



Knight's Auto Awning JSP13-79

Knight's Auto Awning, JSP13-79

Approval of the request of Marygrove Awning for Final Site Plan and Section 9 Façade Waiver. The subject property is located in Section 15 at 43500 Grand River Avenue in the TC, Town Center District. The applicant is proposing to add one blue fabric awning above the entrance door located on the east façade of Knight's Auto Supply, an existing retail store.

REQUIRED ACTION

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

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	12/12/13	No items need to be addressed
Facade	Approval recommended	12/11/13	Section 9 façade waiver to allow an overage of fabric awning

Motion Sheet

Approval:

In the matter of Knight's Auto Awning, JSP13-79, motion to approve the Final Site Plan and Section 9 façade waiver to allow the proposed fabric awning without bringing the entire façade up to compliance on the basis that the proposed alteration:

1. Represents an improvement in the existing façade that does not detract from the buildings overall appearance, and
2. Is compatible with the existing façade and with adjacent buildings, and
3. Is generally in keeping with the intent and purpose of Section 2520.

-OR-

Denial:

In the matter of Knight's Auto Awning, JSP13-79, motion to deny the Final Site Plan and the Section 9 façade waiver to allow the proposed fabric awning without bringing the entire façade up to compliance on the basis that the proposed alteration:

1. Are not in keeping with the intent and purpose of Section 2520, and
2. Will not improve the existing façade and will detract from the buildings overall appearance, and
3. Will not be consistent with or enhance the building design concept for the following reasons _____.

Maps
Location
Zoning

JSP13-79 Knight's Auto Awning

Location



Map Legend

 Subject Property



City of Novi

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

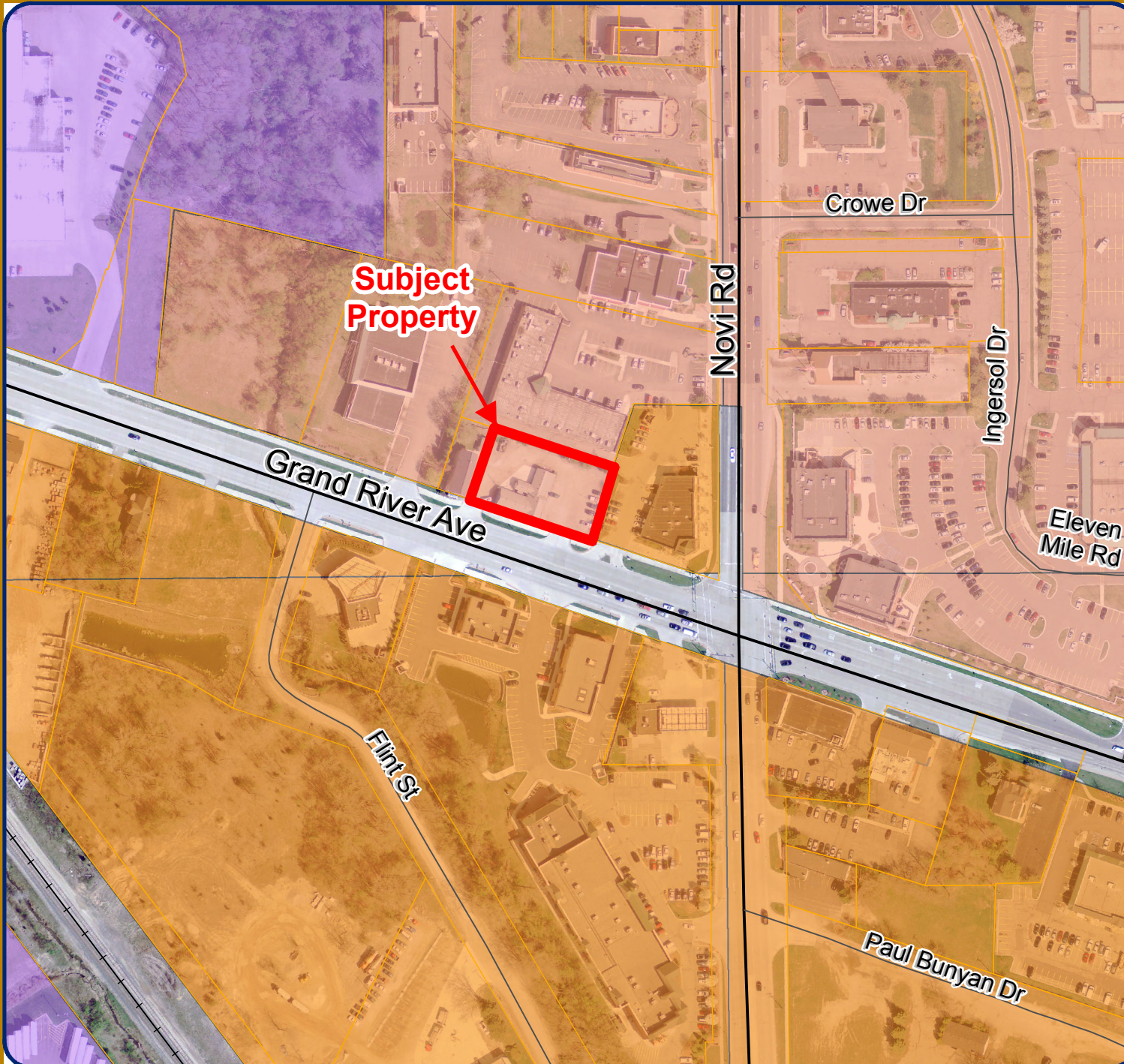
Map Author: Sara Roediger
Date: 12-12-13

