



cityofnovi.org

NOVI PLAZA Façade Only SP08-38B

NOVI PLAZA SP08-38B

Consideration of the request of Designers Rug Outlet, Inc. for Supplemental Final Site Plan approval for façade only and a Section 9 waiver. The subject property is located in Section 23 at the southeast corner of Grand River Avenue and Novi Road (east building).

Required Action

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

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	12/18/08	Planning Commission acceptance of completion date for Phase 2
Façade	Approval recommended	12/9/08	<ul style="list-style-type: none">• North façade: Section 9 waiver for use of existing E.I.F.S. system, and underage of brick material;• East façade: Panel brick to match unpainted brick on north facade or be faux painted to match north façade; and• South façade: faux painting to match north facade

Motions

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

In the matter Novi Plaza Supplemental Final Site Plan for façade only, SP 08-38B, 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 for north façade:
 - Brick to be restored and faux painted 47%
 - EIFS 46%
 - Metal coping 7%
- b. Using the following material percentages on the east façade:
 - Panel brick 73% with material matching north façade or faux painted to match north façade
 - EIFS 25%
 - Metal coping 2%
- c. Using the following material percentages on the south façade:
 - Brick to be restored and/or faux painted to match north façade 98%
 - Metal coping 2%
- d. Completion of phase 2 by end of third quarter 2009; and
- e. *(additional conditions here if any)*

for the reasons that the proposed façades are consistent with and enhance the building design; are complementary to the existing buildings within the site and the surrounding area; will not detract from the future development in the District; no additional EIFS is proposed; the paint colors are consistent with the overall project and because it is otherwise in compliance with Article 25 and Section 1602.9 of the Zoning Ordinance and all other applicable provisions of the Ordinance; and additional reasons if any...)

Denial Supplemental Final Site Plan for Façade Only and Section 9 Waiver

In the matter Novi Plaza Supplemental Final Site Plan for façade only, SP 08-38B, motion to **deny** and **not** grant a Section 9 Waiver, for the overage of EIFS and underage of Brick:

for the following reasons...

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

December 18, 2008

Planning Review

Novi Plaza Façade Only

SP#08-32B

Petitioner

Designers Rug Outlet, Inc.

Review Type

Supplemental Final Site Plan Façade Only

Property Characteristics

- Site Location: Southeast corner of Grand River Avenue and Novi Road (east building), Section 23
- Site Zoning: TC-1 (Town Center-1)
- Adjoining Zoning: North: TC, Town Center; West, South & East: TC-1
- Site Use(s): Multi-tenant retail, personal service & office – No Change
- Adjoining Uses: North: Town Center Plaza; West: multi tenant retail & fuel station; East & South: restaurant
- Site Size: 0.66 acres
- Building Size: 4,745 square feet (existing easterly building)
- Plan Date: 11/10/08

Project Summary

Designers Rug Outlet, Inc. is proposing to modify the existing non-conforming façade of their existing building that is located at the southeast corner of Grand River Avenue and Novi Road. The subject building is the easterly building on the site, and no changes are proposed for the older former hotel (west) building. The applicant proposes to complete the façade modification for the north elevation (Grand River Avenue frontage) in phase 1 and to complete the modifications of the east and south façade in phase 2. There is no west elevation since this building is attached to the westerly building.

Recommendation

The Supplemental Final Site Plan for a façade change only is **recommended for approval** subject to the Planning Commission finding that the proposed façade meets the requirements of Section 1602.9 (see below), granting a Section 9 façade waiver for the excessive use of EFIS and the underage of brick and Planning Commission acceptance of estimated completion by end of 3rd quarter 2009 for phase 2.

Ordinance Requirements

The Supplemental Final Site Plan for a façade change only was reviewed per the standards of Zoning Ordinance Article 16 (TC-1, Town Center 1) and Section 2520 (see façade review letter).

TC Façade Requirements (Section 1602.9)

The following requirements apply to facades in the TC-1 District:

- All walls must be composed of the same materials;
- Facades shall be primarily of brick or stone;
- When renovations, alterations or additions are made, all facades must be brought into compliance; and
- Planning Commission (or City Council for sites over 5 acres), may approve other alternative material facades if the materials and material combinations will be
 - Consistent with and enhance the building design;
 - Complementary to existing or proposed buildings within the site and the surrounding area.
 - Will not detract from the future development in the District
 - The request is accompanied by a written design statement describing how the selected facade materials will satisfy the above requirements.

See façade review letter for a detailed façade review.

