



# CITY of NOVI CITY COUNCIL

Agenda Item **K**  
February 22, 2010

cityofnovi.org

**SUBJECT:** Approval of the request of Schroeder and Holt Architects for a Section 9 façade waiver for the existing Kohl's store located in the West Oaks Shopping Center, SP 10-04. The applicant is proposing to redesign a portion of the existing front façade of the Kohl's store and requires a waiver for an overage of EIFS. The property is located at 43550 West Oaks Drive in the RC, Regional Center District.

**SUBMITTING DEPARTMENT:** Community Development Department - Planning

**CITY MANAGER APPROVAL:** 

**BACKGROUND INFORMATION:**

The applicant is proposing to redesign a portion of the existing front façade of the Kohl's store at the West Oaks Shopping Center. Modifications to the façade are shown on the attached elevations and include the relocation of the "Kohl's" sign, the redesign of the two entrances, elimination of three display cases and changes to the existing color scheme. Minor changes are being made to the barrier free ramp, but no other site changes are being proposed at this time.

The Section 9 Façade waiver is needed for the addition of an EIFS (Exterior Insulating Finish System) element in the center of the front façade. This new vertical element will provide a background to the relocated "Kohl's" sign. Combined with the existing EIFS on the building façade, the percentage of EIFS will be increased to 32% of the east elevation coverage, while the ordinance allows a maximum of 25% EIFS on any elevation. It is the opinion of the City's Façade consultant that the design generally enhances the appearance of the façade and is consistent with the purposes of the ordinance. The colors, as proposed in subdued earth tones, will harmonize well with adjacent façades. A Section 9 façade waiver is recommended.

Per Section 1703 of the Zoning Ordinance, waivers in the RC District require approval of the City Council after a recommendation from the Planning Commission. This matter appeared before the Planning Commission on February 10, 2010. The Planning Commission recommended approval of the requested waiver. Additionally, the Planning, Facade, and Fire review letters all recommended approval of the requested waiver.

**RECOMMENDED ACTION:** Approval of the request of Schroeder and Holt Architects for a Section 9 façade waiver for the Kohl's store, SP 10-04, for an overage of EIFS, for the following reasons:

- The proposed façade design will generally enhance the visual quality of the project and is generally consistent with the intent and purpose of the Façade Ordinance, Section 2520.
- The color selections are carefully coordinated and will harmonize with both new and existing materials.

	1	2	Y	N
Mayor Landry				
Mayor Pro-Tem Gatt				
Council Member Crawford				
Council Member Fischer				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

