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Main Street Novi – Phase 2 SP 08-16A

Main Street Novi – Phase 2, SP08-16A

Consideration of the request of Triangle Development, LLC, for a recommendation to City Council for a Section 9 Façade Waiver for the proposed Building 400. The subject property is located in Section 23, south of Grand River Avenue, east of Novi Road, in the TC-1, Town Center District. The subject property is approximately 0.25 acres and the applicant is proposing to construct a mixed-use development on the vacant land to the north and south of the existing Main Street.

Required Action

Recommend approval/denial of the Section 9 façade waiver

REVIEW	RESULT	DATE	COMMENTS
Facade	Approval recommended	06/27/08 Revised 07/10/08	<ul style="list-style-type: none">Approval of the Section 9 waiver recommended for the overage of cast stone and underage of brick materials and awning color selection subject to modification of the metal awnings to a copper color for final approval.

Motions

Approval – Section 9 Façade Waiver

In the matter of Main Street Novi Phase 2, SP 08-16A, motion to **recommend approval** the Section 9 façade waiver for the overage of cast stone on the south and west facades and the underage of brick materials on the west façade and the proposed awning, subject to the following:

- a. Applicant revising the awning color to be in compliance with the Town Center Design manual;
- b. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan; and
- c. *(additional conditions here if any)*

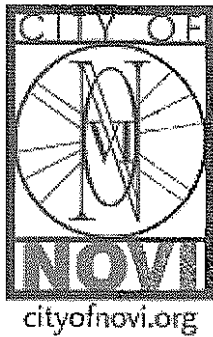
for the following reasons... *(because the plan is otherwise in compliance with Article 16, Section 1602.9 items a through d, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

Denial – Section 9 Façade Waiver

In the matter of Main Street Novi Phase 2, SP 08-16A, motion to **recommend denial** the Section 9 façade waiver, for the following reasons...*(because it is not in compliance with the Ordinance.)*

PLANNING MEMO

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: KRISTEN KAPELANSKI, PLANNER
THRU: BARBARA MCBETH, COMMUNITY DEVELOPMENT
SUBJECT: MAIN STREET PHASE 2 SECTION 9 FAÇADE WAIVER
DATE: JULY 7, 2008

Triangle Development currently has a revised Final Site Plan for Phase 2 of the Main Street development in for review with the Planning Division. The overall Preliminary Site Plan for the Main Street Development was approved by City Council on November 13th, 2006 after recommendation from the Planning Commission. At the July 16th Planning Commission meeting, a revised Preliminary Site Plan and Phasing Plan will be reviewed by the Planning Commission for recommendation to City Council. Since the Preliminary Site Plan will be considered as a whole project, rather than separate pieces, each phase will be reviewed and approved administratively as a final site plan only.

Upon review of the Final Site Plan for Phase 2, Building 400 of the proposed development, the City's façade consultant noted that a Section 9 façade waiver would be required for the overage of cast stone on the south and west facades and the underage of brick on the west façade. The façade consultant recommends approval of the waiver for these materials. The façade review also notes that a waiver is also required for the proposed awning. In the Town Center District, all proposed awnings must be 100 percent copper or copper bearing painted finish. The applicant has proposed a dark bronze colored standing seam roof which does not meet the requirements of the ordinance. The City's façade consultant does not recommend approval of the Section 9 waiver required for the proposed awning. A subsequent conversation with the applicant's architect revealed that the applicant is able to modify the metal awning to meet the ordinance standard for copper.

Since this is an administrative review of the final site plan, the Planning Commission is asked this evening with regard to Phase 2 of the Main Street Development to only consider the Section 9 façade waiver. Since the proposed site is in the Town Center District and larger than five acres, the Planning Commission will be making a recommendation to City Council regarding the

requested waiver, which would be contingent upon approval of the revised Preliminary Site Plan and revised Phasing Plan.

Section 1602.9 of the Town Center ordinance specifies that alternative façade materials may be considered when the following guidelines are satisfied:

- a. The selected façade materials and material combinations will be consistent with and enhance the building design concept.
- b. The selected façade materials and material combinations will be complementary to existing or proposed buildings within the site and the surrounding area.
- c. The use of the selected façade materials and material combinations will not detract from the future development in the Districts of buildings with facades of brick and stone, augmented by materials complementary to brick and stone.
- d. The request is accompanied by a written design statement describing how the selected façade materials will satisfy the above requirements.

