



cityofnovi.org

## ROJO MEXICAN BISTRO Façade Only ZCM 08-57

### **ROJO BISTRO FAÇADE ZCM 08-57**

Consideration of the request of Rojo One, LLC for Supplemental Final Site Plan approval for façade only and a Section 9 Waiver. The subject property is located in Section 15, south of Twelve Mile Road, west of Novi Road, in the Twelve Mile Crossing at Fountain Walk shopping center.

### **Required Action**

Approve/deny the Supplemental Final Site Plan and Section 9 façade waiver

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	10/23/08	Acceptable as submitted
Façade	Approval recommended	10/22/08	<b>Section 9 waiver for use of existing E.I.F.S. system, modification of painted colors on E.I.F.S., and underage of brick material</b>

## **Motions**

### **Approval – Supplemental Final Site Plan for Façade Only and Section 9 Waiver**

In the matter of Rojo Mexican Bistro, Supplemental Final Site Plan for façade only, ZCM 08-57, motion to **approve** and grant a Section 9 Waiver, for the overage of EIFS and underage of Brick subject to the following:

- a. Using the following material percentages:
  - Cultured Stone 10%
  - EIFS 70%
  - CMU 5%
  - Metal 10%
  - Fabric Awning 5%;
  
- b. *(additional conditions here if any)*

*for the reason that the proposed façade is consistent with the overall Twelve Mile Crossing at Fountain Walk development and will generally enhance the visual quality of the project, no additional EIFS is proposed, the proposed paint colors are consistent with the overall project and because it is otherwise in compliance with Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance; and additional reasons if any...)*

### **Denial Section 9 Waiver**

In the matter of Rojo Mexican Bistro, Supplemental Final Site Plan for façade only, ZCM 08-57, motion to **deny** and not grant a Section 9 Waiver, for the overage of EIFS and underage of Brick

*for the reason that the proposed façade is not consistent with the overall Twelve Mile Crossing at Fountain Walk development and will not generally enhance the visual quality of the project, the proposed paint colors are not consistent with the overall project and because it is not in compliance with Article 25 of the Zoning Ordinance or other applicable provisions of the Ordinance; and additional reasons if any...*

## PLANNING REVIEW



cityofnovi.org

## PLAN REVIEW CENTER REPORT

October 23, 2008

### Planning Review

Rojo Mexican Bistro Façade Only

ZCM #08-57

---

#### **Petitioner**

Rojo One, LLC

#### **Review Type**

Supplemental Final Site Plan Façade only

#### **Property Characteristics**

- Site Location: South side of 12 Mile Road, west of Novi Road, Section 15
- Site Zoning: RC (Regional Center)
- Adjoining Zoning: North: OS-1; South: I-96 Freeway; East: RC; West: OST
- Site Use(s): Vacant unit within 12 Mile Crossing at Fountain Walk
- Adjoining Uses: North: Office; South: I-96; East: Commercial; West: Commercial
- Site Size: 67.2 acres (Total acreage of 12 Mile Crossing at Fountainwalk)
- Building Size: SE corner Building G
- Plan Date: 10/9/08

#### **Project Summary**

Rojo Mexican Bistro is proposing to locate within Twelve Mile Crossing at Fountain Walk, in the southeast corner of Building G. The proposed unit is located on a corner, and as such, they will be visible from the road and must meet the façade standards of the Zoning Ordinance (see façade review by Metco). The applicant proposes to remodel the existing space and add stone columns beside the door and awnings and paint the façade. It is our understanding a Section 9 Façade Waiver had previously been granted for the entire development, but with additional materials proposed for Rojo's façade, and this portion of the façade not being able to meet the Zoning Ordinance standards if reviewed independently, it would need a Section 9 waiver.

### **Recommendation**

The Supplemental Final Site Plan for a façade change only is **recommended for approval** subject to receiving a Section 9 façade waiver from the Planning Commission.

### **Ordinance Requirements**

The Supplemental Final Site Plan for a façade change only was reviewed per the standards of Zoning Ordinance Article 17 (RC, Regional Center) and Section 2520 (see façade review letter). The attached table provides a summary of the ordinance requirements.

- **RC District:** Restaurants in a Planned Shopping Center are a principal permitted use.

**Stamping Set Approval:** Stamping sets will be required for this project. After having received all of the review letters (Planning and Façade) and addressing any conditions of approval the Planning Commission may require for a Section 9 waiver, the applicant should make the appropriate changes on the plans and submit **6 copies with original signature and original seals,** to the Community Development Department for final Stamping Set approval.

Please contact Mark Spencer at (248) 735-5607 or [mspencer@cityofnovi.org](mailto:mspencer@cityofnovi.org) with any questions or concerns.



