



ATI LAND HOLDINGS, LLC FACADE JSP 14-40

ATI LAND HOLDINGS, LLC FACADE JSP 14-40

Approval of the request of ATI Land Holdings, LLC for a Section 9 Façade Waiver. The subject property is located in Section 14, on the west side of Meadowbrook Road, south of Twelve Mile Road. The subject property is approximately 12.56 acres and is located in the OST, Planned Office Service Technology District. The applicant is proposing to modify the façade materials for the 107,400 square foot ATI building now under construction.

Required Action

Approval of the requested Section 9 Façade Waiver

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval Recommended	8-8-16	Items to be addressed on the Stamping Set submittal
Facade	Approval Recommended	8-7-16	Section 9 Waiver is required for overage of Cast Stone and Stone Veneer (50% permitted, 84-92% proposed)

Motion sheet

Approval – Preliminary Site Plan

In the matter of ATI Land Holdings, LLC Façade JSP 14-40, motion to **approve** the Section 9 Façade Waiver, based on and subject to the following:

- a. To allow the overage of Cast Stone and Stone Veneer (50% allowed; 84% to 92% provided) because the proposed combination of Cast Stone and Stone Veneer is consistent with and enhances the overall design of the building, and is consistent with the intent and purpose of the Façade Ordinance, which is hereby granted; and
- b. The findings of compliance with Ordinance standards in the staff review letter and the conditions and the items listed in that letter being addressed.

(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

ATI Headquarters JSP14-40 Location



Subject Property

Meadowbrook Road

I-96

Map Author: Kristen Kapelanski
Date: 09-30-14
Project: ATI Headquarters JSP14-40
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.



