



21211 HAGGERTY ROAD FACADE JSP 20-22

21211 HAGGERTY ROAD FACADE JSP 20-22

Consideration of the request of Joe Manuel for a Section 9 Façade Waiver. The subject property is located in Section 36, at the southwest corner of Haggerty Road and Orchard Hill Place. The subject property is approximately 1.36 acres located within the OSC, Office Service Commercial District. The applicant has painted the existing fascia of the building prior to seeking approval.

Required Action

Approval or denial of a Section 9 Façade Waiver

REVIEW	RESULT	DATE	COMMENTS
Facade	Approval NOT Recommended	8-4-20	Section 9 Waiver is required for painted façade.

Motion sheet

Denial- Section 9 Façade Waiver

In the matter of 21211 Haggerty Road, JSP20-22, motion to **deny** the Section 9 Façade Waiver, based on Zoning Ordinance Section 5.15:

- a. The proposed yellow color is not in keeping with the intent, purpose and spirit of Section 5.15.2, which indicates that the use of dissonant and/or intense colored facade materials shall be deemed inconsistent with this Section;
- b. The new yellow color is not harmonious with adjacent unaltered portions of the building, since the building is constructed of a traditional brick material;
- c. The ordinance indicates that the selected colors of the façade and roof materials shall be considered an integral part of the building design and shall exhibit evidence of coordination and selection with respect to the overall visual effect of the building, which is not evident with the new color selection;
- d. The use of intense colors intended to increase the visual presence of the building is prohibited;
- e. The applicant has not provided the required written design statement or a justification to describe how the selected color "will be consistent with and will enhance the building design concept and how the...color properly relates to buildings in the surrounding area"; and
- f. The applicant may propose a more subdued color that is harmonious in hue, tone and intensity with other façade materials.

