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SRI VENKATESWARA TEMPLE – SP 10-18

SRI VENKATESWARA TEMPLE, SITE PLAN NUMBER 10-18

Consideration of the request of Sri Venkateshwara for revised phasing plan approval of a three-phase project: the Temple, the Cultural Center and the Maha Rajagopuram. This site was previously approved as a two-phase project. Phase 1 is a two-story 23,703 square foot Temple. Phase 2 is a 22,743 square foot Cultural Center. Phase 3, the Maha Rajagopuram is an approximately 37' 6" decorative gateway tower structure near the east entrance to the temple. No changes to the overall site layout or building footprints have been proposed. The applicant is also proposing phased elevations of the Temple structure itself.

Required Action

Approval/denial of the Revised Phasing Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval not recommended	04/29/10	<ul style="list-style-type: none"> • Phased elevations do not meet the intent of the façade ordinance and the requirements for a Sec. 9 waiver and are contrary to the originally approved Special Land Use permit. • Safety measures needed to protect occupants in on-going construction area. • Minor items to be addressed at time of Final Site Plan submittal.
Landscaping	Approval recommended	04/29/10	<ul style="list-style-type: none"> • Landscape materials installed in the early phases of the work must be protected and maintained during work on all subsequent phases. • Minor items to be addressed at time of Final Site Plan submittal.
Façade	Approval not recommended	04/29/10	<ul style="list-style-type: none"> • The use of GFRC without ornamentation in this manner is not consistent with the intent and purpose of the Façade Ordinance. • No definitive time frame is provided for Phase C leaving the possibility that due to factors beyond anyone's control the Phase C work may not occur for a significant period of time. The applicant should clarify the timeframe for Phase III (Maha Rajagopuram) as well as facade Phases A, B and C.

			<ul style="list-style-type: none"> • The proposed white colored EPDM is not allowed in any percentage by the Facade Chart, is not intended as a finish material, and even if used for only a short time will be quite unsightly. • Construction of Facade Phase C appears to be generally consistent with the previously granted Section 9 Waiver.
Fire	Approval recommended	04/28/10	<ul style="list-style-type: none"> • Safety measures needed to protect occupants in on-going construction area. • Minor items to be addresses at time of Final Site Plan submittal.

Motions

Approval – Revised Phasing Plan

In the matter of Sri Venkateswara Temple Phases 1, 2 and 3 and Façade Phases A, B, and C, SP 10-18, motion to **approve** the Revised Phasing Plan, subject to the following:

- a. Applicant providing a detailed timeline illustrating when each phase of the elevation and site plan will take place;
- b. Landscape materials installed in the early phases of the work must be protected and maintained during work on all subsequent phases;
- c. Applicant must provide details for pedestrian protection for continued construction in an occupied building; and
- d. (additional conditions here if any)

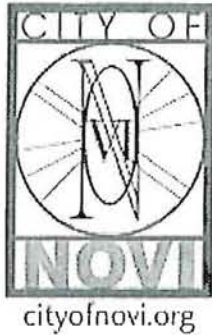
for the following reasons...(because it is otherwise in compliance with Article 3, Article 4, Section 2400, and Article 25 of the Zoning Ordinance and all other applicable provisions of the Zoning Ordinance).

Denial – Preliminary Site Plan and Phasing Plan

In the matter of Sri Venkateswara Temple Phases 1, 2 and 3 and Façade Phases A, B, and C, SP 10-18, motion to **deny** the Revised Phasing Plan, for the following reasons:

- a. The percentage of GFRC and Exposed EPDM exceeds the maximum percentages allowed by the Façade Chart for Phase A, and the percentage of GFRC exceeds the maximum percentages allowed by the Façade Chart for Phases B and C;
- b. Phases A and B of the proposed elevations do not meet the intent and purpose of the façade ordinance;
- c. Planning Commission finding that the proposed use violates the following findings of the Special Land Use Permit originally approved by the Planning Commission on October 22, 2008:
 - Whether relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character and impact on adjacent property or the surrounding neighborhood;
 - Whether relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
- d. No time frame is provided for completion of the detail work on the building façade, allowing the building to have a different appearance than originally approved for an indefinite period of time; and
- e. (additional conditions here if any)

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

April 29, 2010

Planning Review

Sri Venkateswara Temple and Cultural Center
SP #10-18 with ZCM #10-20

Petitioner

Manyan Group LLC

Review Type

Revised Phasing Plan and Phased Elevations; 3-Phase Development

Property Characteristics

- Site Location: West side of Taft, between Grand River and 11 Mile Road
- Site Zoning: RA, Residential Acreage District
- Adjoining Zoning: North: R-2 (Taft Road frontage) and OST (rear); East (across Taft Road): I-1 and RA; West: RA; South: RA (Taft Road frontage) and R-1 (rear)
- Proposed Use(s): Temple and Cultural Center
- Adjoining Uses: North: Andes Hills residential development & Family Fun Center; East (across Taft Road): Vacant parcel and single-family home; West: Single-family home; South: Single-family home (Taft frontage) and vacant land
- Site Size: 10.11 gross acres
- Phase Description: Phase 1: Two-story Temple (previously phase 1); Phase 2: Two-story Cultural Center (previously phase 2); Phase 3: Maha Rajagopuram (previously part of phase 1)
Phased Elevations: Three phases A, B, and C with additional detail added at each phase
- Plan Date: 03-08-10 (phasing plan); 03-01-10 (phased elevations)

Project Summary

The applicant is proposing a three-phase project: the Temple, the Cultural Center and the Maha Rajagopuram. This site was previously approved as a two-phase project, with the Maha Rajagopuram part of phase 1. Phase 1 is a two-story 23,703 square foot Temple. Phase 2 is a 22,743 square foot Cultural Center, proposed to include a multi-purpose hall with a stage and dressing rooms, kitchen, offices, lounge, conference room, and classrooms. Until Phase 2 is constructed, the multi-purpose room in the Temple would be used to host gatherings. Following the construction of Phase 2, the applicant indicates the multi-purpose room would be used as a general activity area. Phase 3, the Maha Rajagopuram is an approximately 37' 6" decorative gateway tower structure near the east entrance to the temple. No changes to the overall site layout or building footprints have been proposed.

The applicant is also proposing phased elevations of the Temple structure itself partially due to the availability of workers, coordination of skills and the weather conditions needed to execute some of the more intricate decorative elements on the building. The façade would be

completed in three phases: Phase A, B, and C. Phase A would be the base building without any detailing and also include some material changes. Phase B would include the completion of detail work on the three towers on the west side of the building. Phase C would remove the temporary conditions installed as part of Phase A (metal railing and metal soffit panel) and the installation of the intended (and originally approved) GFRC material in its place as well the completion of all detail work on the entire building.

Attached to this letter please find a summary of the actions taken by the Planning Commission and Zoning Board of Appeals thus far. The applicant has received Special Land Use approval, Phasing Plan approval and Preliminary Site Plan approval from the Planning Commission and the Zoning Board of Appeals has approved two variances for the proposed temple and cultural center.

Recommendation

Approval of the revised Phasing Plan and Phased Elevations is **not recommended**. The Planning Division has no objections to the revised Phasing of the Site Plan. However, the phased elevations do not appear to meet the intent of the Façade Ordinance and would therefore not meet the requirements for approval of the requested Section 9 Façade Waiver. Additionally, no time frame is provided for completion of the detail work on the building façade, allowing the building to have a different appearance than originally approved for an indefinite period of time. See the Façade Consultant's review letter for additional information. Phases A and B of the phased elevations do not meet the following conditions of the Special Land Use Permit and the Planning Commission may not have granted the permit based on the proposed Phase A and B elevations.

