City Attorney Schultz said I think it is. I think because of the Special Land Use, and because it's going to be hard for someone to come in with this exact use again, I think that's enough.

ROLL CALL VOTE TO RECOMMEND APPROVAL OF UNLISTED USE MOTION MADE BY MEMBER MADAY AND SECONDED BY MEMBER AVDOULOS.

In the matter of Unlisted Use Determination, motion to recommend approval to City Council to allow Living & Learning Center, a non-profit educational and vocational center as the described unlisted use, as an appropriate use subject to Special Land Use Conditions in RA, Residential Acreage District based on the following motion:

- a. Non-profit educational and vocational centers are 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 RA District when the lot size is large enough to support the uses, a minimum of 5 acres;**
- c. Additional screening from abutting residential districts 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. Motion carried 5-0.

2. ADAMS NORTH TECHNOLOGY CENTRE JSP19-05

Consideration at the request of Northern Equities Group for Preliminary Site Plan and Storm Water Management plan approval. The subject property contains 6.7 acres and is located in Section 1, on the north side of MacKenzie Drive east of the

APPLICANT'S NARRATIVE

Living Learning Enrichment Center

315 Griswold St.
Northville, MI 48167
248.308.3592

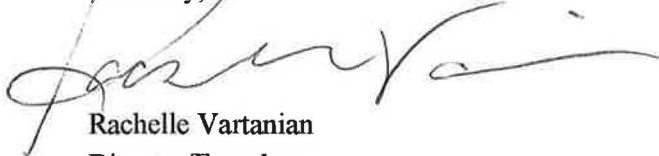
www.livingandlearningcenter.org

Currently, The Living and Learning Enrichment Center offers services to teenagers and young adults with Autism and other related challenges. Our vision is to create individualized programs that will allow people to work and live independently within the community. We currently have 21 programs that are offered to serve this demographic including; ABA/Video Modeling, Art and Music Therapy, Integrated Social Skills Groups, Parent/Caregiver Support Groups and Special Interest Clubs.

Our vision is to purchase the Massey Property and continue to provide our current services within the main house. The top level of the main house would be used as office and storage space. The second level would be used for additional office space as well as for meetings and support groups. The main level of the house would be used for all of the services that we currently provide. In addition to these services, we will be opening the kitchen facilities to the nearby school district's special education departments to provide hands on cooking and life skills lessons. The basement is intended for storage.

As we continue to expand our center, we would also plan to utilize each separate building on the property. The property has a guest house which we intend to pilot an independent living program. The program will house an individual for one to two weeks to prepare them for living independently. There are two garages on the property. The bigger garage will be used for small training classes and seminars. The smaller garage could be used for a Dog Daycare. There is a workshop on the property that will be used to store and upcycle pallets as well as store deposit returnable bottles and cans. The property sits on over 14 acres. The Living and Learning Center would like to utilize a portion of that land to produce lavender, and micro greens as well as to raise Alpacas. The Alpacas would be raised for yarn production as well as animal therapy. All of the items produced on the farms, would then be sold in our Artisan Market in downtown Northville as well as throughout the community. All of the small businesses would be gainful employment. All of the micro-businesses would be available to the neighboring school district's special education departments for job and life skills.

Sincerely,



Rachelle Vartanian
Director/Founder

Living & Learning Enrichment Center
248.308.3592
livingandlearningcenter@gmail.com

Massey Property Uses

Main Home

- Expansion of Video Modelling program
- Larger facility to offer more programs servicing a larger number of clients - no need for program limits which our current facility will require
- Large kitchen for preparing Mod Market goods and Micro Businesses (see below)
- Rental space for pt/ft therapists/service providers, fundraisers
- Expansion of Registered Behavior Technician (RBT) and Board Certified Behavior Analyst (BCBA) programs
- Across the street from Park Place Apartments
 - Offer 1-, 2-, and 3-bedroom units
 - Has a fitness center, bowling alley, pool, tennis courts
- Expansion for Parkinsons, Alzheimers, Traumatic Brain Injury (TBI) patients
- Micro Businesses
 - Saginaw Valley State University satellite location
 - Kitchen - Ramen Noodles