(This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

-OR-

Approval – Section 9 Façade Waiver

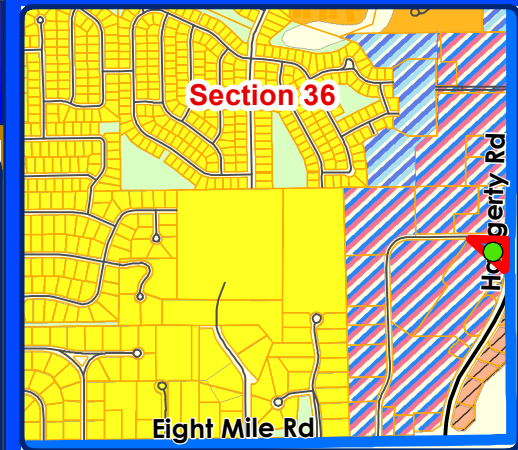
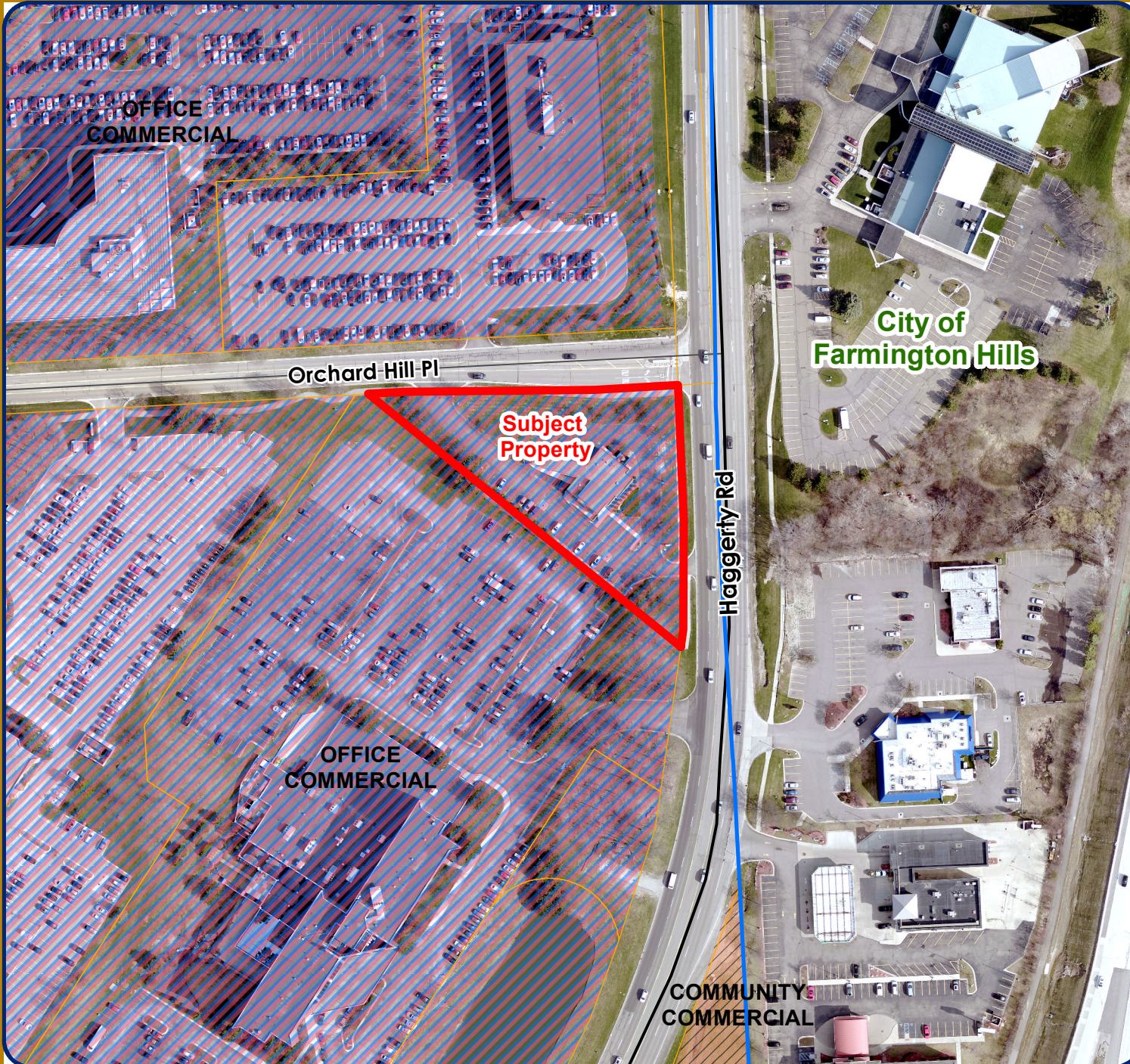
In the matter of 21211 Haggerty Road, JSP20-22, motion to **approve** the Section 9 Façade Waiver, for the following reasons...

(This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

MAPS
Location
Zoning
Future Land Use
Natural Features

JSP 20-22 21211 HAGGERTY ROAD FACADE

FUTURE LAND USE



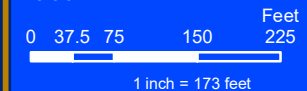
LEGEND

- Single Family
- Multiple Family
- Community Office
- Office Commercial
- Community Commercial
- Private Park
- 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: Lindsay Bell
 Date: 9/11/20
 Project: 21211 Haggerty
 Version #: 1

