



## Socialite Bistro JSP13-55

### Socialite Bistro, JSP13-55

Consideration of the request of Etchen Gumma Limited for a recommendation to City Council for a Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 15 at 44175 12 Mile Road in the RC, Regional Center District. The applicant is proposing to add awnings to a tenant space.

### REQUIRED ACTION

Recommend approval/denial to the City Council of the Preliminary Site Plan and Section 9 Façade Waiver.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	11/01/13	Items to be addressed on the Stamping Set
Facade	Approval recommended	10/31/13	<ul style="list-style-type: none"><li>• <b>Section 9 façade waiver to allow an overage of fabric awning</b></li><li>• Items to address on the Stamping Set</li></ul>

**Motion sheet**

**Approval:**

In the matter of Socialite Bistro, JSP13-55, motion to recommend approval of the Preliminary Site Plan and Section 9 façade waiver to allow an overage of fabric awnings on the basis that the proposed alteration:

1. Represents an improvement in the existing façade that is compatible with the existing façade and with adjacent buildings, and
2. Is generally in keeping with the intent and purpose of Section 2520.

**-OR-**

**Denial:**

In the matter of Socialite Bistro, JSP13-55, motion to recommend denial of the Preliminary Site Plan and the Section 9 façade waiver to allow an overage of fabric awnings on the basis that the proposed building materials:

1. Are not in keeping with the intent and purpose of Section 2520 and
2. Will not be consistent with or enhance the building design concept for the following reasons \_\_\_\_\_.

## Planning Review

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# PLAN REVIEW CENTER REPORT

November 1, 2013

## Planning Review

Socialite Bistro

JSP 13-55

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### Petitioner

Etchen Gumma Limited

### Review Type

Preliminary/Final Site Plan

### Property Characteristics

- Site Location: 44175 W. 12 Mile Rd. Ste. G-157 (Section 15)
- Site Zoning: RC, Regional Center
- Site Use(s): Proposed restaurant at existing 12 Mile Crossing at Fountain Walk shopping center
  
- Outdoor Seating
- Area Size: Approx. 1,008 sq. ft.
- Plan Date: 10-03-13

### Project Summary

The applicant is proposing to occupy a vacant space at 44175 12 Mile Road at the 12 Mile Crossing at Fountain Walk Shopping Center, south of 12 Mile Road and west of Novi Road. An outdoor seating area is also proposed. The applicant is proposing sixteen 4-top tables and two 2-top tables with seating for 68 diners. A gated enclosure is also proposed.

### Recommendation

Approval of the Preliminary/Final Site Plan *is recommended* at this time. Following approval of the City Council after a recommendation from the Planning Commission, the applicant should address the comments indicated below and submit plans for Stamping Set approval.

### Review Standards

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 25 (General Provisions), Section 2524 (Outdoor Restaurants), and any other applicable provisions of the Zoning Ordinance and Building Code. Please see the items listed below for information pertaining to requirements. Items to address on the plan set are highlighted in bold text.

### Items to be Addressed

1. Outdoor seating is permitted between March 1<sup>st</sup> and November 30<sup>th</sup>. The plans indicate 'year-round exterior patio dining'. **The applicant should either add a note to the plan set indicating the permitted timeframe for outdoor seating and remove the reference to year-round dining or seek a variance from the Zoning Board of Appeals.**
2. **The following notes should be added:**
  - "Chairs and tables will be made of a quality durable material."
  - "The hours of operation of the outside dining area will be consistent with the hours of operation of the indoor dining area."
3. Facade Waiver: Per the facade review letter, a waiver is required for the overage of fabric awnings. Proposals in the RC District must receive the approval of the City Council

after a review and recommendation by the Planning Commission. This matter will be scheduled for an upcoming Planning Commission meeting.

#### Stamping Set Approval

Stamping sets are still required for this project. After having received all of the review letters from City staff and the approval of the required waiver from the City Council, the applicant should make the appropriate changes on the plans and submit **6 size 24" x 36" copies with original signature and original seals**, to the Community Development Department for final Stamping Set approval. Plans addressing the comments in all of the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets. If the applicant elects to seek a variance from the Zoning Board of Appeals to permit 'year-round exterior patio dining', Stamping Sets shall not be submitted until said variance is granted. If the variance is not approved, plans shall be revised accordingly.

#### Special Inspection Requirement

Stamping Set approval gives the applicant the ability to set up their outdoor seating furniture on March 1<sup>st</sup> according to the arrangement in the approved site plan. Outdoor seating is permitted from March 1<sup>st</sup> until November 30<sup>th</sup>. The applicant will need to request a Special Inspection each year to confirm that the outdoor seating area conforms to the approved plan. Contact the Community Development Department at 248-347-0415 to request a Special Inspection.



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Planning Review by Kristen Kapelanski, AICP, Planner  
248-347-0586 or kkapelanski@cityofnovi.org

## Façade Review

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October 31, 2013

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 – Final Site Plan Review  
**Socialite Bistro, PSP13-0163**

Façade Region: 1, Zoning District: RC, Building Size: <5,000 S.F.

Dear Ms. McBeth:

The following is the Façade Review for Preliminary Site Plan Approval of the above referenced project based on the drawings prepared by Marygrove Awnings. 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 Façade Schedule, if any, are highlighted in **bold**.