Phasing

The time frame for completing the phasing is the end of 3rd quarter 2009. Staff has no issues with this completion date since this is an existing non-conforming building and upgrading the façade within this time period appears reasonable given the fact that it has been non-conforming for a very long time. The Planning Commission is asked to consider if this is an acceptable schedule.

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:m Spencer@cityofnovi.org) with any questions or concerns.



Prepared by Mark Spencer, AICP, Planner

Attachment: Planning Review Chart

PLANNING REVIEW SUMMARY CHART

Review Date: 12/18/08
Project Name: Novi Plaza Façade Only
Project Number: SP08-38B Revised Final Site Plan Façade Only
Plan Date: 11/10/08

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Town Center Commercial	No change proposed	Yes	
Zoning	TC-1 (Town Center-1)	No change proposed	Yes	
Use	Retail, office and personal service	No change proposed	Yes	
Development Sign	Signage is proposed and a permit will be required.	Locations proposed		Contact Alan Amolsch at 248-347-0463 for permit information

Prepared by P. Mark Spencer, AICP, Planner 248-735-5607 mspencer@cityofnovi.org

FAÇADE REVIEW



December 9, 2008

FACADE ORDINANCE REVIEW

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

Attn: Ms. Barb McBeth – Deputy Director Community Development

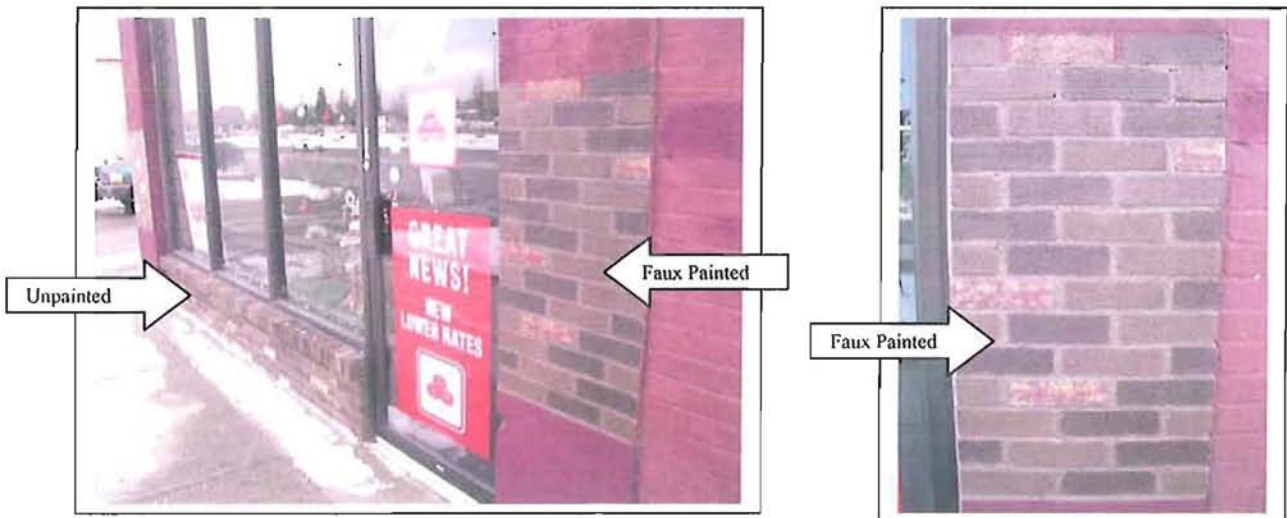
Re: Novi Plaza, 43343 Grand River, SP08-38 – Review No. 3
 Façade Region: 1, Zoning District: TC-1, Project Size: 4,700 Sq. Ft.

Dear Ms. McBeth:

The following is the Façade Review No. 3 for the above referenced project, for compliance with Novi Ordinance 2520, the Façade Ordinance, and Section 1602, the TC/TC-1 Ordinance. The applicant has submitted revised plans prepared by JMADA Architects Inc of Novi, Michigan, dated 11/10/18. The percentages of materials indicated on the drawings are shown in 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 10/16/08	NORTH FACADE	SOUTH FACADE	EAST FACADE	WEST FACADE	ORDINANCE MAX. (MIN.)
BRICK (to be restored)	47%X	98%	73%	N/A	100% (30%)
EIFS	46%X	0%	25%	N/A	25%
WOOD SIDING	0%	0%	0%	N/A	0%
METAL COPING	7%	2%	2%	N/A	50%

North Façade – As shown above the north façade is in noncompliance with the façade chart due to insufficient percentage of brick and excessive percentage of EIFS. In response to our previous review letter and several meetings with planning staff the applicant has prepared several demonstrations of the faux painting of brick, the chosen method or restoring the brick. After several refinements in the colors, the most recent example can be seen in the photographs below. The objective was to achieve a match between the existing unpainted brick (located below the windows), and the remaining brick which was found to be badly damaged and having many coats of paint, the most recent coat being red colored. It is our recommendation that the applicant has demonstrated an adequate match and that faux painting is a viable method of restoring the damaged brick. This approach is reasonable given the unique conditions and substantial age of this project. A Section 9 waiver is therefore recommended for the north façade, contingent upon all damaged (red painted) brick beings faux painted as demonstrated.