**MAPS**

**Location/Air Photo**

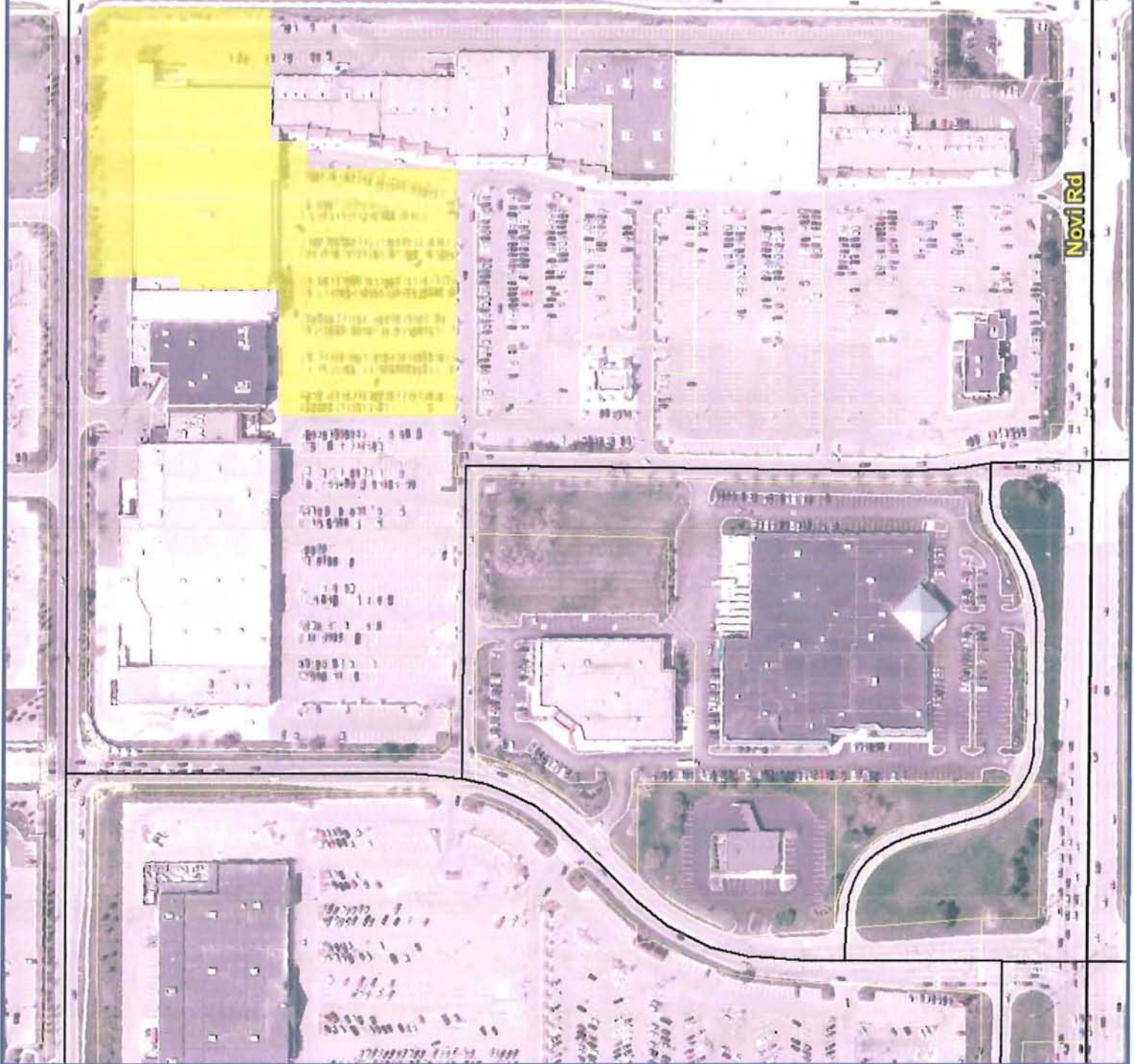
# Kohl's Facade Upgrades SP 10-04

Location

Twelve Mile Rd

Twelve Mile Rd

Novi Rd



Map Author: Kristen Kapelanski  
Date: February 2, 2010  
Project: Kohl's Facade Upgrades SP 10-04  
Version #: 1.0

## Map Legend

 Subject Property

### MAP INTERPRETATION NOTICE

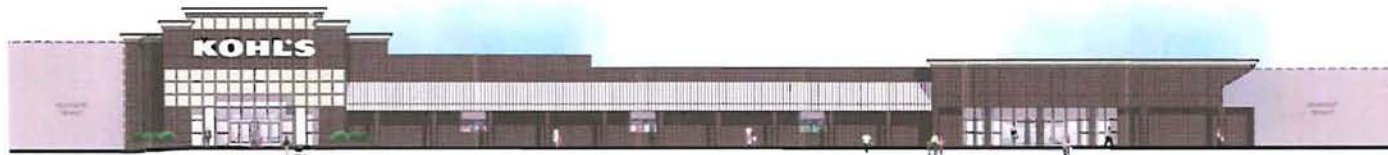
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate 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.



City of Novi  
Department Division  
45175 W Ten Mile Rd  
Novi, MI 48375  
cityofnovi.org