Guesthouse

- Independent living skills

Heated Carriage House

- Technology Instruction (Cisco Certification, coding, basic service technician skills, etc.)
- College tutoring
- Soft Skills Classes
 - Mod Market
 - Special Education High School Teachers
 - MRS/state clients
 - County (Oakland/Wayne) clients
-

Workshop

- MicroBusinesses storage
 - Recycling
 - Pallet/furniture/accessories
 - eCycle
 - Pottery instruction and products sold at Mod Market

Greenhouse

- Micro Businesses
 - MicroGreens - sold to restaurants and local markets
 - Lavender farm
 - Vegetable garden
 - Flower garden

Open Land

- Animal therapy
- Photography for a fee (wedding parties, families, etc.)
- Rent farmland
- Micro Businesses
 - Alpaca farm (yarn)
 - Dog daycare/walking services

OUR VISION IS FOR THE CITY OF NORTHVILLE TO BE THE NATION'S MODEL IN SUPPORTING THE HIGHEST QUALITY OF LIFE FOR PEOPLE WHO HAVE AUTISM OR RELATED CHALLENGES

ITEMS TO BE SOLD AT **MOD MARKET**



JEWELRY · POTTERY
BAKING · SOAPS
PALLET FURNITURE
FLOWER GARDEN



SOCIAL & JOB SKILLS PROGRAMMING



MASSEY PROPERTIES



Park Place
NORTHVILLE APARTMENTS

PARMENTERS
CIDER MILL

ALL WITHIN WALKING DISTANCE



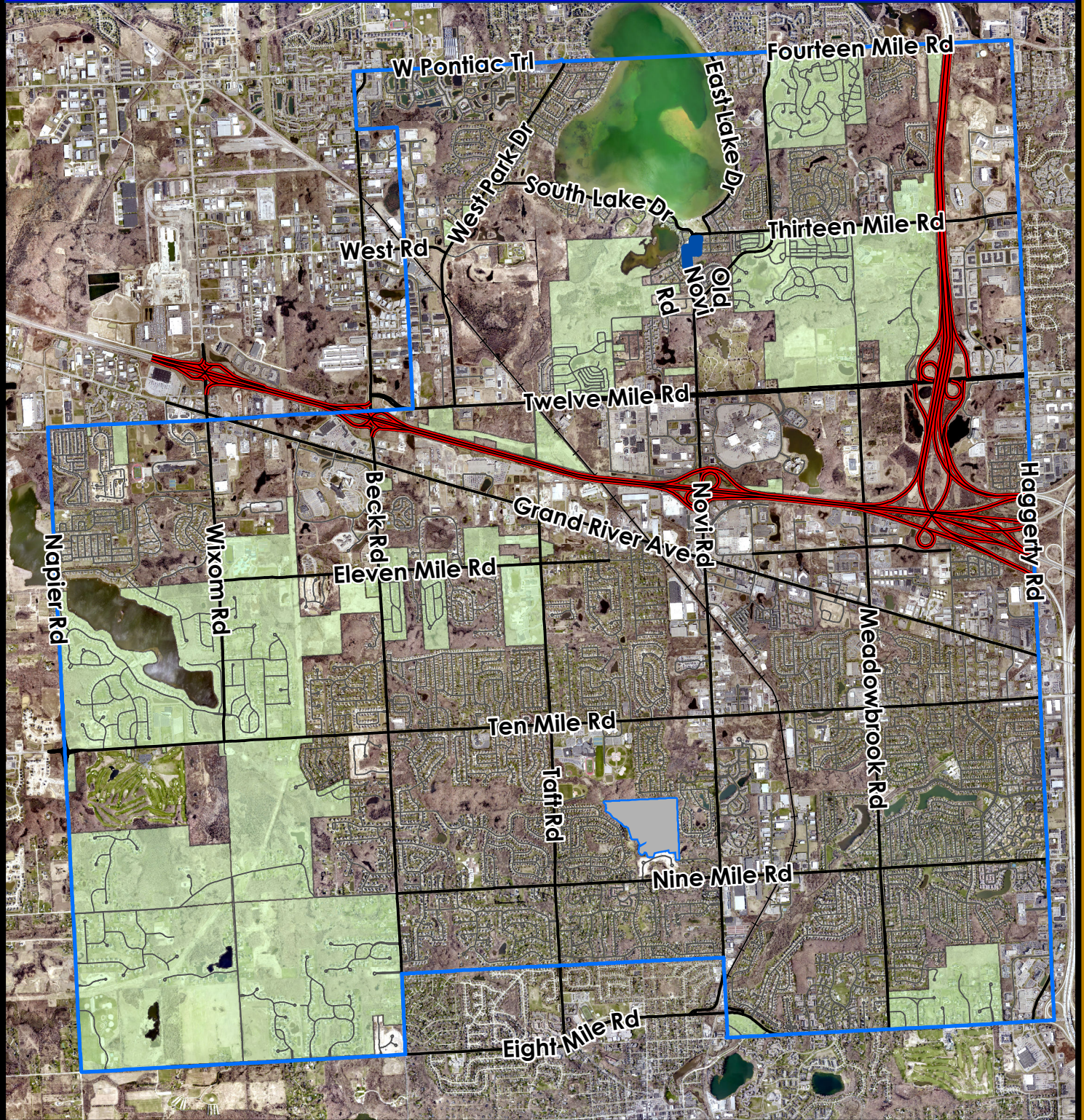
THE CITY OF NORTHVILLE
AN ENRICHED COMMUNITY

Living  *Learning*
Enrichment Center

RA DISTRICTS IN THE CITY OF NOVI

LIVING & LEARNING CENTER UNLISTED USE

RA Districts in the City of Novi



City of Novi

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



1 inch = 4,583 feet

Map Author: Lindsay Bell
Date: 2/22/19
Project: LIVING & LEARNING ULU
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.

ZONING ORDINANCE

SECTION 3.1.1: RA RESIDENTIAL ACREAGE

RA Residential Acreage

A. INTENT