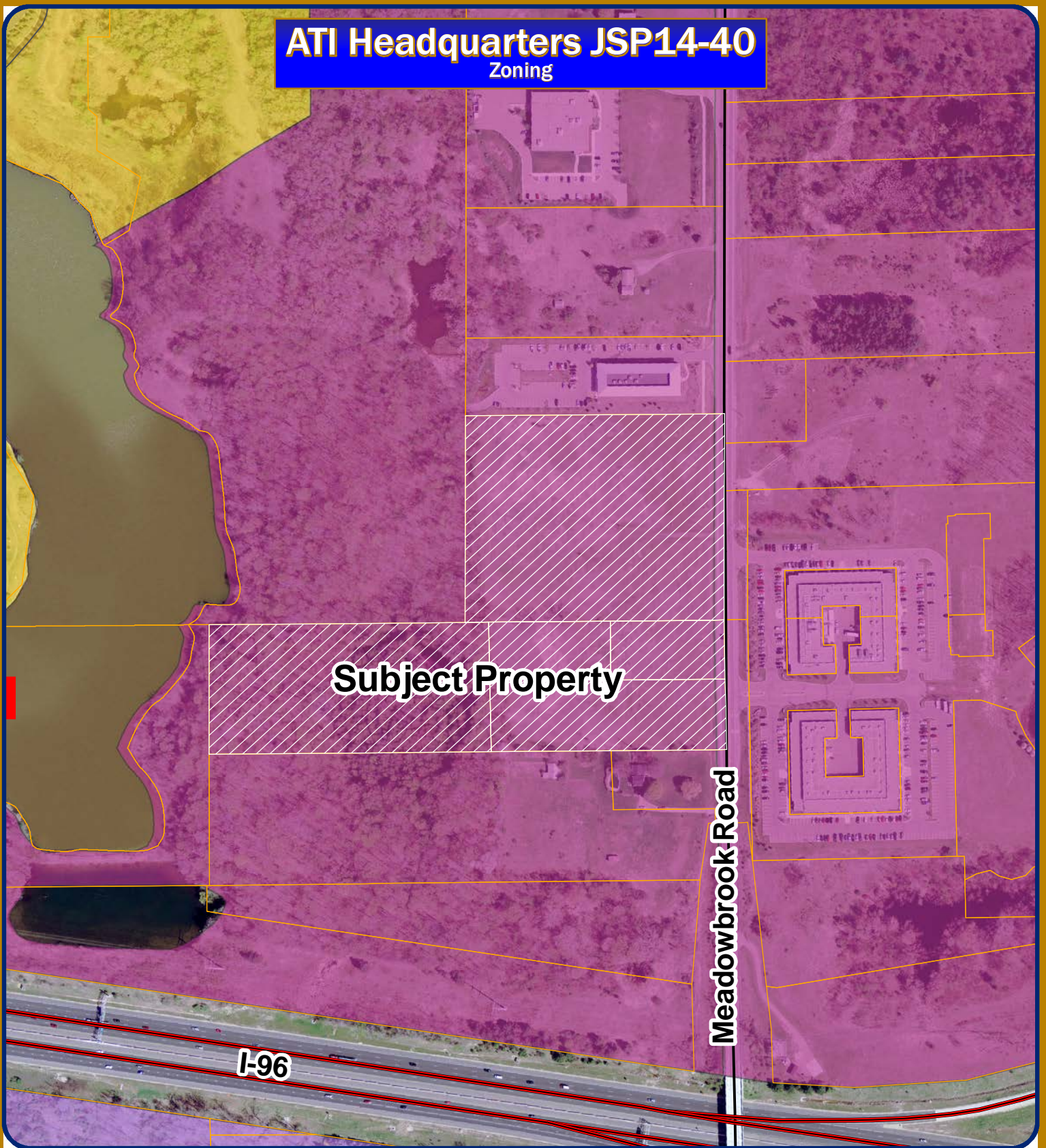
City of Novi

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



ATI Headquarters JSP14-40

Zoning



Subject Property

Meadowbrook Road





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Map Legend

