



Suburban Infiniti Façade Renovations JC13-99

Suburban Infiniti Façade Renovations, JC13-99

Consideration of the request of Infiniti of Novi, Suburban Collection for Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 24 at 24355 Haggerty Road on the west side of Haggerty Road, south of Grand River Avenue in the B-3, General Business District. The applicant is proposing to update all facades of the existing building.

REQUIRED ACTION

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

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	09/04/13	Items to be addressed on the Stamping Set submittal
Facade	Approval recommended	08/31/13	<ul style="list-style-type: none"> • Section 9 façade waiver for the underage of brick and overage of Burnished Concrete Masonry Units (CMU) on all facades • Applicant should provide additional articulation on the north facade • Items to address on the Stamping Set submittal

Motion sheet

Approval:

In the matter of Suburban Infiniti Façade Renovations, JC13-99, motion to approve the Preliminary Site Plan and Section 9 façade waiver for the underage of brick and overage of burnished concrete masonry units (CMU) on all facades provided that:

1. Additional building articulation is provided on the north façade, and
2. Building materials are clearly identified on the plans for the south and west building façades, and for the roof equipment screens.

This motion is made on the basis that the size, texture and color of the unique type of burnished CMU that is proposed will have a visual appearance similar to that of limestone panels, which are allowed per the Façade Chart up to 50% of each building façade. With the additional features and/or materials recommended for the north façade, there will be better consistency with the front (east) façade and the view of the building from Haggerty Road.

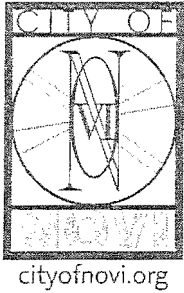
-OR-

Denial:

In the matter of Suburban Infiniti Façade Renovations, JC13-99, motion to deny the Preliminary Site Plan and Section 9 façade waiver on the basis that the proposed materials:

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

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

September 4, 2013

Planning Review

Preliminary/Final Site Plan

Suburban Infiniti Façade Renovations

JC 13-99

Petitioner

Infiniti of Novi, Suburban Collection

Review Type

Preliminary/Final Site Plan

Property Characteristics

- Site Location: 24355 Haggerty Road, south of Grand River Avenue, west of Haggerty Road (Section 24)
- Site Zoning: B-3, General Business
- Site Use(s): Existing Suburban Infiniti car dealership
- Plan Date: 08/15/13

Project Summary

The applicant is proposing to modify the façade of the existing Suburban Infiniti dealership. All facades of the building will be completely updated or replaced and the proposal has been evaluated as a new structure in terms of the façade review given the scope of the proposed updates. The applicant has proposed a material (CMU) not typically allowed by the façade ordinance in the percentages proposed but that does resemble a material (limestone) permitted by the ordinance in larger amounts.

Recommendation

Provided the applicant complies with the recommendations noted in the façade review letter, approval of the Preliminary/Final Site Plan **is recommended**. Following the approval of the Planning Commission, the applicant should address the comments indicated below and in the façade review letter and submit plans for Stamping Set approval.

Review Standards

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 15 (B-3 General Business 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 to address on the plan set are highlighted in bold text.

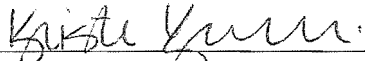
1. Planning Commission Waiver: A Planning Commission waiver is required for the underage of proposed brick and the overage of proposed CMU. See the façade review letter for additional information.
2. Outstanding Items Noted in the Façade Review: There are several items included in the façade recommendation that will need to be addressed by the applicant. **The applicant must submit a response letter indicating how these items will be addressed prior to appearing before the Planning Commission.**

Response Letter

A letter from the applicant is requested to be submitted prior to the Planning Commission meeting and with the Stamping Sets highlighting the changes made to the plans and 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 make the appropriate corrections to the plan and 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



August 31, 2013

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

Attn: Ms. Barb McBeth – Director of Community Development

Re: **FACADE ORDINANCE – Final Site Plan Review**
Suburban Infinity, PSP13-0140
 Façade Region: 1, Zoning District: B-3, Building Size: 16,000 S.F.

Dear Ms. McBeth:

The following is the Façade Review for Final Site Plan Approval of the above referenced project based on the drawings prepared by Studio Design Architects, dated August 7, 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, if any, are highlighted in **bold**.