Façade Region	North West	North	South	East & West	Ordinance Maximum (Minimum)
Brick (existing)	<b>8%</b>	<b>9%</b>	Unaltered	Unaltered	100% (30% Min)
Standing Seam Metal (existing)	12%	12%	Unaltered	Unaltered	25%
EIFS (existing)	<b>62%</b>	<b>64%</b>	Unaltered	Unaltered	25%
Fabric Awnings (proposed)	<b>18%</b>	<b>15%</b>	Unaltered	Unaltered	10%

This application is considered a façade alteration as described in Section 2520.6 of the Ordinance. The proposed alteration consists of adding a Fabric Awnings to the south facade of the existing building. A sample of the proposed fabric was provided indicating that the awning will be black colored.

As shown above the percentages of EIFS exceeds the maximum percentage allowed and the percentage of Brick is below the minimum amount required by the Façade Ordinances. These are existing materials and therefore do not represent a violation. The proposed Fabric Awning exceeds the maximum amount allowed by the Façade Ordinance on the north and northwest facades. A Section 9 Waiver would be required for this overage of Fabric Awning.

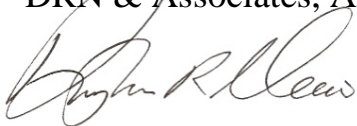
**Recommendation** – Two separate awnings are proposed; one will be used for outdoor seating, the other as an entrance canopy. This is consistent with other establishments in the Fountain Walk project and is consistent with the intent and purpose of the Façade Ordinance. A Section 9 Waiver is therefore recommended for the overage of Fabric Awning.

**Notes to the Applicant:** Façade Ordinance requires 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. Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link. Please click on “Click here to Request an Inspection” under “Contractors”, then click “Façade”.

<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

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

Sincerely,  
DRN & Associates, Architects PC

A handwritten signature in black ink, appearing to read "Douglas R. Necci". The signature is fluid and cursive, written over a light blue horizontal line.

Douglas R. Necci, AIA



## Applicant Response Letter

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ETCHEN  
GUMMA  
LIMITED

01 November 2013

City of Novi  
Planning Department  
45175 W. Ten Mile Road  
Novi, Mi. 48375

Attention: Kristin Kapelanski, AICP  
Planner

Subject: Socialite Bistro JSP 13-55  
Response to 11/01/13 Plan Review Center Report and  
Response to 10/31/13 Façade Ordinance – Final Site Plan Review

Dear Kristen:

It is our intention to proceed to the Planning Commission and then to the City Council to obtain a waiver for the overage of fabric awnings.

It is also our intention to submit application to the Zoning Board of Appeals seeking a variance for "Year Round" dining for the outdoor seating area. Notes requested will be added to the drawings.

Should you have any questions or require additional information, please contact us immediately.

Thank you  
ETCHEN GUMMA LIMITED

Edward A. Etchen, RA  
principal

**ARCHITECTS • ENGINEERS • BUILDERS**

31000 Northwestern Hwy. Suite L-100. • Farmington Hills, MI 48334 •  
(248) 865-5555 • FAX (248) 865-5015

Site Plan/Elevations

Project:  
**Socialite  
Bistro**

**12 Mile Crossing  
at Fountain Walk**

44175 W. 12 Mile Road  
Novi, MI 48377



Designed E. A. Etchen, Architect  
Drawn L. Akroai  
Approved E. A. Etchen, Architect  
Scale AS NOTED