The RA, Residential Acreage district is intended to provide areas within the community for a particular living environment characterized by large lot, low density, single-family dwellings.



User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. One-family dwellings
- ii. **Farms** and **greenhouses** § 4.1
- iii. Publicly owned and operated parks, parkways and outdoor recreational facilities
- iv. **Public, parochial and other private elementary schools** § 4.3
- v. **Home occupations**
- vi. **Family day care homes** § 4.5
- vii. **Accessory buildings and uses** § 4.19 customarily incidental to any of the above use

C. SPECIAL LAND USES

- i. **Raising of nursery plant materials** § 4.6
- ii. **Dairies** § 4.7
- iii. **Keeping and raising of livestock** § 4.8
- iv. **Places of worship** § 4.10
- v. **Public, parochial and private elementary, intermediate or secondary schools** § 4.3
- vi. **Utility and public service buildings and uses (without storage yards)** § 4.11
- vii. **Group day care homes** , **day care centers** , and **adult day care** § 4.12.1
- viii. **Private noncommercial recreational areas, institutional or community recreation centers, nonprofit swimming pool clubs** § 4.13
- ix. **Golf courses** § 4.14
- x. **Colleges, universities and other such institutions of higher learning** § 4.15.1
- xi. **Private pools** § 4.16
- xii. **Cemeteries** § 4.2
- xiii. Railroad right-of-way, but not including terminal freight facilities, transfer and storage tracks
- xiv. **Mortuary establishments** § 4.17
- xv. **Bed and breakfasts** § 4.18
- xvi. **Limited nonresidential use of historic buildings** § 4.9
- xvii. **Accessory buildings and uses** § 4.19 customarily incidental to any of the above permitted uses