This project is considered an alteration in accordance with Section 2520.6 of the Façade Ordinance. Section 2520.6 requires that that the entire building comply with Section 2520. In this case replacement of virtually all façade materials is proposed.

Façade Region	East (Haggerty Rd.)	South	North	West	Ordinance Maximum (Minimum)
Brick (Existing to Remain)	15%	0%	0%	0%	100% (30% Min)
Burnished CMU (24"x16" face)	70%	88%	98%	72%	10% (Note 1)
Flat Metal Panels	13%	5%	2%	0%	50%
Limestone	2%	2%	0%	0%	50%
Unspecified Material	0%	5%	0%	28%	0%
Note 1 - Limestone Panels are allowed up to 50%.					
Note 2 - Applicant to clarify this material					

As shown above the minimum percentage of Brick is not provided on all facades and excessive percentages of Burnished Concrete Masonry Units (CMU) are proposed on all façades. A Section 9 Waiver would be required for these deviations from the Façade Ordinance.

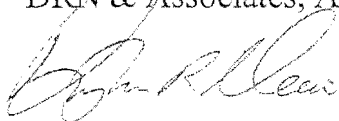
The architect has specified a unique type of Burnished CMU that due to its size, texture, and color will have a visual appearance similar to limestone panels. Samples of this material and the Flat Metal Panels have been provided. Limestone is allowed up to 50% by the Façade Chart, as compared to 10% for CMU. However, the proposed percentages of Burnished CMU significantly exceed 50% all facades. In the case of the front (east) and south façades the area of Burnished CMU is adequately delineated by windows, doors and other materials. However, on the north façade a large expanse of Burnished CMU occurs. Considering that the north façade is highly visible from Haggerty Rd. we believe additional articulation of this façade is warranted. We would suggest that integration of additional features and/or materials consistent with the east facade be considered.

The drawings do not clearly indicate the material proposed for upper portions of the south and west facades. On the south façade this area is highly visible from Haggerty Road. It is recommended that this area receive materials consistent with the adjacent wall (Burnished CMU). Also, the material proposed for the existing roof equipment screens is not clearly indicated on the drawings.

Recommendation – It is recommended that the applicant provide additional articulation of the north façade and clearly identify the materials to be used on the unspecified areas of the south and west façades and on the roof equipment screens. We believe that with adequate attention to these comparatively minor items the proposed design will be consistent with the intent and purpose of the Façade Ordinance and may then qualify for a Section 9 Waiver.

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

STUDIO DESIGN-ST

planners - architects - engineers - interior designers

1529-1531 South Wayne Road,
734-728-5040 fax: 734-728-5310

e-mail: st.studiodesign@sbcglobal.net

Westland, Michigan 48186
web: studiodesignst.com

5 September 2013

City of Novi
45175 West Ten Mile Road
Novi, Michigan 48375

RE: Infiniti of Novi
24355 Haggerty Road

Ms. Kristen Kapelanski, AICP
Planner

Per your letter dated 4 September 2013 and the letter of Mr. Douglas R. Necci AIA, dated 31 August 2013, as related to your review and comments of submitted design and construction documents with specifications for the alteration to the existing brick wall material, we wish to submit the following:

1. In the attached drawing of the building exterior, as requested, we have delineated those areas of existing building walls and equipment screens that were not indicated in the original package.
2. The upper wall of the South Elevation is at present existing EIFS surface. We are leaving this wall EIFS due the fact there is no structural elements in this area to support the weight of a masonry material. We will repair the surface of this area and paint/seal to match the new panel brick masonry color.
3. We have reviewed the North Elevation as requested, which is totally face brick. The new panel brick will cover the same area. BUT as requested we have provided additional articulation, by the addition of 4 shadow windows in this area to break-up the wall surface.

It is hopeful that these elements will meet with your approval as in compliance with the City of Novi requirements.