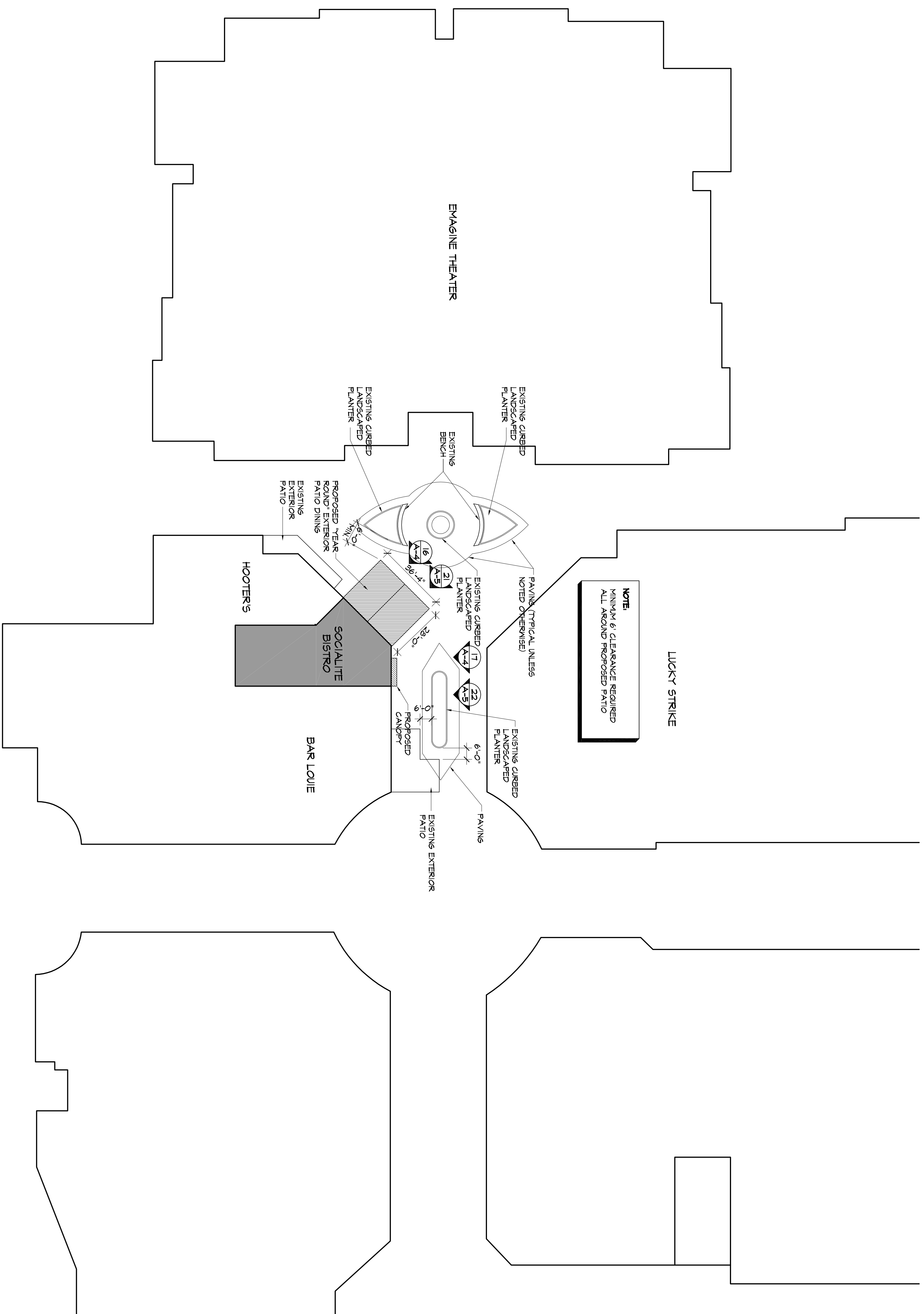
**Notes**

This sheet includes details  
no. 6 Thru 10  
  
All drawings and written material appearing herein constitute original and unpublished work of Etchen Gumma Limited and may not be duplicated, used or disclosed without the written consent of Etchen Gumma Limited.  
  
Do not scale drawings. Use given dimensions only. If not shown, verify correct dimensions with Etchen Gumma Limited. Contractor shall check and verify all dimensions and conditions at job site.

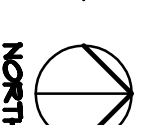
Issued  
Site Plan/  
Land Use Approval 10/08/13