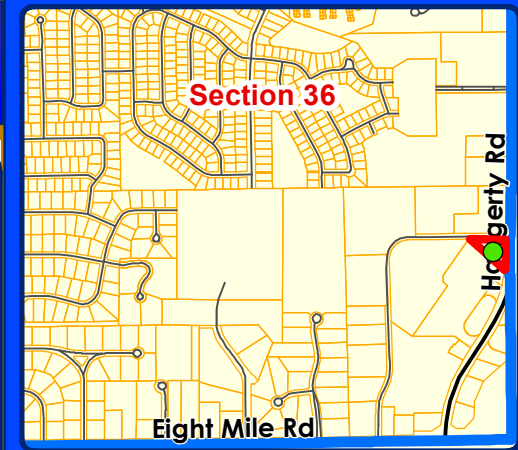
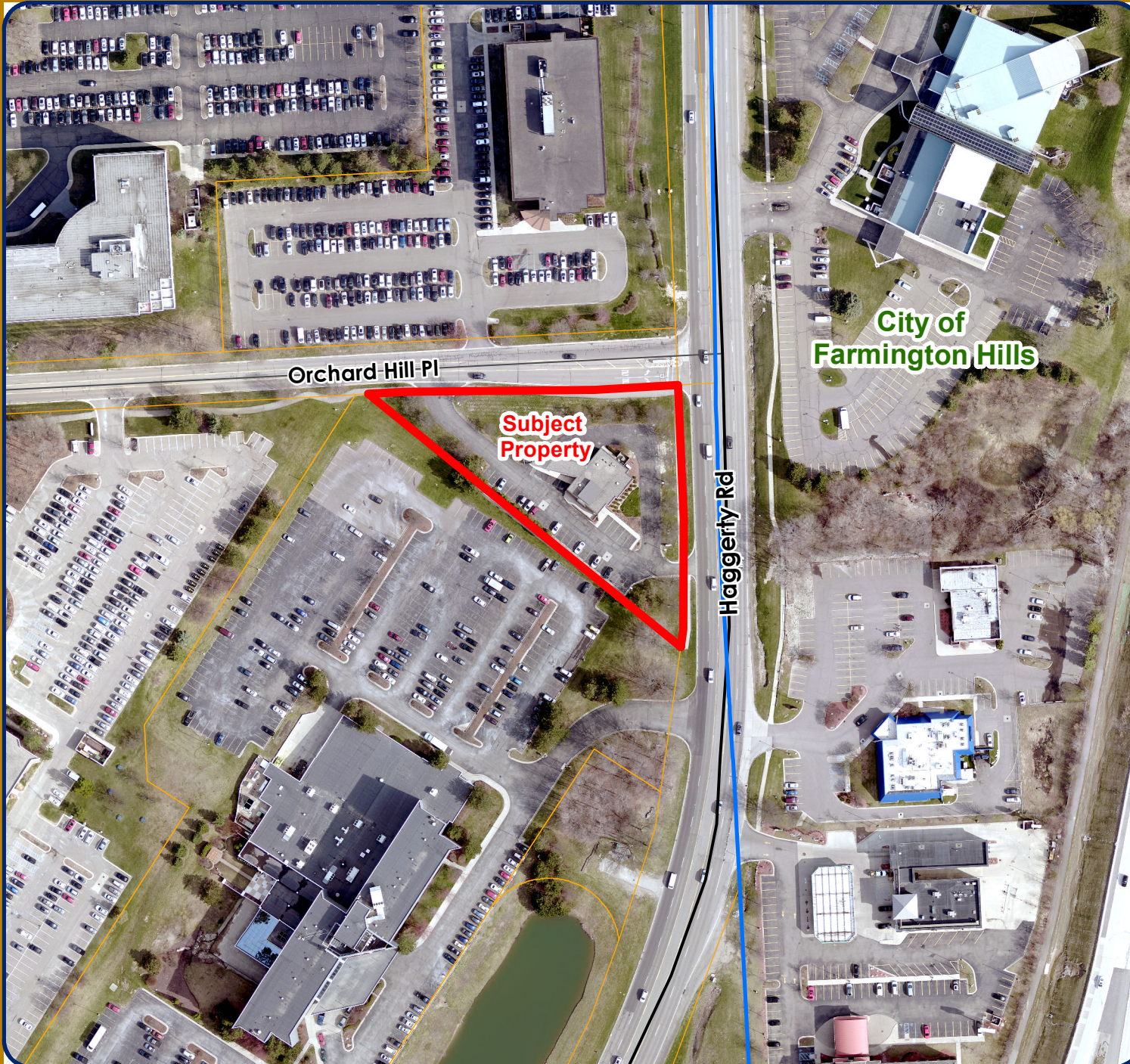


MAP INTERPRETATION NOTICE


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.

JSP 20-22 21211 HAGGERTY ROAD FACADE

LOCATION



LEGEND

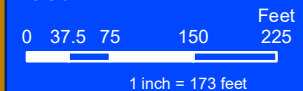
 Subject Property



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Lindsay Bell
Date: 9/11/20
Project: 21211 Haggerty
Version #: 1