- Whether relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character and impact on adjacent property or the surrounding neighborhood;
- Whether relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.

Furthermore, the applicant would need to ensure sufficient safety measures are in place to protect building occupants while construction on an occupied building continues.

Comments:

The revised Phasing Plan and phased elevations were reviewed according to the standards of Article 3, Residential Acreage District; Article 4, R-1 through R-4 One-Family Residential Districts; Section 2400, the Schedule of Regulations; Article 25 of the Zoning Ordinance, and other sections of the Zoning Ordinance, as noted.

1. Phased Elevations: Staff and consultants have significant concerns regarding Phases A and B of the proposed phased elevations. Please refer to the façade review letter for additional information.
2. Building Division Comments: The applicant is proposing to continue construction on the temple after it has been occupied, including the construction of tower structures over an occupied building in Phase B. Continued construction on an occupied building raises considerable safety concerns. There are safety precautions that must be in place in the event of a collapse (or falling materials) as this is all overhead work. The Michigan Building code provides outlines for pedestrian protection and the project architect must provide details for the building protection prior to the issuance of a Building Permit. All minimum live loads for construction barriers must be in compliance and barriers in place prior to any

overhead work taking place. The Building Division has not received the details for the tower construction methods at this time and they would have to understand the entire construction process prior to allowing construction to commence. Please see the Fire Marshal's review letter highlighting some of these challenges. **The applicant will need to ensure on-going façade work will not pose a threat to building occupants and will not impede any means of ingress or egress.**

3. Phasing & Removal of trees: **The applicant should be aware that if clearing and grading is done on the entire site Phases 1, 2 and 3 will need to be completed within two years or the project will be subject to the requirements of 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. Starting permits do include clearing and grading permits. The applicant should review and be aware of the requirements of Chapter 26.5.

Planning Commission & Response Letters

Revised phasing plans require the approval of the Planning Commission. Please submit 13 complete, folded copies of the revised phasing plan and phased elevations (no changes made from reviewed plans), 1 reduced-sized copy of the revised phasing plan at 8.5"x11", and a response letter addressing how all of the issues in each review letter will be resolved for inclusion in the Planning Commission packets.

Stamping Set Approval

Stamping sets are still required for this project. After having received all of the review letters from City staff and approval from the Planning Commission the applicant should make the appropriate changes on the plans and submit **10 size 24" x 36" copies with original signature and original seals**, to the Community Development Department for final Stamping Set approval. A letter responding to all of the comments in the staff and consultant review letters should also be submitted with the Stamping Sets.

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, Landscaping, Façade, and Fire)



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

PLAN REVIEW CENTER REPORT - ATTACHMENT

May 26, 2009

Summary of Actions Taken by the Planning Commission and Zoning Board of Appeals

Sri Venkateswara Temple and Cultural Center
SP #08-08D

Public Hearing Fall 2008

A public hearing was held at the Planning Commission meeting of September 24, 2008 and the matter was tabled to allow the applicant additional time to address the concerns of the Planning Commission. Staff held a meeting and had a number of conversations with the applicant since that time, and the plans were revised and resubmitted for further consideration by the Planning Commission. Among the changes made to the plans at that time, were the following:

- Modification to the location of the proposed Temple and Priest Residence/Temple approximately 62 feet to the east to further preserve woodlands.
- Modification to the location of the proposed Temple approximately 18 feet to the north, and relocation of one tier of parking from the north side of the Temple to the south side.
- Modification to the location of the proposed Cultural Center approximately 6 feet to the north, with the proposed screen wall moved 6 feet off the property line to allow additional space as a buffer for the home to the south.
- Removal of terrace in front (east side) of the Cultural Center.
- Modification to the location of the dumpster enclosure and loading area closer to Taft Road (easterly) along the south side of the Cultural Center.
- The Cultural Center was been reduced in size from 31,833 square feet to 21,823 square feet, and the building is now two stories above grade (previously one story above grade and a basement). There do not appear to be any changes to the floor plans for the Priest Residence/Temporary Temple (Phase I) or the Temple (Phase II).
- The parking lot lighting was modified to reduce the mounting height of the fixtures from 25 feet to 20 feet.
- The secondary access was relocated from the south side of the property to the north side of the property.

The matter was brought back before the Planning Commission following the applicant's revisions on October 22, 2008 where the Special Land Use Permit, Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan were approved with the following motions:

"In the matter of the request of Sri Venkateswara Temple Phases 1, 2, and 3, SP08-08B, motion to approve the Special Land Use Permit subject to: 1) A Planning Commission Finding per Section 2516.2.c of the Zoning Ordinance for the Special Land Use Permit that, *whether relative to other feasible uses of the site, the proposed use:* a) Will not cause any detrimental impact on existing thoroughfares; b) Will not cause any detrimental impact on the capabilities of public services and facilities; c) Is compatible with the natural features and characteristics of the land; d) Is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood; e) Is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use; f) Will promote the use of land in a socially and economically desirable manner; is (1) listed among the provision of uses requiring Special

Land Use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located; 2) Planning Commission approval of the required Noise Impact Statement since there are no outdoor activities or external loudspeakers proposed on the site; 3) As a condition of Special Land Use Approval, the Planning Commission makes a Finding regarding the representation by the Applicant that major events at the Temple will not occur at the same time, with the Finding that the parking for the more intense use (Temple) would be required to be provided on site, with a favorable recommendation to the Zoning Board of Appeals for a variance of 34 parking spaces (308 spaces required, 274 spaces proposed). The Applicant is asked to verify the statement that the Cultural Center will not be used when major events at the Temple are taking place and if this is the case, this statement will be made a condition of Special Land Use Approval and enforceable on the property in the future; and 4) Compliance with all conditions and requirements listed in the Staff and Consultant review letters; for the reasons that the request is otherwise in compliance with Article 3, Article 4, Section 2400, Article 25 and all other applicable provisions of the Zoning Ordinance." *Motion carried 6-2 (Yes: Burke, Greco, Gutman, Larson, Meyer, Wrobel; No: Cassis, Pehrson).*

"In the matter of Sri Venkateswara Temple Phases 1, 2, and 3, SP08-08B, motion to approve the Preliminary Site Plan and Phasing Plan subject to: 1) The Applicant requesting height Variances from the Zoning Board of Appeals for the following seven decorative elements on the proposed Temple building that exceed the 35' maximum height standard of Section 2400 of the Zoning Ordinance, but which may be permitted by the Zoning Board of Appeals to be a specific height limit, per Section 2903 of the Zoning Ordinance: a) The Maha Rajagopuram in front of the building entrance that is 37'4.5" in height; b) A decorative element at the front of the building that is 36.5' in height; c) A second decorative element at the front of the building that is 40.5' in height; d) Two identical decorative ornaments near the rear of the building that are 50' in height each; e) The brass pole in the courtyard that is 55'1" in height; and f) The tower at the rear of the building that is 55'1" in height; 2) A redesign of the mechanical units and related screening on the Temple roof to meet the Zoning Ordinance standard or the Applicant requesting a Zoning Board of Appeals Variance from Section 2503.2.E.(2) of the Zoning Ordinance, which states that rooftop appurtenances shall not exceed the maximum height standard. The mechanical screening structure on the Temple building is proposed to be 42' in height, and, per Section 2400 of the Zoning Ordinance, the height standard for the Residential Acreage district is 35'; 3) A relocation of the proposed dumpster to meet the Zoning Ordinance standard or the Applicant requesting a Zoning Board of Appeals Variance from Section 2503.2.F.1 of the Zoning Ordinance, which states that dumpsters are to be located in the rear yard. 4) A Planning Commission Waiver from the landscaped berm standard of Section 2509.3.a of the Zoning Ordinance for landscaped berms along the western, northern and southern lot lines, as a berm would significantly compromise native vegetation, slopes and/or wetlands; 5) The Applicant extending the water main along Taft Road to Grand River Avenue in order to loop the system, per the Engineering Review dated September 12, 2008 and as identified in the Applicant's response letter dated October 5, 2008; 6) Two Section 9 Waivers for the Temple building to permit the use of pre-glazed block, contingent upon an exact match with the sample board, and to permit the use of glass fiber reinforced concrete, as both Waivers are discussed in the Façade Consultant's Review dated October 13, 2008; 7) The Applicant providing brick on the background wall areas of the Temple building to be in compliance with the standard of Section 2520 of the