-  Subject Property
-  RM-1: Low-Density Multiple Family
-  I-1: Light Industrial District
-  OST: Office Service Technology



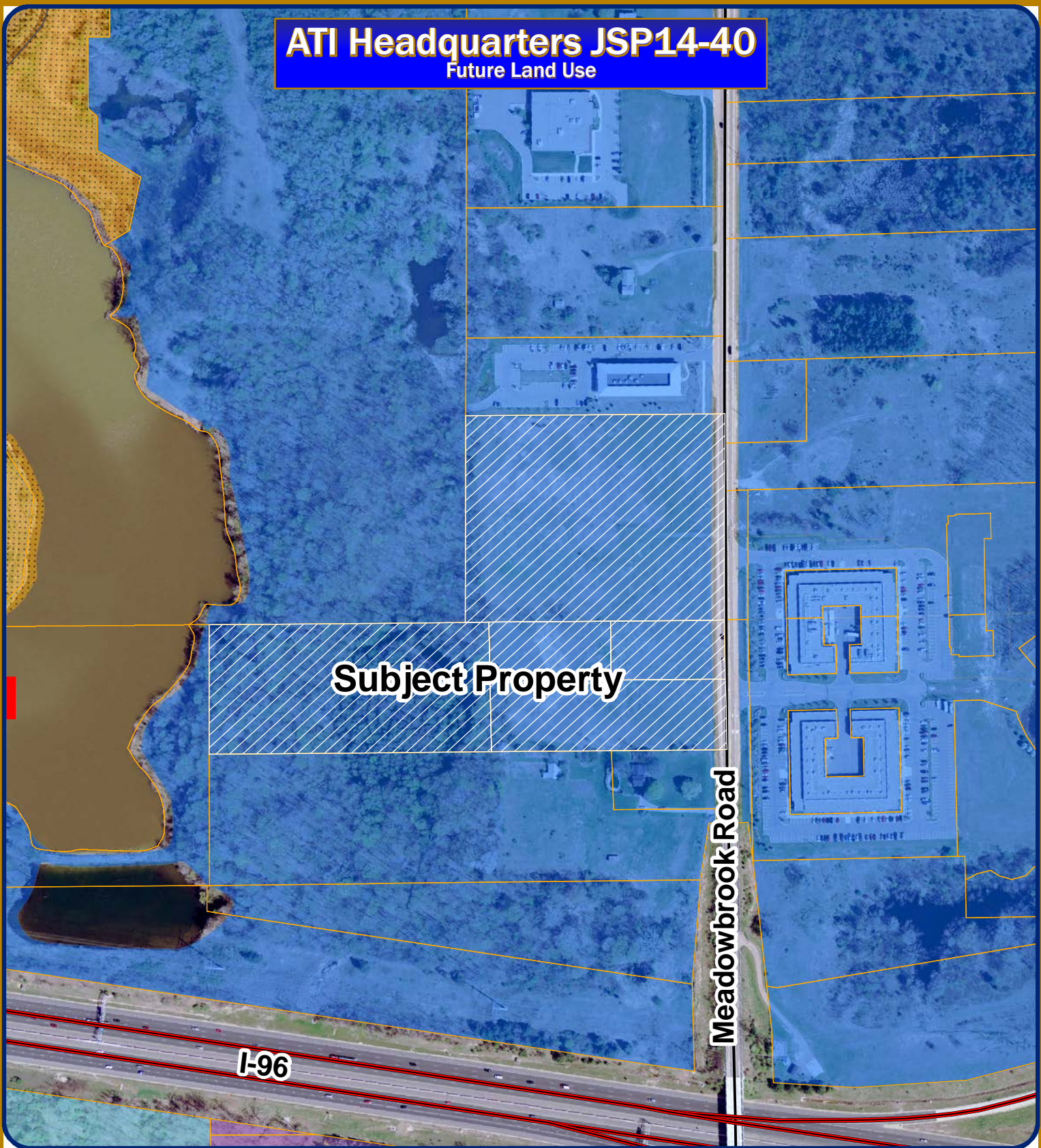
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ATI Headquarters JSP14-40