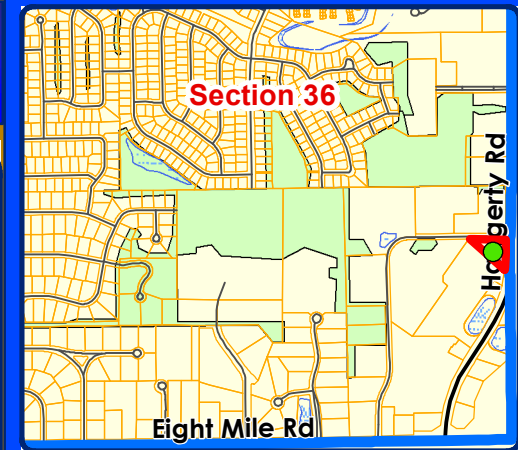
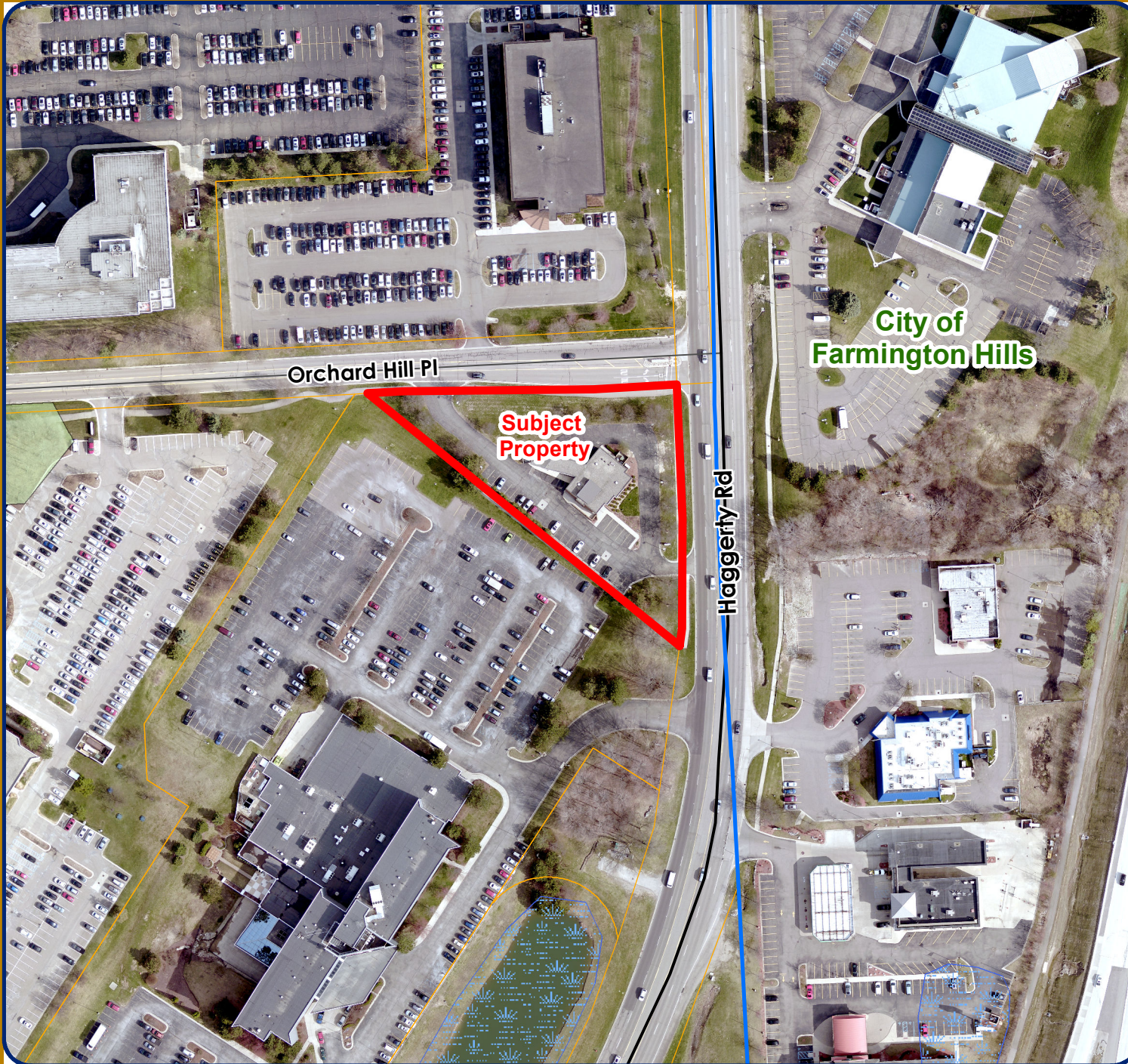


MAP INTERPRETATION NOTICE




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.