MAP INTERPRETATION NOTICE





Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, 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.

JSP13-79 Knight's Auto Awning

Zoning



Map Legend

-  Subject Property
-  I-1: Light Industrial
-  TC: Town Center
-  TC-1: Town Center 1



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

Map Author: Sara Roediger
Date: 12-02-13

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, 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.

Site Plan/Elevations



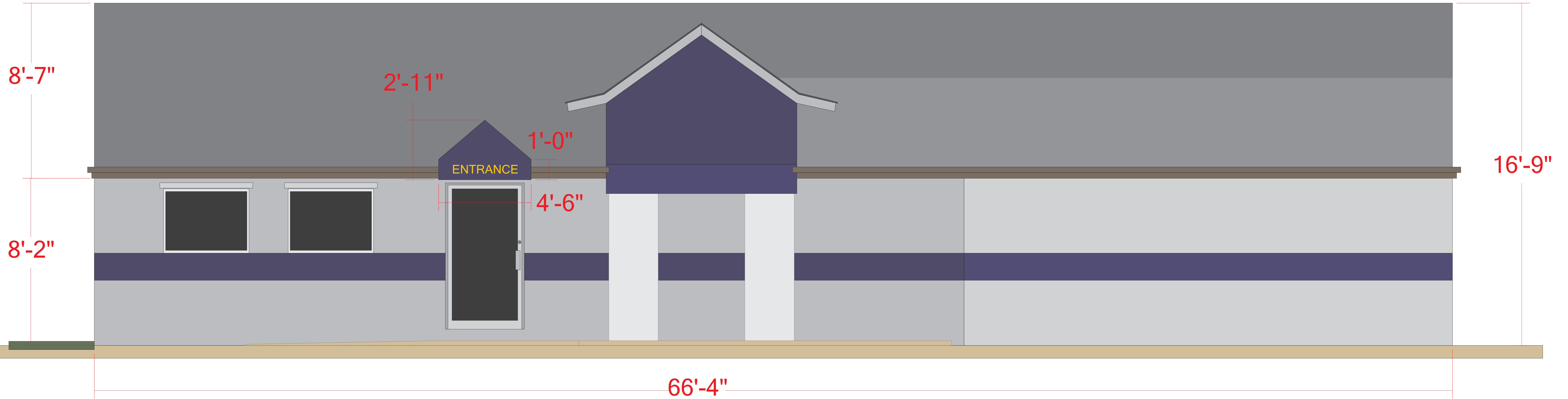
GRAND RIVER AVE.