Future Land Use



Subject Property

Meadowbrook Road






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Map Legend

-  Subject Property
-  PD1
-  Office RD Tech
-  Industrial RD Tech
-  Public

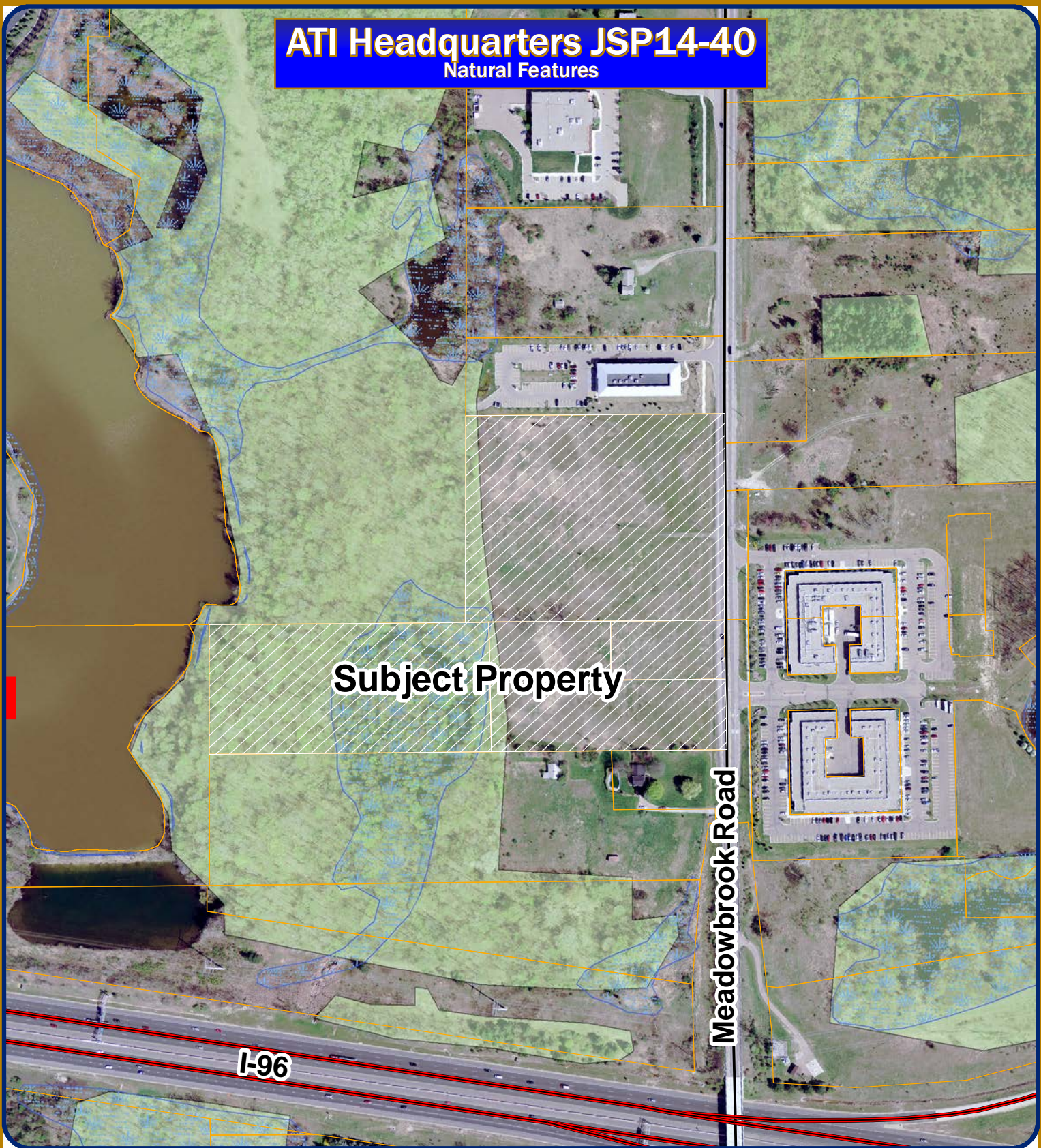


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ATI Headquarters JSP14-40

Natural Features






Subject Property

Meadowbrook Road

I-96

Map Author: Kristen Kapelanski
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Map Legend

-  Subject Property
-  Wetlands
-  Woodlands

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City of Novi

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



SITE PLAN
(Full plan set available for viewing at the Community Development
Department)



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ATI - ACCURATE TECHNOLOGIES - NOVI, MI

ISSUED FOR: DOCUMENT RELEASE 19 - 07/25/16

147130.001



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ARCHITECTURE | ENGINEERING | CONSULTING

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PLANNING REVIEW



PLAN REVIEW CENTER REPORT

August 8, 2016

Planning Review

ATI Land Holdings, LLC

JSP14-40

Petitioner

ATI Land Holdings, LLC

Review Type

Third Revised Final Site Plan

Property Characteristics

- Site Location: West side of Meadowbrook Road between Twelve Mile Road and Eleven Mile Road (Section 14)
- Site Zoning: OST, Planned Office Service Technology
- Adjoining Zoning: North, South, East and West: OST
- Current Site Use: Vacant
- Adjoining Uses: North and East: existing office; South: vacant and single-family home; West: vacant
- School District: Walled Lake District
- Site Size: 12.56 acres
- Plan Date: 07-25-16

Project Summary

The applicant is currently constructing a 107,400 square foot research and office building with associated parking and landscaping on the west side of Meadowbrook Road between Twelve Mile Road and Eleven Mile Road. The enclosed review comments are only in relation to the submitted proposed façade alterations.

Recommendation

Staff supports a Section 9 Façade Waiver from the Planning Commission for the overage of Cast Stone and Stone Veneer. Staff recommends scheduling consideration of the Section 9 façade waiver on the next available Planning Commission agenda.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3.1.23 (Planned Office Service Technology District), Article 4 (Use Standards), Article 5 (Site Standards) and any other applicable provisions of the Zoning Ordinance. Items below must be addressed by the applicant.

1. Signage: Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.

The City's Façade Consultant states in a letter dated August 7, 2016 that the combination of Cast Stone and Stone Veneer is consistent with and enhances the overall design of the building. He believes that the design is consistent with the intent and purpose of the Façade Ordinance, and supports and recommends that the Planning Commission grant a Section 9 Waiver for the overage of Cast Stone and Stone Veneer.

Chapter 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-

0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

Stamping Set Approval

Assuming (and following) the Planning Commission approval of the Section 9 façade waiver, stamping sets will be required for this project. After receiving the approval of the electronic stamping set from all reviewing agencies, please submit **6 size 24" x 36" folded copies with original signature and original seals**, to the Community Development Department for final approval.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or ajordan@cityofnovi.org.



