



GRAND RIVER VETERINARY CLINIC SPECIAL LAND USE

JSP23-43

UPDATED 2/5/24

JSP23-43 GRAND RIVER VETERINARY CLINIC SPECIAL LAND USE

Consideration of Grand River Veterinary Clinic for Special Land Use approval. The subject property is approximately 0.73 acres and is located at 40245 Grand River Avenue, on the south side of Grand River Avenue and west of Olde Orchard Street in the NCC, Non-Center Commercial Zoning District. The applicant is proposing to use the existing building and site as a veterinary clinic.

Required Action

Approve or Deny the Special Land Use along with any applicable waivers.

REVIEW	RESULT	DATE	COMMENT
Planning	Approval recommended	11-13-23	Application requires a site plan to be submitted, but the applicant has requested a waiver of this requirement as there are not proposed changes to the site
Engineering	Approval recommended	11-13-2023	Restriping of the parking lot will require inspection to insure it is up to code
Landscape	Approval recommended with conditions	11-13-23	Original landscaping should be restored
Fire	No Objections	10-31-23	No objections

Motion sheet

Approval – Special Land Use Permit

In the matter of Grand River Veterinary Clinic, JSP23-43, motion to **approve** the Special Land Use Permit request, based on and subject to the following:

- a. Relative to other feasible uses of the site:
 - a. The proposed use will not 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 *(as it does not generate additional traffic)*;
 - b. The proposed use will not 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 serve existing and planned uses in the area *(no impacts to utilities are anticipated)*;
 - c. 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)*;
 - d. 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 *(as noted in the applicant noise impact statement, all services are to be performed inside the building, with the occasional dog walking outside on a leash, and demonstrating compliance with the requirements of the landscape review letter)*;
 - e. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use *(as it fulfills one of the Master plan objectives to attract new businesses to the City of Novi)*;
 - f. 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)*;
 - g. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located;
- b. The applicant has provided a narrative, noise impact statement, exhibits, and a survey in lieu of a formal site plan drawing;
- c. Existing landscaping should be restored to what was originally provided on the original landscape plan and as described in the Landscape review letter, with any final adjustments to the landscaping at the determination of the City's Landscape Architect;

d. 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 Electronic Stamping Set submittal;

e. *(additional conditions here if any)*

(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)

- OR -

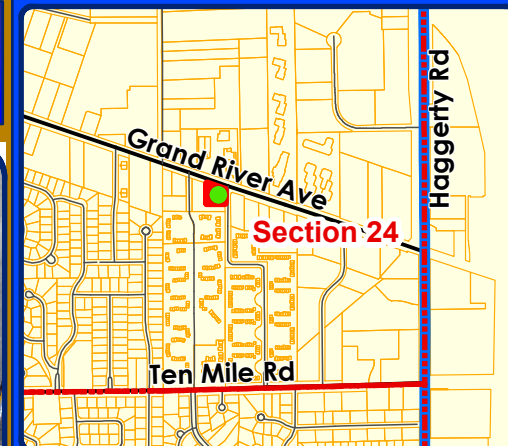
Denial – Special Land Use Permit

In the matter of Grand River Veterinary Clinic, JSP23-43, motion to **deny** the Special Land Use Permit *(because the use is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

MAPS
Location
Zoning
Future Land Use
Natural Features

GRAND RIVER VETERINARY CLINIC

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: James Hill
Date: 2/1/24
Project: GRAND RIVER VETERINARY CLINIC
Version #: 1