Sheet Title  
and Number

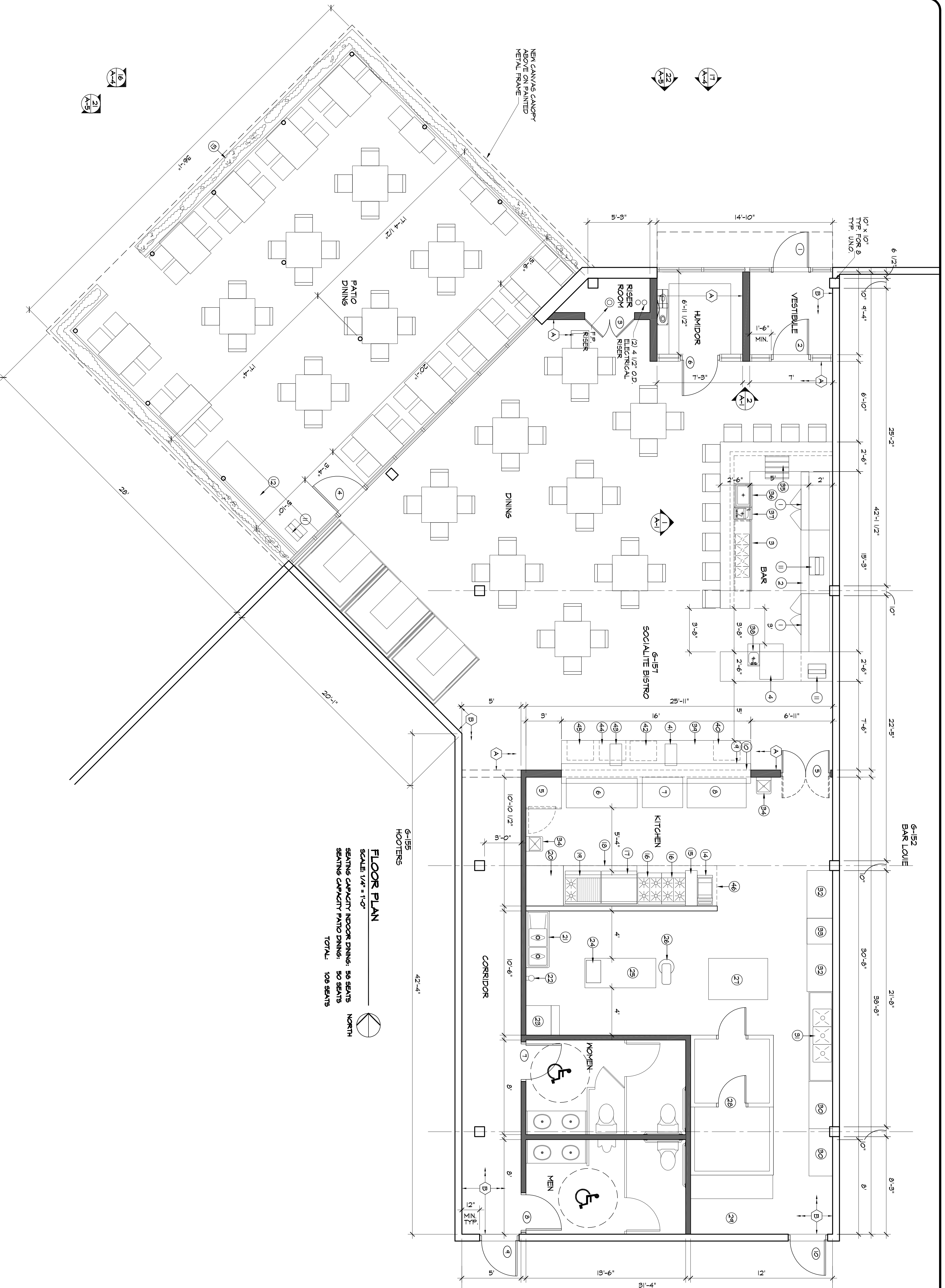
**Partial  
Site Plan  
A-2**



**SITE PLAN**  
SCALE 1"=30'-0"







**FLOOR PLAN**  
 SCALE 1/4" = 1'-0"  
 SEATING CAPACITY INDOOR DINING: 56 SEATS  
 SEATING CAPACITY PATIO DINING: 50 SEATS  
 TOTAL: 106 SEATS

EQUIPMENT LIST	
1	(2) DOOR BACK BAR STORAGE
2	COOLER 34" WIDE X 24" DEEP
3	40" x 60" ICE COOLER
4	(4) COMPARTMENT UNDER BAR SINK
5	12" WIDE X 18" DEEP X 30" HIGH SINK
6	PASS-THRU ICE BIN
7	(1) DOOR REACH-IN FREEZER 28" X 28"
8	30" x 12" PIZZA TABLE
9	9 COMPARTMENT STEAM TABLE W/FILL
10	30" x 60" PIZZA TABLE
11	DOUBLE 16" OVEN SLEEF
12	4 HATCO NEST LAMPS
13	MATRRESS POS
14	PATIO SERVICE STATION
15	RAISED FLANTER BOXES
16	INFERVAL GAS FRYER JF9-50
17	SPACER STAINLESS TABLE 12" X 86" D
18	INFERVAL 4 BURNER RANGE WITH CONNECTION BASE
19	INFERVAL POSIBLE CONNECTION 38" X 41" D
20	INFERVAL REFRIGERATED BASE WITH INFERVAL 36" GRIDDLE
21	INFERVAL CHAIR W/ (2) BURNERS WITH 16" DRAIN BOARD
22	2 COMPARTMENT VEGETABLE SINK WITH 16" DRAIN BOARD
23	BARB KINERS ON WALL HOOK
24	ICE MAKER 30" X 34"
25	HOBART SLICER
26	30" x 12" 5S. FREEP TABLE WITH CEILING ELECTRIC SUPPLY
27	HOBART 30 QT MIXER
28	VERTICAL BEVERAGE CASE
29	CUSTOM VERTICAL 12" HALLWAY COOLER AND FREEZER WITH LIBRARY LOCKER AND A LIBRANT LOCKER
30	VERTICAL STORAGE UNIT 14 SHELVES AND 1 LIBRANT LOCKER
31	NINE ROCK SHELVING
32	3 COMPARTMENT SINK WITH (2) 18" PANIN BURNERS AND GREASE TRAP
33	STAINLESS DISH TABLE WITH STAINLESS OVERSHEET
34	HOBART 10N TRIP COMMERCIAL DISH WASHER
35	HAND WASH SINK
36	BOTTLE DISPLAY
37	ICE BIN
38	OVERBAR SINK UNIT
39	BLENDER STATION
40	30" CUSTOM STAINLESS COUNTERTOP WITH EXPERTER RAIL
41	INGER CONITER TWO DRAWER WASHING UNIT
42	ICE TEA BREWER
43	DOUBLE 1 1/2 GALLON COFFEE BREWER
44	COKE ICE BIN WITH 6AN
45	UNDERCOUNTER CUSTOM GLASS RACK
46	STEEL (1) TIER CUSTOM GLASS RACK SHELF (2)
47	STAINLESS HOOD

**ETCHEN GUMMA LIMITED**  
 ARCHITECTS ENGINEERS BUILDERS  
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**Project:**  
**Socialite**  
**Bistro**  
 12 Mile Crossing  
 at Fountain Walk  
 44175 W. 12 Mile Road  
 Novi, MI 48377