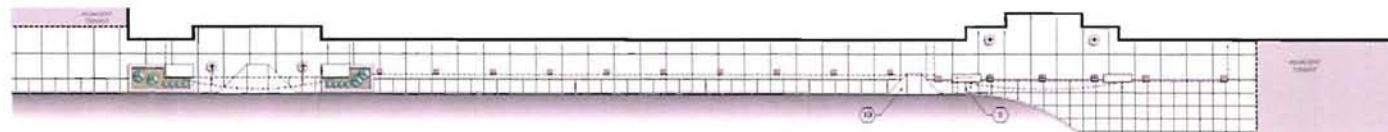
**PROPOSED ELEVATION**



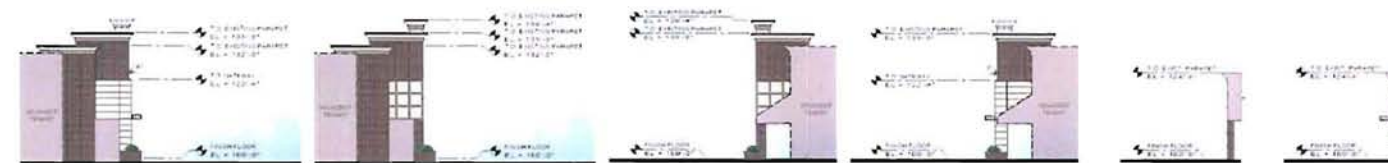
EXISTING FRONT ELEVATION



NEW FRONT ELEVATION



HARDSCAPE PLAN



NEW LEFT ENTRY  
LEFT SIDE ELEVATION

EXISTING LEFT ENTRY  
LEFT SIDE ELEVATION

EXISTING LEFT ENTRY  
RIGHT SIDE ELEVATION

NEW LEFT ENTRY  
RIGHT SIDE ELEVATION

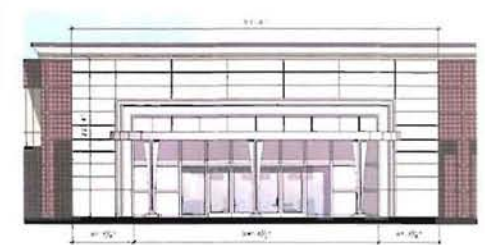
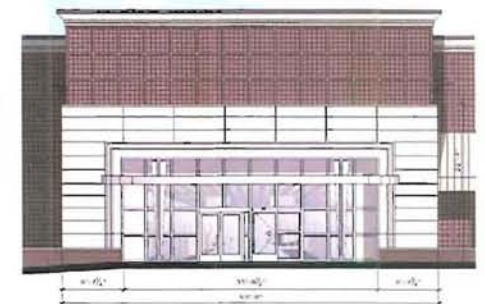
EXISTING RIGHT ENTRY  
SIDE ELEVATION

