



## La-Z-Boy Furniture Façade Update JC13-72

### La-Z-Boy Furniture Façade Update, JC13-72

Consideration of the request of The Delventhal Company for Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 14 at 27754 Novi Road, on the west side of the Twelve Oaks Mall ring road in the RC, Regional Center District. The applicant is proposing to update the façade of the building including painting the existing facades, the addition of a raised pediment and other minor enhancements.

### REQUIRED ACTION

Approval/denial of the Preliminary Site Plan and Section 9 Façade Waiver.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	06-11-13	Items to be addressed on the Stamping Set
Facade	Approval recommended	06-12-13	<ul style="list-style-type: none"><li>• <b>Section 9 façade waiver for the overage of EIFS</b></li><li>• Items to address on the Stamping Set</li></ul>

**Motion sheet**

**Approval – Preliminary Site Plan**

In the matter of La-Z-Boy Façade Update, JC13-72, motion to **approve** the Preliminary Site Plan based on and subject to the following:

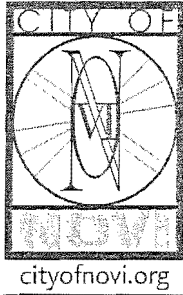
- a. Section 9 waiver to allow an overage of EIFS which is hereby granted;
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on Stamping Set; and
- c. *(additional conditions here if any)*

*This motion is made because the plan is otherwise in compliance with Article 17, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

Denial – Preliminary Site Plan

In the matter of La-Z-Boy Façade Update, JC13-72 motion to **deny** the Preliminary Site Plan, for the following reasons...(because the plan is not in compliance with Article 17, Article 24 and Article 25 of the Zoning Ordinance.)

PLANNING REVIEW



## PLAN REVIEW CENTER REPORT

June 11, 2013

### Planning Review

Preliminary/Final Site Plan  
La-Z-Boy Façade Update  
JC13-72

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#### Petitioner

The Delventhal Company

#### Review Type

Preliminary/Final Site Plan

#### Property Characteristics

- Site Location: 27754 Novi Rd., west of the Twelve Oaks Mall ring road (Section 14)
- Site Zoning: RC, Regional Center
- Site Use(s): Furniture Retail Space
- Plan Date: 04-16-13

#### Project Summary

The applicant is proposing to alter the existing façade at 27754 Novi Road including painting all existing materials, the addition of a raised pediment on the west façade, the update of existing accent lighting and enhancements to the main entrance.

#### Recommendation

Approval of the Preliminary/Final Site Plan **is recommended**. Following the approval of the Planning Commission, the applicant should submit plans for Stamping Set approval.

#### Review Standards

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 17 (RC Regional Center District) and Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance and Building Code. Please see the items listed below for information pertaining to requirements. Items in **bold** must be addressed by the applicant.

1. Planning Commission Waiver: The Planning Commission may approve site plans and related waivers on those sites in the RC District that are less than 4 acres. **A Planning Commission waiver is required in order to permit the overage of EIFS.** See the façade review letter for additional information.
2. Accent Lighting: Accent lighting on a building is permitted provided it does not transmit unnecessary light into the night sky or shine on adjacent properties and roadways. **The applicant should confirm in their response letter that all accent lighting will be downcast.**

#### Response Letter

A letter from the applicant is requested to be submitted prior to the Planning Commission meeting addressing the comments in this and all other review letters.

#### Stamping Set Approval

Stamping sets are still required for this project. Following the approval of the Planning Commission, the applicant should submit 6 sets of size 24" x 36" signed and sealed plans for Stamping Set approval.

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

FACADE REVIEW



Phone: (248) 880-6523  
 E-Mail: drneci@drnarchitects.com  
 Web: drnarchitects.com

50850 Applebrooke Dr., Northville, MI 48167



June 12, 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 - Preliminary Site Plan Review  
 La-Z-Boy PSP13-0109, Façade Region: 1, Zoning District: RC

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 Poggemeyer Design Group Architects, dated April 4, 2013. 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 are highlighted in bold.

Façade Region 1	North	East	West	South (Rear)	Ordinance Maximum (Minimum)
Brick (existing to be repainted)	38%	38%	38%	39%	100% (30%)
EIFS (existing to be painted)	<b>62%</b>	<b>62%</b>	<b>47%</b>	<b>60%</b>	25%
EIFS (proposed new)	0%	0%	15%	1%	25%

This project consists of a façade alteration as described in Section 2520.6 of the Façade Ordinance. The work consists primarily of the painting of all existing façade materials. A new raised pediment with signage is proposed to be added to the south end of the west façade which will serve to increase the visibility of the building from Novi Road. Also enhancements to the main entrance located at the north east corner of the building are proposed.

