



Little Birds Montessori Group Day Care JSP15-09

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Consideration of the request of Little Birds Montessori for Special Land Use permit approval. The subject property is located in Section 22, at 24620 Taft Road, on the east side of Taft Road, north of Ten Mile Road in the R-4, One-Family Residential District. The subject property is approximately 0.65 acres and the applicant is proposing operate a Montessori based group day care home in their existing residence.

Required Action

Approve/deny the Special Land Use permit

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	02/23/15	Applicant meets all standards for group day care home

Motion sheet

Approval – Special Land Use Permit

In the matter of Little Birds Montessori, JSP15-09, motion to **approve** the Special Land Use permit based on the following findings:

- a. Relative to other feasible uses of the site:
 - The proposed use will not cause any detrimental impact on existing thoroughfares (*given the size of the new use*);
 - The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (*given the size of the new use*);
 - The proposed use is compatible with the natural features and characteristics of the land (*because the plan does not impact any natural features*);
 - The proposed use is compatible with adjacent uses of land (*because the proposed use conforms to all standards for group day care homes*);
 - The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use;
 - The proposed use will promote the use of land in a socially and economically desirable manner;
 - The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.
- b. (*additional comments here if any*)

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

-OR-

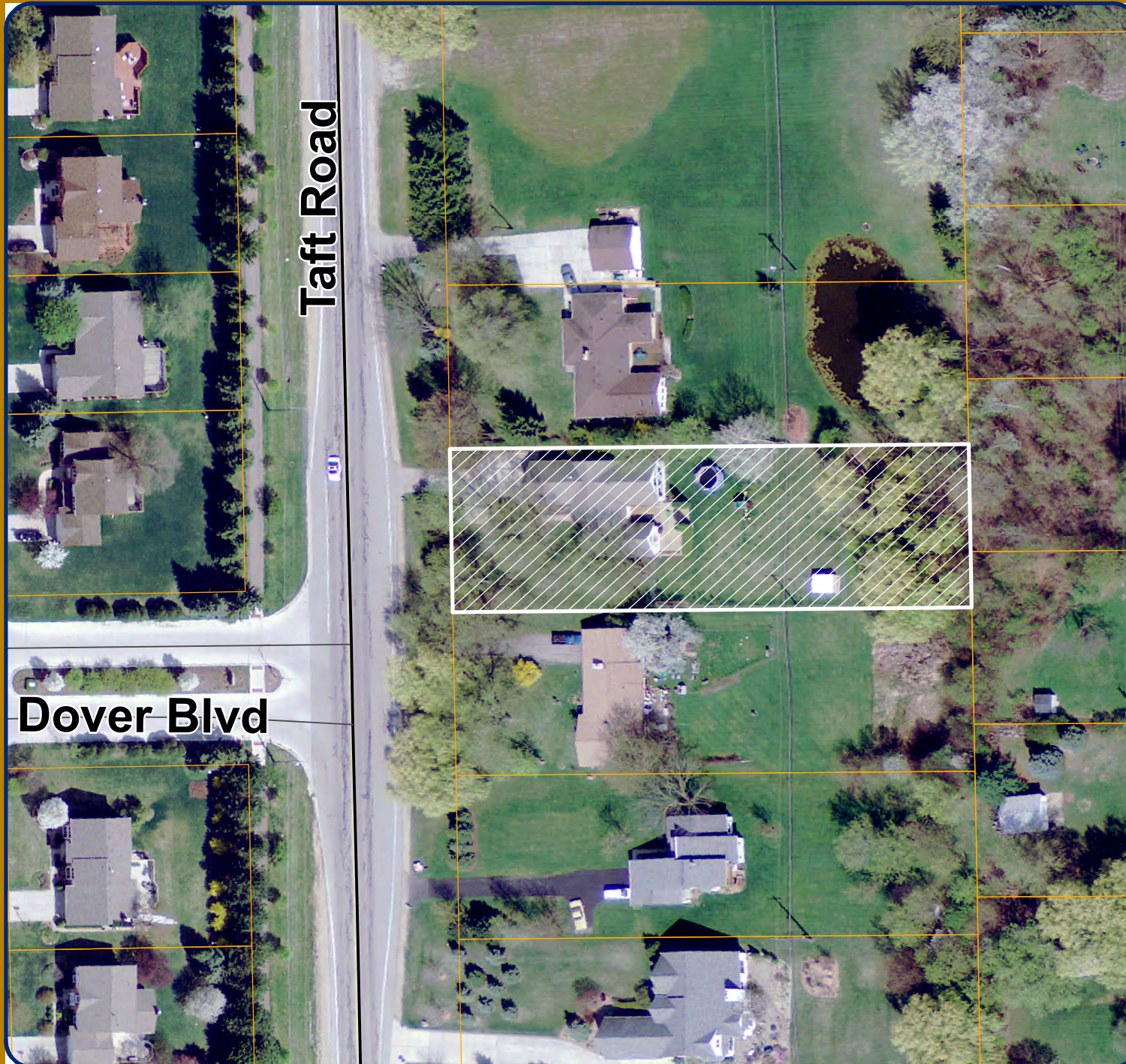
Denial – Special Land Use Permit

In the matter of Little Birds Montessori, JSP15-09, motion to **deny** the Special Land Use permit for the following reasons...(*because it is not in compliance with the Ordinance.*)

Maps
Location
Zoning

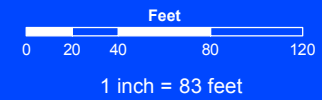
Little Birds Montessori JSP15-09

Location



Map Legend

 Subject Property



City of Novi
Planning Division
Community Development Dept.
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

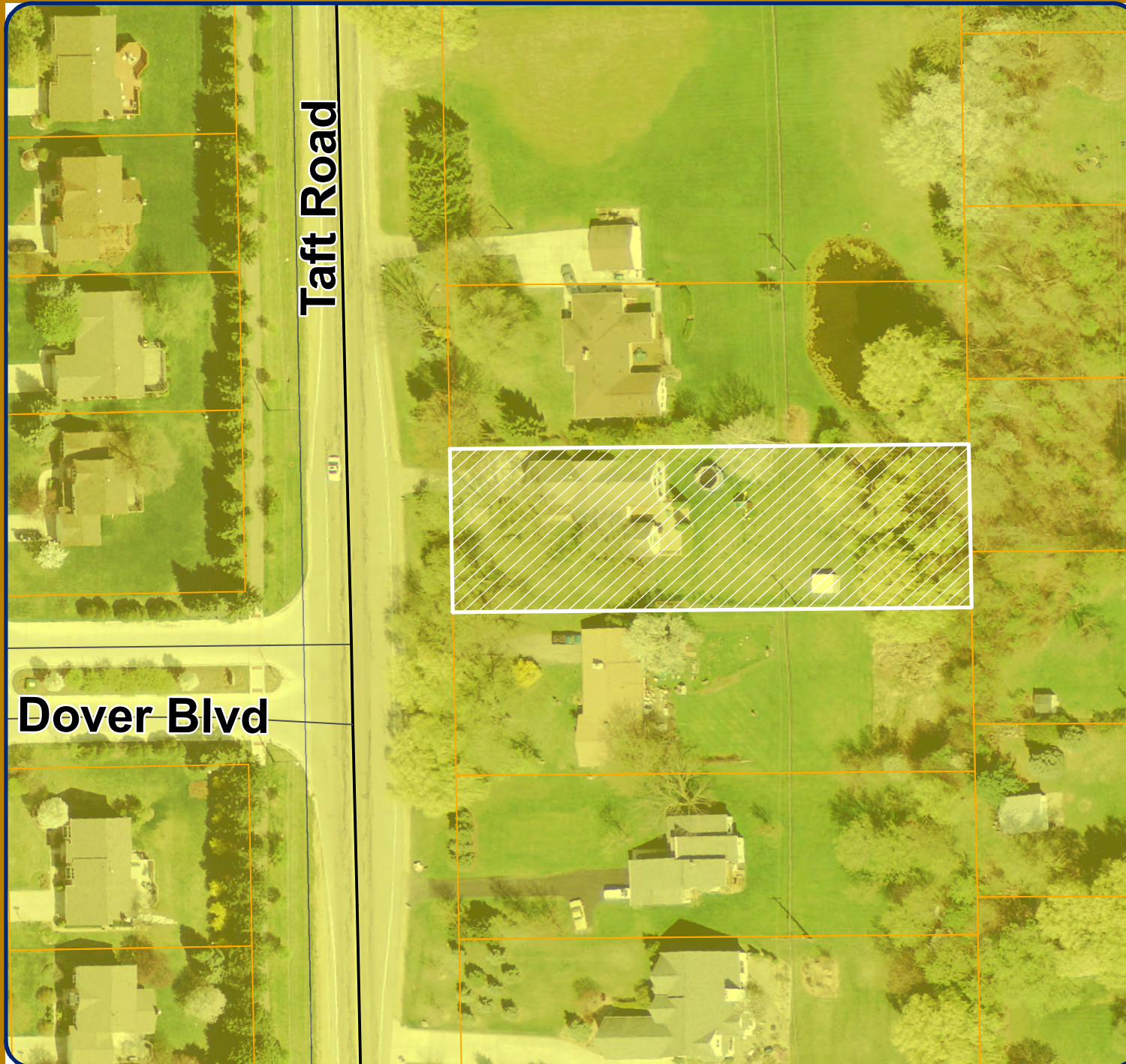
Map Author: Kristen Kapelanski
Date: 03-17-15
Project: JSP15-09 Little Birds Montessori
Version #: 1.0