1 inch = 138 feet

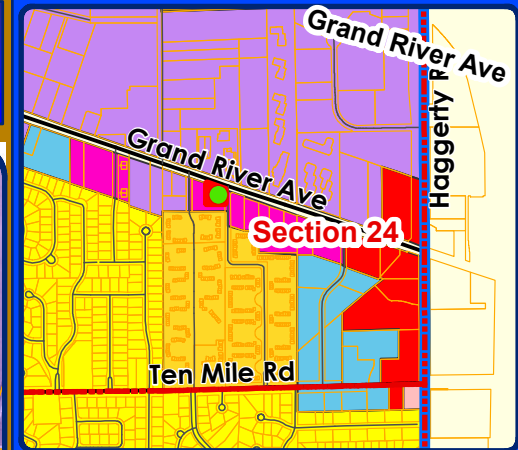
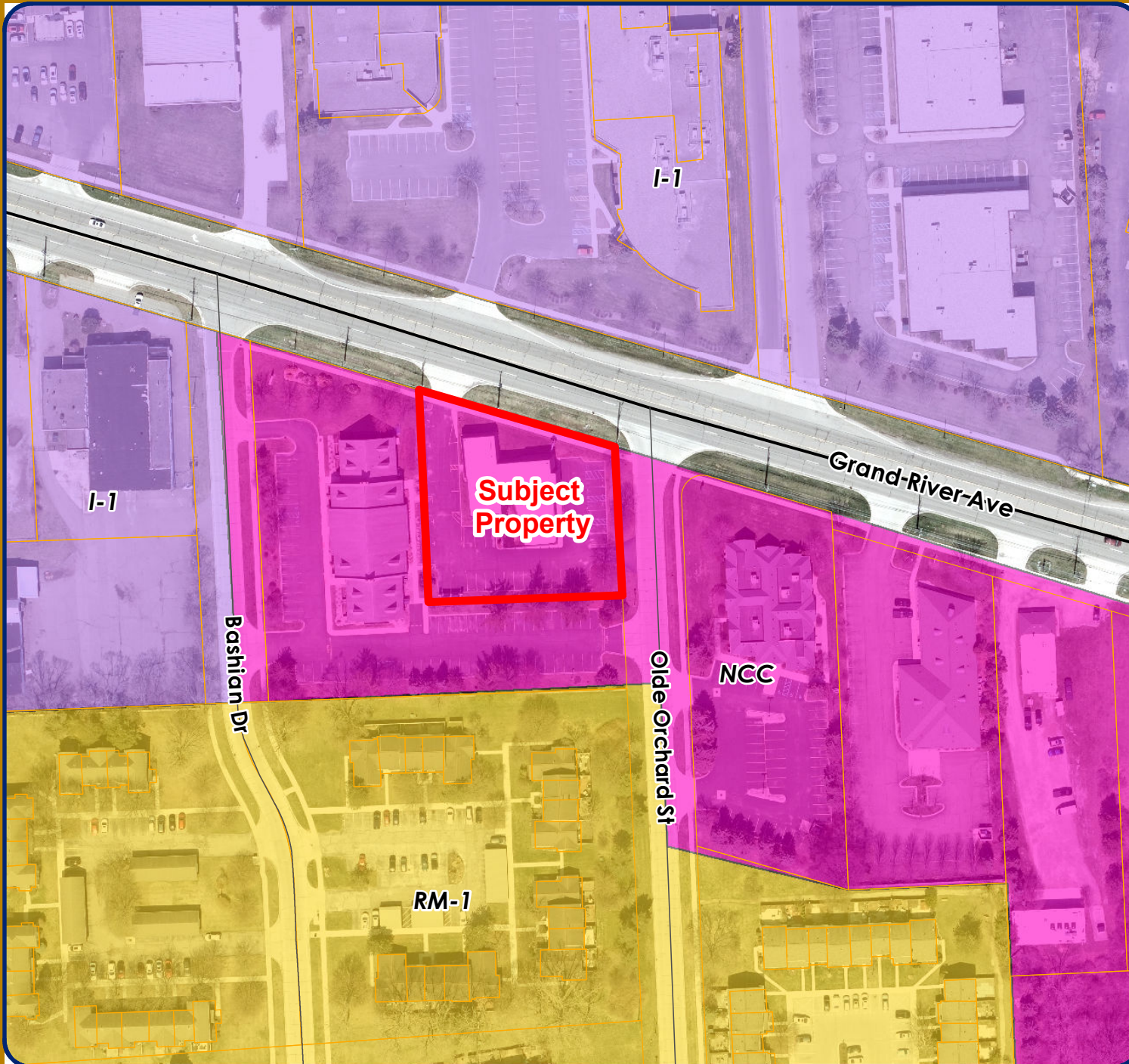


MAP INTERPRETATION NOTICE

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.

GRAND RIVER VETERINARY CLINIC

CURRENT ZONING



Legend

- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- B-3: General Business District
- I-1: Light Industrial District
- NCC: Non-Center Commercial District
- OS-1: Office Service District



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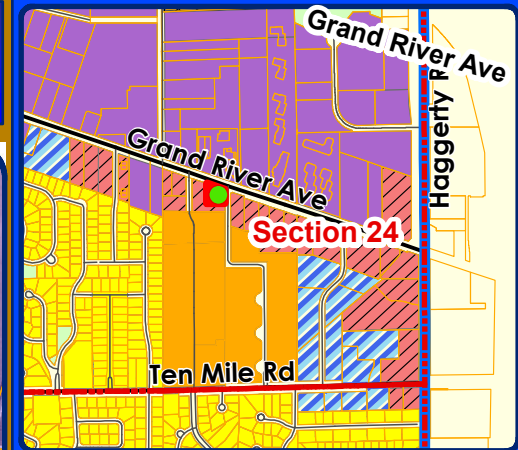
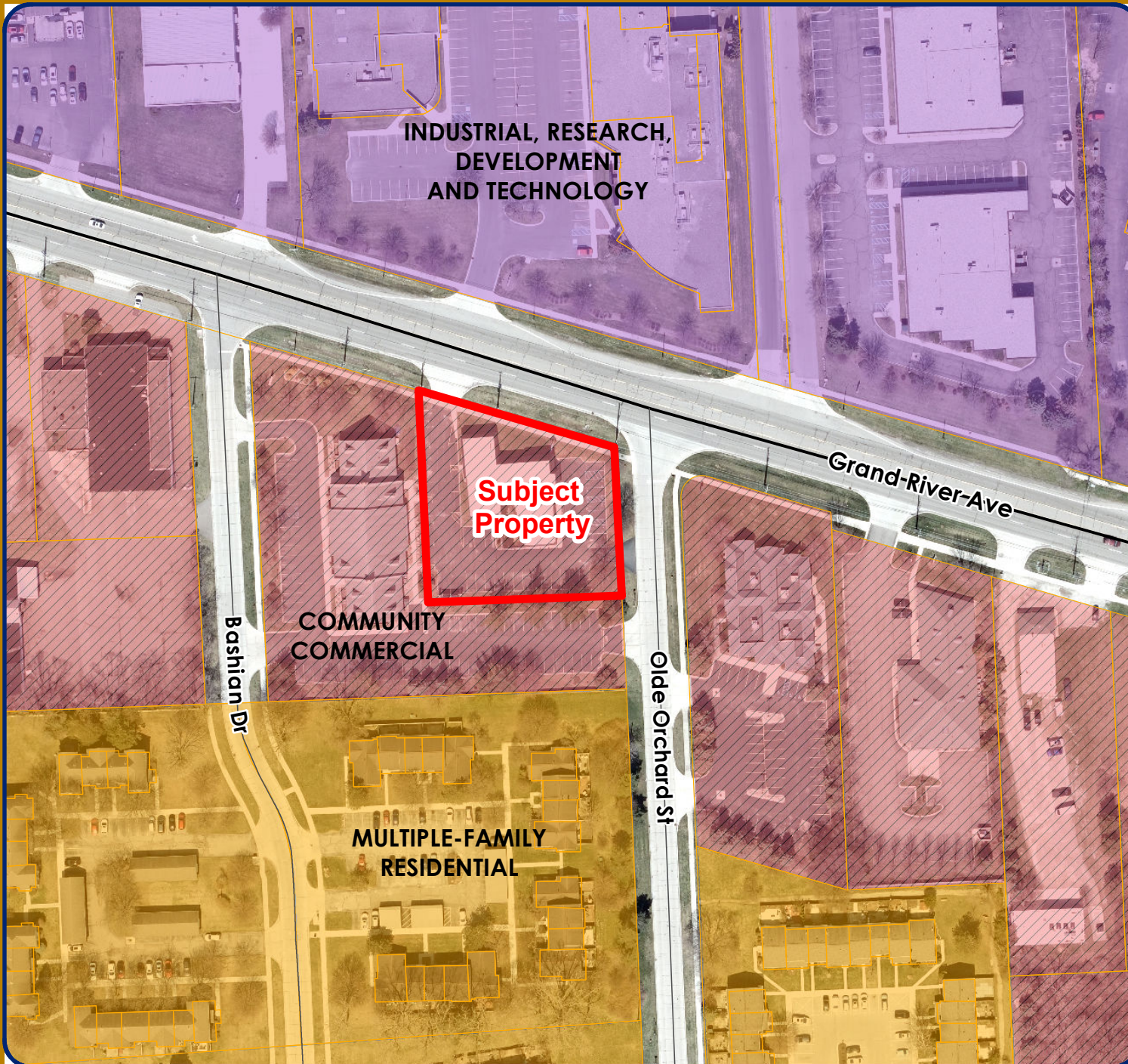