Zoning Ordinance, as recommended by the Façade Consultant in his review dated September 9, 2008; 8) The conditions and items listed in the Staff and Consultant review letters being addressed on the plans prior to Stamping Sets; 9) A Planning Commission Waiver for landscaped berms along Taft Road; and 10) A Section 9 Waiver for less than 30% brick on all facades of the building; for the reasons that the plan is otherwise in compliance with Article 3, Article 4, Section 2400, and Article 25 of the Zoning Ordinance and all other applicable provisions of the Zoning Ordinance." *Motion failed 4-4 (Yes: Burke, Greco, Gutman, Meyer; No: Cassis, Larson, Pehrson, Wrobel).*

"In the matter of Sri Venkateswara Temple Phases 1, 2, and 3, SP08-08B, motion to approve the Preliminary Site Plan and Phasing Plan subject to: 1) The Applicant requesting height Variances from the Zoning Board of Appeals for the following seven decorative elements on the proposed Temple building that exceed the 35' maximum height standard of Section 2400 of the Zoning Ordinance, but which may be permitted by the Zoning Board of Appeals to be a specific height limit, per Section 2903 of the Zoning Ordinance: a) The Maha Rajagopuram in front of the building entrance that is 37'4.5" in height; b) A decorative element at the front of the building that is 36.5' in height; c) A second decorative element at the front of the building that is 40.5' in height; d) Two identical decorative ornaments near the rear of the building that are 50' in height each; e) The brass pole in the courtyard that is 55'1" in height; and f) The tower at the rear of the building that is 55'1" in height; 2) A Redesign of the mechanical units and related screening on the Temple roof to meet the Zoning Ordinance standard or the Applicant requesting a Zoning Board of Appeals Variance from Section 2503.2.E.(2) of the Zoning Ordinance, which states that rooftop appurtenances shall not exceed the maximum height standard. The mechanical screening structure on the Temple building is proposed to be 42' in height, and, per Section 2400 of the Zoning Ordinance, the height standard for the Residential Acreage district is 35'; 3) A relocation of the proposed dumpster to meet the Zoning Ordinance standard or the Applicant requesting a Zoning Board of Appeals Variance from Section 2503.2.F.1 of the Zoning Ordinance, which states that dumpsters are to be located in the rear yard. 4) A Planning Commission Waiver from the landscaped berm standard of Section 2509.3.a of the Zoning Ordinance for landscaped berms along the western, northern and southern lot lines, as a berm would significantly compromise native vegetation, slopes and/or wetlands; 5) The Applicant extending the water main along Taft Road to Grand River Avenue in order to loop the system, per the Engineering Review dated September 12, 2008 and as identified in the Applicant's response letter dated October 5, 2008; 6) Two Section 9 Waivers for the Temple building to permit the use of pre-glazed block, contingent upon an exact match with the sample board, and to permit the use of glass fiber reinforced concrete, as both Waivers are discussed in the Façade Consultant's Review dated October 13, 2008; 7) The Applicant providing brick on the background wall areas of the Temple building to be in compliance with the standard of Section 2520 of the Zoning Ordinance, as recommended by the Façade Consultant in his review dated September 9, 2008; 8) The conditions and items listed in the Staff and Consultant review letters being addressed on the plans prior to Stamping Sets; 9) A Planning Commission Waiver for landscaped berms along Taft Road; 10) A Section 9 Waiver for less than 30% brick on all facades of the building; and 11) The Applicant installing "No Parking" signs along Taft Road from Grand River to Eleven Mile and "No Blocking the Driveways" signs along Taft Road to the extent that this will be permitted following the appropriate departmental reviews; for the reasons that the plan is otherwise in compliance with Article 3, Article 4, Section 2400, and Article 25 of the Zoning Ordinance and all other applicable

provisions of the Zoning Ordinance." *Motion carried 6-2 (Yes: Burke, Greco, Gutman, Meyer, Pehrson, Wrobel; No: Cassis, Larson).*

"In the matter of Sri Venkateswara Temple Phases 1, 2, and 3, SP08-08B, motion to approve the Wetland Permit subject to the conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan; for the reasons that the plan is in compliance with Chapter 12 of the Code of Ordinances and all other applicable provisions of the Ordinance." *Motion carried 8-0.*

"In the matter of Sri Venkateswara Temple Phases 1, 2, and 3, SP08-08B, motion to approve the Woodland Permit subject to: 1) The conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan; and 2) The Applicant providing a Conservation Easement, as offered by the Applicant and reviewed and approved by the City and its Consultants; for the reasons that the plan is in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance." *Motion carried 8-0.*

"In the matter of Sri Venkateswara Temple Phases 1, 2, and 3, SP08-08B, motion to approve the Stormwater Management Plan subject to the conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan; for the reasons that the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance." *Motion carried 8-0.*

Zoning Board of Appeals approvals November 2008

The applicant appeared before the Zoning Board of Appeals (ZBA) on November 12, 2008. At that meeting, the ZBA ruled that pursuant to Section 2903 of the Zoning Ordinance, the seven of the eight building height variances requested would be considered church spires and therefore are exempted from height limitation. At this meeting the applicant received variances for the following ordinance deviations:

- Height variance for the Temple rooftop appurtenances (35' allowed, 42' feet proposed);
- Variance to permit the Cultural Center dumpster to be located in the side yard.

The applicant also requested a variance for the required number of parking spaces (308 required, 274 proposed). At the meeting, the ZBA requested additional clarification from the applicant regarding the deficiency of parking spaces and postponed their decision on the matter.

February 2009 Revised Preliminary Site Plan approval

In order to accommodate the number of parking spaces required for the proposed uses, as determined by the Planning Commission's initial review, the applicant decided to eliminate the priest residence/temporary temple from the plans (formerly Phase 1 of the project). The applicant submitted revised plans to the Planning Division for review as a revised Preliminary Site Plan. Given the scope of the revisions, this revised Preliminary Site Plan (SP 08-08C) required Planning Commission approval. Among the changes made to the plans were the following:

- Elimination of the priest residence/temporary temple to add additional parking. This also preserved six additional regulated trees and impacted 0.005 additional acres of wetland.
- Modification to the location of the proposed Temple approximately 30 feet to the east and 39.5 feet to the south to provide additional parking. With the elimination of the priest residence/temporary temple from the west side of the site, the developed areas are no further to the west than approved previously.
- Modification to the size of the Temple with an increase of approximately 1,010 square feet to allow for the addition of 2 stairwells at the east end of the building to better accommodate an enclosed emergency exit.
- Modification to the size of the Cultural Center with an increase of approximately 920 square feet to allow for an additional stairwell at the north end of the building to provide an enclosed alternate emergency exit.
- Modification of the number of parking spaces to increase the number of spaces from 274 to 306 in order to accommodate the number of parking spaces for the uses on site as the Planning Commission approved previously.