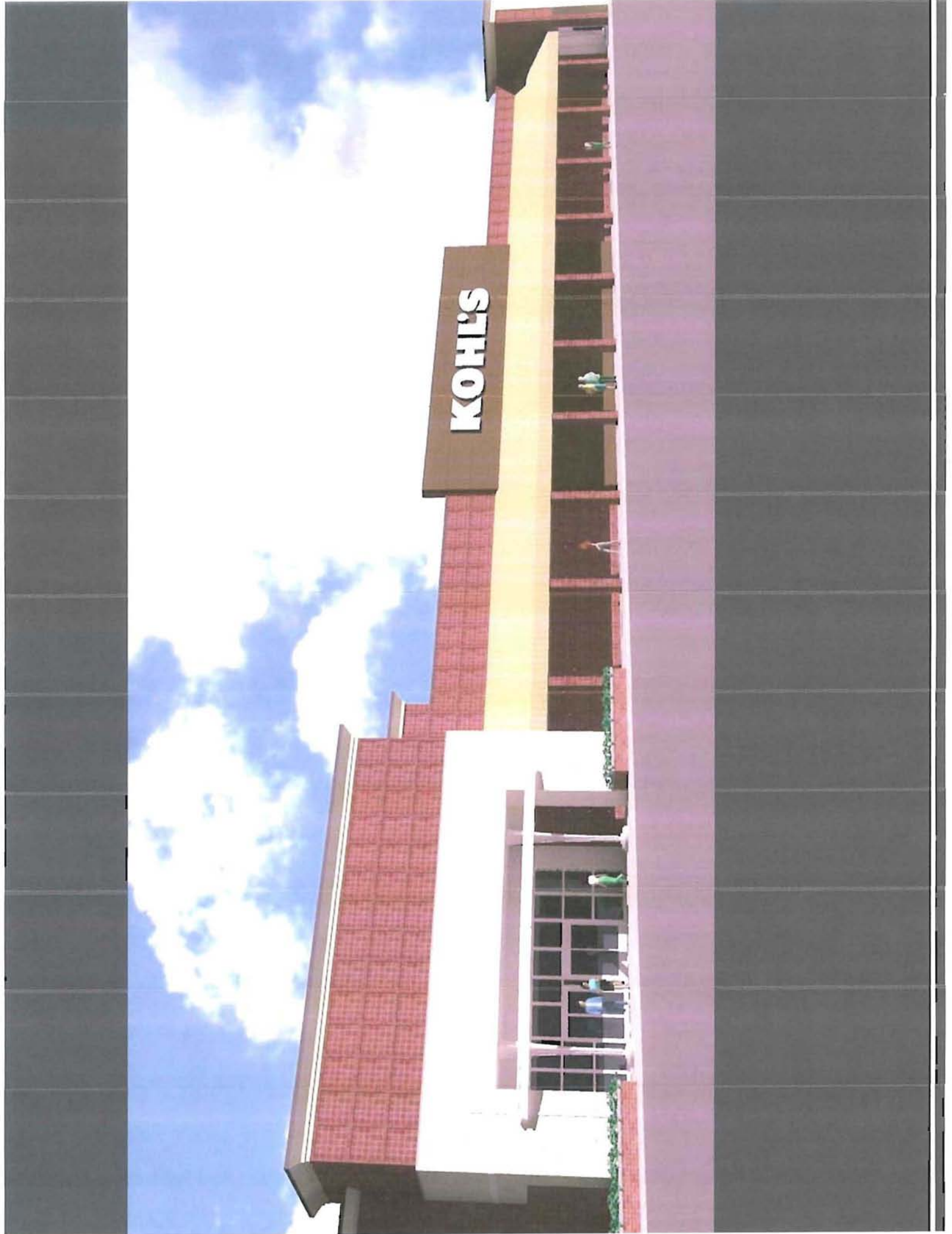
NEW RIGHT ENTRY  
SIDE ELEVATION

SIDE ELEVATIONS

**KEYNOTE LEGEND**

- 15 EXISTING SIGN
- 1 EXTERIOR ILLUMINATION & PHOTO SYSTEM (LITE) - 120V/1FT
- 2 EXTERIOR ILLUMINATION & PHOTO SYSTEM (LITE) - 120V/1FT
- 3 EXTERIOR ILLUMINATION & PHOTO SYSTEM (LITE) - 120V/1FT
- 4 EXTERIOR ILLUMINATION & PHOTO SYSTEM (LITE) - 120V/1FT
- 5 STEEL TUBING (C) PAINT COLOR: "RALPH WHITE"
- 6 METAL PANEL (C) PAINT COLOR: "RALPH WHITE"
- 7 ALUMINUM GLASS DOOR
- 8 METAL & GLASS DOOR AND FRAME (PERMANENT) (PERMANENT AT REQUIRED)
- 9 EXTERIOR ILLUMINATION & PHOTO SYSTEM (LITE) - 120V/1FT
- 10 METAL & GLASS DOOR AND FRAME (PERMANENT) (PERMANENT AT REQUIRED)
- 11 PROPOSED LOCATION FOR NEW ACCESSIBLE RAMP
- 12 PAINT & STAIN (C) COLOR TO MATCH EXISTING PAINT
- 13 EXTERIOR ILLUMINATION & PHOTO SYSTEM (LITE) - 120V/1FT
- 14 EXTERIOR ILLUMINATION & PHOTO SYSTEM (LITE) - 120V/1FT
- 15 NEW GLASS METAL DOOR (COLOR TO MATCH EXISTING METAL)





**PLANNING COMMISSION ACTION SUMMARY  
FEBRUARY 10, 2010**



## **Excerpt From PLANNING COMMISSION ACTION SUMMARY**

CITY OF NOVI  
Regular Meeting  
**Wednesday, February 10, 2010 | 7 PM**  
Council Chambers | Novi Civic Center | 45175 W. Ten Mile  
(248) 347-0475

### **ROLL CALL**

**Present:** Members Victor Cassis, David Greco, Andrew Gutman, Michael Lynch, Michael Meyer, Mark Pehrson, Leland Prince

**Absent:** Members David Baratta (excused), Brian Larson (excused)

**Also Present:** Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; Kristin Kolb, City Attorney

### **MATTERS FOR CONSIDERATION**

1. **KOHL'S DEPARTMENT STORE, SP10-04**

Consideration of the request of Schroeder & Holt Architects for a recommendation to City Council for a Section 9 Façade Waiver. The subject property is located at 43550 West Oaks Drive in the West Oaks II shopping center in the RC District. The applicant is proposing to redesign the façade of the existing Kohl's store.