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GRAND RIVER VETERINARY CLINIC

FUTURE LAND USE



Legend

- Single Family
- Multiple-Family Residential
- Community Office
- Industrial, Research, Development and Technology
- Community Commercial



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PLANNING REVIEW



PLAN REVIEW CENTER REPORT

November 13, 2023

Planning Review

GRAND RIVER ANIMAL HOSPITAL

JSP 23-43

PETITIONER

Dr. Kuljit Lubana

REVIEW TYPE

Special Land Use

PROPERTY CHARACTERISTICS

Section	24	
Site Location	40245 Grand river Ave; south of Grand River Ave, west side of Olde Orchard St.	
Site School	Novi Community School District	
Site Zoning	NCC Non-Center Commercial	
Adjoining Zoning	North	I-1 Light industrial
	East	NCC Non-Center Commercial
	West	NCC Non-Center Commercial
	South	NCC Non-Center Commercial
Current Site	Vacant Medical Office Building	
Adjoining Uses	North	Industrial office use
	East	Medical office
	West	Medical office
	South	Medical office; parking lot
Site Size	Approximately .73 acres	
Plan Date	October 23, 2023	

PROJECT SUMMARY

The applicant is proposing to use the existing building and site for a veterinary clinic. The applicant is proposing to restripe four (4) Barrier Free Parking Spaces into regular parking spaces (they have an excess of spaces) and upgrading an existing room into an x-ray room.

RECOMMENDATION

Approval of the Special Land Use is **recommended** contingent on the applicant restoring the landscaping to its original state per the Landscape review letter.

PROJECT HISTORY

The property located at 40245 Grand River Ave., Novi, MI (40245 Grand River) was acquired by the current owner in the 1980's. Tab Products occupied the building from the 1980's to about 2010. After a period of vacancy, Botsford Hospital and then Beaumont Hospital used the building for a medical office. The change in use from a medical office to a veterinary clinic requires Special Land Use consideration.

The current owner owns the property adjacent to the west (40255 Grand River) and is requesting a Cross-Access Easement in order for both properties to maintain their access to the shared dumpster enclosure located on 40245 Grand River (location of the proposed veterinary clinic). In addition to the Cross-Access Easement, which is currently under review, a ZBA variance is needed. The dumpster enclosure currently

encroaches 2.5 feet onto the adjacent property and does not comply with the 10 feet setback from the property line requirement (Section 4.19.2.F.iv). According to the current owner, the dumpster enclosure was built in the 1990's and the tenants of 40255 and 40245 Grand River have both used the dumpster since then. The variance request was recommended by the City Attorney's office in order to clarify the location of the dumpster for any future project proposal involving 40255 and 40245 Grand River.

SPECIAL LAND USE CONSIDERATIONS

The proposed veterinary clinic would require a Special land use permit. 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. **It does not generate additional traffic.**
- 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. **Restoring the landscaping according to the original plans that were approved for Tab Products per the Landscape Review Letter.**
- 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 reoccupies an existing vacant building.**
- 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 narrative that describes in detail the operations and hours of operation of the proposed use.
2. Noise Impact Statement: The applicant has indicated that the clinic will not have any outside changes that would not increase the amount of noise for the adjacent property owners. The applicant has not prepared a noise impact statement and is requesting that the Planning Commission waive the requirement for the noise impact statement. **Staff recommends the Planning Commission grant a waiver for the noise impact statement. Section 5.14.10.B.iii. grants the Planning Commission the ability to waive the noise impact statement requirement.**

3. Restoration of the Original Landscape Plan: Per the Landscape Review Letter, the landscaping onsite has not been kept to the standards in accordance with the originally approved plans. The originally approved plan for the Tab Products Building is attached to this review. **As the site is not changing, the landscaping does not need to be brought up to today's standards, but any missing landscaping from the original approved plans must be restored to the site. Please refer to the Landscape Letter for more details.**

4. 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.**

OTHER REVIEWS

- a. Engineering Review: Engineering **recommends approval.** The restriping in the parking lot will require an inspection to make sure it is up to code.
- b. Landscape Review: Landscape **recommends approval,** contingent upon the applicant/property owner agreeing to restore the missing landscaping.
- c. 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. The special land use is currently scheduled for Planning Commission on **December 13, 2023.** **Please provide a response letter addressing comments provided in this letter, and the accompanying review letters, prior to 3pm on December 6, 2023.**

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 248.347.0607 or ihogg@cityofnovi.org.



