



cityofnovi.org

## Providence Maintenance Building ZCM 08-24

### **PROVIDENCE MAINTENANCE BUILDING, ZCM08-24**

Consideration of the request of Providence Hospital and Medical Centers for a Section 9 Façade Waiver. The subject property is located in Section 17, south of Grand River Avenue, west of Beck Road, in the OSC, Office Service Commercial District. The subject property is 173 acres and the applicant is proposing to construct a 576 sq. ft. maintenance building for the existing Providence Hospital campus.

### **Required Action**

Recommend approval/denial of the Section 9 Façade Waiver

<b>REVIEW</b>	<b>RESULT</b>	<b>DATE</b>	<b>COMMENTS</b>
Planning	Approval recommended	05/13/08	<ul style="list-style-type: none"><li>• Stamping Sets required.</li></ul>
Façade	Approval recommended	05/21/08	<ul style="list-style-type: none"><li>• <b>Section 9 waiver requested. Approval recommended.</b></li><li>• Additional landscaping suggested to shield the building from Beck Road.</li></ul>

## Motions

### **Recommend Approval- Section 9 Façade Waiver**

In the matter of Providence Maintenance Building, ZCM 08-24, motion to recommend **approval** of the Section 9 Façade Waiver, subject to the following:

- b. Compliance with all conditions and requirements listed in the staff and consultant review letters,
- c. *(Insert specific considerations here)*

for the following reasons... *(because it is otherwise in compliance with all applicable provisions of the Zoning Ordinance.)*

## PLANNING REVIEW



cityofnovi.org

## PLAN REVIEW CENTER REPORT

May 13, 2008

### Planning Review

Providence Maintenance Building

ZCM #08-24

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#### Petitioner

Providence Hospital (Rich Abbott)

#### Review Type

Preliminary/Final Site Plan

#### Property Characteristics

- Site Location: Providence Hospital Campus on the southwest side of the site off the existing Ring Road
- Site Zoning: OSC, Office Service Commercial
- Adjoining Zoning: Surrounding by Providence Hospital Campus with zoning of OSC and R-3 (west)
- Site Use(s): Providence Hospital, site of proposed building currently vacant
- Adjoining Uses: Providence Hospital; Single Family Residential farther to the west
- Site Size: 173 acres
- Plan Date: April 5, 2008

#### Project Summary

The applicant is proposing to construct a 576 square foot maintenance building for the existing Providence Hospital campus at the southwest corner of Beck Road and Grand River Avenue. Since the proposed building is less than 1,000 sq. ft., it can be reviewed administratively per Section 2516 of the Zoning Ordinance. The proposed maintenance building would be off of the existing Ring Road near the Beck Road entrance to the campus. Associated parking and landscaping would also be constructed and was previously approved under Site Plan 07-05.

#### Recommendation

Provided the applicant receives the necessary facade waiver from the Planning Commission, approval of the Preliminary/Final Site Plan is **recommended**. The applicant should address all of the comments in the staff and consultant review letters and proceed to Stamping Set submittal.

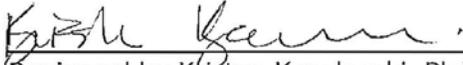
#### Comments

The Preliminary/Final Site Plan was reviewed per the standards of Article 12, OSC, Office Service Commercial District, Article 24, Schedule of Regulations, Section 2503, Accessory Uses and all other applicable provisions of the ordinance.

#### Stamping Sets & Response Letter

After receiving all of the review letters and approval of the Section 9 facade waiver from the Planning Commission, the applicant should make the appropriate changes on the plans (if any) and

submit **7 copies with original signatures and original seals**, to the Community Development Department for final Stamping Set approval. In conjunction with the submittal of the Stamping Sets, the applicant must provide a response letter, addressing all of the issues raised in each review.



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Reviewed by Kristen Kapelanski, Planner  
248-347-0586 or [kkapelanski@cityofnovi.org](mailto:kkapelanski@cityofnovi.org)

**FAÇADE REVIEW**

# **METCO SERVICES, INC.**

ENGINEERS, ARCHITECTS, & SURVEYORS

23917 Cass St. · Farmington · Michigan · 48335 · (248) 478-3423 · Fax (248) 478-5656

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May 21, 2008

City of Novi Planning Department  
45175 W. 10 Mile Rd.  
Novi, MI 48375-3024

Attn: Ms. Barb McBeth – Deputy Director Community Development

Re: FACADE ORDINANCE – Final Site Plan Review  
**Providence Maintenance Building [ZCM08-24]**  
Façade Region: 1 (500 Ft. from Beck Road)  
Zoning District: OSC  
Size: 576 Sq. Ft. Pole Barn

Dear Ms. McBeth:

The following is the Façade Review for final site plan review regarding the drawings prepared by Tom Davis, dated 1-02-08 for compliance with Novi Ordinance 2520; the Façade Ordinance. Neither an architectural rendering nor a materials board depicting actual samples of proposed materials were submitted with the review. A color handout was provided that shows the intent of color selection.

The applicant is proposing the construction of an approximately 24' x 24' x 10'h pole barn building. This structure will be visible from Beck Road.

The applicant had prior approval to move an existing shed building to the same location. In the process of relocating the existing structure to the proposed site, the structure was considered unstable and it was decided to purchase a new building with similar proportions and materials as previously approved.

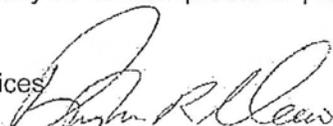
#### Recommendations:

1. The applicant will be required to obtain a section 9 waiver for the use of Ribbed Metal Panels (on all the facades) because it is a prohibited material in Region 1. Since the prior approval included the relocation of an existing building with similar materials, selecting to erect a new building would be considered an improvement and we would be in favor of the waiver based on prior approval.
2. We would suggest some landscape screening to shield the view of the building from Beck Road.
3. The City of Novi requires a Façade Inspection for all projects. The inspection will use the actual material sample board, approved by the Planning Commission, to check it against the actual materials delivered to the site. A material sample board will be required depicting the actual materials to be selected.

Therefore it is our recommendation that the proposed building meets the intent and purpose of the façade ordinance and that a Section 9 Waiver would be granted.

If you have any additional questions please do not hesitate to call.

Sincerely,  
Metco Services

  
Douglas R. Necci AIA

Famous Dave's 5/21/2008

page 1 out of 1

**APPLICANT RESPONSE LETTER(S)**



June 5, 2008

City of Novi Planning Department  
45175 W. 10 Mile Road  
Novi, MI 48375-3024

Attn: Ms. Barb McBeth – Deputy Director Community Development

Dear Ms McBeth,

Providence Park Hospital acknowledges the comments received in the façade consultants review letter dated May 21, 2008.

Along with the site plan, we will forward the landscape drawings showing the screening from Beck Road as indicated in review comment number 2.

Providence Park Hospital will coordinate the façade inspection upon delivery of material to the site for construction as indicated in review comment number 3.

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. Hatter'.

Gary Hatter  
Barton Malow / White  
Project General Superintendent

C: D. Martin – BM/W Project Director  
File

**MAPS**

**Location/Air Photo**

# Providence Maintenance Building ZCM 08-24

## Location



**Approximate Location  
of Proposed Maintenance  
Building**

**CITY OF NOVI**  
DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MAP AUTHOR: Kristen Kapelanski, Planner



1 INCH EQUALS 516 FEET

MAP PRINT DATE: date

### MAP INTERPRETATION NOTICE

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

**Plans available for viewing at the  
Community Development Department.**