JSP 20-22 21211 HAGGERTY ROAD FACADE

NATURAL FEATURES



LEGEND


-  WETLANDS
-  WOODLANDS
-  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: Lindsay Bell
Date: 9/11/20
Project: 21211 Haggerty
Version #: 1

0 37.5 75 150 225 Feet
1 inch = 173 feet

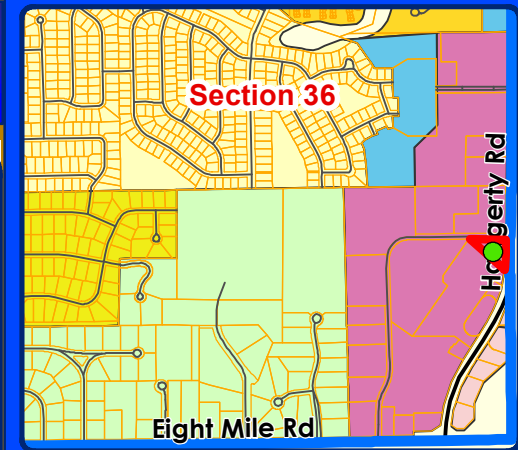
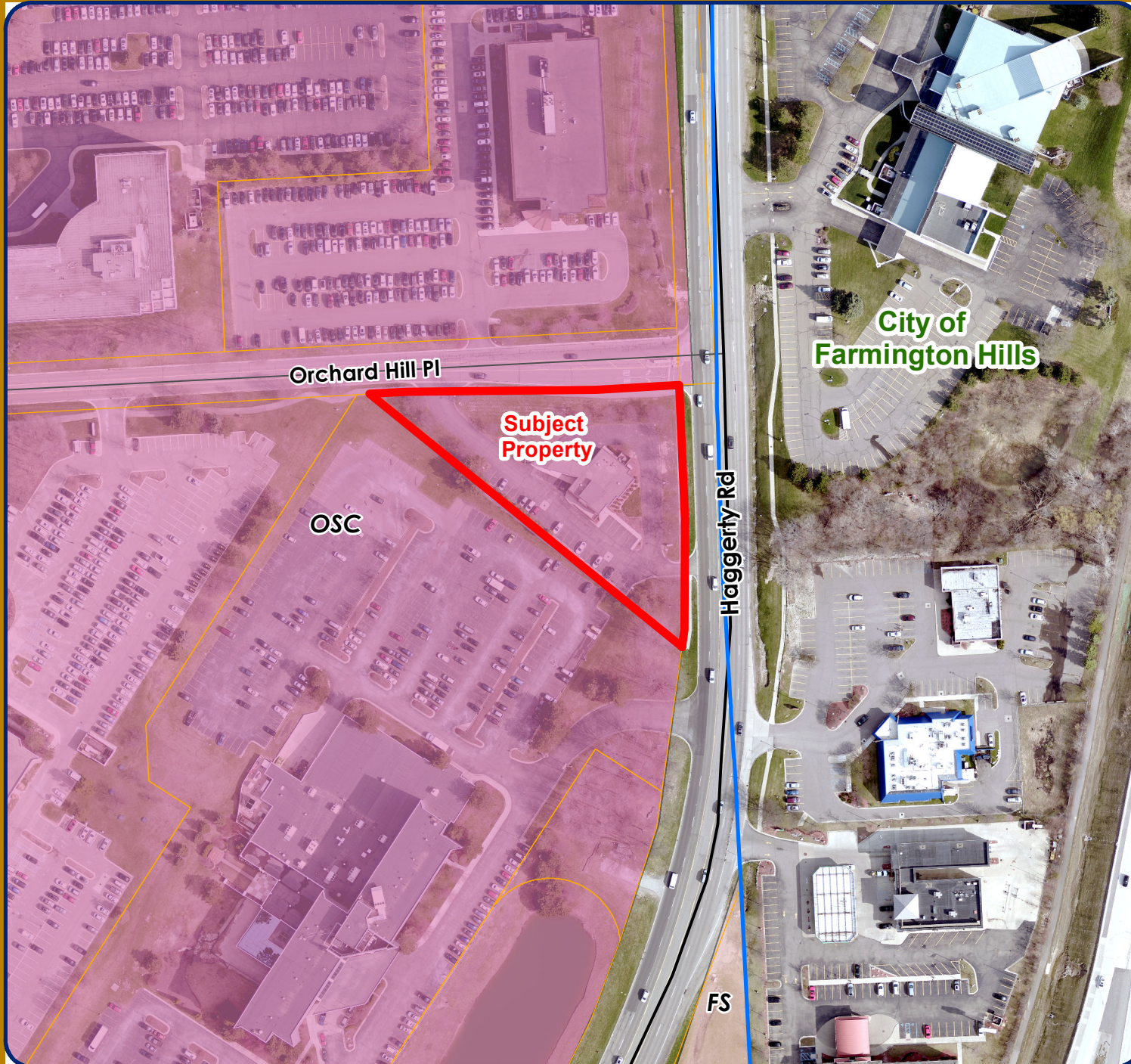