Ian Hogg – Planner



PLANNING REVIEW CHART: Non-Center Commercial (NCC)

Review Date: November 8, 2023
Review Type: Combined Preliminary and Final Site Plan
Project Name: JSP23-43 Grand River Animal Hospital (name TBD) (40245 Grand River)
Plan Date: October 23, 2023
Prepared by: Ian Hogg, Planner
E-mail: ihogg@cityofnovi.org; **Phone:** (248) 347-0607

Items in **Bold** in the comments column need to be addressed by the applicant

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted July 27, 2017)</i>	Community Commercial	Veterinary Clinic	Yes	
Area Study	None	NA	NA	
Zoning <i>(Effective January 8, 2015)</i>	NCC (Non-Center Commercial)	No Change	Yes	
Uses Permitted (Sec 3.1.20)	Sec. 3.1.20.B. - Principal Uses Permitted. Sec. 3.1.20.C. – Special Land Uses Permitted.	SLU: Veterinary Clinic	Yes	Veterinary hospitals/clinics are a SLU and will require a 15-day public hearing notice prior to Planning Commission meeting
Height, bulk, density and area limitations (Sec. 3.1.20.D)				
Frontage on a Public Street. <i>(Sec. 5.12)</i> Access To Major Thoroughfare <i>(Sec. 5.13)</i>	Frontage on a Public Street and access to major thoroughfare are required	Frontage on Grand River	Yes	
Minimum lot area (Sec. 3.1.20 D)	2 acres	.73 acres No changes	Yes	Existing nonconformity
Minimum lot width (Sec. 3.1.20 D)	200'	194 ft No changes	Yes	Existing nonconformity
Maximum % of Lot Area Covered (By All Buildings) (Sec. 3.6.2 D)	No Maximum	NA	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Building Height (Sec. 3.1.20)	25 ft. or 2 stories, whichever is less	Appears to comply	Yes	
Building Setbacks (Sec 3.1.20)				
Front (Grand River)	40'	20.1 ft No changes	Yes	Existing nonconformity
Interior side (West)	20'	41.3 ft No changes	Yes	
Exterior Side (Olde Orchard St)	40'	~45 ft No changes	Yes	
Rear (South)	20'	50.1 ft No changes	Yes	
Parking Setback (Sec 3.1.20)				
Front (Grand River)	20'	No changes	NA	
Interior side (West)	10'	No changes	NA	
Exterior Side (Olde Orchard St)	20'	No changes	NA	
Rear (South)	10'	No changes	NA	
Note To District Standards (Sec 3.6.2)				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard. (40' from Olde Orchard St)	No changes	NA	
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Off-street parking is allowed in front yard, as long as it's outside of the required setback (20')	NA	NA	
Distance between buildings (Sec 3.6.2.L)	If site abuts a residential zone, buildings must be set back at least 20'	Does not abut a residential zone	NA	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained	No wetlands present on site	NA	
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per Sec 5.5.3.	No Landscape Plan included	NA	Refer to Landscape Review

Item	Required Code	Proposed	Meets Code	Comments
		No changes		
Modification of setback requirements (Sec 3.6.2.Q)	The Planning Commission may modify setback requirements based on its determination according to Sec 3.6.2.Q	NA	NA	
NCC District Required Conditions (Sec. 3.16)				
Sec 3.16.1	All businesses must deal directly with customers & all activities must occur within the building	No outdoor storage or space for animals at the clinic is proposed Animals may occasionally be let outside on leash	Yes	
Sec 3.16.3	Outdoor storage of goods or materials is prohibited	None proposed	Yes	
Sec 3.16.4	No individual retail sales or personal service shop may exceed 15,000 GFA	Not proposed	Yes	
Sec 3.16.5	Each retail business or service shall occupy a separately defined lot.	On a single lot	Yes	
Sec 3.16.6	GFA of building cannot exceed 25% of lot area	No changes proposed	Yes	
Sec 3.16.7	Total greenspace shall not be less than 25% of site	No changes proposed	Yes	
Veterinary Hospitals or Clinics (Sec. 4.31)				
Use Standards Sec. 4.31.1.A	All activities must be conducted within a totally enclosed building		Yes	

Item	Required Code	Proposed	Meets Code	Comments
Use Standards Sec. 4.31.1.B	All buildings must be set back at least two hundred (200) feet from abutting residential districts on the same side of the street.		Yes	
Noise Impact Statement Sec. 4.31.2 & Sec. 5.14.10.B	In the B-2, B-3 NCC, TC, TC-1 and I-1 (when the I-1 district is abutting residential) districts a noise impact statement is required subject to the standards of Section 5.14.10.B .	Applicant has submitted a request for a waiver for the Noise Impact Analysis	TBD	See Noise Impact Letter
Parking Requirements (Sec. 5.2 & 5.3)				
Parking spaces distance from building Sec 5.2.3	Parking for non-residential uses shall be within 300' of the building, measured along pedestrian walkway	No changes proposed	Yes	
Shared Parking Sec 5.2.7	Shared parking between uses may be permitted by the Planning Commission	No changes proposed	NA	
Required Parking Calculation (Sec. 5.2.12)	One (1) for each one hundred sixty-seven (167) square feet GLA (6 spaces per 1,000 sq. ft. GLA) for buildings up to 5,000 square feet. For buildings greater than 5,000 square feet, one (1) per one hundred seventy-five (175) square feet GLA (5.7 spaces per 1,000 sq. ft. GLA)	No changes proposed 30 total spaces Removing 4 Barrier Free Spaces	Yes	
Land-bank parking (Sec 5.2.14)	25% of required parking may be land-banked under certain conditions	No changes proposed	NA	
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping	Removing 4 Barrier Free Spaces 30 parking stalls total	Yes	
Parking lot entrance offset (Sec. 5.3.6)	Parking lot entrances must be set back 25' from any single-family residential district.	NA	NA	

