

cityofnovi.org

Dunkin' Donuts & Baskin Robbins Facade SP 11-40A

Dunkin' Donuts & Baskin Robbins Facade SP11-40A

Consideration of the request of Dunkin' Donuts and Falguni Raval for Preliminary Site Plan approval and a Section 9 Façade Waiver. The subject property is located at 39415 W. Ten Mile Road, on the southwest corner of Ten Mile Road and Haggerty Road. Property is zoned B-1, Local Business District. The applicant is proposing to redesign the façade of the Dunkin' Donuts tenant space within a multi-tenant retail building. Façade improvements would affect all of the north side of the building, along with the tenant's portion of the east and west sides.

Required Action

Approval/denial of a Preliminary Site Plan and Section 9 façade waiver

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	09/26/11	Stamping Sets required
Façade	Approval recommended	09/22/11	None

Motions

Approval –Section 9 Waiver

In the matter of Dunkin' Donuts & Baskin Robbins, SP 11-40A, motion to **approve** the Preliminary Site Plan and Section 9 Waiver, for the underage of brick and the overage of EIFS, ribbed metal, and fluted block subject to the following:

- a. *(List conditions here, if any.)*

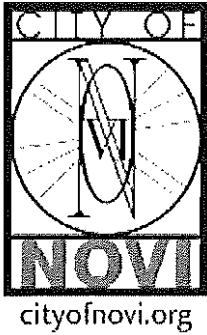
(This motion is made because the proposed façade will generally enhance the visual quality of the project, the color selections are carefully coordinated and will harmonize with both new and existing materials and because it is otherwise in compliance with Article 25 and Article 13 of the Zoning Ordinance and all other applicable provisions of the Ordinance; and additional reasons if any...)

Denial Section 9 Waiver

In the matter of Dunkin' Donuts & Baskin Robbins, SP 11-40A, motion to **deny** the Preliminary Site Plan and Section 9 Waiver, for the underage of brick and the overage of EIFS, ribbed metal, and fluted block.

(This motion is made because the proposed façade will not generally enhance the visual quality of the 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



PLAN REVIEW CENTER REPORT

September 26, 2011

Planning Review

Dunkin' Donuts & Baskin Robbins Facade
SP#11-40A

Petitioner

Falguni Raval

Review Type

Revised Preliminary / Final Site Plan

Property Characteristics

- Site Location: 39415 West 10 Mile Road
- Zoning: B-1, Local Business
- Adjoining Zoning: North (across Ten Mile Road): B-3, General Business;
East (across Haggerty, City of Farmington Hills): LI1, Light Industrial within the Freeway Overlay District; West: B-1;
South: R-4, One-Family Residential
- Site Use(s): Existing Dunkin' Donuts, additional tenants attached to the South facing Haggerty (convenience store, tailor, computer repair)
- Adjoining Uses: North (across Ten Mile Road): Jaguar dealership; East (across Haggerty, City of Farmington Hills): light industrial building; West: Moe's On Ten; South: Grey's Sub single family residential
- Revised Plan Date: 09-21-2011

Project Summary

Dunkin' Donuts / Baskin Robbins is proposing to reface their portion of a multi-tenant commercial building on the southwest corner of Ten Mile and Haggerty Roads, including the north (front), east, and west sides. The south side of the Dunkin' Donuts / Baskin Robbins space is attached to the remainder of the commercial building (Dunkin' Donuts / Baskin Robbins fronts on the south side of Ten Mile Road, while the three adjoining tenant spaces front on the west side of Haggerty). The proposal was reviewed by the Façade Consultant for compliance with the standards of Section 2520 of the Zoning Ordinance (see attached review). The proposed updates include changes to the color scheme and the addition of new materials, including an EIFS cap with cornice, vertical features with a cultured stone veneer, and a metallic rooftop-equipment screen wall. The applicant's architect has confirmed that no changes are proposed anywhere else on the site, including the parking area, landscaping, exterior lighting, addition of outdoor seating, addition of drive-through, etc. The Preliminary Site Plan originally submitted (dated 7-28-2011) has been revised per the comments of the Façade Consultant and Staff:

Recommendation

Approval of the revised Preliminary/Final Site Plan is recommended. Per the Façade Consultant's review, **a Section 9 waiver is required.**

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 13 (B-1, Local Business District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance.

1. Facade Materials and Color: Please refer to Façade Consultant's review letter dated September 22, 2011 for comments regarding the proposed building materials. A Section 9 Waiver is recommended by Façade Consultant.
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 if new or revised signage is proposed

Response Letter

Applicant's architect has submitted a response letter (dated Sept. 22, 2011) addressing all of the comments of Staff and Façade Consultant in original review letters.