**In the matter of Kohl's Façade Updates, SP10-04, motion to recommend approval to City Council for a Section 9 Waiver for the overage of EIFS for the reason that the proposed façade will generally enhance the visual quality of the project, the color selections are carefully coordinated and will harmonize with both new and existing materials and because it is otherwise in compliance with Article 25 and Article 17 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 7-0.***



**PLANNING REVIEW**



## PLAN REVIEW CENTER REPORT

January 25, 2010

### Planning Review

Kohl's Novi

SP #10-04

---

#### **Petitioner**

Schroeder & Holt Architects

#### **Review Type**

Preliminary/Final Site Plan

#### **Property Characteristics**

- Site Location: 43550 West Oaks Drive
- Zoning: RC, Regional Center
- Adjoining Zoning: RC in all directions
- Site Use(s): Existing Kohl's Department Store (within existing West Oaks Shopping Center)
- Adjoining Uses: Various retail within West Oaks Shopping Center
- Plan Date: 01/04/10

#### **Project Summary**

Kohl's is proposing to redesign a portion of the existing front façade at the West Oaks Shopping Center. Modifications to the façade are shown on the submitted plans and include relocation of the "Kohl's" sign to a location between the two entrance doors, redesign of the two entrances and elimination of three display cases. Existing materials are to remain and be repainted with the addition of an EIFS element in the center of the front façade. Other updates include the removal and replacement of the existing cornice and minor changes in the color scheme. Minor changes are being made to the barrier free ramp, but no other site changes are being proposed at this time.

#### **Recommendation**

Approval of the Preliminary/Final Site Plan is recommended, per the Façade Consultant's review. However, to permit the design as is, a Section 9 waiver would be required and is recommended. Alternately, the applicant could adjust the design to be at or below the 25% ordinance maximum for EIFS. Please see the façade consultant's review letter for additional information.

#### **Ordinance Requirements**

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 17 (Regional Center District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance.

Kohl's Novi, SP# 10-04  
Preliminary/Final Site Plan  
January 25, 2010

1. Façade Review: The applicant should review the façade consultant's review letter. The following two options are available: (1) The applicant can choose to be scheduled for an upcoming Planning Commission meeting for the consideration of a Section 9 façade waiver; or (2) The applicant can redesign the eastern façade to be at or below the 25% ordinance maximum for EIFS.
2. Exterior Signage: Exterior signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland at 248-347-0438 for information on sign permits.

Please contact the Planning Division with any questions about this review or any of the other reviews for the project, or if you do not receive a complete package of review letters. (Letters needed: Planning, Facade)

  
\_\_\_\_\_  
Planning Review by Kristen Kapelanski  
248-347-0586 or [kkapelanski@cityofnovi.org](mailto:kkapelanski@cityofnovi.org)

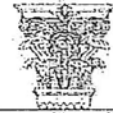
**FAÇADE REVIEW**



Phone: (248) 880-6523  
 E-Mail: [ducecci@drnarchitects.com](mailto:ducecci@drnarchitects.com)  
 Web: [drnarchitects.com](http://drnarchitects.com)

DRN & ASSOCIATES, ARCHITECTS, PC

50850 Applebrooke Dr., Northville, MI 48167



January 22, 2010

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

Re: **FACADE ORDINANCE**  
**Kohl's Novi - Facade Revision**  
**SP 10-04**  
 Façade Region: 1, Zoning District: RC

Dear Ms. McBeth;

The following is the Facade Review for Final Site Plan for the above referenced project based on the drawings prepared by Schroeder & Holt Associates, dated 1/4/10. The percentages of materials proposed for each façade are as shown on the table below. The maximum (and minimum) percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the right hand column. Materials in non-compliance with the Facade Schedule are highlighted in bold.