The revised Preliminary Site Plan appeared before the Planning Commission on February 25, 2009 where the Planning Commission reaffirmed the approval of the required Special Land Use Permit and approved the revised Preliminary Site Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan with the following motions:

"In the matter of the request of Sri Venkateswara Temple Phases 1 and 2, SP08-08c, a motion to reaffirm approval of the Special Land Use permit subject to: 1) A Planning Commission Finding per Section 2516.2.c of the Zoning Ordinance for the Special Land Use permit that, relative to other feasible uses of the site, the proposed use: A) Will not cause any detrimental impact on existing thoroughfares; B) Will not cause any detrimental impact on the capabilities of public services and facilities; C) Is compatible with the natural features and characteristics of the land; D) Is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood; E) Is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use; F) Will promote the use of land in a socially and economically desirable manner; G) Is (1) listed among the provision of uses requiring Special Land Use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located; 2) Planning Commission approval of the required Noise Impact Statement since there are no outdoor activities or external loudspeakers proposed on the site; 3) As a condition of Special Land Use Approval, Planning Commission finding that major events at the Temple and events at the Cultural Center will not occur at the same time, with the finding that the parking for the more intense use (Temple) would be required to be provided on site (306 spaces required, 306 spaces proposed). The Applicant is asked to verify the statement that the Cultural Center will not be used when major events at the Temple are taking place and if this is the case, this statement will be made a condition of Special Land Use Approval and enforceable on the property in the future; and 4) Compliance with all conditions and requirements listed in the Staff and Consultant Review letters; for the reasons that the plan is otherwise in compliance with Article 3, Article 4, Section 2400, Article 25 and all other applicable provisions of the Zoning Ordinance." *Motion carried 8-0.*

"In the matter of Sri Venkateswara Temple Phases 1 and 2, SP08-08c, a motion to approve the revised Preliminary Site Plan and Phasing Plan subject to: 1) Acknowledgment of the November 12th, 2008 Zoning Board of Appeals Findings regarding the height of several decorative elements and variances granted regarding height, and dumpster location; 2) Reaffirmation of the previously granted Planning Commission Waivers for landscaped berms along Taft Road and a Waiver from the landscaped berm standard of Section 2509.3.a of the Zoning Ordinance for landscaped berms along the western, northern and southern lot lines, as a berm would significantly compromise native vegetation, slopes and/or wetlands; 3) The Applicant extending the water main along Taft Road to Grand River Avenue in order to loop the system per the Engineering Review dated September 12, 2008, and as identified in the Applicant's previous response letter dated October 5, 2008; 4) Reaffirmation of three previously granted Section 9 Waivers for the Temple building to permit less than thirty percent brick on all sides, to permit the use of pre-glazed block, contingent upon an exact match with the sample board, and to permit the use of glass fiber reinforced concrete, as both Waivers are discussed in the Façade Consultant's review letter dated October 13, 2008; 5) The Applicant providing brick on the background wall areas of the Temple building to be in compliance with the standard of Section 2520 of the Zoning Ordinance, as recommended by the Façade Consultant in his Review Letter dated September 9, 2008; 6) The Applicant installing "No Parking" signs along Taft Road from Grand River to Eleven Mile and "No Blocking the Driveways" signs along Taft Road to the extent that this will be permitted following the appropriate departmental reviews as the Planning Commission previously required; 7) The Applicant exploring the possibility of lowering the lighting fixtures along the entrance drive; and 8) The conditions and items listed in the Staff and Consultant Review letters being addressed on the plans prior to Stamping Sets; for the reasons that the plan is otherwise in compliance with Article 3, Article 4, Section 2400, and Article 25 of the Zoning Ordinance and all other applicable provisions of the Zoning Ordinance." *Motion carried 8-0.*

"In the matter of Sri Venkateswara Temple Phases 1 and 2, SP08-08c, a motion to approve the Wetland Permit subject to the conditions and items listed in the Staff and Consultant Review letters being addressed on the Final Site Plan, for the reason that the plan is in compliance with Chapter 12 of the Code of Ordinances and all other applicable provisions of the Ordinance." *Motion carried 8-0.*

"In the matter of Sri Venkateswara Temple Phases 1 and 2, SP08-08c, a motion to approve the Woodland Permit subject to: 1) The conditions and items listed in the Staff and Consultant Review letters being addressed on the Final Site Plan; and 2) The Applicant providing a conservation easement, as offered by the Applicant and reviewed and approved by the City and its Consultants; for the reason that it is in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance." *Motion carried 8-0.*

"In the matter of Sri Venkateswara Temple Phases 1 and 2, SP 08-08c, a motion to approve the Stormwater Management Plan subject to the conditions and items listed in the Staff and Consultant Review letters being addressed on the Final Site Plan, for the reasons that the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance." *Motion carried 8-0.*

LANDSCAPING REVIEW



PLAN REVIEW CENTER REPORT

April 29, 2010

Landscape Review

Sri Venkateswara Temple and Cultural Center
SP #10-18 with ZCM #10-20

Petitioner

Manyan Group LLC

Review Type

Revised Phasing Plan and Phased Elevations; 3-Phase Development

Property Characteristics

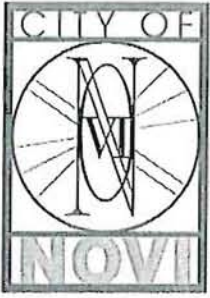
- Site Location: West side of Taft, between Grand River and 11 Mile Road
- Site Zoning: RA, Residential Acreage District
- Adjoining Zoning: North: R-2 (Taft Road frontage) and OST (rear); East (across Taft Road): I-1 and RA; West: RA; South: RA (Taft Road frontage) and R-1 (rear)
- Proposed Use(s): Temple and Cultural Center
- Adjoining Uses: North: Andes Hills residential development & Family Fun Center; East (across Taft Road): Vacant parcel and single-family home; West: Single-family home; South: Single-family home (Taft frontage) and vacant land
- Site Size: 10.11 gross acres
- Phase Description: Phase 1: Two-story Temple (previously phase 1); Phase 2: Two-story Cultural Center (previously phase 2); Phase 3: Maha Rajagopuram (previously part of phase 1)
Phased Elevations: Three phases A, B, and C with additional detail added at each phase;
- Plan Date: 03-08-10 (phasing plan); 03-01-10 (phased elevations)

Project Summary and Recommendation

Staff has no issues with the revised phasing as proposed. The Applicant should take note, however, that any landscape materials installed in the early phases of the work must be protected and maintained during work on all subsequent phases.

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification. Also see the Woodland and Wetland review comments.

FIRE REVIEW



CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

Justin Fischer

City Manager
Clay J. Pearson

Director of Public Safety
David Molloy

Director of Fire and EMS
Jeffrey Johnson

April 28, 2010

TO: Barbara McBeth, Deputy Director of Community Development, City of Novi

RE: SRI Venkateswara Temple

SP#: 10-18, Preliminary Site Plan

Project Description:

Phasing modification of previously approved plan

Comments:

Applicant is proposing to add sub-phases to Phase I, construction of the temple. These sub-phases would be for the completion of the façade, exterior elevations, Maha Rajagopuram structure, and the compound walls.

