



cityofnovi.org

## Deli Unique Facade SP09-05

### **Deli Unique Facade SP09-05**

Consideration of the request of Crown Plaza for a recommendation to City Council for a Section 9 Façade Waiver. The subject property is located in Section 14, west of Novi Road between I-96 and Twelve Mile in the C, Conference District. The applicant is proposing to redesign a portion of the existing eastern façade on the Crown Plaza Hotel at 27000 Sheraton Drive, to accommodate the proposed Deli Unique restaurant.

### **Required Action**

Recommend approval/denial to City Council for a Section 9 façade waiver

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	03/25/09	
Façade	Approval recommended	03/26/09	<ul style="list-style-type: none"><li>• <b>Section 9 waiver for an overage of cultured stone, underage of brick and overage of fabric awnings on the eastern facade.</b></li></ul>

## **Motions**

### **Approval –Section 9 Waiver**

In the matter of Crown Plaza for Deli Unique, SP 09-05, motion to **recommend approval** to City Council for a Section 9 Waiver, for the overage of cultured stone, the underage of brick and the overage of fabric awnings on the eastern facade subject to the following:

- a. The applicant submitting a colored rendering and sample board to show how the proposed awning color will harmonize with existing materials;
- b. The applicant replacing the landscaping on the eastern side of the existing building per the Landscape Review Letter;
- c. *(additional conditions here if any)*

*for the reason that the proposed façade is consistent will generally enhance the visual quality of the project and because it is otherwise in compliance with Article 25 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 Crown Plaza for Deli Unique, SP 09-05, motion to **recommend denial** to City Council to for a Section 9 Waiver, for the overage of cultured stone, the underage of brick and the overage of fabric awnings on the eastern facade subject to the following:

*for the reason that 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

March 30, 2009

### Planning Review

Deli Unique

SP #09-05

---

#### Petitioner

Crown Plaza

#### Review Type

Final Site Plan

#### Property Characteristics

- Site Location: 2700 Sheraton Drive
- Zoning: C, Conference
- Adjoining Zoning: North: C; East: Novi Road and I-96 ROW; West: RC, Regional Center; South: I-96 ROW
- Site Use(s): Crown Plaza Hotel (with existing vacant restaurant space within hotel)
- Adjoining Uses: North: Wisne Design and vacant restaurant space; East: Novi Road and I-96 ROW; West: 12 Mile Crossing at Fountain Walk; South: I-96 ROW
- Plan Date: 02/25/09

#### Project Summary

Crown Plaza is proposing to redesign a portion of the existing eastern façade on the Crown Plaza Hotel to accommodate the proposed Deli Unique restaurant. The proposal was reviewed by the Façade Consultant for compliance to the standards of Section 2520 of the Zoning Ordinance (see review).

#### Recommendation

Approval of the Final Site Plan is recommended, per the Façade Consultant's review. The plan will be scheduled for an upcoming Planning Commission meeting to be followed by a subsequent City Council meeting. Once the applicant receives approval from the City Council, Stamping Sets should be submitted. The applicant should submit the required rendering and material sample board prior to the Planning Commission meeting.

#### Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 22 (Conference District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant and incorporated as part of the Stamping Set submittal.

1. Lighting: It appears additional lighting is proposed. **The applicant should confirm that the proposed lighting will have a 90 degree cut-off angle and will not shine upwards.**
2. Façade Review: **The applicant will be required to submit a façade board and colored rendering.** A Section 9 façade waiver is required. Please see the attached façade review letter for additional information.
3. Façade Waiver Approval: Section 2201 of the Zoning Ordinance requires all projects in the Conference District to appear before the City Council for approval of all site plans and waivers after a recommendation from the Planning Commission. The applicant will be placed on the agenda of an upcoming Planning Commission meeting to be followed by a subsequent Council meeting.
4. 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.

### **Stamping Set Approval**

The applicant should address the comments above and the comments in all review letters in a response letter to be submitted with the Stamping Sets. Four copies of the plan should be submitted to the Community Development Department for Stamping Set approval. The Stamping Sets must have original signatures and original seals. Stamping Sets can be submitted after the applicant receives approval of the required Section 9 façade waiver from the Planning Commission.