The applicant is asked to provide a response letter to the Planning Division, responding to all issues raised in each revised review letter prior to consideration by the Planning Commission. 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)

Please contact David Campbell with the Community Development Department's 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 David R. Campbell, AICP
248-347-0484 or dcampbell@cityofnovi.org

FAÇADE REVIEW



September 22, 2011

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

Re: **FACADE ORDINANCE - Facade Ordinance Review**
 Project: **Dunkin Donuts & Baskin Robbins**
 SP Number: **SP11-40**
 Façade Region: 1, Zoning District: B-1

Dear Ms. McBeth;

The following is the Facade Review for Preliminary and Final Site Plan Approval of the above referenced project based on the drawings prepared by Foresta Architects LLC, dated September 21, 2011. The percentages of materials proposed for each façade are as shown on the table below. The maximum 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, if any, are highlighted in bold.

	North (Front)	East (Left)	West (Right)	South (Unaltered)	Ordinance Maximum (Minimum)
Brick	0%	0%	0%	N/A	100% (30%)
EIFS	52%	39%	33%	N/A	25%
Fluted Block (existing)	23%	19%	0%	N/A	10%
Ribbed Metal Siding (screen)	0%	0%	17%	N/A	0%
Cultured Stone	23%	39%	50%	N/A	50%
Fabric Awning	2%	3%	0%	N/A	10%

Note - The south façade is unaltered.

This project consists of the alteration of the northerly portion (approximately 45') of the building that is occupied by the listed tenants. Portions of the building occupied by other tenants (approximately 100') are not proposed to be altered. Drawings for the unaltered portions were not provided.

Section 2520.6 of the Façade Ordinance requires that when new materials are proposed for an existing façade, the entire façade shall be brought into compliance, unless the altered area is visually separated by offsets or other features. In this case no such offsets exist. Therefore, strict interpretation of the Ordinance would require that the north, east and west facades be brought into full compliance with the Façade Ordinance. In this case practical difficulty of bringing the balance of the east façade into compliance is recognized given the fact these storefronts are occupied by other tenants.

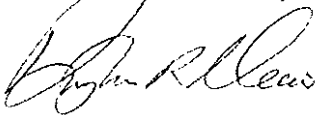
As shown above the percentages of EIFS, fluted block, and ribbed metal exceed the maximum percentages allowed by the Ordinance and the percentage of Brick is below the minimum percentage required by the Ordinance.

The applicant has made significant revisions to the proposed design in response to comments provided in the first review. These include substituting cultured stone for wood siding, elimination of the corporate orange color from permanent façade elements (it remains only on the fabric awning), covering unsightly block and metal on the west façade with cultured stone and EIFS, and the addition of roof screens to conceal existing roof mounted equipment.

Recommendation – The revised façade exhibits a balanced composition of existing and proposed materials and will significantly enhance the overall appearance of the building. It is our recommendation that the design is consistent with the intent and purpose of the Façade Ordinance, and a Section 9 Waiver be granted for the underage of brick and the overage EIFS, ribbed metal and fluted block. The applicant should provide a revised color sample board showing the revised materials and colors.

If you have any questions regarding the above please feel free to contact this office at your convenience.

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA

MAPS

Location/Air Photo

Dunkin' Donuts & Baskin Robbins Facade SP11-40

Location

Ten Mile Rd

Subject Property

Dunkin' Donuts (approx.)


Haggerty Rd

Map Author: David Campbell
Date: Sept. 8, 2011
Project: SP 11-40 Dunkin' Donuts Facade
Version #: 1.0

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 version 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.