As shown above the percentage of EIFS exceeds the maximum percentage allowed by the Façade Chart on all facades. In this case the percentage of EIFS represents an existing condition and is not significantly increased with the alteration. The painting of existing brick (which is not ordinarily allowed) also represents an existing condition. Field inspection indicated the brick was previously painted.

The applicant has provided a color sample board indicating carefully coordinated colors that are consistent with the Ordinance. Overall, the proposed alteration will significantly improve the appearance of the building.

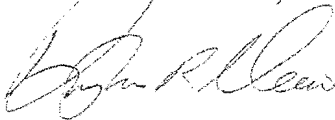
**Recommendation** - It is our recommendation that the design is consistent with the intent and purpose of the Façade Ordinance and that a Section 9 Waiver be granted for the overage of EIFS.

**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



Douglas R. Necci, AIA



APPLICANT RESPONSE LETTER

June 19, 2013

City of Novi  
Attn: Kristen Kapelanski  
45175 W. Ten Mile Road  
Novi, MI 48375

Re: La-Z-Boy Façade Update – Response Letter

Dear Ms. Kapelanski:

Pertaining to the La-Z-Boy Showroom Renovation, located at 27554 Novi Road, we respectfully request Planning Commission approval for the plans which were submitted and would like to offer the following comments on the review items.

The existing exterior lighting fixtures are going to be replaced with Hinkley Lighting Co., Atlantis 1649BZ-LED fixtures in a bronze finish. They are 24” in height and 9” in width and contain two 4.5 watt LED lamps. One lamp is in the middle of the fixture and illuminates the center cut-out. The second lamp is in the bottom of the fixture and illuminates the landscaping and building façade below, both lamps are direct/down lights so there is not a lamp directed in the upward position casting light on the neighboring properties or night sky illumination.

The existing façade has brick on the lower portion and an EIFS band above. Both materials have been previously painted. Referring to the exterior rendering, you will see that the majority of the building will be painted with natural or earth tone colors with in the brown family. The only accent band of color is the blue which is a horizontal accent band at both parapet areas. The façade will also be enhanced with the addition of brow and crown details at each parapet, these decorative items are where the accent colors are placed.

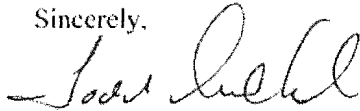
The existing percentages of EIFS and painted brick shall remain as is, with one modification on the west façade. We are proposing to raise the existing parapet height, 119’-3”, approximately 4’-0”, the entire width of one column bay. The over-all additional square footage is approximately 112 square feet of additional EIFS or approximately 15%. It will be colored with the accent banding and the rendering of the west elevation provides a reference.

We do acknowledge that the existing façade does not meet with current City of Novi percentage for material coverage as provided for in Section 2520. However due to the good condition of the materials we are not proposing to replace any of the existing materials but rather to simply paint and rework the EIFS to add the decorative accent bands. It is our hope that by re-painting the brick and EIFS the same color a consistent look will be provided to a large portion of the exterior.

City of Novi  
Page 2  
June 19, 2013

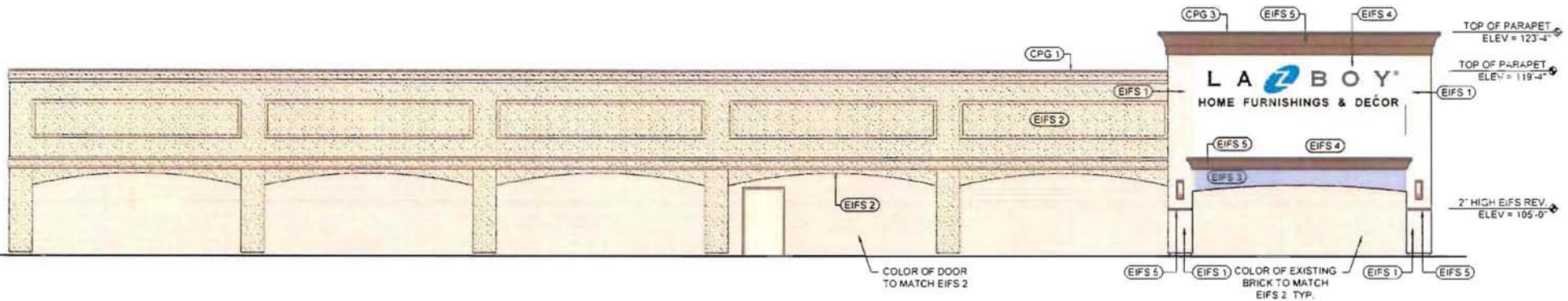
We greatly appreciate your time and effort in reviewing this matter. On behalf of La-Z-Boy they are excited to be adding a new showroom within the City of Novi and look forward to a long relationship.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd Delventhal". The signature is fluid and cursive, with a large initial "T" and a long, sweeping underline.