---

Prepared by Mark Spencer, AICP, Planner

Attachment: Planning Review Chart

**PLANNING REVIEW SUMMARY CHART**

**Review Date:** 10/23/08  
**Project Name:** Rojo Mexican Bistro (new facility within 12 Mile Crossing at Fountainwalk)  
**Project Number:** ZCM08-57 Revised Final Site Plan Façade Only  
**Plan Date:** 10/9/08

<b>Item</b>	<b>Required</b>	<b>Proposed</b>	<b>Meets Requirements?</b>	<b>Comments</b>
Master Plan	Regional Commercial	No change proposed	Yes	
Zoning	RC (Regional Center)	No change proposed	Yes	
Use		Restaurant	Yes	We note the applicant will need to notify the City Clerk's Office in order to obtain a business license.
Development Sign	Signage is proposed and a permit will be required.	Location proposed		Contact Alan Amolsch at 248-347-0463 for permit information

Prepared by P. Mark Spencer, AICP, Planner 248-735-5607 [mspencer@cityofnovi.org](mailto:mspencer@cityofnovi.org)

## FAÇADE REVIEW

# METCO SERVICES, INC.

**ENGINEERS, ARCHITECTS, & SURVEYORS**

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

October 17, 2008

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

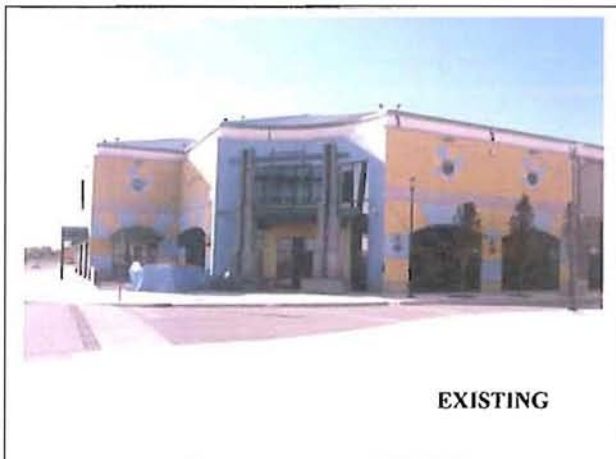
Attn: Ms. Barb McBeth – Deputy Director Community Development

Re: FACADE ORDINANCE REVIEW  
Fountain Walk Rojo Bistro, **SP ZCM08-0057 – Revised Final**  
Façade Region: 1, Zoning District: RC, Project Size: 6,000 Sq. Ft. (approx.)

Dear Ms. McBeth:

The following is the Façade Review of the drawings prepared by Savage Design LLC, dated 10/9/08 for compliance with Novi Ordinance 2520, the Façade Ordinance. The percentages of materials proposed for each façade are as shown on the table below. The maximum (minimum) percentages allowed by the Schedule Regulating Façade Materials are shown in the right hand column. Materials that are in non-compliance are highlighted in bold and marked with an "X".

Drawings Dated 10-9-08	FRONT NORTH FAÇADE	REAR SOUTH FAÇADE	EAST SIDE FAÇADE	WEST FAÇADE	ORDINANCE MAXIMUM
Cultured Stone (new material @ towers)	NA	10%	10%	NA	50%
EIFS (existing material, repainted)	NA	<b>70%X</b>	<b>70%X</b>	NA	25%
CMU (existing material, wall base)	NA	5%	5%	NA	10%
Metal (existing roof material)	NA	10%	10%	NA	25%
Fabric Awnings (new material)	NA	5%	5%	NA	10%





**Comments:**


1. New materials are proposed (fabric awnings and cultured stone) therefore this application is considered an alteration and is subject to the Façade Ordinance per Section 2520, paragraph 6, of the Façade Ordinance.
2. The applicant has indicated that "Cultured Ledge Stone" will be installed directly over the existing masonry used on the tower. The rendering shows copings of an accent color on the proposed for the tower. The applicant should provide sample of this material.
3. The project is located in Façade Region 1, therefore 30% minimum brick is required by the Façade Ordinance. The design is in non compliance with this requirement.
4. The percentage of EIFS exceeds the maximum amount allowed by the Façade Chart. However this is an existing material for which a Section 9 Waiver was previously granted.

**Recommendations:**

1. The design is consistent with the overall project and will generally enhance the visual quality of the project.
2. The EIFS is an existing material, no additional EIFS is proposed, and the proposed paint colors for the EIFS are consistent with the overall Fountain Walk project, which features similar thematic architecture and imaginative use of colors throughout the project.
3. The addition of brick for the sake of meeting the requirement of 30% minimum has severe practical difficulty given that this is an alteration project.
4. **A Section 9 Waiver for the overage of EIFS and underage of Brick is recommended.**

If you have any questions regarding this matter, please contact our office at your convenience.