Respectfully submitted

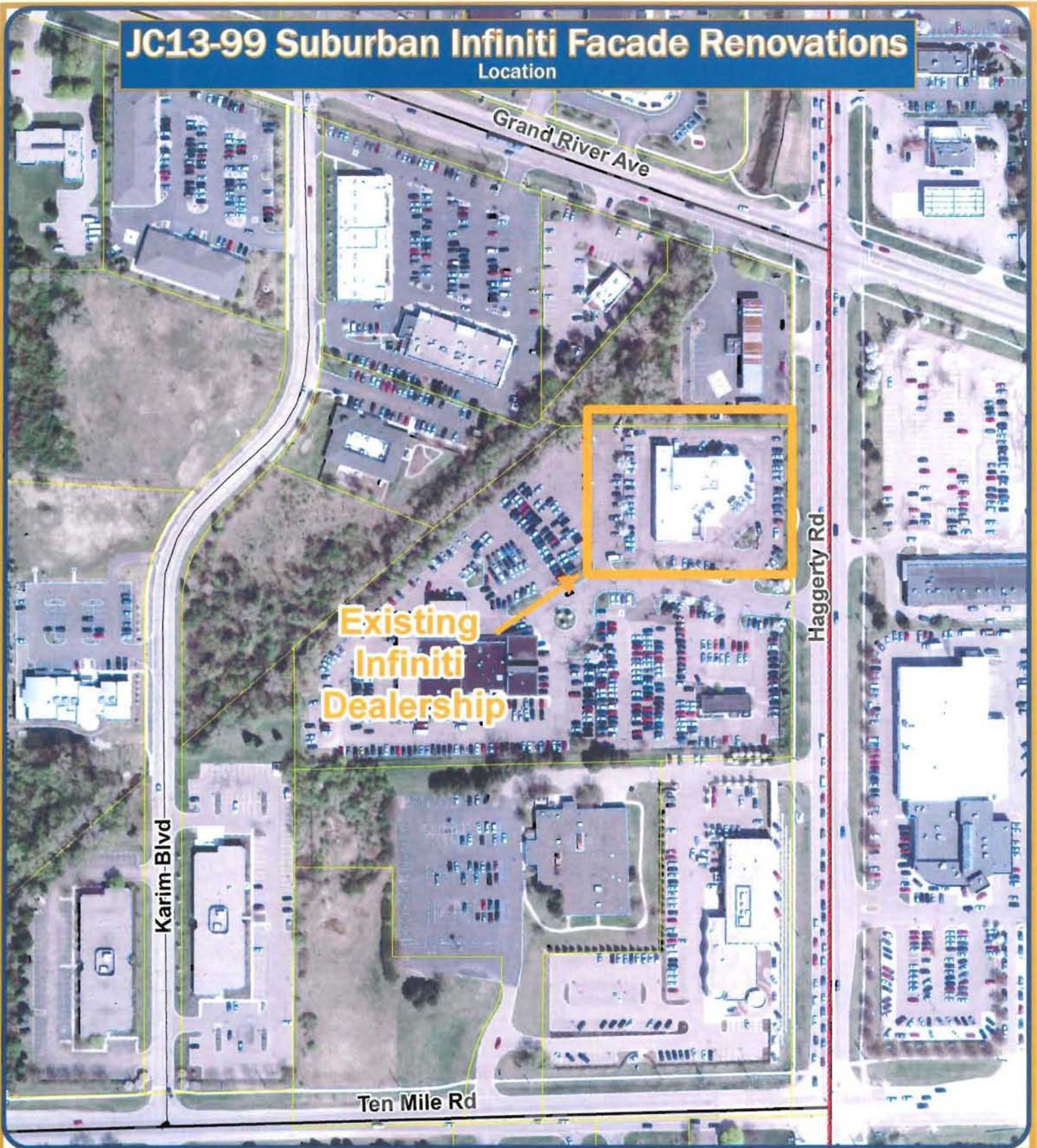
S. Tkacz

Stanley Tkacz ALA, IIDA
Architect
NCARB Certified

MAPS
Location
Zoning

JC13-99 Suburban Infiniti Facade Renovations


Location



Existing
Infiniti
Dealership

Map Author: Kristen Kapelanski
Date: 09-24-13
Project: JC13-99 Sub Infiniti Facade
Version #: 1.0