Item	Required Code	Proposed	Meets Code	Comments
Drive-through lanes (Sec 5.3.11)	See Z.O. for requirements a-i	NA	NA	
End Islands (Sec. 5.3.12)	<ul style="list-style-type: none"> - End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance 	No changes proposed	TBD	
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	- shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	No changes proposed	Yes	Existing nonconformity
Barrier Free Spaces Barrier Free Code	30 total parking spaces, requires at least 2 barrier free spaces (1 van accessible)	Removing 4 barrier free spaces 2 remaining, both van accessible	Yes	
Barrier Free Space Dimensions Barrier Free Code	<ul style="list-style-type: none"> - 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces 		NA	
Barrier Free Signs Barrier Free Code	One sign for each accessible parking space.	No changes proposed	NA	
Loading Requirements (Sec. 5.4)				
Loading Space Area (Sec. 5.4.2)	Within NCC zoning, loading space shall be provided in the rear yard (or in the interior side yard beyond the side yard setback for double frontage lots)in the ratio of ten (10) square feet per front foot of building.	None proposed	Yes	
Loading Space Screening (Sec. 5.4.2 B)	Loading area must be screened from view from adjoining properties and from a street.		NA	
Bicycle parking requirements (Sec. 5.16)				
Minimum number of Bicycle Parking (Sec. 5.16.1)	<u>Medical Offices:</u> One (1) space for each twenty (20) employees on the maximum shift, minimum two (2) spaces	None proposed	NA	Change in use does not require the installation of

Item	Required Code	Proposed	Meets Code	Comments
Bicycle Parking General requirements (Sec. 5.16)	<ul style="list-style-type: none"> - No farther than 120 ft. from the entrance being served - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations - Spaces to be paved and the bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk 		NA	bicycle parking spaces.
Bicycle Parking Lot layout (Sec 5.16.6)	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double		NA	
Dumpster & Enclosure (Sec. 4.19.2.F)				
Dumpster Sec 4.19.2.Fi	Must be located in rear yard	Existing dumpster in rear yard	Yes	
Sec 4.19.2.Fiii	Must be attached to the building or no closer than 10 ft. from building if not attached	Complies	Yes	
Sec 4.19.2.Fiv	Not located in parking setback. If no setback, then it cannot be any closer than 10 ft., from property line.		Yes	Existing nonconformity <i>Granted variance by the ZBA on December 12 and January 9</i>
Sec 4.19.2.Fvii	Must be away from Barrier-free spaces	Yes		
Dumpster Enclosure Sec. 21-145. (c) Chapter 21 of City Code of Ordinances	Screened from public view	Yes		
	A wall or fence 1 ft. higher than height of refuse bin and no less than 5 ft. on three sides	Yes		
	Posts or bumpers to protect the screening	Yes		
	Hard surface pad required	Yes		
	Screening Materials: Masonry, wood or evergreen shrubbery	Yes		
Building Code and Other Requirements				
Exterior Building Wall Façade Materials	Wherever in this Ordinance reference is made to this Section, all exterior	No changes proposed	Yes	

Item	Required Code	Proposed	Meets Code	Comments
(Sec. 5.15)	building wall facades shall consist of those materials and combinations of materials as set forth in this Section.			
Roof top equipment and wall mounted utility equipment (Sec. 4.19.2.E.ii)	All roof top equipment must be screened and all wall-mounted utility equipment must be enclosed and integrated into the design and color of the building	No changes proposed	NA	
Building Code	Building exits must be connected to sidewalk system or parking lot	Connected on east side entrance No changes proposed	Yes	
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Not all information shown	No	Please include all the necessary information in the next submittal
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	No changes proposed	Yes	
Economic Impact	<ul style="list-style-type: none"> - Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known) 	Indicates that the total cost will be \$10,000 and will provide 8-10 jobs.	TBD	
Development/ Business Sign & Street addressing	<ul style="list-style-type: none"> - Signage if proposed requires a permit. - The applicant should contact the Building Division for an address prior to applying for a building permit. 	No signage proposed at this time Existing signage to be used	Yes	<u>For further information contact Ordinance 248-347-0438 if a sign permit is required.</u>
Project and Street naming	Some projects may need approval from the Street and Project Naming Committee.	NA	NA	Grand River Animal Hospital (potentially)
Lighting and Photometric Plan (Sec. 5.7)				

Item	Required Code	Proposed	Meets Code	Comments
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky		NA	No proposed changes
Lighting Plan (Sec. 5.7.2 A.i)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures		NA	
Lighting Plan (Sec.5.7.2 A.ii)	Specifications for all proposed & existing lighting fixtures		NA	
	Photometric data		NA	
	Fixture height		NA	
	Mounting & design		NA	
	Glare control devices		NA	
	Type & color rendition of lamps		NA	
	Hours of operation		NA	
	Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties		NA	
Required Conditions (Sec. 5.7.3.A)	Light pole height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses		NA	
Required Conditions (Sec. 5.7.3.B)	<ul style="list-style-type: none"> - Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation 		NA	
Required Conditions (Sec.5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1		NA	
Required Conditions (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps		NA	
Min. Illumination (Sec. 5.7.3.k)	Parking areas: 0.2 min		NA	
	Loading & unloading areas: 0.4 min		NA	
	Walkways: 0.2 min		NA	
	Building entrances, frequent use: 1.0 min		NA	
	Building entrances, infrequent use: 0.2 min		NA	