East Façade – The east façade is currently painted concrete block, which is in substantial non-compliance with the façade chart. The applicant has proposed installing “panel brick” on this façade which will bring the east façade into full compliance. **Approval is recommended contingent on the “panel brick” on the east façade either exactly matching the existing unpainted brick on the north façade (which will be difficult or impossible), or being faux painted as demonstrated on the north façade.**

South Façade – The south façade is currently painted wood siding, which is in substantial non-compliance with the façade chart. The applicant has proposed removing the wood siding and restoring the underlying brick. It should be noted that the extent and condition of the underlying brick is uncertain and it is unlikely that the existing brick will match the existing unpainted brick on the north façade. Therefore, **approval is recommended contingent upon the south façade being treated similarly to the north and/or east façades using faux painting as demonstrated.**

Roof Equipment Screening – The applicant has revised the drawings to indicate roof screening on all 4 sides of the unit. The roof equipment screening is identified as “Phase 1”.

TC / TC – 1 Ordinance - This project also falls under the jurisdiction of Section 1602, Paragraph 9 of the TC / TC-1 Ordinance. The ordinance requires that all facades be “primarily of brick and stone, which may be augmented by materials complimentary to brick and stone.” It is recommended that the proposed design is consistent with the intent and purpose of this section. Additionally, the ordinance requires that the entire building be brought into compliance when “additions and alterations” are proposed. The applicant has indicated that completion of the east and south façades will occur as “Phase 2”.

Note 8 on the drawing indicates “Phase 2 work to be completed by the third quarter of 2009.”

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

Sincerely,

Sincerely,
DRN Architects, PC



Douglas R. Necci AIA

Applicant Response Letter

Mr. Mark Spencer
City of Novi
45175 W. Ten Mile Rd
Novi, MI 48375
mspencer@cityofnovi.org

Date: 12/23/2008

Subject: Novi Plaza Façade Ordinance Review

Dear Mr. Spencer,

The followings are the Façade plans prepared by JMDA Architects Inc of Novi, Michigan dated 11/10/18. The objective is to achieve a viable method of restoring the existing underlying bricks to the original brick colors. I am planning to fully comply with the Novi Ordinance 2520, the Façade Ordinance section 1602, and the TC/TC-1 Ordinance.

North Façade (Phase-1)

The proposal colors for the faux painting of the north façade have been presented on the north Façade. Phase-1 project will be completed as soon as the approval has been granted by the City of Novi. The below colors will be used to match the existing bricks.

Brick "A" Use SW6076 Flat (Sherwin Williams) 60% of the bricks gets this color.
Brick "B" Use SW6090 Flat (Sherwin Williams) 40% of the bricks gets this color.
Mortar Use SW1084 Flat (Sherwin Williams) This gets applied to entire wall as first step, then masked-off for preparation of above.
Sponge Use SW6117 Flat (Sherwin Williams) This gets sponged on lightly to random bricks.

East Façade (Phase-2)

The east façade is currently concrete painted block. The proposal is to install "Panel brick " on this façade which will bring it into compliance. The color on the east façade will be a close matching of the original unpainted brick on the north side or being faux painted as north façade proposal. East façade phase-2 proposal will be completed by the third quarter of 2009.

South Façade (Phase-2)

The south façade is currently painted wood siding. The proposal is to remove the existing wood siding and restore the underlying bricks as presented in the faux painting of the north façade as indicated above. South façade phase-2 proposal will be completed by the third quarter of 2009.

Roof Equipment Screening (Phase-1)

The proposal is to install roof screening on all 4 sides of the A/C unit. This proposal will be completed upon granted proposal approval from the City of Novi.

If you have any questions regarding this matter, please do not hesitate to contact me at your convenience. Thank you very much for your cooperation.