Map Legend

 City Incorporated Boundary



City of Novi

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

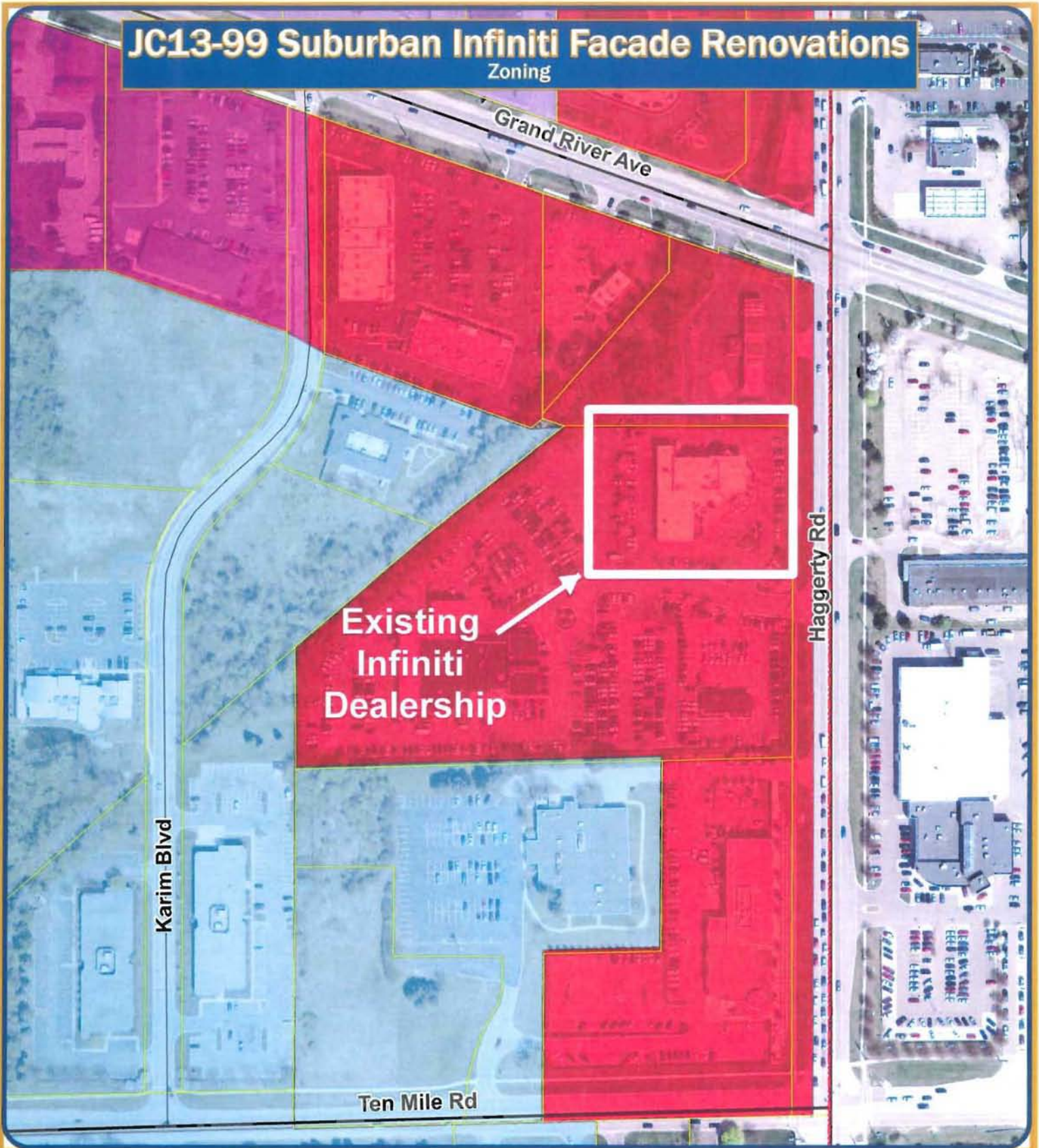
MAP INTERPRETATION NOTICE
Map information depicted is not intended to replace or substitute for any official or precise source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and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

0 40 80 160 240 320
Feet

1 inch = 208 feet

JC13-99 Suburban Infiniti Facade Renovations





Zoning



Existing
Infiniti
Dealership

Map Author: Kristen Kapelanski
Date: 09-24-13
Project: JC13-99 Sub Infiniti Facade
Version #: 1.0