I must express concern with work being conducted on the exterior of the building after the construction (Phase 1) of the building is to be completed. This becomes a life safety issue of overhead work being done in the areas of any means of egress.

Recommendation:

I do not object to this phasing request as long as the exterior work is coordinated through the Building Department in order to assure the protection of the public is being properly addressed.

Sincerely,

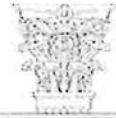
Michael W. Evans
Fire Marshal

cc: file

Novi Fire Department
42975 Grand River Ave.
Novi, Michigan 48375
248.349-2162
248.349-1724 fax

cityofnovi.org

FAÇADE REVIEW



April 29, 2010

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 REVIEW
Sri Venkateswara Temple - Facade Revision
SP# 10-18 & ZCM10-20
 Façade Region: I, Zoning District: RA

Dear Ms. McBeth:

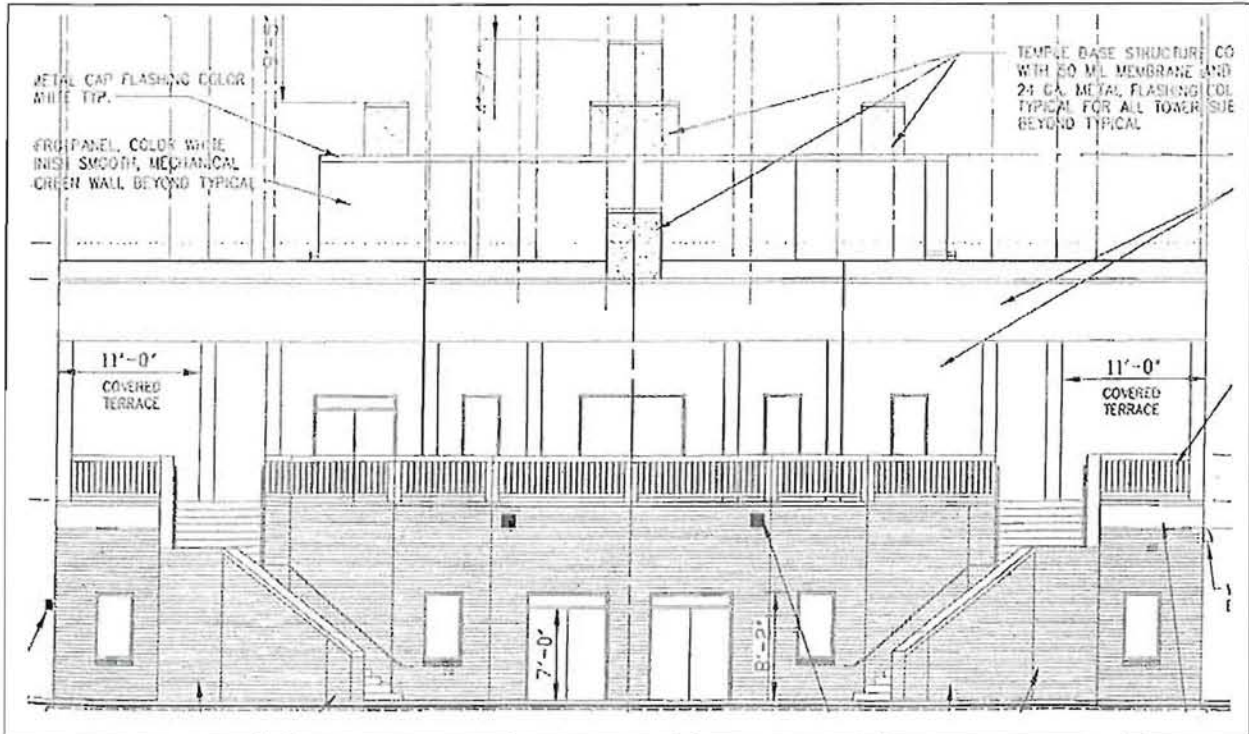
The following is the Facade Review for Preliminary Site Plan for the above referenced project based on the drawings dated 3/1/10, by Manyam Group Architects. This application represents a revision to a previously approved facade. The applicant is proposing to divide the construction of the facades into three phases; A, B and C. The percentages of materials proposed for each phase are shown in 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 Facade Schedule are highlighted in bold.

PHASE A PROPOSED FACADES	East (Front)	West (Rear)	North (Right)	South (left)	Ordinance Maximum (Minimum)
Brick (Alaska White Velour)	40%	40%	32%	32%	100% (30%)
Glass Fiber Reinforced Concrete (GFRC)	53%	53%	60%	60%	25%
Exposed EPDM (White)	6%	6%	7%	7%	0%
Metal Trim (Classic White)	1%	1%	1%	1%	15%

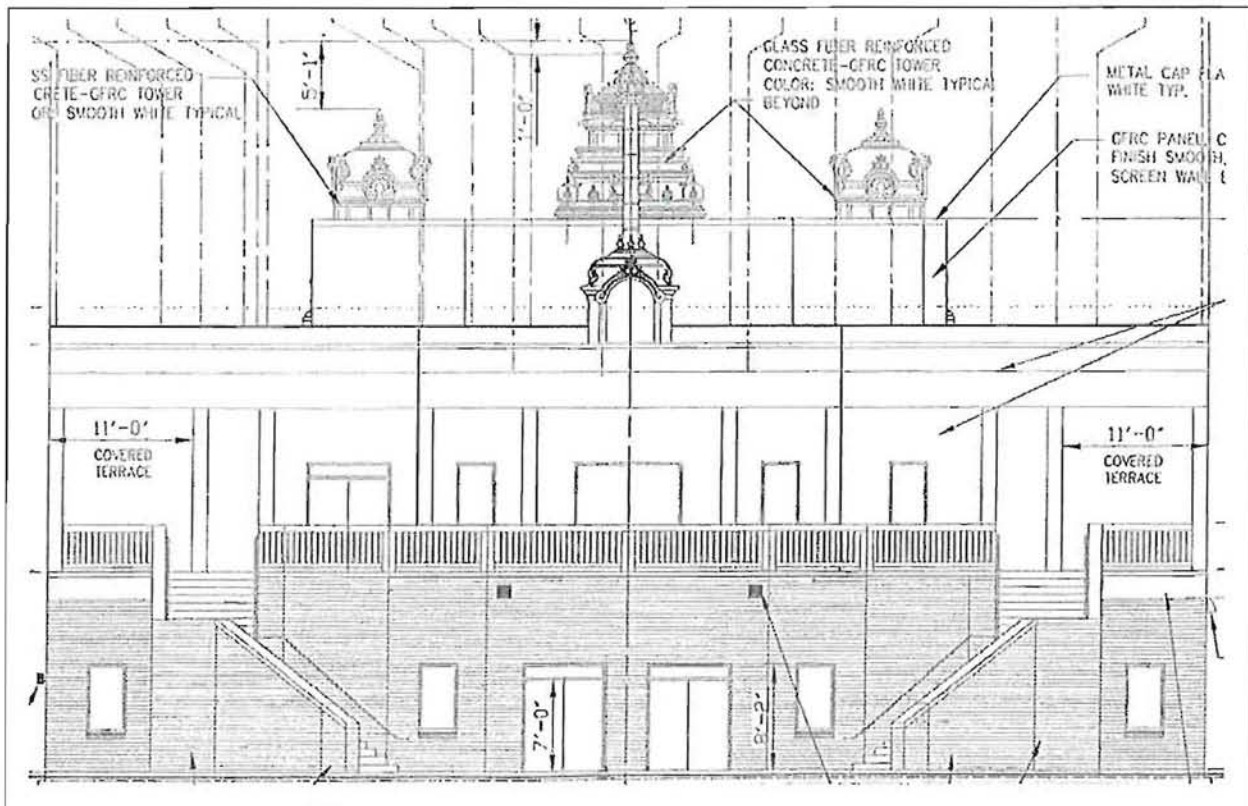
PHASES B & C PROPOSED FACADES	East (Front)	West (Rear)	North (Right)	South (left)	Ordinance Maximum (Minimum)
Brick (Alaska White Velour)	40%	40%	32%	32%	100% (30%)
Glass Fiber Reinforced Concrete (GFRC)	59%	59%	67%	67%	25%
Metal Trim (Classic White)	1%	1%	1%	1%	15%