AWNING LOCATION

**KNIGHTS AUTO
SUPPLY INC.**

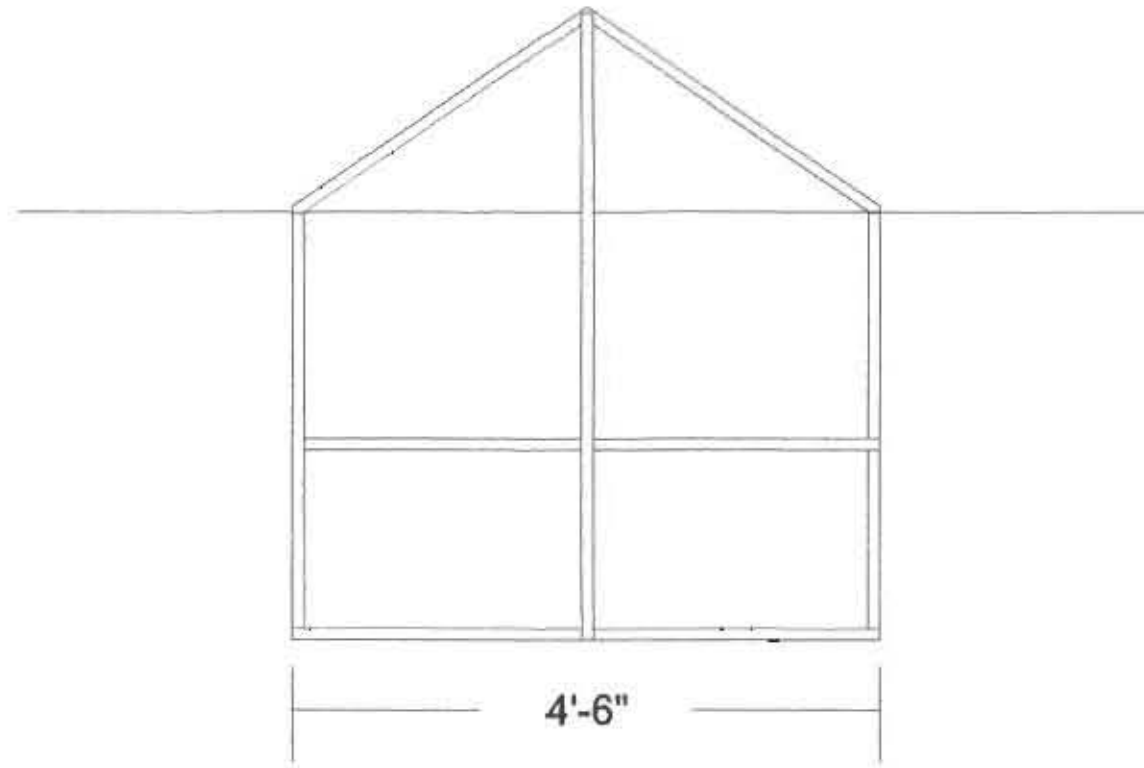


ELEVATION/FACADE



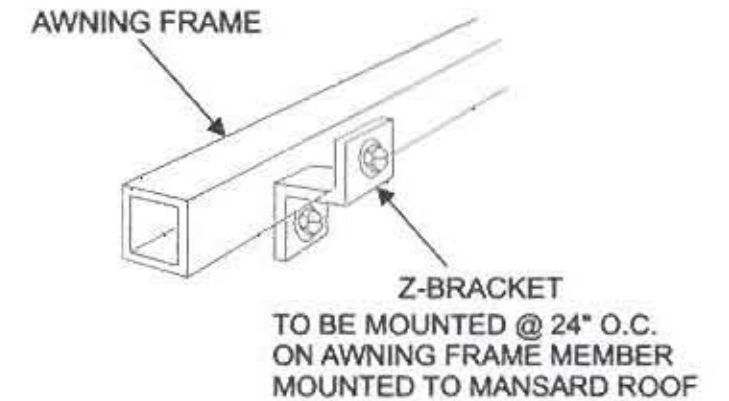
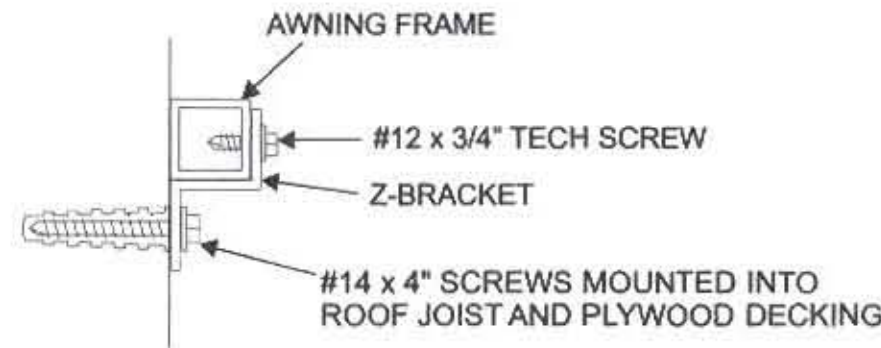
PLAN VIEW

SCALE: 1/2" = 1' - 0"