Map Legend

-  City Incorporated Boundary
-  B-3: General Business District
-  I-1: Light Industrial District
-  NCC: Non-Center Commercial District
-  OS-1: Office Service District



City of Novi

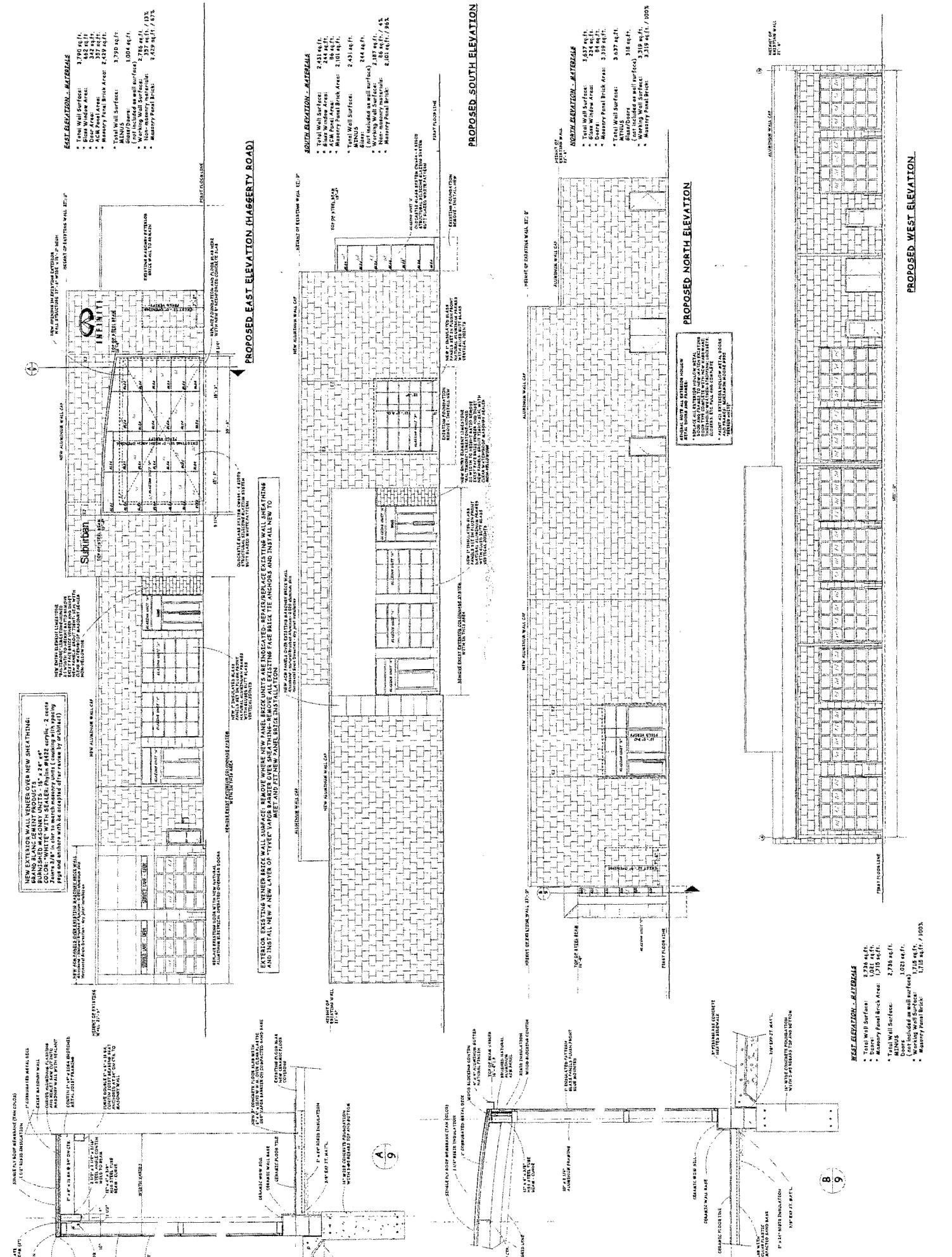
Planning Division
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1 inch = 208 feet