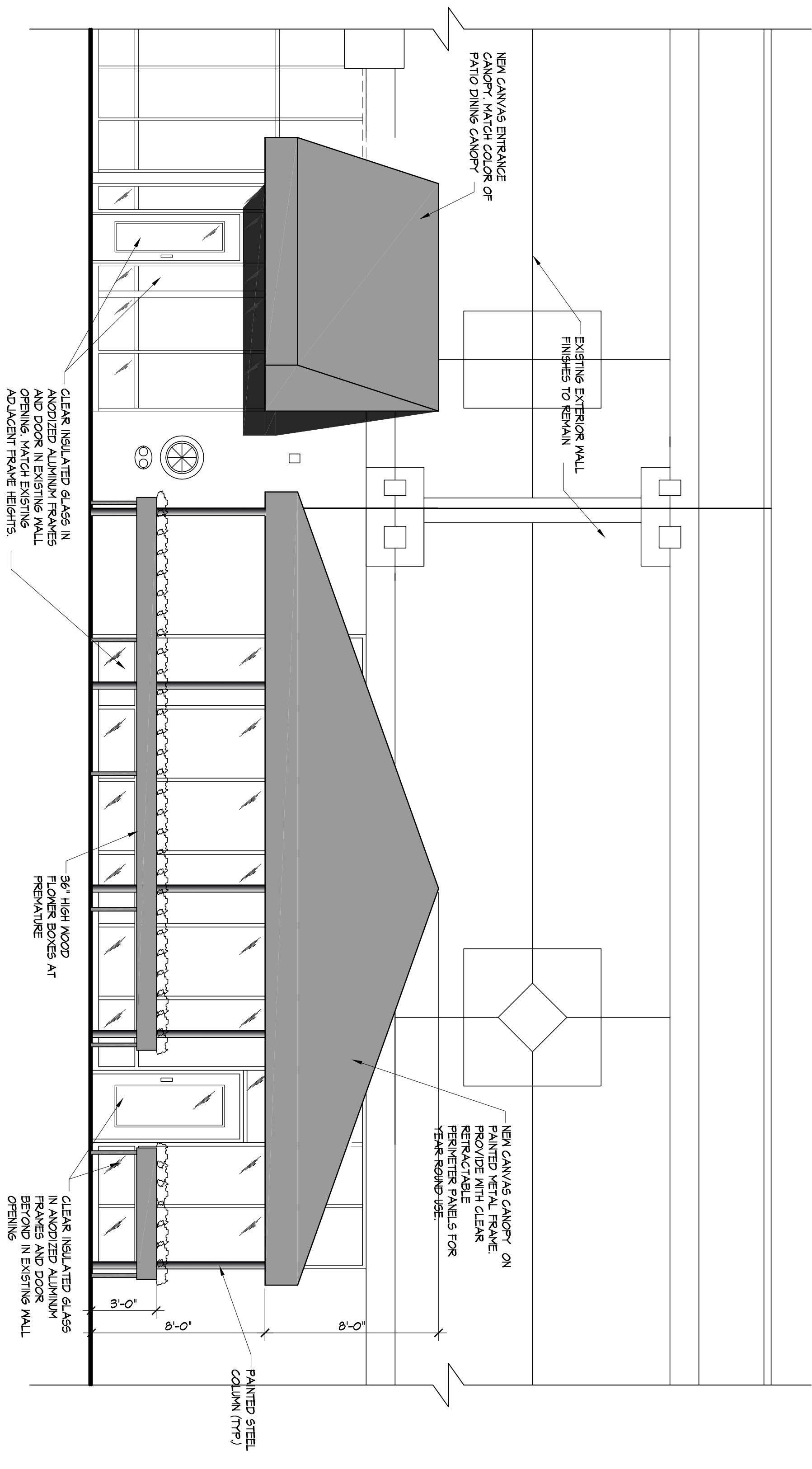
**MATT PRENTICE**  
*A Galburly Experience*