Item	Required Code	Proposed	Meets Code	Comments
Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle		NA	
Cut off Angles (Sec. 5.7.3.L)	when adjacent to residential districts - All cut off angles of fixtures must be 90° - maximum illumination at the property line shall not exceed 0.5 foot candle		NA	

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT
November 13, 2023
Veterinary Clinic
Preliminary/Final Site Plan – Landscaping Review

Review Type

Combined Preliminary/Final Site Plan Landscape Review

Job #

JSP23-0043

Property Characteristics

- Site Location: 40245 Grand River
- Site Acreage: 0.73 ac.
- Site Zoning: NCC
- Adjacent Zoning: North: I-2, East, West, South: NCC
- Plan Date: No Date on Plan: Submitted 10/21/2023

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 revised 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.

PLEASE ADD THE CITY PROJECT NUMBER, JSP23-0043, TO THE BOTTOM RIGHT CORNER OF THE COVER SHEET.

While this project does not require a separate landscape plan if the only landscaping to be done is to replace missing landscaping, a landscape architect is not but the original plan, modified for any substitutions, should be included in the plan set.

RECOMMENDATION:

This project is **recommended for approval for Preliminary Site Plans if the original landscaping plan will be followed, but not if a new plan to meet the current requirements is proposed.** If the original plan will be followed, the Final Site Plans must include the original plan, modified as required by the comments below.

Ordinance Considerations

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

1. No existing landscaping is shown on the proposed drawings and little exists on the site.
2. **Please add all existing landscaping to the site plan. Trees should be labeled with their size (dbh) and species. Shrubs can be shown as clouds.**

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

The project is not adjacent to residential so this screening is not required.

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

1. **As the site is not changing, the landscaping does not need to be brought up to today's standards, but any missing landscaping from the original approved plans must be**

restored to the site.

2. The original plan, for the Tab Products Building, is included with this review. **Please note that barberry may not be used as it is a prohibited species in Novi. A different species should be used.**
3. **The western berm does not need to be installed anywhere but the berm between the road and the east parking lot does need to be installed.**
4. **Alternatively, a new landscape plan per the current ordinance may be proposed, but it would need to meet all current requirements and created by a professional landscape architect. The current landscaping requirements can be found at these locations:**
 - **REVISED LANDSCAPE ORDINANCE:**
 - **<https://cityofnovi.org/media/wfbphkdx/ordinance-18-293.pdf>**
 - **REVISED LANDSCAPE DESIGN MANUAL:**
 - **<https://cityofnovi.org/media/crcnaatm/landscapedesignmanual.pdf>**

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

1. **As the site is not changing, the landscaping does not need to be brought up to today's standards, but any missing landscaping from the original approved plans must be restored to the site.**
2. **As noted above, if the applicant desires to propose a new plan per the current ordinance, that would be allowed but it would need to meet all of the current standards.**

Building Foundation Landscaping (Zoning Sec. 5.5.3.D.)

1. **As the site is not changing, the landscaping does not need to be brought up to today's standards, but any missing landscaping from the original approved plans must be restored to the site.**
2. **As noted above, if the applicant desires to propose a new plan per the current ordinance, that would be allowed but it would need to meet all of the current standards.**

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

No detention basin appears to exist on the site.

Plant List (LDM 4, 10)

1. **Please add a list of all landscaping to be planted to the site plan – it should include the plant(s)' common name, scientific name, quantity and size.**
2. **Please substitute a different species for the barberries.**

Planting Notations and Details (LDM 10)

1. **Please add any required planting details to the site plans.**
2. **Standard City details are available upon request.**

Irrigation (LDM 10)

A plan for an automatic irrigation system or information as to how the plants will be provided with sufficient water for establishment and long-term survival must be provided no later than the Final Site Plan.

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.



Rick Meader – Landscape Architect

FIRE REVIEW



October 31, 2023

TO: Barbara McBeth - City Planner
Lindsay Bell - Plan Review Center
Ian Hogg – Plan Review Center
James Hill – Plan Review Center
Heather Zeigler – Plan Review Center
Diana Shanahan – Planning Assistant

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Laura Marie Casey

Hugh Crawford

Justin Fischer

Brian Smith

Ericka Thomas

City Manager
Victor Cardenas

**Director of Public Safety
Chief of Police**
Erick W. Zinser

Fire Chief
John B. Martin

Assistant Chief of Police
Scott R. Baetens

Assistant Fire Chief
Todd Seog

RE: Veterinary Clinic

PSP#23-0045

Pre-App #23-0024

Project Description:

Renovation to parking lot and one interior room. (Per letter no renovation to the parking lot or interior room).

Comments:

Meets Fire Department Standards

Recommendation:

Approved

Sincerely,

Kevin S. Pierce-Fire Marshal
City of Novi – Fire Dept.

cc: file

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

cityofnovi.org

APPLICANT NARRATIVE

September 19, 2023

Ms. Diana Shanahan
Planning Assistant | Community Development | Planning Division
City of Novi
45175 Ten Mile Rd.
Novi, MI 48375

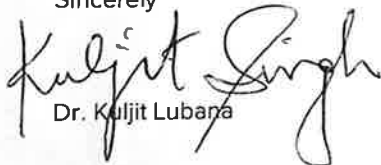
Re: 40245 Grand River Ave – Novi, Michigan

Diana,

Pursuant to your request, I am writing to you to inform you that I do not have plans to change the subject property Structurally or cosmetically. I do not have plans to change the parking lot and or landscaping of the subject property. I do intend to upgrade an existing room into an x ray room.