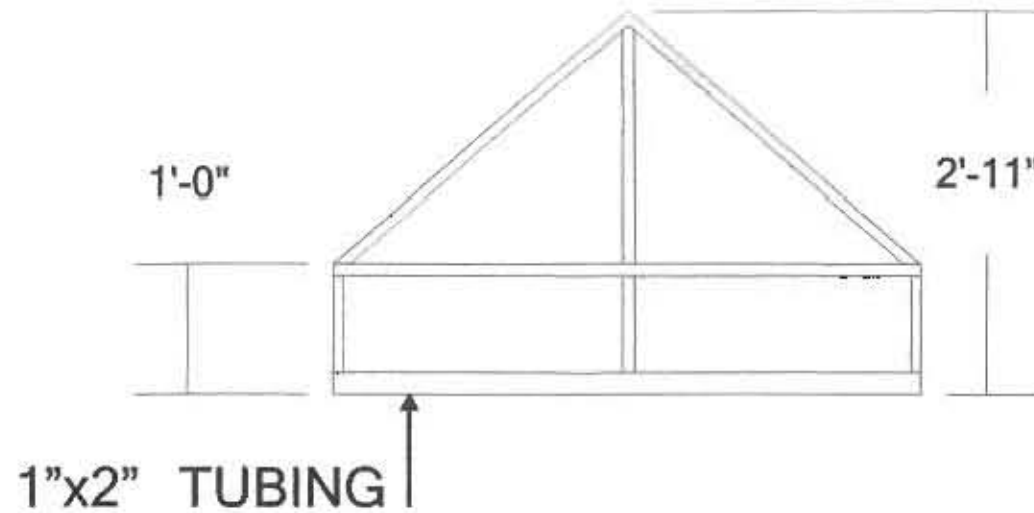
NOTE: ALL FRAMING IS 1" x 1" EXTRUDED ALUMINUM TUBING UNLESS NOTED OTHERWISE

ATTACHMENT DETAIL:



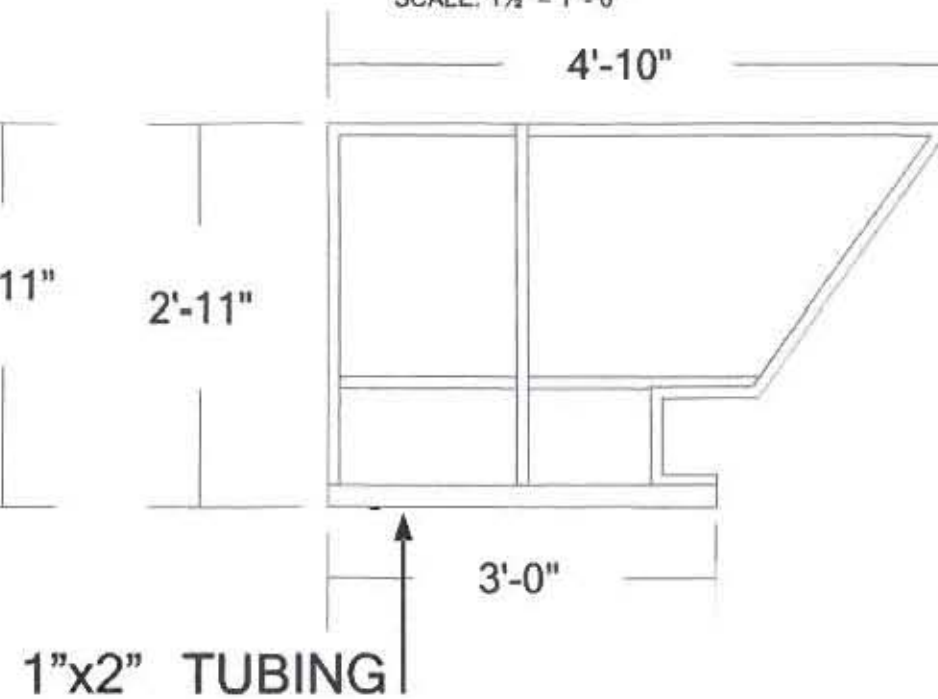
ELEVATION

SCALE: 1/2" = 1' - 0"



SIDE VIEW

SCALE: 1/2" = 1' - 0"



NOTES:
THE AWNING SUPPORTS ARE DESIGNED FOR 90 MPH, 3 SEC. GUST WIND LOADS & 30 PSF GROUND SNOW LOADS AS PER 2009-IBC AND ASCE 7-05.

ALL CONNECTIONS TO BE INTO SOLID MATERIAL.

ALL MOUNTING HARDWARE TO BE STAINLESS STEEL.

ALL STRUCTURAL TUBE STEEL TO ASTM A500 GRADE B.