**Designed** E. A. Etchen, Architect  
**Drawn** L. Acroni  
**Approved** E. A. Etchen, Architect  
**Scale** AS NOTED

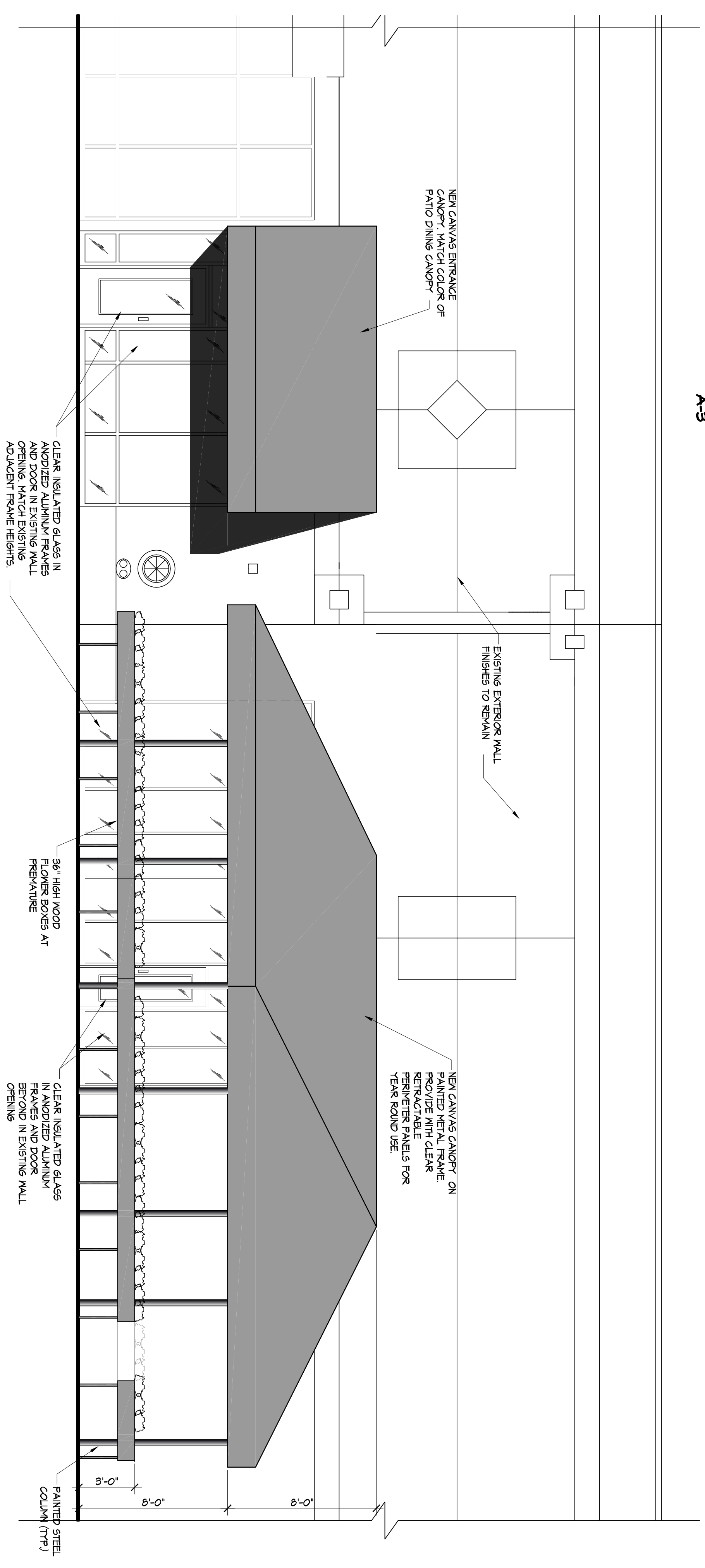
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**Issued For/** Site Approval 10/03/13  
**And Use Approval**

**Sheet Title**  
 and Number  
**Floor Plan**  
 A-3



**16** EXTERIOR ELEVATION FACING NORTHWEST  
SCALE 1/8" = 1'-0"  
A-2  
A-3



**17** EXTERIOR ELEVATION FACING NORTH  
SCALE 1/8" = 1'-0"  
A-2  
A-3



Project: **Socialite Bistro**  
**12 Mile Crossing at Fountain Walk**  
 44175 W. 12 Mile Road  
 Novi, MI 48377