Map Legend

 Subject Property



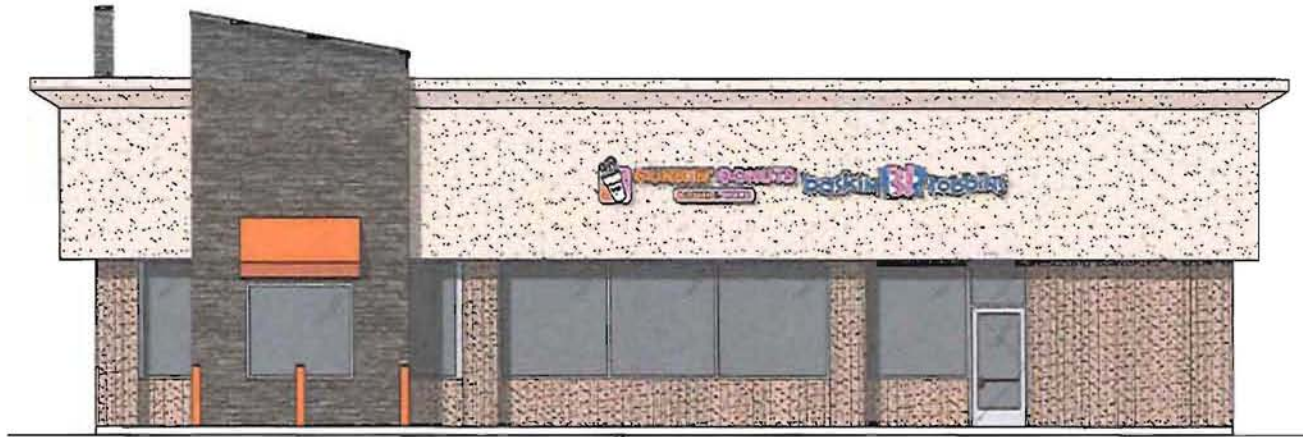
City of Novi

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

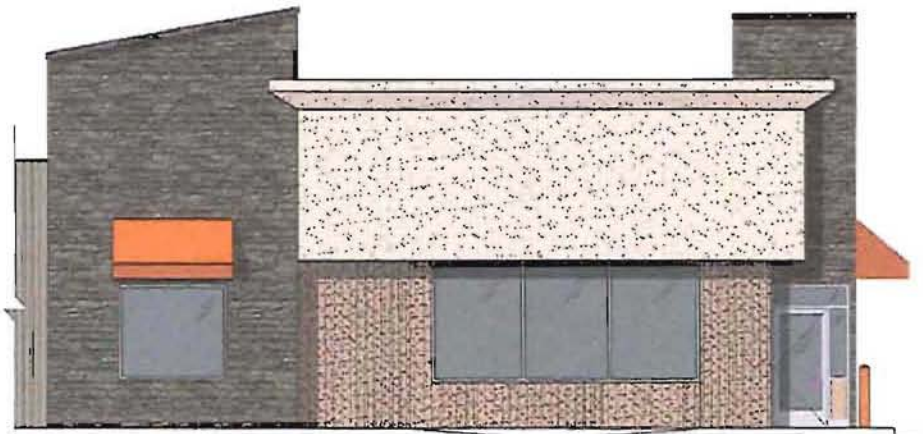
Feet
0 15 30 60 90 120

1 inch = 83 feet

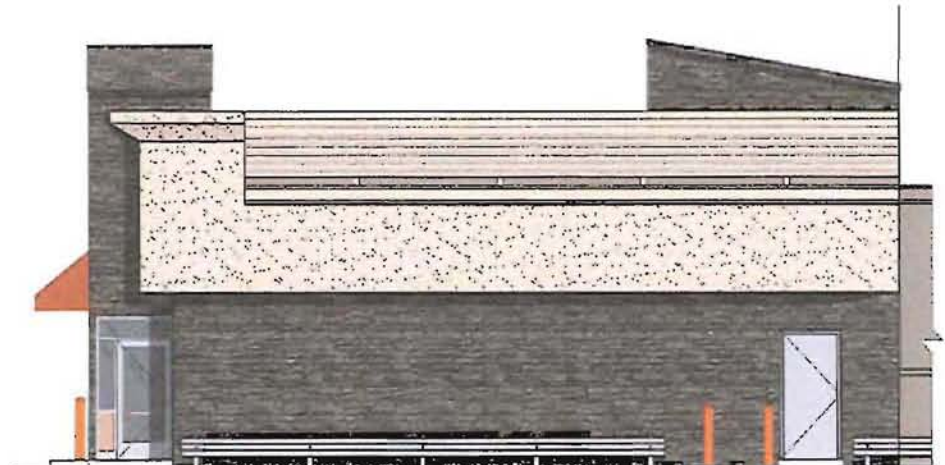
PROPOSED ELEVATION



FRONT ELEVATION



LE-1 SIDE ELEVATION



RIGHT SIDE ELEVATION

DUNKIN' DONUTS & BASKIN ROBBINS
FALGUNI RAVAL
39415 WEST 10 MILE ROAD
NOVI, MI 48375

APPLICANT'S RESPONSE LETTER

FORESTA ARCHITECTS, LLC

Project # 304009
09/27/2011
1 of 1



To: City of Novi Planning Review: David R. Campbell
45175 W. 10 Mile Road
Novi, MI 48375-3024

CC: Tenant/Franchisee - Falguni Raval
Dunkin Donuts Construction Manager- Kevin Dalpiaz
General Contractor- Oscar Larson- Matt Fill

Project: Dunkin Donuts and Baskin Robbins – SP #: 11-40
39415 West 10 Mile Road
Novi, MI 48375

Re: RESPONSE TO LETTER DATED 09.26.2011 – Planning Review of Revised Preliminary/ Final Site Plan Review

In response to the plan review letters dated above, we have addressed all changes that were recommended to comply with the intent of the City of Novi's facade ordinances.

1. Facade Material and Colors: The building materials and finishes as proposed and approved shall not be substituted without Planning Department approval. We will provide samples of the EIFS, Cultured Stone, and Paint Samples to Planning Department for Final Approval.
2. Exterior Signage: Exterior Signage shall be reviewed and approved under separate Sign Permit.

Please contact us with any questions regarding these revisions.

Sincerely

Brian Foresta, Owner/Architect

Date