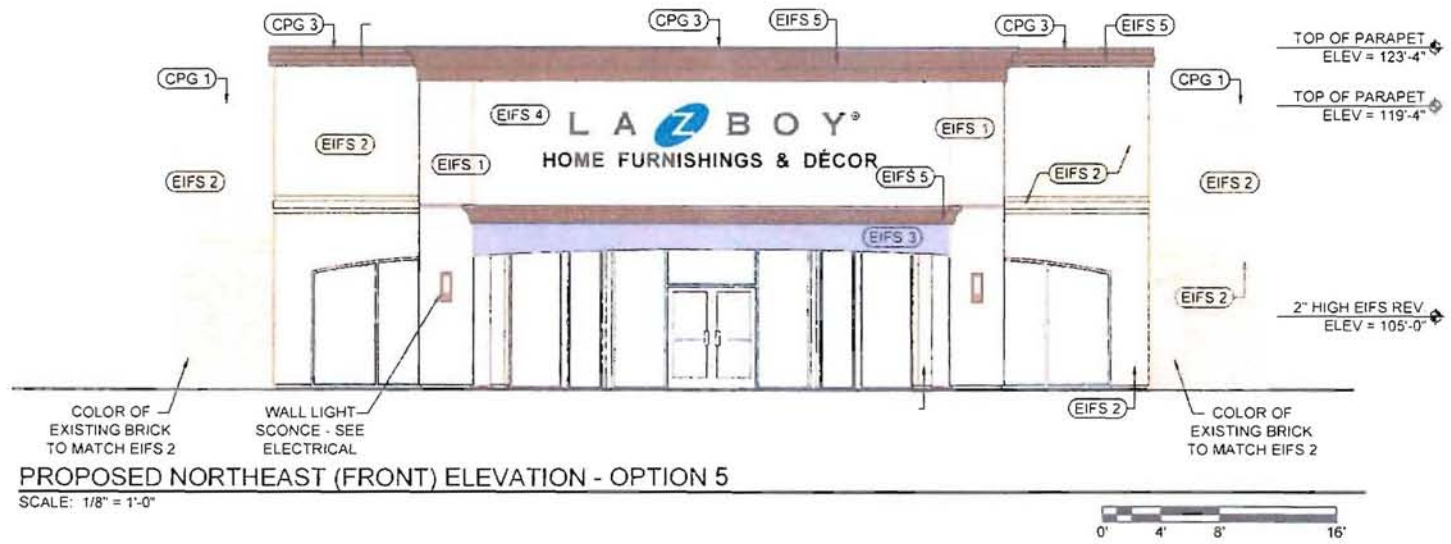
Todd Delventhal  
Project Manager

ELEVATION



PROPOSED WEST ELEVATION - OPTION 6b  
 SCALE: 1/8" = 1'-0"





MAPS  
Location  
Zoning

# La-Z-Boy Furniture JC13-72

Location

Novi Rd

Subject Property

Novi Rd/I-96 West Bound Exit Ramp

Map Author: Kristen Kapelanski  
Date: 06-18-13  
Project: JC13-72 La-Z-Boy Furniture  
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 for reliance or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent available source 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 = 100 feet



# La-Z-Boy Furniture JC13-72

Zoning



Map Author: Kristen Kapelanski  
Date: 06-18-13  
Project: JC13-72 La-Z-Boy Furniture  
Version #: 1.0

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#### Map Legend

- Subject Property
- RC: Regional Center District



#### City of Novi

Planning Division  
Community Development  
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1 inch = 100 feet