As shown in the above table the percentage of GFRC and Exposed EPDM exceeds the maximum percentages allowed by the Facade Chart for Phase A, and the percentage of GFRC exceeds the maximum percentages allowed by the Facade Chart for Phases B and C.

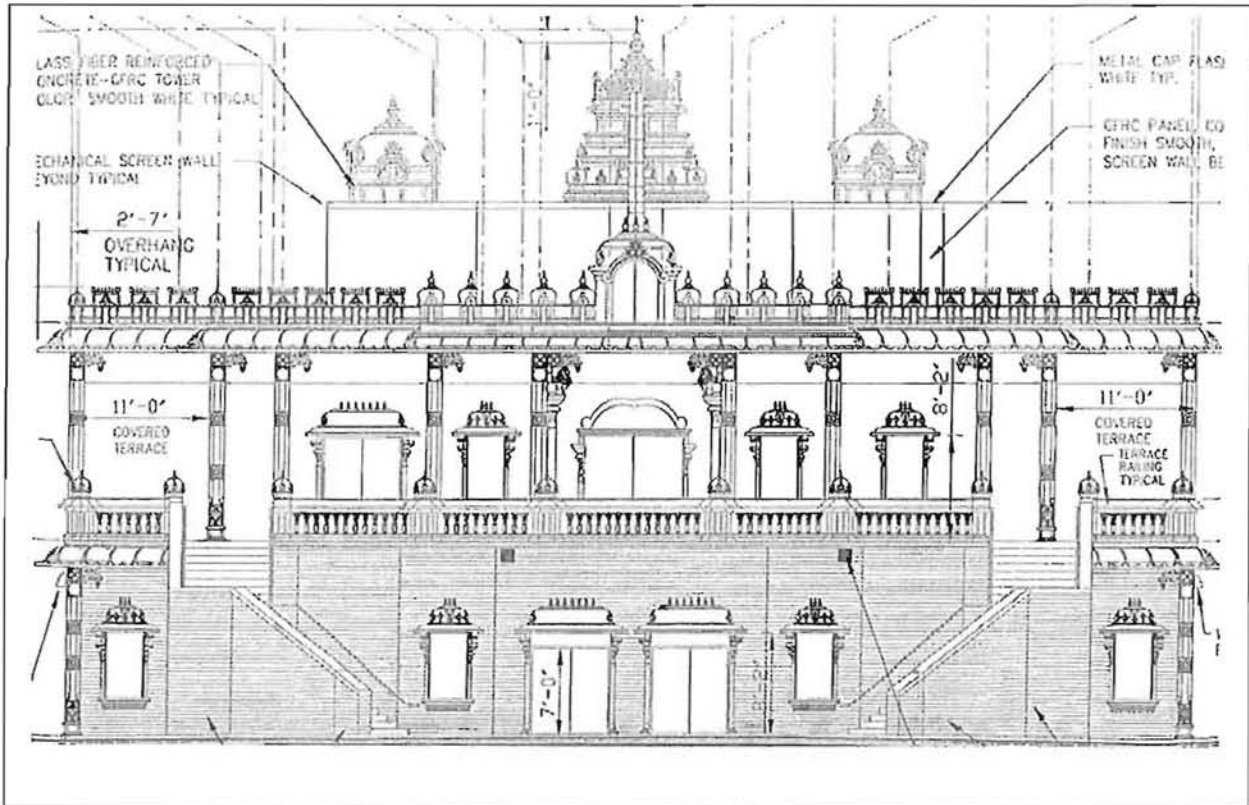
PHASE A - EAST FACADE



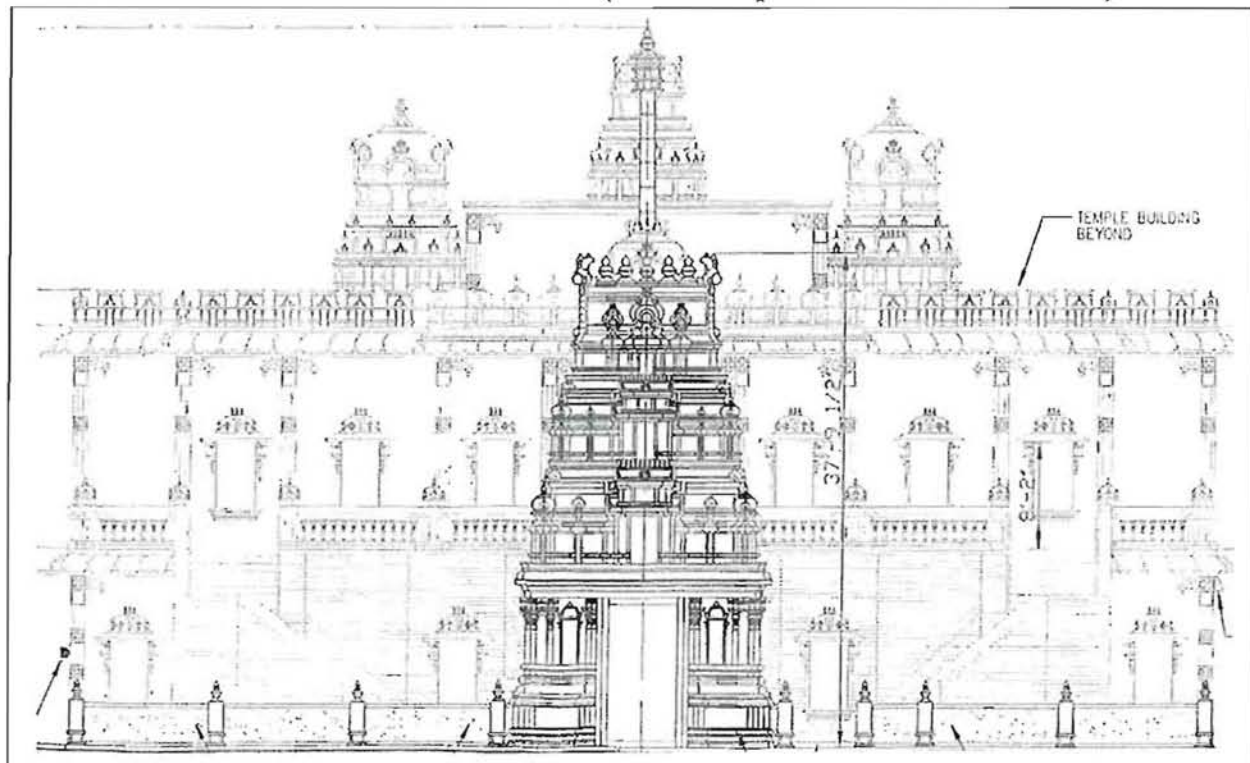
PHASE B - EAST FACADE



PHASE C - EAST FACADE



ORIGINAL EAST FACADE (Basis for prior Section 9 Waiver)