MAP INTERPRETATION NOTICE

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

Little Birds Montessori JSP15-09



Zoning

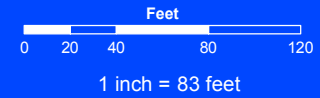


Taft Road

Dover Blvd

Map Legend

-  Subject Property
-  R-4



City of Novi

Planning Division
Community Development Dept.
45175 W Ten Mile Rd
Novi, MI 48375
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Site Plan

Planning Review



PLAN REVIEW CENTER REPORT

February 23, 2015

Planning Review

Little Birds Montessori Group Day Care

JSP15-09

Petitioner

Little Birds Montessori

Review Type

Special Land Use Request

Property Characteristics

- Site Location: 24620 Taft Road, east side of Taft Road, north of Ten Mile Road (Section 22)
- Site School District: Novi Community School District
- Site Zoning: R-4, One-Family Residential
- Adjoining Zoning: R-4 in all directions
- Site Use(s): Private Single-Family Residence
- Adjoining Uses: Single-Family Homes in all directions
- Site Size: 0.65 acres
- Application Date: 02/02/15

Project Summary

The applicants would like to operate a Montessori based group daycare home in their existing residence at 24620 Taft Road for up to twelve children. The ordinance defines operations supervising seven to twelve children as group day care homes, consistent with the State of Michigan regulations and definitions. Group day care homes are a Special Land Use in the R-4, One-Family Residential District. The applicants currently occupy the home as their primary residence and are not proposing any exterior changes to the site. Interior changes to the property may require a Building Permit.

Recommendation

Approval of the ***Special Land Use Permit is recommended***. Planning Commission approval of the Special Land Use Permit is required. In its recommendation, the Planning Commission will need to consider the standards for Special Land Use consideration, as described below.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3.1.5 (R-4, One-Family Residential), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance.

Section 4.12 lists specific requirements that all group day care homes must meet. These are as follows.

1. An outside recreation area should be provided that is not less than 2,000 sq. ft. This area must be fenced in and properly screened. *The applicant's rear yard provides more than 2,000 sq. ft. of recreation area and there is an existing fence around the rear yard.*

2. The minimum size of the parcel must be one-half acre. *The subject property is approximately 0.65 acres.*
3. The licensee shall occupy the dwelling as a residence. *The applicants occupy the dwelling as their residence.*
4. The licensee shall register with the City Clerk and the premises may be subject to a fire department inspection and shall provide a smoke detector in all daytime sleeping areas. *The applicant has agreed to conform with any additional required inspections.*
5. Any sign accessory to the home is prohibited. *The applicant is not proposing any signage.*
6. The hours of operation shall be between 6AM and 7PM. *The applicant's hours of operation are between 6AM and 6PM.*
7. The parcel shall abut a major thoroughfare or section line collector road, but may have access from a local street. *The parcel abuts a section line collector road.*

Special Land Use Considerations

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

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

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



Kristen Kapelanski, AICP, Planner

Applicant Letter

February 2nd, 2015

Application For Site Plan and Land Use Approval
City of Novi Planning Division
45175 W. Ten Mile
Novi, MI 48375

To whom it may concern,

I am writing to describe the condition of our Little Birds Montessori will be operated.

We are Montessori based school and day care which is located in
24620 Taft Road, Novi, Michigan 48375,
and this property is our primary residence as well.

The parcel size is 0.64 acre with fence area of more than 2,000 square feet.

We have wet area in the back side of back yard, however, the area is not reachable by
the fence.

Our operation hour will be Monday through Friday 6:00AM to 6:00PM
and open for schooling is from Monday through Friday 7:30AM to 5:30PM except on
holidays.

Our drive way has two open areas to able to turn around to exit our property to the Taft
Road.

Sincerely,

Akemi Nagakura



Owner of Little Birds Montessori

734-730-0942

nagakurall@hotmail.com