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ELEVATION



- EAST ELEVATION - MATERIALS**
- Total Wall Surface: 3,790 sq ft.
 - Masonry Panel Brick Area: 3,790 sq ft.
 - Mortar: 1,004 cu ft.
 - Sealant: 2,785 sq ft.
 - Non-masonry materials: 337 sq ft. / 12%
 - Masonry Panel Brick: 1,429 sq ft. / 38%

- SOUTH ELEVATION - MATERIALS**
- Total Wall Surface: 2,431 sq ft.
 - Masonry Panel Brick Area: 2,431 sq ft.
 - Mortar: 714 cu ft.
 - Sealant: 2,187 sq ft.
 - Non-masonry materials: 244 sq ft. / 10%
 - Masonry Panel Brick: 810 sq ft. / 33%

- NORTH ELEVATION - MATERIALS**
- Total Wall Surface: 3,537 sq ft.
 - Masonry Panel Brick Area: 3,537 sq ft.
 - Mortar: 1,004 cu ft.
 - Sealant: 2,785 sq ft.
 - Non-masonry materials: 337 sq ft. / 10%
 - Masonry Panel Brick: 1,429 sq ft. / 41%

- WEST ELEVATION - MATERIALS**
- Total Wall Surface: 2,738 sq ft.
 - Masonry Panel Brick Area: 2,738 sq ft.
 - Mortar: 714 cu ft.
 - Sealant: 2,187 sq ft.
 - Non-masonry materials: 244 sq ft. / 9%
 - Masonry Panel Brick: 810 sq ft. / 30%

PROPOSED EAST ELEVATION (HAGGERTY ROAD)

PROPOSED SOUTH ELEVATION

PROPOSED NORTH ELEVATION

PROPOSED WEST ELEVATION

NEW EXTERIOR WALL VENEER OVER NEW SHEATHING:
 GRAND BLANC CEMENT PRODUCTS
 COLOR: WHITE WITH SEALER: Phylon #1322 sealer, 2 coats
 NEW EXTERIOR WALL VENEER OVER NEW SHEATHING:
 GRAND BLANC CEMENT PRODUCTS
 COLOR: WHITE WITH SEALER: Phylon #1322 sealer, 2 coats
 NEW EXTERIOR WALL VENEER OVER NEW SHEATHING:
 GRAND BLANC CEMENT PRODUCTS
 COLOR: WHITE WITH SEALER: Phylon #1322 sealer, 2 coats

EXISTING EXTERIOR BRICK WALL SURFACE. REMOVE WHERE NEW PANEL BRICK UNITS ARE INDICATED. REPAIR/REPLACE EXISTING WALL SHEATHING AND INSTALL NEW LAYER OF 'TYVEK' VAPOR BARRIER OVER SHEATHING. REMOVE ALL EXISTING FACE BRICK TIE ANCHORS AND INSTALL NEW TO MEET AND SET NEW PANEL BRICK INSTALLATION.

REMOVE EXISTING EXTERIOR BRICK WALL SURFACE. REMOVE WHERE NEW PANEL BRICK UNITS ARE INDICATED. REPAIR/REPLACE EXISTING WALL SHEATHING AND INSTALL NEW LAYER OF 'TYVEK' VAPOR BARRIER OVER SHEATHING. REMOVE ALL EXISTING FACE BRICK TIE ANCHORS AND INSTALL NEW TO MEET AND SET NEW PANEL BRICK INSTALLATION.

REMOVE EXISTING EXTERIOR BRICK WALL SURFACE. REMOVE WHERE NEW PANEL BRICK UNITS ARE INDICATED. REPAIR/REPLACE EXISTING WALL SHEATHING AND INSTALL NEW LAYER OF 'TYVEK' VAPOR BARRIER OVER SHEATHING. REMOVE ALL EXISTING FACE BRICK TIE ANCHORS AND INSTALL NEW TO MEET AND SET NEW PANEL BRICK INSTALLATION.

REMOVE EXISTING EXTERIOR BRICK WALL SURFACE. REMOVE WHERE NEW PANEL BRICK UNITS ARE INDICATED. REPAIR/REPLACE EXISTING WALL SHEATHING AND INSTALL NEW LAYER OF 'TYVEK' VAPOR BARRIER OVER SHEATHING. REMOVE ALL EXISTING FACE BRICK TIE ANCHORS AND INSTALL NEW TO MEET AND SET NEW PANEL BRICK INSTALLATION.