If the Planning Commission is inclined to recommend approval of the façade waiver, these conditions should be noted in the motion.

If any Commissioner has any questions or needs additional information please contact Kristen Kapelanski in the Planning Division at 248-347-0586 or kkapelanski@cityofnovi.org.

FACADE REVIEW

METCO SERVICES, INC.

ENGINEERS, ARCHITECTS, & SURVEYORS

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

June 27, 2008 (Revised 7/10/08)

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**
Main Street, Phase 2 (Building 400)
SP08-16
Façade Region: 1
Zoning District: TC-1
Size: (1) Building (2-stories) – 12,650 Sq. Ft. (Square footage has increased since our letter – 5-8-08)

Dear Ms. McBeth:

The following is the Façade Review for final site plan review regarding the drawings prepared by GAV & Associates, Inc., dated May 29, 2008 for compliance with Novi Ordinance 2520; the Façade Ordinance. The percentages of materials proposed are as shown below. A "check" by the percentage signifies that the range is within the ordinance guidelines, while an "x" indicates an overage. The maximum percentages allowed by the Schedule Regulating Façade Materials are shown in the right hand column.

Drawings Dated 5-29-08	NORTH FACADE	SOUTH FACADE	EAST FACADE	WEST FACADE	ORDINANCE MAXIMUM
NATURAL BRICK	80.6% ✓	38.4% ✓	N/A	25.6% X	100% (30% Min.)
CAST STONE	3.7% ✓	28.1% X	N/A	39.0% X	25%
E.I.F.S.	14.4% ✓	24.4% ✓	N/A	22.3% ✓	25%
STANDING SEAM METAL PANEL	0.0% ✓	3.7% ✓	N/A	6.3% ✓	25%
TRIM	1.3% ✓	5.4% ✓	N/A	6.8% ✓	15%

Recommendations:

1. The applicant will be required to obtain a section 9 waiver for the overage of Cast Stone on both the South and West facades (because it exceeds the maximum allowed of 25%), and also the West façade does not provide a minimum of 30% brick.
2. The façade may have up to 25% standing seam metal roof in Region 1 subject to footnote 3, which states "Must be one hundred (100) percent copper or copper bearing painted finish in TC and TC-1 districts." The applicant has specified a dark bronze colored standing seam roof (Awning) which is not consistent with footnote 3. This would require a section 9 waiver.
3. The drawings indicate that the landscape wall will be composed of materials that will match the color, size and texture of the building. This requirement would also include any trash enclosures.
4. The mechanical equipment is required to be screened, if actual units are visible, then screening is required and materials should match the building.
5. 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.

Even though the Cast Stone and Brick materials require a section 9 waiver the design is harmonious with the adjacent buildings. The color of the metal awning material should abide to the ordinance.

Therefore it is our recommendation that the proposed building meets the intent and purpose of the façade ordinance and that a Section 9 Waiver be granted for the Cast Stone and Brick materials, and contingent upon the standing seam metal awnings being copper bearing paint as per our phone conversation with Mr. Chuck Marchetti on 7/10/08. Mr Marchetti indicated that a sample of the copper colored metal would be presented at the Planning Commission meeting.

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

Sincerely,
Metco Services

A handwritten signature in black ink, appearing to read "Douglas R. Necci". The signature is fluid and cursive, with a large initial "D" and "N".

Douglas R. Necci AIA

APPLICANT RESPONSE LETTER(S)

July 10, 2008

Ms. Kristen Kapelanski
City Planner
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375



RE: **Response Letter – Novi MainStreet
Phase 2, SP# 08-16**

Ms. Kapelanski:

As requested, we are providing a response letter to your METCO report dated June 27, 2008.

REVIEW RESPONSE

1. As per the recommendation; the design of the cast stone and brick materials is harmonious with the adjacent buildings. Therefore, the applicant is requesting a section 9 waiver.

2. The roof awnings have been revised to Quality Aluminum Products, Inc., Color: #780 Coppertone, as required. This has been discussed with METCO and is in line with the ordinance requirements. McKenna Associates will provide a sample of the product, on behalf of GAV, to the Planning Commission on July 16th.

Regards,

Courtney Piotrowski Miller, RLA, ASLA
Principal Landscape Architect

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REDUCED SITE PLAN

Plans available for viewing at the
Community Development Department.