Sincerely,

Behrouz Pakray

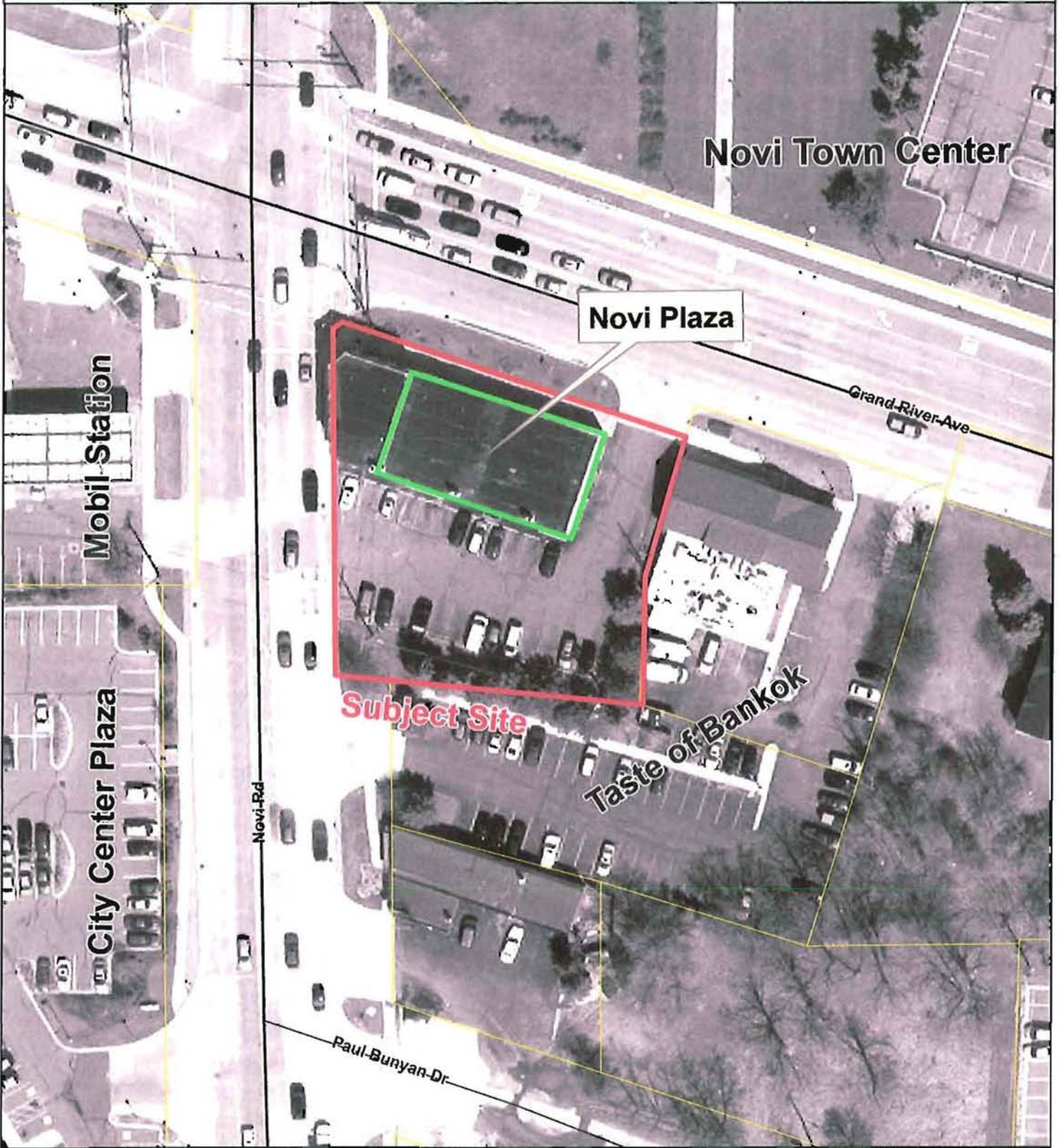
A handwritten signature in blue ink, appearing to read 'B. Pakray', with a large, stylized flourish at the end.

Novi Plaza,
43343 Grand River
Novi, Michigan 48382
behrouz_2894@yahoo.com
(248) 444-7308

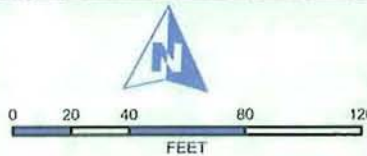
MAP

Location/Air Photo

Novi Plaza Location Map



CITY OF NOVI
PLANNING DIVISION
45175 W. TEN MILE ROAD
NOVI, MI 48376-3024
(248) 347-0476
MARK SPENCER, AICP, PLANNER
CREATED: 10/23/08



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.