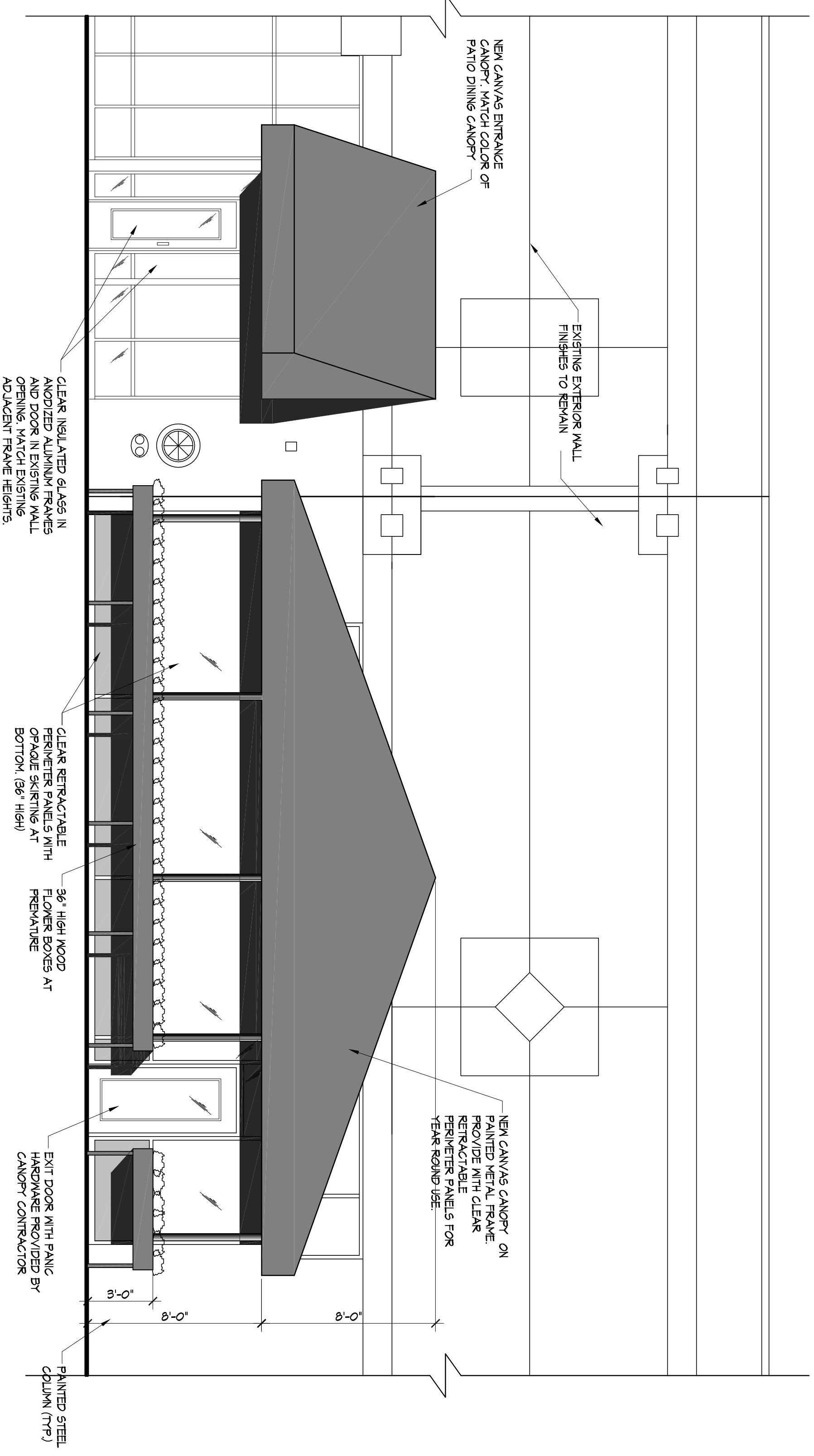


Designed E. A. Etchen, Architect  
 Drawn L. Akrcowl  
 Approved E. A. Etchen, Architect  
 Scale AS NOTED

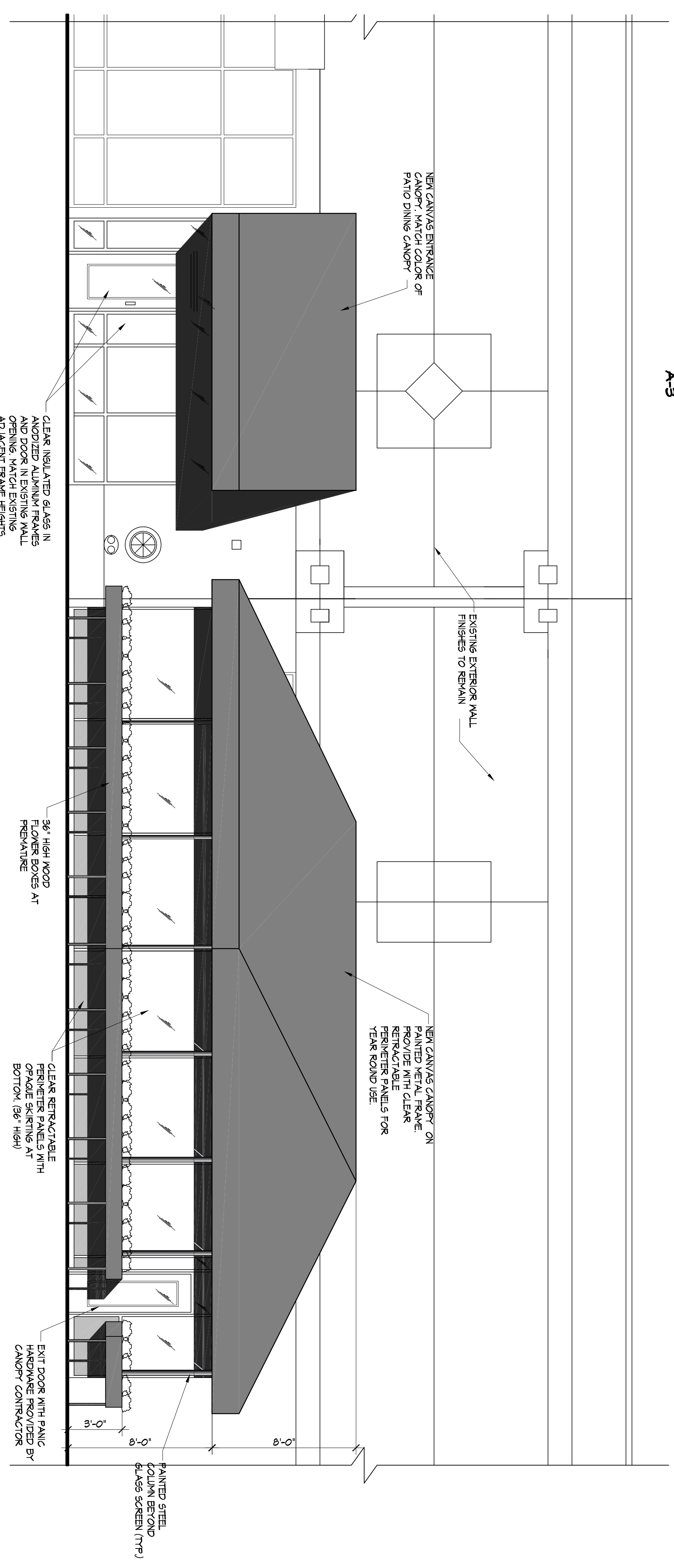
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Issued Site Plan/  
 Land Use Approval 10/03/13