If you have any questions, please feel free to contact me at (734) 444-5010 or via email at drksingh1@yahoo.com.

Sincerely


Dr. Kuljit Lubana

Noise Impact Statement
40245 Grand River Ave | Novi, Michigan

The applicants intended use for the property is for a Veterinarian clinic. Hours of operation will generally be 9:00 am to 5:00-7:00 pm. Based on their experiences with their other location in Northville MI, and other relatively nearby Veterinarian businesses located in Novi, we are confident there will be no change in the noise surrounding the subject property. 95% of the animals treated at the facility are dogs and cats. The other 5% could be an occasional ginny pig, hamster, etc. All services are performed inside the building. On an infrequent basis, there may be a need to walk a dog on a leash outside, but again that would be a somewhat infrequent occurrence. There is no additional outside infrastructure being added. No changes to the existing normal management of HVAC etc. There should be no noise impact to the neighboring community.

Dr. Lubana



Grand River Ave

194.00

40245 Grand River Ave
22-24-451-006

Visitor / Employee (6)

204.08

(3)

Handicap (2)

Visitor (5)

141.60

Visitor (3)

Visitor / Employee (13)

183.69

Old Orchard St

Old Orchard St

Exhibit A

LEGAL DESCRIPTION RIDER

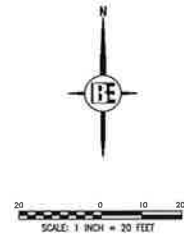
Situated in the City of Novi, County of Oakland, State of Michigan

That part of the Southeast 1/4 of Section 24, Village of Novi, Oakland County, Michigan. Beginning at a point North 88 degrees, 36 minutes 30 seconds East, 648.00 feet and due North 1937.5 feet from the South 1/4 corner of said Section 24; thence due North, 141.6 feet; thence North 71 degrees 13 minutes 30 seconds West, 194.00 feet along the South line of 100 foot wide Grand River Road; thence due South 204.08 feet; thence South 89 degrees East, 183.69 feet to the point of beginning.

Sidwell #: 50-22-24-451-006

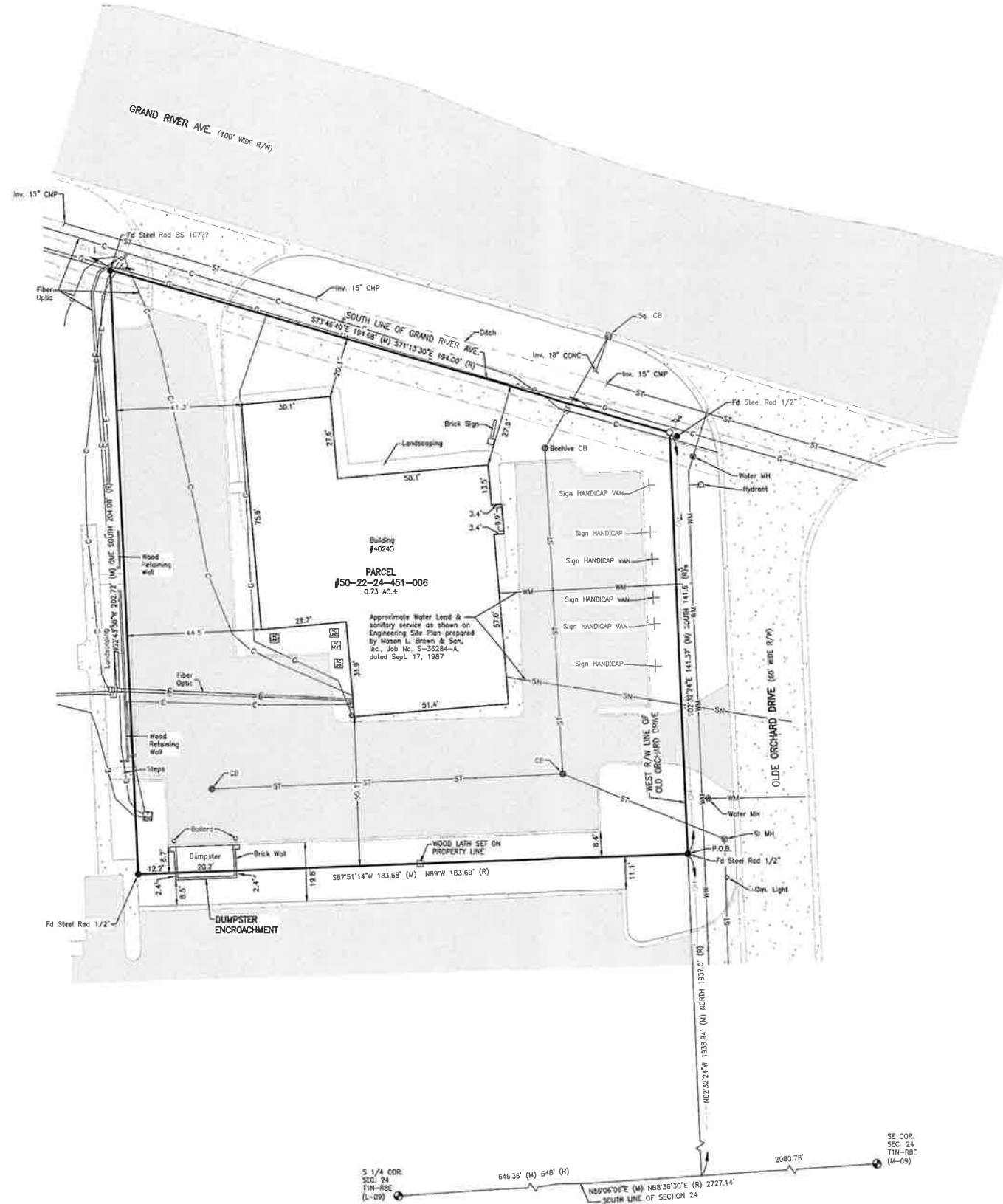
Lot #'s: No subdivision.