RA Residential Acreage

3.1.1

E. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[☐]: 1 acre
 Minimum lot width[☐]: 150 ft

Lot Coverage[☐]

Maximum lot coverage (by all buildings): 25%

Setbacks[☐]

Minimum front yard setback: 45 ft
 Minimum rear yard setback: 50 ft
 Minimum side yard setback: 20 ft one side
 50 ft total two sides

Building Height[☐]

Maximum building height: 35 ft or 2.5 stories, whichever is less

Floor Area[☐]

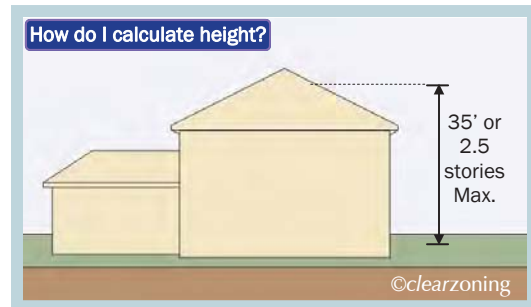
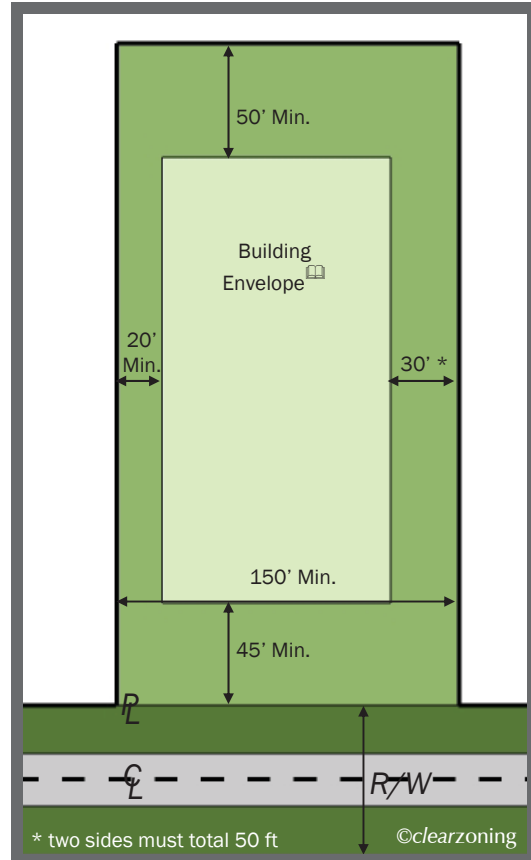
Minimum floor area per unit[☐]: 1,000 sq ft

Dwelling Unit Density

Maximum density
 DU's/Net Site Area: 0.8

NOTES

- For additions to the above requirements, refer to [Section 3.6.2 Notes to District Standards: A, B, C, and M](#)
- See *Selected References* below for applicability



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- [RA, R-1, R-2, R-3, and R-4 Required Conditions](#) §3.7
- [RUD Residential Unit Development](#) §3.29
- [Open Space Preservation Option](#) §3.30

4. Use Standards

- [Keeping of Cats and Dogs](#) § 4.83
- [Uses Not Otherwise Included](#) § 4.86
- [Unlisted Use Determination](#) § 4.87

5. Site Standards

- [Commercial and Recreational Vehicle Parking](#) § 5.1
- [Off-street Parking Requirements](#) § 5.2
- [Off-street Parking Layout, Standards...](#) § 5.3
- [Off-street Loading and Unloading](#) § 5.4
- [Landscape Standards](#) § 5.5
- [Signs](#) § 5.6
- [Exterior Lighting](#) § 5.7
- [Residential Entryways](#) § 5.8
- [Corner Clearance](#) § 5.9
- [Additional Road Design](#) § 5.10