Sheet Title and Number  
**Exterior Elevations With Perimeter Panels**  
**A-5**



**21**  
**A-2** **EXTERIOR ELEVATION FACING NORTHWEST**  
**A-3** SCALE 1/4" = 1'-0"



**22**  
**A-2** **EXTERIOR ELEVATION FACING NORTH**  
**A-3** SCALE 1/4" = 1'-0"

Maps  
Location  
Zoning

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# JSP13-55 Socialite Bistro

Location

Approximate  
Tenant  
Location


Donelson Drive

Fountain Walk Drive

I-96

Map Author: Kristen Kapelanski  
Date: 11/05/13  
Project: Socialite Bistro JSP13-55  
Version #: 1.0

**Map Legend**

 Subject Property



**City of Novi**

Planning Division  
Community Development  
45175 W Ten Mile Rd  
Novi, MI 48375  
cityofnovi.org

**MAP INTERPRETATION NOTICE**

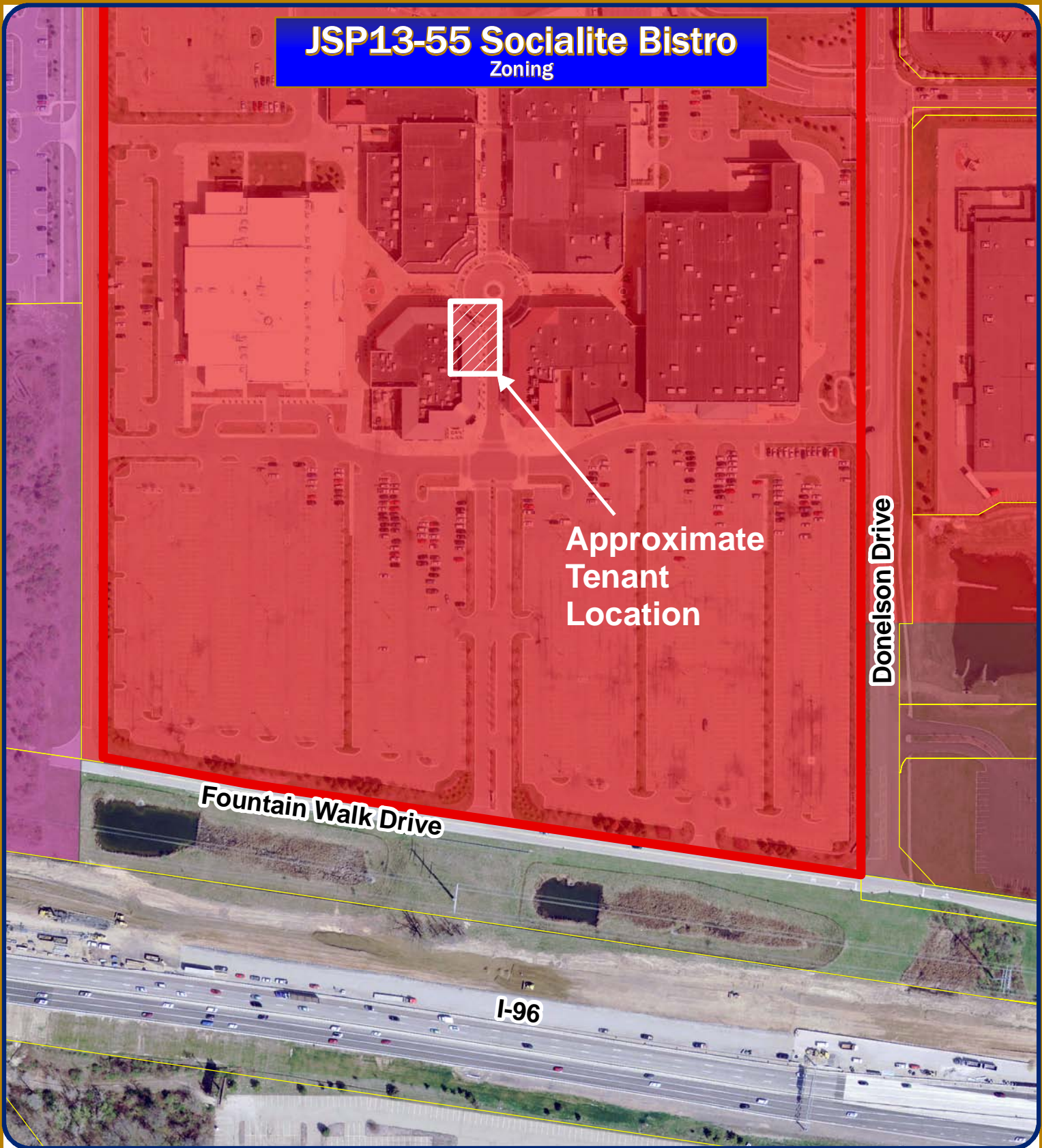
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate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



1 inch = 211 feet



# JSP13-55 Socialite Bistro Zoning



Map Author: Kristen Kapelanski  
 Date: 11/05/13  
 Project: Socialite Bistro JSP13-55  
 Version #: 1.0

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Map Legend	
	Subject Property
	C: Conference District
	I-1: Light Industrial District
	OST: Office Service Technology
	RC: Regional Center District



**City of Novi**  
 Planning Division  
 Community Development  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
 cityofnovi.org



1 inch = 211 feet