Sincerely,  
METCO Services, Inc.

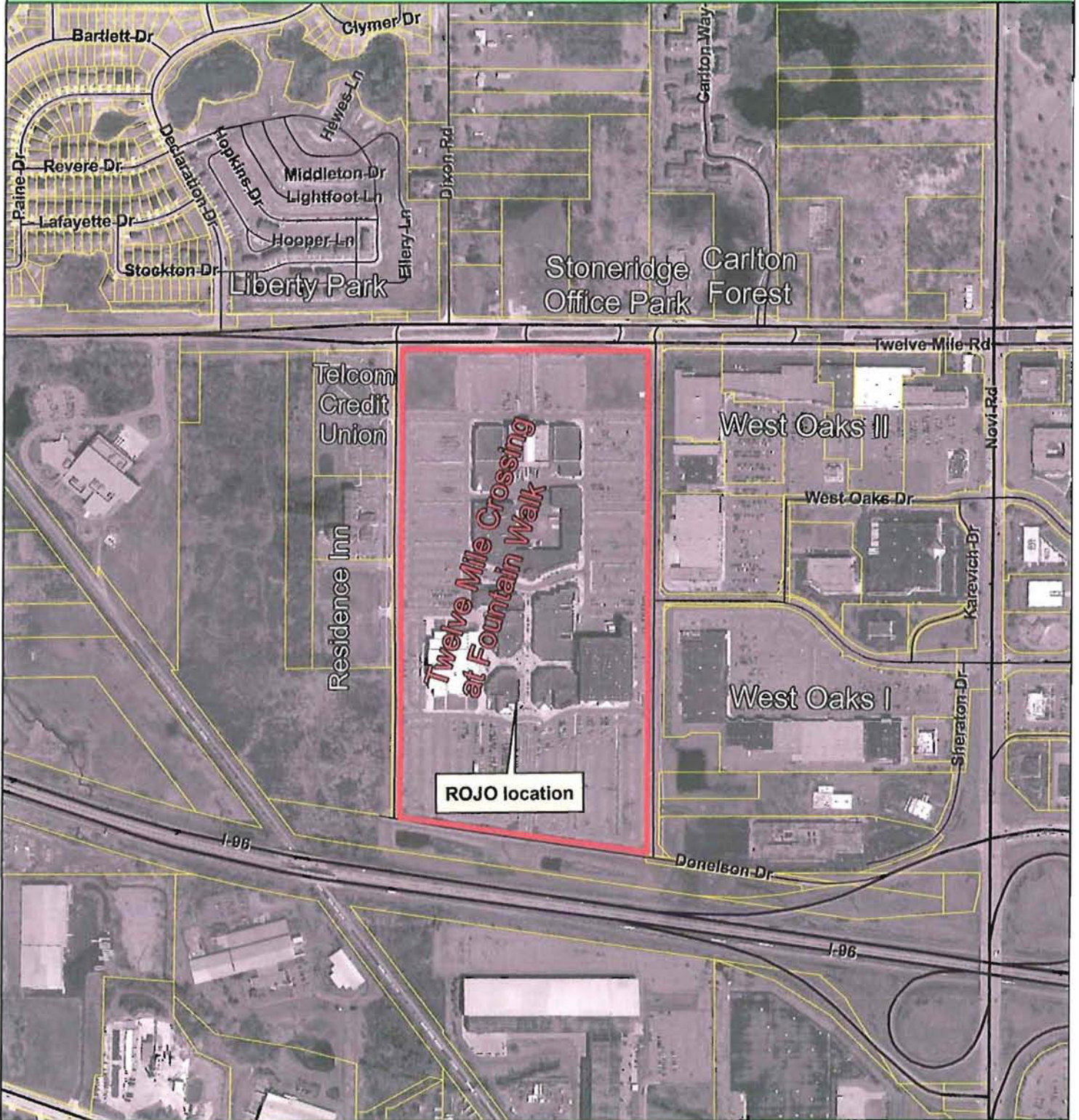


Douglas R. Necci AIA

**MAPS**

**Location/Air Photo**

# ZCM 08-57 Rojo Mexican Bistro Twelve Mile Crossing at Fountain Walk Location Map



**CITY OF NOVI**  
 CREATED BY M.SPENCER 10/23/08  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 NOVI CITY HALL  
 45175 W. TEN MILE ROAD  
 NOVI, MI 48375-3024  
 (248) 347-0475  
 WWW.CITYOFNOVI.ORG



**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.