- [Fences](#) § 5.11
- [Frontage on a Public Street](#) § 5.12
- [Performance Standards](#) § 5.14
- [Exterior Building Wall Facade Materials](#) § 5.15
- [Bike Parking Facility Requirements](#) § 5.16

6. Development Procedures

- [Site Plan Review](#) § 6.1
- [Public Hearing](#) § 6.2

7. Admin. and Enforcement

- [Nonconformities](#) § 7.1
- [Planned Rezoning Overlay](#) § 7.13.2

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement



ZONING ORDINANCE

SECTION 4.87: UNLISTED USE DETERMINATIONS

- 1 Purpose and Introduction
- 2 Definitions
- 3 Zoning Districts
- 4 Use Standards
- 5 Site Standards
- 6 Development Procedures
- 7 Admin and Enforcement

- e. Documented compliance with applicable local, state and national regulations including, but not limited to, all applicable safety, construction, environmental, electrical and communications. The MWET shall comply with Federal Aviation Administration (FAA) requirements, Michigan Airport Zoning Act, Michigan Tall Structures Act and any applicable airport overlay zone regulations.
- f. Proof of applicant's liability insurance.
- g. Evidence that the utility company has been informed of the customer's intent to install an interconnected, customer-owned generator and that such connection has been approved. Off-grid systems shall be exempt from this requirement.
- h. A written description of the anticipated life of each MWET; the estimated cost of decommissioning; the method of ensuring that funds will be available for decommissioning and site restoration; and removal and restoration procedures and schedules that will be employed if the MWET(s) become inoperative or non-functional.
- i. The applicant shall submit a decommissioning plan that will be carried out at the end of the MWET's useful life, and shall describe any agreement with the landowner(s) regarding equipment removal upon termination of the lease.
- j. The proposed plan shall conform to the requirements of [Section 6.1](#) of the Zoning Ordinance: Site Plan Review (All Districts).
- vi. Certification and Compliance. The City must be notified of a change in ownership of a MWET or a change in ownership of the property on which the MWET is located.
- E. Temporary Uses Related to Wind Energy Turbines. The following is permitted in all zoning districts as a temporary use, in compliance with the provisions contained herein, and the applicable WET regulations.

- i. Anemometers
 - a. The construction, installation or modification of an anemometer tower shall require a building permit and shall conform to all applicable local, state and federal safety, construction, environmental, electrical, communications and FAA requirements.
 - b. An anemometer shall be subject to the minimum requirements for height, setback, separation, location, safety requirements and decommissioning that correspond to the size of the WET that is proposed to be constructed on the site.
 - c. An anemometer shall be permitted for no more than thirteen (13) months for a SSMWET, STMWET or MWET.

4.87 UNLISTED USE DETERMINATIONS

Where a proposed use of land or use of a building is not contemplated or specified by this Ordinance, or where the Planning Division has a question as to the appropriateness of a use that involves other features that were not contemplated or specified by this Ordinance, the Planning Division shall request a determination from the City Council, after review and recommendation from the Planning Commission, as to what district or districts, if any, in which the proposed use may be appropriate as a special land use.

In acting upon the request, the City Council shall take into consideration the spirit, purpose and intent of the Ordinance and the Master Plan for Land Use. If the City Council determines that:

1. Such use does not appear to be expressly authorized in the zoning ordinance as a principal permitted use or a principal use permitted subject to special conditions,
2. Such use does not appear to have been contemplated by this Ordinance as a principal permitted use or a principal permitted use subject to special conditions, or



3. Such use involves features which do not appear to have been contemplated by the zoning ordinance as features of a principal permitted use or a principal permitted use subject to special conditions, the City Council shall specify what district or districts, if any, in which the proposed use may be appropriate as a special land use.

Following such a determination, a party authorized to do so may file an application pursuant to [Section 6.2](#) for approval of the use as a special land use in a district in which the City Council has determined the use may be appropriate as a special land use.