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

## FAÇADE REVIEW





March 26, 2009

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**  
**Deli Unique, SP9-05**  
 Façade Region: 1, Zoning District: C

Dear Ms. McBeth:

The following is the Façade Review for the proposed façade alteration to the above referenced project based on the drawings prepared by RonandRoman Design LLC, dated February 25, 2009. 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 that are in non-compliance with the Façade Schedule, if any, are highlighted in bold.

	South Façade	East Façade	West Façade	North Façade	Ordinance Maximum (Minimum)
BRICK	N/A	<b>0%</b>	N/A	N/A	100% (30%)
CULTURED STONE	N/A	<b>72%</b>	N/A	N/A	50%
EIFS	N/A	10%	N/A	N/A	25%
FABRIC AWNING	N/A	<b>18%</b>	N/A	N/A	10%

**Comments:**

As shown above, the percentage of Brick is below the minimum amount required by the Façade Schedule, and the percentage of Cultured Stone and Fabric Awnings are above the maximum percentage allowed by the Façade Schedule. A section 9 Waiver is therefore required.

**Recommendations:**

1. The Cultured Stone represents an existing material and the design proposes to reduce the percentage of this material bringing it closer to compliance with the Façade Chart. Lowering the percentage further and adding Brick to achieve full compliance would represent a significant hardship and would not significantly improve the visual appearance of the façade as compared to the proposed design.

2. The proposed alteration consists primarily of the addition of several fabric awnings. The awnings appear to have a somewhat unique design possibly with internal lighting effects and signage. It is recommended that the applicant submit a rendering and/or sample board showing how the proposed awning color will harmonize with existing materials. Striking colors or introduction of signage or logos on the awnings would not be consistent with the Ordinance.

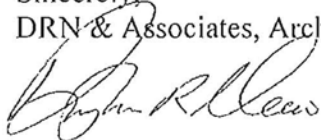
3. A Section 9 Waiver is therefore recommended, contingent on the applicant demonstrating that harmonious color will be used for the awnings by submission of a sample board.

**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) 347-0482 to request the Façade inspection.

2. Revisions after Approval – The Novi Planning Commission's approval under the Façade Ordinance is based upon the façade design, materials and colors indicated on the sample board, and drawing referenced herein. Revisions and modifications to any of these items after approval will require reapplication.

Sincerely,  
DRN & Associates, Architects PC



Douglas R. Necci, AIA



**APPLICANT'S RESPONSE LETTER**

R O N A N D R O M A N

April 2, 2009

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

Re: *Plan Review Center Report Response*  
*Deli Unique, Crowne Plaza Hotel*  
*27000 Sheraton Oaks Drive*

Dear Kristen,

The following is our response to issues raised in your Review. Listed are the line items included in your review requiring a response, along with our comments.

1. *It appears additional lighting is proposed. The applicant should confirm that the proposed lighting will have a 90 degree cut off angle and will not shine upwards.*

*The proposed lighting fixtures are a cylindrical wall sconce which only provides downlight. The recessed lamp will be directed downwards and no light will be projected beyond the downward oriented cone of light projected by the fixture.*

2. *The applicant will be required to submit a façade board and colored rendering. A section 9 façade waiver is required. Please see attached façade review letter for additional information.*

*We have submitted the colored rendering along with the stone sample and awning fabric sample. In reviewing the Façade Ordinance review letter, we are prepared to demonstrate how the proposed black awning fabric will harmonize with the existing materials, and we are not proposing any additional or internal lighting related to the awnings. There is no verbage or logos being proposed for the awnings.*

Please note that we are prepared to submit the 4 stamping sets to the building department following what we hope will be the approval of the façade waiver. Please feel free to contact us should you require additional information. Thank you for your assistance throughout the process.

Very Truly Yours,



Roman Bonislawski  
Registered Architect  
Architect License No. 37397  
Ron and Roman, L.L.C.

**MAPS**

**Location/Air Photo**





# Deli Unique SP09-05 Location

**Subject Property**



Doneelson Drive

Fountain Walk Drive

I-96

### CITY OF NOVI

DEPARTMENT OF COMMUNITY DEVELOPMENT

45175 W. TEN MILE ROAD  
NOVI, MI 48375-3024  
(248) 347-0415

MAP AUTHOR: Kristen Kapelanski, Planner



1 INCH = 200 FEET

MAP PRINT DATE: 03/30/09

#### 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, accessible 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.