

Planning Review



PLAN REVIEW CENTER REPORT

May 15, 2014

Planning Review

Holly Hill Facade

JC13-209

Petitioner

Regency Capital Holdings of Novi

Review Type

Preliminary/Final Site Plan

Property Characteristics

- Site Location: 39555,39575, 39595 Ten Mile Road (Section 25)
- Zoning: OS-1 Office Service District
- Adjoining Zoning: North and East: OS-1; South and West: R-4 One-Family Residential
- Site Use(s): Professional office
- Adjoining Uses: North and East: Various offices; South and West: Single-family homes
- Plan Date: 02/12/14

Project Summary

The applicant is proposing to update the façades of the three existing office buildings located on the south side of Ten Mile Road, west of Haggerty Road.

Recommendation

Approval of the Preliminary/Final Site Plan **is recommended** at this time. Following approval from the Planning Commission, the applicant should submit four additional signed and sealed plan sets for Stamping Set approval.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 11 (OS-1 Office Service Districts) and Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Please see the items listed below for information pertaining to requirements.

1. Façade Waiver: A waiver is required as the amount of EIFS exceeds the maximum amount allowed by the Façade Ordinance on all facades. Although the Façade Ordinance does not allow painted brick, in this case the brick was previously painted making it extremely difficult to restore its natural finish. Because the overall design is consistent with the intent and purpose of the Façade Ordinance a Section 9 Waiver is recommended for the overage of EIFS and painted brick. See the façade review letter for additional information.
2. Signage: Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland at 248.347.0438 or jniland@cityofnovi.org for information regarding sign permits.

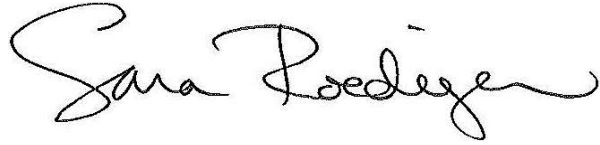
Response Letter

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. After receiving approval of the required waiver from the Planning Commission, the applicant should submit **4 size 24" x 36" copies with original signature and original seals.** to the Community Development Department for final Stamping Set approval.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or sroediger@cityofnovi.org.

A handwritten signature in black ink that reads "Sara Roediger". The signature is written in a cursive style with a horizontal line underneath it.

Sara Roediger, AICP – Planner

Façade Review



May 15, 2014

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

Re: **FACADE ORDINANCE - Facade Review –Final S.P.**
Holly Hill Professional Building, PSP14-0074
 Façade Region: 1, Zoning District: OS-1, Building Size: 1,300 S.F.

Dear Ms. McBeth;

The following is the Facade Review for Final Site Plan Approval of the above referenced project based on the drawings prepared by JLK Architects, dated 2/12/14. 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 are shown in the right hand column. Materials in non-compliance with the Façade Chart, if any, are highlighted in bold. This project consists of an alteration of an existing building as described on Section 2520.6 of the Façade Ordinance.

Building A, 12,600 SF	North (Front)	East	South	West	Ordinance Maximum (Minimum)
Brick (Existing to be repainted)	33%	52%	47%	52%	100% (30% Min)
EIFS (Proposed)	67%	48%	53%	48%	25%

Building B, 8,400 SF	North (Front)	East	South	West	Ordinance Maximum (Minimum)
Brick (Existing to be repainted)	33%	52%	47%	52%	100% (30% Min)
EIFS (Proposed)	67%	48%	53%	48%	25%

As shown above the percentage of EIFS exceeds the maximum amount allowed by the Façade Ordinance on all facades. Although the Facade Ordinance does not allow painted brick, in this case the brick was previously painted making it extremely difficult to restore its natural finish. The applicant has provided a sample board showing carefully coordinated colors for all materials.

Recommendation – It is our recommendation that the overall 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 and painted brick.

As a side note we would recommend that the applicant consider faux painting of the brick. This has been used successfully on other similar projects. With this method a small percentage of the brick faces are painted individually so as to provide the subtle range of colors that is characteristic bricks natural appearance. If this is used, a mock-up sample should be completed for prior approval.

Notes to the Applicant:

1. It should be noted that all roof top equipment must be screened from view using materials consistent with the building design.
2. 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

May 20, 2014

City of Novi Planning Department
45175 W. Ten Mile Road
Novi, Michigan 48375-3024

Re: Holly Hill Professional Village
39555/39575/39595 W. Ten Mile Road

To whom it may concern:

This letter is in response to the Plan Review Center Report. We are very happy that the Preliminary/Final Site Plan for the above referenced property will be recommended for approval to the Planning Commission.

As soon as the Planning Commission approve these plans as well, the 4 additional signed and sealed plan sets will be delivered to your office as requested for Stamping Set approval. All other requirements will be followed as well regarding inspections, etc.

We will discuss with our builder the Faux Painting of the brick that we were asked to consider in the architect's recommendation.

Thank you for your attention to this matter. We look forward to working with you and providing a beautiful enhancement of our property in the City of Novi.

Respectfully yours,

Raja and Edna Zaid

Raja and Edna Zaid, Owners
Regency Capital Holdings of Novi