Comments: This project was previously granted a Section 9 Waiver for the use of GFRC. At that time our favorable recommendation for the waiver was substantially based on the unique ability of GFRC to achieve the ornamental details necessary for a traditional Hindu Temple. The proposed facades for Phase A consist of the elimination of all such ornamentation. Unfortunately, this also eliminates the justification for the original Section 9 Waiver. The applicant has stated in his letter dated 4/25/10 that Phase B is intended to commence immediately after Phase A is completed. However, phase B consists primarily of the addition of shikers located above the roof line. This does not affect the lower portion of the structure where the GFRC material is primarily used. The use of GFRS without ornamentation in this manner is not consistent with the intent and purpose of the Facade Ordinance. The proposed white colored EPDM is not allowed in any percentage by the Facade Chart, is not intended as a finish material, and even if used for only a short time will be quite unsightly. No definitive time frames are given for Phases I, II, III, or Facade Phases A, B or C.


Recommendation: For the reasons stated above we are unable to make a favorable recommendation for a Section 9 Waiver for the proposed Facade Phases A or B.

Construction of Facade Phase C appears to be generally consistent with the previously granted Section 9 Waiver. However, no definitive time frame is provided for Phase C leaving the possibility that due to factors beyond anyone's control the Phase C work may not occur for a significant period of time. Similarly, the applicant has indicated that the gateway tower structure (Rajagopuram) will be included in Phase III and that this phase will be completed shortly after Phase I. The Rajagopuram is a stand-alone structure located directly in front of the Temple that significantly adds to the appearance of the building.

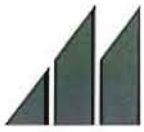
The applicant should clarify the timeframe for Phase III (Rajagopuram) as well as facade Phases A, B and C.

It is suggested that the applicant investigate using materials other than GFRC such as brick or equivalent masonry material specifically on the second floor. This will achieve full compliance with the Facade Chart short of the addition of the ornamentation, and negating the need for a Section 9 Waiver at this time. This would allow the phased addition of GFRC ornamentation in the future. The applicant would be required to submit each such "phase" to the Novi Department of Community Development for approval. These applications could be handled administratively as long as the design is consistent with the original Section 9 Waiver.

Sincerely,
DRN & Associates, Architects PC


Douglas R. Necci, AIA

APPLICANT RESPONSE LETTER



MANYAM GROUP *llc*

architecture • engineering • energy & facilities consulting
512 N. Franklin St., Frankenmuth, MI 48734-1154 Tel: 989.652.3030

May 5, 2010

Kristen Kapelanski
City of Novi
Department of Community Development
45175 West 10 Mile Road
Novi, MI 48375

**RE: RESPONSE LETTER FOR PLAN REVIEW - SP # 10-18 WITH ZCM # 10-20
PROPOSED SRI VENKATESWARA TEMPLE AND CULTURAL CENTER**

Dear Kristen,

The following comments are given in correspondence to the Revised Plan Review of the above mentioned project review received on May 4, 2010.

Planning Review:

1.) Phased Elevations:

Staff and consultants have significant concerns regarding Phases A and B of the proposed phased elevations. Please refer to the façade review letter for additional information.

Please see comments related to Façade Review later in this letter.

2.) Building Division Comments:

The applicant is proposing to continue construction on the temple after it has been occupied, including the construction of tower structures over an occupied building in Phase B. Continued construction on an occupied building raises considerable safety concerns. There are safety precautions that must be in place in the event of a collapse (or falling materials) as this is all overhead work. The Michigan Building code provides outlines for pedestrian protection and the project architect must provide details for the building protection prior to the issuance of a Building Permit. All minimum live loads for construction barriers must be in compliance and barriers in place prior to any overhead work taking place. The Building Division has not received the details for the tower construction methods at this time and they would have to understand the entire construction process prior to allowing construction to commence. Please see the Fire Marshal's review letter highlighting some of these challenges. The applicant will need to ensure on-going façade work will not pose a threat to building occupants and will not impede any means of ingress or egress.

Please see comments related to Fire Marshal's Review later in this letter.



3.) Phasing & Removal of trees:

The applicant should be aware that if clearing and grading is done on the entire site Phases 1, 2 and 3 will need to [be] completed within two years or the project will be subject to the requirements of 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. Starting permits do include clearing and grading permits. The applicant should review and be aware of the requirements of Chapter 26.5.

We are aware that if clearing and grading is done on the entire site, Phase I, II and III will need to be completed within two years or the project will be subject to the requirements of Chapter 26.5 of the City of Novi Code of Ordinances, entitled Performance Guarantees, which generally requires all projects be completed within two years of the issuance of any starting permit.

Façade Ordinance Review

This project was previously granted a Section 9 Waiver for the use of GFRC. At that time our favorable recommendation for the waiver was substantially based on the unique ability of GFRC to achieve the ornamental details necessary for a traditional Hindu Temple. The proposed facades for Phase A consist of the elimination of all such ornamentation. Unfortunately, this also eliminates the justification for the original Section 9 Waiver. The applicant has stated in his letter dated 4/25/10 that Phase B is intended to commence immediately after Phase A is completed. However, phase B consists primarily of the addition of shikers located above the roof line. This does not affect the lower portion of the structure where the GFRC material is primarily used. The use of GFRS [GFRC] without ornamentation in this manner is not consistent with the intent and purpose of the Façade Ordinance. The proposed white colored EPDM is not allowed in any percentage by the Façade Chart, is not intended as a finish material, and even if used for only a short time will be quite unsightly. No definitive time frames are given for Phases I, II, III, or Façade Phases A,B or C.

For the reasons stated above we are unable to make a favorable recommendation for a Section 9 Waiver for the proposed Façade Phases A or B.

Our proposal of the phasing of the elevations is not about the elimination of any detail, it is more about the means and methods that we are proposing to achieve the detail that was presented earlier, and now represented as our Phase C. The justification for the original Section 9 Waiver may only be eliminated if this proposal was asking for permission to conclude and modify the project at Phase A or Phase B only. The fact that we have Phase C as part and parcel of this proposal should leave no doubt that the Owner has every intent and desire to build Phase C. We are not aware of any letters dated 4/25/10 by us, however, we have indicated in our letter of 3/25/10 that Phase B would be continuing as soon as the first Contractor is completed with Phase A. Phase B does consist primarily of the development of the detail on the gopurams (towers) located above the roof line.



With respect to façade material use, we could agree that GFRC material is primarily used on the second story façade level based on surface area; however, the important features of the building are the gopurams and the development of the detail at this level. It will be the most visually apparent feature from every angle. The next prominent façade will be the first story, in which we have made it all face brick consistent with the recommendations of the City of Novi. The second story GFRC will be the least prominent as it sets in by approximately 10' in all directions with a fully extended overhang, much of that façade will be in a shaded condition visually.

What we are presenting in the elevations is only a slight modification which is meant to increase our compliance with the City of Novi Façade Ordinance through our increased use of brick. You may note that in our approved submission packet, the façade review which was dated May 18, 2009 was an analysis of the entire project as a whole in making a determination. The current review is focusing on one specific aspect of the project and is separating the Phases. Therefore we understand that the numbers will be different, however this will not make for a fair comparison against the original approval. If you were to factor the new number to the original approved analysis, you will indeed find that the percentage of brick material has increased and the percentage of GFRC material has indeed decreased making the project more favorable per the City's façade requirements. We are still requesting for the approved Section 9 Waiver, however we are asking for it with increased compliance of the façade ordinance, not decreased.