The applicant is proposing enhancement to the existing storefront to the Kohl's building. Modifications consist primarily of the redesign of the two entrances and elimination of the display cases located in the wall between the entrances. Existing brick, EIFS cornices and standing seam metal roof above the covered walkway connecting the two entrances are proposed to remain. The existing standing seam metal roof is proposed to be painted.

This application represents a revision to a previously submitted design that was in full compliance with the Facade Chart. A vertical element constructed of EIFS has been added that serves as a background to the "Kohls" sign.

	East (Front)	West	South	North	Ordinance Maximum (Minimum)
Brick	48.0%	NA	NA	NA	100% (30%)
EIFS	<b>32.0%</b>	NA	NA	NA	25%
Standing Seam Metal (Roof)	18.0%	NA	NA	NA	25%
Flat Metal trim	2.0%	NA	NA	NA	50%

As shown above the increased EIFS results in the percentage of EIFS exceeding the maximum percentage allowed by the Ordinance. A section 9 Waiver therefore required.

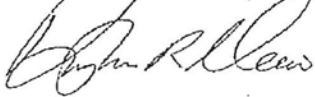
**Recommendations:** It is our recommendation that the design generally enhances the appearance of the facade and is consistent with the intent and purpose of the Facade Ordinance Section 2520. The Ordinance states that colors should be harmonious and/or complementary to other colors used on the subject building as well as adjacent buildings. The colors proposed are subdued earth tones that harmonize well with adjacent materials as evidenced by the color sample board provided. A Section 9 Waiver is therefore recommended.

**Notes to the Applicant:**

1. Inspections - The City of Novi requires Façade Inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. This should occur immediately after the materials are delivered. Materials must be approved before installation on the building. Please contact the Novi Building Department's Automated Inspection Hotline at (248) 347-0480 to request the Façade inspection.

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

Sincerely,  
DRN & Associates, Architects PC



Douglas R. Necci, AIA

**FIRE REVIEW**



January 25, 2010

**CITY COUNCIL**

Mayor  
David B. Landry

Mayor Pro Tem  
Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

Justin Fischer

**City Manager**  
Clay J. Pearson

**Assistant City Manager**  
Pam Antil

**Fire Chief**  
Frank Smith

**Deputy Fire Chief**  
Jeffrey Johnson

TO: Barbara McBeth, Deputy Director  
Community Development, City of Novi

RE: Kohl's Façade Alteration, 43550 West Oaks Dr.  
SP10-04, Façade Review Only

Dear Ms. McBeth,

The above plan has been reviewed and it is **Recommended for Approval.**

Sincerely,

Michael W. Evans  
Fire Marshal

cc: file



**APPLICANT'S RESPONSE LETTER**



February 3, 2010

Kristen Kapelanski  
City of Novi - Community Development  
45175 W. Ten Mile Road  
Novi, MI 48375

Re: Kohl's Department Store-Remodel Store  
43550 West Oaks Drive  
Novi, MI 48377  
Job No. 3425-10009

Dear Ms. Kapelanski,

The following is our response to the Plan Review Center Report – Planning Review (SP #10-04) dated January 25, 2010. The original review comment is shown in italics and our response in bold.

**Sheet DE-1**

1. *Façade review: The applicant should review the façade consultant's review letter. The following two options are available: (1) The applicant can choose to be scheduled for an upcoming Planning Commission meeting for the consideration of a Section 9 façade waiver or (2) The applicant can redesign the eastern façade to be at or below the 25% ordinance maximum for EIFS...* **After reviewing both options and reading the recommendation of the façade consultant; Kohl's has decided to pursue Option (1) and would like this letter to serve as direction to apply for a Section 9 waiver at the 2/10/10 Planning Commission meeting. A representative from our firm will attend the February 10<sup>th</sup> meeting to field questions, comments or concerns.**

If you have any other additional comments please feel free to contact me at your convenience.

Sincerely,

SCHROEDER & HOLT ARCHITECTS

A handwritten signature in black ink, appearing to read 'Jason Canham', is written over a light blue horizontal line.

Jason Canham  
Project Manager

Cc: Christian Braun - KDS

311 East Chicago Street  
Suite 410  
Milwaukee, WI 53202

p. 414-276-1760  
f. 414-276-1764

www.sha-a2k.com