4.88 SPECIAL USE ACCOMMODATIONS

1. Purpose. This section is intended to authorize the grant of relief from the strict terms of the ordinance in order to provide and regulate equal housing opportunities particularly suited to the needs of persons entitled to reasonable accommodation under law, and to encourage innovation in land use and variety in design and layout. In the event state or federal law, e.g., The Federal Fair Housing Amendments Act of 1988, requires the City to make a "reasonable accommodation" for a particular proposed user of property, the City Council, following public hearing before, and the recommendation of, the City Manager, or the Manager's designee, under the authority of Section 503 of Act 110 of 2006, The Michigan Zoning Enabling Act, MCL 125.3503, administratively approve a special accommodation use, subject to and in accordance with this section.
2. Requirements. As a condition to approval of a special accommodation use, the applicant must comply with all of the terms of this section, and must demonstrate all of the following:
 - A. The ultimate residential user or users of the property shall be persons for whom state or federal law mandates the City to make reasonable accommodations in connection with proposed uses of land; and
 - B. Taking into consideration the needs, facts, and circumstances which exist throughout the City, and within the population to be served by the use, including financial and other conditions, making the proposed reasonable accommodation shall be necessary to afford such persons equal opportunity to the proposed use and enjoyment within the City; and

- C. Approval of the proposed housing shall not require or will not likely result in a fundamental alteration in the nature of the land use district and neighborhood in which the property is situated, considering cumulative impact of one or more other uses and activities in, or likely to be in, the area, and shall not impose undue financial and administrative burden. The interests of the City shall be balanced against the need for accommodation on a case-by-case basis.
 - D. No other specific ordinance provision exists and is available to provide the relief sought.
3. Application. The application for a special accommodation use shall include the following:
 - A. A plan drawn to scale, showing the proposed use and development.
 - B. A separate document providing a summary of the basis on which the applicant asserts entitlement to approval of a special accommodation use, covering each of the requirements of subsections 4.88.2.A-D, above. This summary shall include the documentation on which the applicant relies, as well as the name, address and a summary of all statements with regard to each person whose statements shall be relied upon by the applicant (and, if such persons are relied upon for their expertise, a resume of their backgrounds and expertise shall be included).
 - C. The information required for site plan review, provided, upon a showing by the applicant that the inclusion of specified information generally required for site plan review would be irrelevant, the City Manager may waive the requirement to include such material in the application. As part of the recommendation made by the City Manager to the City Council, the Manager shall inform the Council of the required information waived by the Manager under this paragraph. If, during review, the City Council determines that information waived by the Manager is needed for decision-making, the Council may require the submission of such information.

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NOVI HISTORICAL AND ARCHITECTURAL SURVEY 1994

BENNETT RESIDENCE/AKA MASSEY PROPERTY

NR Listed _____ NR Eligible _____ Not NR Elig _____ More Info. Needed _____

Historic Name _____ USGS Map Title Northville
Area Map Title Novi Historic Survey

Common Name Bennett Residence

District Name Novi Suburban D

Street and Number 801 Griswold

Block Number

Sub-unit

Municipal Unit City of Novi

County Oakland

Original Usage Residential

Present Use Residential

Ownership Private

Photography: Neg. No. 17:9
Date June 19
View: North

36 CFR 61 Y ___ Y/FV ___ N ___

Survey/Date City of Novi, Novi Histo

Surveyor Dane Archer Johnson, A

Recorder/Date Dane Archer Johnson, AIA/July 1993



NR ___ SR ___ NHL ___ CF ___ G ___ TR ___ ER ___ WF ___ SF ___

Description

2-1/2 story Colonial Revival residence with center-entrance, end gable configuration. Excellent condition, the house features classic Georgian details including elaborate entry with broken pediment porch hood, sidelights and flat transom. Symmetrical fenestration consisting largely of six over six light windows. Attic dormers feature arched windows. Porch extension at east features wood rails with Chippendale motif.

Significance

Date of Construction ca. 1940

Architect/Builder

Context(s): 2

Bibliographic References