ALL WELDING SHOULD BE USING E70 ELECTRODES AS PER AWS D1.1.

ALL WELDS TO BE MINIMUM 1/8" FILLET FOR AWNING FRAME.



Marygrove AWNINGS
 ACCOUNT REPRESENTATIVE
 DALE BACHE
 KNIGHT'S AUTO SUPPLY INC.
 43500 GRAND RIVER
 NOVI, MI 48375

Planning Review



PLAN REVIEW CENTER REPORT

December 12, 2013

Planning Review

Knight's Auto Awning

JSP13-79

Petitioner

Marygrove Awning Company

Review Type

Final Site Plan

Property Characteristics

- Site Location: 43500 Grand River Ave. (Section 15)
- Zoning: TC, Town Center District
- Adjoining Zoning: North and West: TC; South and East: TC-1
- Site Use(s): Retail building
- Adjoining Uses: Various retail and restaurant uses
- Plan Date: 11/26/13

Project Summary

The applicant is proposing to add one blue fabric awning above the entrance door located on the east façade of Knight's Auto Supply, an existing retail store on Grand River Avenue, east of Novi 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 16 (Town Center 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 façade alterations to buildings in the TC Districts require the entire façade to be brought up to compliance. Since this is an extremely small percentage of change that does not detract from the building's overall appearance it is consistent with the intent and purpose of the façade ordinance. See the façade review letter for additional information.
2. Town Center Design Manual: In addition to the requirements listed in the façade ordinance, developments in the Town Center District are also subject to the requirements of the Town Center Design Manual. The Town Center Design Manual is a document used to guide the aesthetic development of the Town Center and includes standards for lighting, site layout, landscaping and building facades. In particular, this manual lists the following requirements for building facades:
 - "Architectural design and façade material are to be complimentary to existing or proposed buildings within the site and surrounding area."

3. 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.



Sara Roediger, AICP – Planner

Façade Review



December 11, 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

Knights Auto Awning, PSP13-0185

Façade Region: 1, Zoning District: TC, Building Size: <5,000 S.F.

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 Marygrove Awnings dated 11/26/13. 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**.

	North	West (Unaltered)	South (Unaltered)	East (Unaltered)	Ordinance Maximum (Minimum)
Brick	0%	NA	NA	NA	100% (30% Min)
Asphalt Shingles (Existing)	50%	NA	NA	NA	25%
Stone (Existing)	4%	NA	NA	NA	50%
Concrete Masonry Units, Painted (Existing)	42%	NA	NA	NA	0%
Wood Siding (Existing)	3%	NA	NA	NA	0%
Fabric Awning (Proposed)	1%	NA	NA	NA	10%

This application is considered a façade alteration as described in Section 2520.6 of the Ordinance. The proposed alteration consists of adding a Fabric Awnings above the entrance door located on the east façade. The rendering provided indicates that the awning will be blue to match the accent band currently found on the building.

As shown above the percentage of all existing materials except stone exceed the maximum percentage allowed by the Façade Ordinance. Section 2520.6 of the Ordinance states that façade alterations to buildings in the TC District require the entire façade to be brought into compliance. A Section 9 Waiver would therefore be required for this application.


Recommendation – The proposed awning falls significantly below the maximum percentage of awning allowed by the Façade Chart (1% vs. 10%). In this case the proposed alteration affects an extremely small percentage of the overall façade and does not detract from the building’s overall appearance. It is therefore our recommendation that the proposed alteration is consistent with the intent and purpose of the Façade Ordinance and that a Section 9 Waiver be granted for the failure to bring the entire façade into compliance.

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



THE AWNING STORE & MORE

Phone: (734) 422-7110
Fax: (734) 422-3225

12700 Merriman Road
Livonia, MI 48150

December 18, 2013

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

Attn: Sara Roediger, AICP – Planner

Re: Knight's Auto – JSP13-79
43500 Grand River Ave, Zone TC Town Center District
Request for Section 9 Waiver

To Whom It May Concern:

This letter serves as a request for a Section 9 Waiver to be granted for the proposed awning because it is an extremely small percentage of change that does not detract from the building's overall appearance, and is consistent with the intent and purpose of the Façade Ordinance.

Should you have any questions or concerns regarding this request, please do not hesitate to contact me any time at the office (734)422-7110 ext 212 or rfalahee@marygrove.com.

Thank you,

A handwritten signature in blue ink that reads 'Rachel Falahee'.

Rachel Falahee
Permit Coordinator
Marygrove Awning Co.