SURVEY



LEGEND

- POWER POLE
- GUY WIRE
- TRANSFORMER PAD
- ELECTRICAL RISER
- ELECTRICAL METER
- AIR CONDITIONING UNIT
- LIGHT POLE
- ORNAMENTAL LIGHT
- HYDRANT
- WATER GATE VALVE
- WATER MANHOLE
- MANHOLE
- STORM MANHOLE
- STORM CATCH BASIN (ROUND OR BEEHIVE)
- STORM CATCH BASIN (SQUARE)
- STORM INVERT
- TELEPHONE RISER
- GAS METER
- GAS RISER
- CABLE TV RISER
- SIGN
- STEEL ROD SET
- STEEL ROD OR PIPE FOUND
- WOOD LATH SET
- SECTION CORNER
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- GAS MAIN
- ELECTRIC
- CABLE TV
- OVERHEAD WIRES
- FENCE
- SAN MANHOLE
- STORM MANHOLE
- CENTERLINE
- LIBBER
- PAGE
- O.C.R. OAKLAND COUNTY RECORDS
- (M&R) MEASURED AND RECORD
- P.O.B. POINT OF BEGINNING
- CMP CORRUGATED METAL PIPE
- CPP CORRUGATED PLASTIC PIPE
- ASPHALT
- CONCRETE
- GRAVEL



CURRENT ZONING: NCC (Non-Center Commercial District)
 PER CITY OF NOVI ZONING ORDINANCE
 MINIMUM SETBACK REQUIREMENTS:
 FRONT = 40 FEET
 SIDE = 20 FEET
 REAR = 20 FEET

- #### GENERAL SURVEY NOTES:
- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
 - SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
 - EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
 - SUBJECT PROPERTY IS DESIGNATED AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAN (ZONE X) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), FOR THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MAP NUMBER 26123C0627F, WITH AN EFFECTIVE DATE OF 9/29/2006.
 - THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LOCATIONS ARE BASED ON PHYSICAL FIELD LOCATIONS OF STRUCTURES ALONG WITH MARKINGS AND FLAGGING BY HISS DIG.
 - NOTE: GRAND RIVER AVENUE IS ALSO REFERRED TO AS GRAND RIVER ROAD. OLD ORCHARD DRIVE IS ALSO REFERRED TO AS OLD ORCHARD ROAD AND OLDE ORCHARD STREET.

LEGAL DESCRIPTION PER BEST HOMES TITLE AGENCY, ISSUING AGENT FOR AMERICAN LAND TITLE ASSOCIATION, COMMITMENT NO: BH-237339, WITH A COMMITMENT DATE OF MAY 31, 2023 AT 8:00 A.M.:

Situated in the City of Novi, County of Oakland, State of Michigan
 That part of the SE 1/4 of Section 24, Town 1 North, Range 8 East, described as beginning at a point North 89 degrees 36 minutes 30 seconds East, 646 feet, and North 104°47'00" from the South 1/4 corner of said Section 24; thence North 00 degrees 14 minutes 35 seconds East 86.69 feet, along the West right of way line of Old Orchard Drive, 60 feet wide; thence North 89 degrees 23 minutes 00 seconds West 183.65 feet; thence North 00 degrees 14 minutes 35 seconds East 202.70 feet, to the South line of Grand River Avenue, 100 feet; thence North 70 degrees 57 minutes 09 seconds West along said line 167.27 feet, to the East right of way of Bashon Drive, 60 feet wide; thence South 00 degrees 07 minutes 38 seconds East along said line 344.31 feet; thence South 89 degrees 23 minutes 00 seconds East 339.76 feet to beginning.

NOTE: THE DESCRIPTION ABOVE IS DESCRIBED IN A COUNTERCLOCKWISE DIRECTION. THE BEARINGS AS SHOWN ON THIS DRAWING ARE IN A CLOCKWISE DIRECTION TO REPRESENT STANDARD SURVEY PRACTICES.



BEBOSS Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI, 48843
 517.546.6836 FAX 517.548.1670

PROJECT: 40245 GRAND RIVER AVE, NOVI, MI
 PREPARED FOR: LAW OFFICES OF JOHN COLUCCI
 33659 ANCELINE LIVONIA, MI 48150
 734-956-0660
 TITLE: SURVEY

NO.	BY	REVISION/PEP	DATE

DRAWN BY: AEB
 FIELD CREW: TG/TE
 CHECKED BY:
 SCALE: 1" = 20'
 JOB NO. 23-259
 DATE 9-6-23
 SHEET NO. 1 OF 1

APPLICANT RESPONSE



**SIGNATURE
ASSOCIATES**

One Towne Square, Suite 1200
Southfield, MI 48076

1 (248) 948 9000
www.signatureassociates.com

February 6, 2024

Mr. James Hill
Community Development
City of Novi
45175 Ten Mile Rd
Novi, MI 48375

via email: jhill@cityofnovi.org

Re: 40245 Grand River Ave | Novi, Michigan

Dear James:

Pursuant to your email and requests it relates to the landscape plan and site plan issues, Dr. Singh will be actively engaged in working with your team over the next few weeks to identify what specially needs to be updated at the site located at 40245 Grand River Ave. in Novi, Michigan.

We look forward to a successful special use meeting tomorrow evening.

Sincerely,

SIGNATUREASSOCIATES

David P. Green
Vice President | Principal

cc: Dr. Kuljit Lubana Singh

ORIGINAL LANDSCAPE PLAN