The delineation of the A,B and C phases of the elevations are more for information sake to the City of Novi. Putting aside our increased use of the favorable brick material, our end result is still what we have continually been presenting to the City, this resolve has not changed. We are merely proposing the three phases for transparency to the City of the methods and means by which this non-standard type of building will be implemented. The Owner will require the use of multiple contractors to execute the elevations and the A,B and C phases are merely an indication of those contractual break points. The first contractor will be responsible for completing the building up to Phase A. There are currently no contractors within the State of Michigan that has the expertise to handle what will need to be completed in Phases B and C. In most cases this will require highly skilled craftspeople experienced and specialized in Hindu Temples. This will require precise scheduling and coordination based upon availability and weather conditions as most of the skilled work will be completed outdoors on the building itself utilizing the GFRC in a wet state and formed in place to dry. The Owner will have to work through availability as some of these contractors may currently be working on other Hindu Temples elsewhere in the States and work with weather conditions as winter will make for an unsafe situation to all parties to conduct such work.

For all intents and purposes, Phases A,B and C are natural progressions of the Construction process. Even if we didn't propose this phasing approach to the City, it doesn't change the need for the waterproofing membrane to cover the gopuram towers as presented in Phase A or it doesn't change the need for a different contractor once the membranes in Phase A are completed in order to undertake the detail as required in Phase B and Phase C. If the City does



not recommend the phasing approach as we have presented it, it does not change that fact that this is the construction procedure that will take place, no one will want a condition of the lack of a waterproof membrane as a protection barrier from water leaking into the building simply because it is “unsightly” during the time of its construction. We have made the effort to propose these Phases to be open with the City, be more compliant in our use of façade materials and to be able to have reasonable use of the completed portions of the building in order to facilitate and coordinate for a timely completion of the project. There will be much work to do on the interior and there are talented volunteers that may be able to assist with work once the building is substantially complete, as we are proposing in Phase A. Therefore we wish to be open with the City in helping us develop this building timely.

The development of the Temple Building is programmatically composed of five specific temples within an enclosed ‘support’ space. These five temple rooms are locations in which only the temple priests may enter. The general public will need to remain in the enclosed ‘support’ space. Three of these temple rooms are represented by the three towers that rise above the roof line near the west of the building. In order for this building to be properly dedicated for use as a temple, the temple work must be complete, which includes the gopuram structures at the west as indicated in Phase B. Until Phase B is completed, the Owner will need to rely on the use of a temporary temple as the new building cannot be dedicated for use as a proper temple until the Gopuram/Temple structures are fully completed (Phase B) and idols installed and dedicated. No contractor, maintenance person or general public will be allowed to enter these sacred spaces, therefore all work will need full completion and that work is outside the scope of most general contractors found in the area. We have grouped that work as “Phase B” to keep the delineation of the contract awards separate. If an arrangement can be made to work Phase B and Phase A concurrently, we would most certainly welcome such an idea. The work in Phase C is centered around the celebration of the temple by the ornate detail and the richness of the overall building and will involve craft work coordinated carefully between India and here to develop such intricate detail that we would like to focus on separate from the scope of Phase A or the scope of Phase B.

Construction of Façade Phase C appears to be generally consistent with the previously granted Section 9 Waiver. However, no definitive time frame is provided for Phase C leaving the possibility that due to factors beyond anyone’s control the Phase C work may not occur for a significant period of time. Similarly, the applicant has indicated that the gateway tower structure (Rajagopuram) will be included in Phase III and that this phase will be completed shortly after Phase I. The Rajagopuram is a stand-alone structure located directly in front of the Temple that significantly adds to the appearance of the building.

The applicant should clarify the timeframe for Phase III (Rajagopuram) as well as façade Phases A, B and C.

Factors beyond anyone’s control can happen at anytime to anything. The same argument can be made without the proposed phases in that during construction, factors beyond anyone’s control



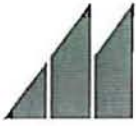
happened to not allow the completion of the originally planned building for a significant period of time.

We are in complete agreement that the Rajagopuram would add significantly to the appearance of the building and we add further that it is an important part of the process of the temple experience to the devotee.

The proposal we are presenting here is an open communication with the City of Novi about the process and intent of our construction procedures. We are not asking in this appearance for an extension of the time to complete this project as there are many variables that will still need to be resolved, however none of these can take place without the approvals of such methodology from the City. We are fully aware of Chapter 26.5 of the Novi Code of Ordinances in which time of completion of two years is part of the Performance Guarantee framework. We have no reason to believe at this time that this cannot be met. As discussed before, any project developer will have to reasonably consider “factors beyond anyone’s control” such as current economic conditions, availability of skilled expertise needed, and weather conditions into their scheduling and planning. The procedure we have presented of the Phased Plan and Elevations allow the best opportunity of the temple project moving forward efficiently and as mentioned many times, the purpose is to be open and allow the City of Novi into the methodology.

It is suggested that the applicant investigate using materials other than GFRC such as brick or equivalent masonry material specifically on the second floor. This will achieve full compliance with the Façade Chart short of the addition of the ornamentation, and negating the need for a Section 9 Waiver at this time. This would allow the phased addition of GFRC ornamentation in the future. The applicant would be required to submit each such “phase” to the Novi Department of Community Development for approval. These applications could be handled administratively as long as the design is consistent with the original Section 9 Waiver.

We shall continue to look at all materials and methods that can enable us to provide a rich, beautiful, authentic temple that represents well within the community; and, as a partner in this project, we shall remain fully open in obtaining such permissions accordingly should it be the case. We have explored the use of face brick on the second floor as a means of greater compliance, but that would add considerable weight to the structure, thereby requiring deeper structural beams, reducing our ceiling heights and potentially coming back to the Zoning Board of Appeals to ask for an additional variance to compensate for the height for a public space. This would of course create a considerable extra cost to the project and create a less authentic look and feel to the building. What we have presented herein in a compromise of these recommendations by using the face brick on the first floor and keeping with the GFRC on the second floor. We hope this will be received favorably as a practical, realistic means of collectively achieving the goals of building this project.



Landscape Review

Staff has no issues with the revised phasing as proposed. The Applicant should take note, however, that any landscape materials installed in the early phases of the work must be protected and maintained during work on all subsequent phases.

Careful consideration will be made to protect and maintain landscape materials installed during all phases of work. The materials and their installation is an investment made by the Owner and the lack of protection and maintenance of such investment would be counterproductive to the project goals.

Guidelines of the Zoning Ordinance and Landscape Design Guidelines shall be followed throughout the project development.

Fire Marshal Review

I do not object to this phasing request as long as the exterior work is coordinated through the Building Department in order to assure the protection of the public is being properly addressed.

All exterior work related to these proposed Elevation phases shall be coordinated through the Building Department. All work shall be supervised and all federal, state and local codes and procedures shall be met to ensure the safety of all individuals.

Our proposal to the City of Novi of the phased elevations is primarily for transparency as an important 'partner' in the successful development of an authentic Hindu temple that provides one more opportunity of adding to the rich cultural diversity promoted by the City. We thank you for this opportunity to present our thoughts and suggestions in your consideration of the approval of this project proposal.

Sincerely,
MANYAM GROUP

Praveen Manyam