MAP INTERPRETATION NOTICE

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.


JSP 20-22 21211 HAGGERTY ROAD FACADE

ZONING



LEGEND


- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-3: One-Family Residential District
- RM-1: Low-Density Multiple Family
- FS: Freeway Service District
- OS-1: Office Service District
- OSC: Office Service Commercial
- 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: Lindsay Bell
Date: 9/11/20
Project: 21211 Haggerty
Version #: 1

0 37.5 75 150 225 Feet
1 inch = 173 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.

BEFORE/AFTER PHOTOS

BEFORE: AERIAL PHOTO TAKEN 4/11/2020





PLANNING MEMO

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: LINDSAY BELL, AICP, SENIOR PLANNER *LAB*
THROUGH: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: JSP20-22 LOCATED AT 21211 HAGGERTY ROAD FACADE
DATE: SEPTEMBER 11, 2020

The purpose of this memo is to provide a description of an agenda item for consideration: JSP20-22 located at 21211 Haggerty Road. Some months ago, the applicant, Joe Manuel, painted the previously white fascia on the building a yellow color to match the corporate color of his business, a Weichert realty office. The change was noticed by an Ordinance enforcement officer, who inquired whether the façade alteration had been approved.

On learning the change had not been approved by the Community Development Department, the applicant was notified that an application was required. The applicant submitted the application for a façade alteration, which was reviewed by the City's Façade Consultant. His review letter is in your packet.

The applicant was told the façade alteration could not be approved administratively as it is inconsistent with Section 5.15.2 of the Zoning Ordinance, but a Section 9 façade waiver could be requested from the Planning Commission. The applicant has declined to provide a letter justifying his request, but does wish to address the Planning Commission at the meeting on September 16, 2020.

FAÇADE REVIEW



August 4, 2020

**Status: Not Approved,
Section 9 Waiver Required**

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

Attn: Ms. Barb McBeth – Director of Community Development

Re: **FACADE ORDINANCE REVIEW, Weichert Realtors, 21211 Haggerty, JSP20-22**
Façade Region: 1, Zoning District: OSC

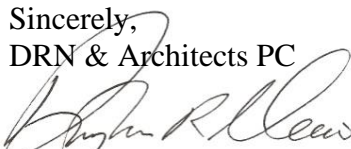
Dear Ms. McBeth:

This application is considered a Façade Alteration as defined in Section 5.15.6 of the Ordinance. Section 5.15.6 requires that painting for the purpose of changing the color of a façade material requires review by the Community Development Department. In this case the alteration consists of the painting of the existing fascia as shown below. The color was not approved prior to installation.



Section 5.15.2 of the Ordinance requires that the color of each façade material be harmonious with other materials on the same building as well as adjacent buildings. The use of intense colors intended to increase the visual presence of the building is prohibited. It is our observation that the yellow color is inconsistent with the Section 5.15.2 of the Façade Ordinance. A Section 9 Waiver would be required for this deviation. Alternately, the applicant may propose a more subdued color that is harmonious in hue, tone and intensity with the other façade materials (brick).

If you have any questions regarding this review, please do not hesitate to call.

Sincerely,
DRN & Architects PC

Douglas R. Necci, AIA