Adrianna Jordan, AICP, Planner, 248.347.0586 or ajordan@cityofnovi.org

FAÇADE REVIEW



August 7, 2016

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

Façade Review Status Summary:
Section 9 Waiver Recommended

Re: **FACADE ORDINANCE - Façade Review, Revision**
Accurate Technologies, Inc., PSP16-0113 (FKA PSP14-0158, PSP16-0075)
 Façade Region: 1, Zoning District: OST

Dear Ms. McBeth;

The following is the Façade Review for the above referenced project based on the drawings prepared by Ghafari Associates Architects, dated 7/25/16. The percentages of materials proposed for each façade are as shown in the table below. Materials in non-compliance are highlighted in bold.

	East (Front)	West	North	South	Façade Ordinance Section 2520 Maximum (Minimum)
Cast Stone (6", 8", & 16" x 24")	88%	92%	87%	84%	50%
Cast Stone Veneer, 1 1/2" thick, 8" & 16" high, 24" wide. (Previously Flat Metal Panles, Textured)					
Burnish Block	0%	0%	4%	4%	10% (Note 2)
Roof Screen (Flat Metal)	12%	8%	9%	12%	50%

This project previously received a Section 9 Waiver for an underage of Brick and overage of Cast Stone. The originally approved amount of Cast Stone (approximately 44%) is installed on the building at this time. The applicant is proposing to replace what was previously intended to be Flat Metal Panels with Cast Stone Veneer. Although the proposed material is a thin veneer product, the overall appearance will be virtually identical to the cast stone already installed. Therefore, the materials are treated as a single material with respect to the Façade Ordinance. As shown above the percentage of Cast Stone and Stone Veneer exceeds the maximum amount allowed by the Ordinance. A Section 9 Waiver would be required for this deviation.

Recommendation – In response to comments from our previous review the applicant has provided a rendering and sample board illustrating the proposed materials. In this case the combination of Cast Stone and Stone Veneer is consistent with and enhances the overall design of the building. It is our recommendation that the design is consistent with the intent and purpose of the Façade Ordinance and that a Section 9 Waiver be granted for the overage of Cast Stone and Stone Veneer.

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 the printed name below.

Douglas R. Necci, AIA

APPLICANT RESPONSE LETTER

26 July 2016

Ms. Adrianna Jordan
City of Novi
45175 W. Ten Mile Rd.
Novi, MI 48375

Re: ATI Land Holdings, LLC
JSP 14-40 – Façade Material Modifications

GHAFARI Job No: 147130.001

Dear Ms. Jordan:

We are writing on behalf of Robert A. Kasprzyk, the owner of ATI Land Holdings, LLC, in response to the City of Novi's Planning Review letter of June 15, 2016 regarding façade material modifications the Owner is seeking approval for.

The Owner would like to modify the façade materials of his building in a couple of areas. The original drawings submitted for Site Plan Approval in 2014 identified an insulated metal panel with a sand cast finish. Through months of searching various products and manufacturers the Owner has concluded that the quality of the proposed finish is unacceptable and the 20 week lead time for manufacturing will not enable the building to be completed within the Owners intended schedule. The owner is proposing to use the cast stone masonry product, which is presently used elsewhere on the building, where the metal panel was originally proposed. This would typically be above the second floor ribbon windows and at the corners of the building.

The soffits around the perimeter of the building at the overhangs were originally specified to be the insulated metal panel with the same sand cast finish. With the proposed elimination of the insulated metal panel on the project the owner proposes using the same composite metal panel that is being utilized at the main entrance canopy.

The last façade material requesting modification is the roof top equipment screenwall. Originally the roof screen was proposed to be the insulated metal panel with sand cast finish as well. With the proposed elimination of the insulated metal panel on the project the owner proposes to use a horizontal metal siding to complement the exterior masonry construction. The metal siding color is a match to the original roof screen color.

It is unfortunate that the owner found the proposed insulated metal panel with sand cast finish to be unacceptable but it is his believe that the proposed exterior façade material modifications will provide an esthetically pleasing building within the City of Novi.

Sincerely,



Mike A Neville, AIA
Executive Vice President