



## Creform (aka Beck North Lot 38) JSP13-61

### Creform (aka Beck North Lot 38), JSP13-61

Approval of the request of Amson Dembs Development for Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 4 at 29795 Hudson Drive, west of Hudson Drive and north of Peary Court in the I-1, Light Industrial District. The applicant is proposing to alter the approved facade.

### REQUIRED ACTION

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

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	08/02/13	Items to address on the Stamping Set.
Facade	Approval recommended	08/02/13	<ul style="list-style-type: none"><li>• Section 9 façade waiver recommended to allow an overage of CMU on all facades.</li><li>• Items to address on the Stamping Set.</li></ul>

**Motion Sheet - Options**

Approval – Preliminary Site Plan

In the matter of Creform (aka Beck North Lot 38), JSP13-61, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. Section 9 waiver to allow an overage of CMU on all facades which is hereby granted;
- b. *(additional conditions here if any)*

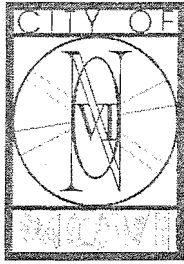
*(This motion is made because the plan is otherwise in compliance with Article 19, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

**-OR-**

Denial – Preliminary Site Plan

In the matter of Creform (aka Beck North Lot 38), JSP13-61 motion to **deny** the Preliminary Site Plan, for the following reasons...*(because the plan is not in compliance with Article 19, Article 24 and Article 25 of the Zoning Ordinance.)*

PLANNING REVIEW



cityofnovi.org

## PLAN REVIEW CENTER REPORT

August 2, 2013

### Planning Review

Preliminary/Final Site Plan  
Creform (aka Beck North Lot 38)  
JSP 13-61

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#### Petitioner

Amson Dembs Development

#### Review Type

Preliminary/Final Site Plan

#### Property Characteristics

- Site Location: 29795 Hudson Drive, west of Hudson Dr., north of Peary Ct. (Section 4)
- Site Zoning: I-1, Light Industrial
- Adjoining Zoning: North, South, East: I-1; West: City of Wixom
- Current Site Use: Vacant
- Adjoining Uses: North, South and East: various office and industrial; West: Vacant land in the City of Wixom
- Site Size: 2.3 acres
- Plan Date: 07-12-13

#### Project Summary

The applicant is proposing to alter the approved façade of the proposed office and industrial building at 29795 Hudson Drive to accommodate the proposed building occupant, Creform. A partial second floor of office space would also be added to the interior of the building.

#### Recommendation

Provided the applicant receives the necessary façade waiver from the Planning Commission, **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 19 (I-1, Light Industrial District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. 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 in order to permit the proposed façade changes.** See the façade review letter for additional information.
2. Required Parking: Warehouse and other storage uses require 1 parking space for each 700 square feet. There are approximately 22,433 square feet of warehouse, secured storage and product demonstration areas that would be counted towards the parking count requiring 32 parking spaces. Office uses require 1 parking space for each 222 square feet. Including the additional second floor office space there is approximately

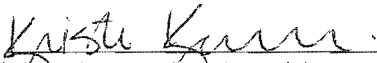
7,800 square feet of office space that would be counted towards the parking calculations requiring 35 parking spaces. A total of 67 parking spaces are required for the entire site. The applicant has provided 69 parking spaces on the site. The parking calculations shown on the sheet title 'Site Plan' should be updated to accurately reflect the required parking.

**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 2, 2012

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

Re: **FACADE ORDINANCE – Revised Preliminary Façade Review**  
 Creform (FKA Beck North 38, SP06-58), **PSP13- 0131**  
 Façade Region: 3, Zoning District: I-1

Dear Ms. McBeth;

The following is the Façade Review for the above referenced project based on the drawings prepared by Biddison Architects, dated 7/12/13. 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 (AKA Façade Chart) of Ordinance Section 2520 are shown in the right hand column. Materials in non-compliance with the Façade Chart, if any, are highlighted in bold.

This application represents a revision to a previously approved façade. Construction of the facades was approximately 95% complete at the time of this letter.

<b>Building</b> (26,000 S.F.)	East (front)	South	North	West	Ordinance Maximum (Minimum)
Split Faced CMU	<b>75%</b>	<b>75%</b>	<b>75%</b>	<b>73%</b>	75% (Note 1)
Striated Scored CMU	<b>17%</b>	<b>23%</b>	<b>23%</b>	<b>23%</b>	50% (Note 1)
Flat Metal Panels	1%	1%	1%	0%	75%
Ribbed Metal Panel	7%	1%	1%	4%	50%
Note 1 - The combined percentage of all types of CMU shall not exceed 75% (Footnote 13 of the Façade Chart).					

As shown above all facades are in violation of footnote 13 of the Façade Ordinance which states that the combined percentage of all types of CMU shall not exceed 75%. This project was originally approved by the Planning Commission on February 14, 2007 and was in full compliance at that time. Footnote 13 was added to the Façade Ordinance after that date. Although the revision results in slight variations in the percentages of materials as compared to the original design, the overall design is consistent with what was approved in 2007.

The original sample board, which has been retained in the City records, indicates that stained (not painted) CMU will be used. Please note that if any change in color or type of finish is planned a revised sample board must be provided.

**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 the combined types of CMU.

**Notes to the Applicant:**

1. Inspections –The City of Novi requires Façade 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. This should occur immediately after the materials are delivered. Materials must be approved before installation on the building. Please contact the Novi Building Department’s Automated Inspection Hotline at (248) 347-0480 to request the Façade inspection.

If you have any questions regarding this project please do not hesitate to call.

Sincerely,  
DRN & Architects PC



Douglas R. Necci, AIA



APPLICANT RESPONSE LETTER



RECEIVED

AUG 08 2013

CITY OF NOVI  
COMMUNITY DEVELOPMENT

46855 Magellan Dr., Suite 200  
Novi, Michigan 48377  
(248) 380-7100 • Fax (248) 560-3030

August 8, 2013

Kristen Kapelanski  
City of Novi  
Planning Department  
45175 West Ten Mile Rd.  
Novi, MI. 48375

Re: 29795 Hudson Dr. Novi Lot 38 (Creform)

Dear Kristen,

We are in receipt of the review letters regarding the proposed façade changes at Creform. We would like to request a façade waiver as indicated in the façade consultant's review letter and will comply with any other comments noted in the review letter on the next plan submittal.

Please do not hesitate to contact me if you have any further comments or concerns.

Respectfully,

A handwritten signature in black ink, appearing to read 'Chris Miller', with a long horizontal stroke extending to the right.

Chris Miller, Project Manager

MAPS  
Location  
Zoning



# JSP 13-61 Creform (Beck North Lot 38)

Location



Map Author: Kristen Kapelanski  
 Date: 08-06-13  
 Project: JSP13-61 Creform Beck North Lot 38  
 Version #: 1.0

### Map Legend

-  Subject Property
-  City Incorporated Boundary



## City of Novi

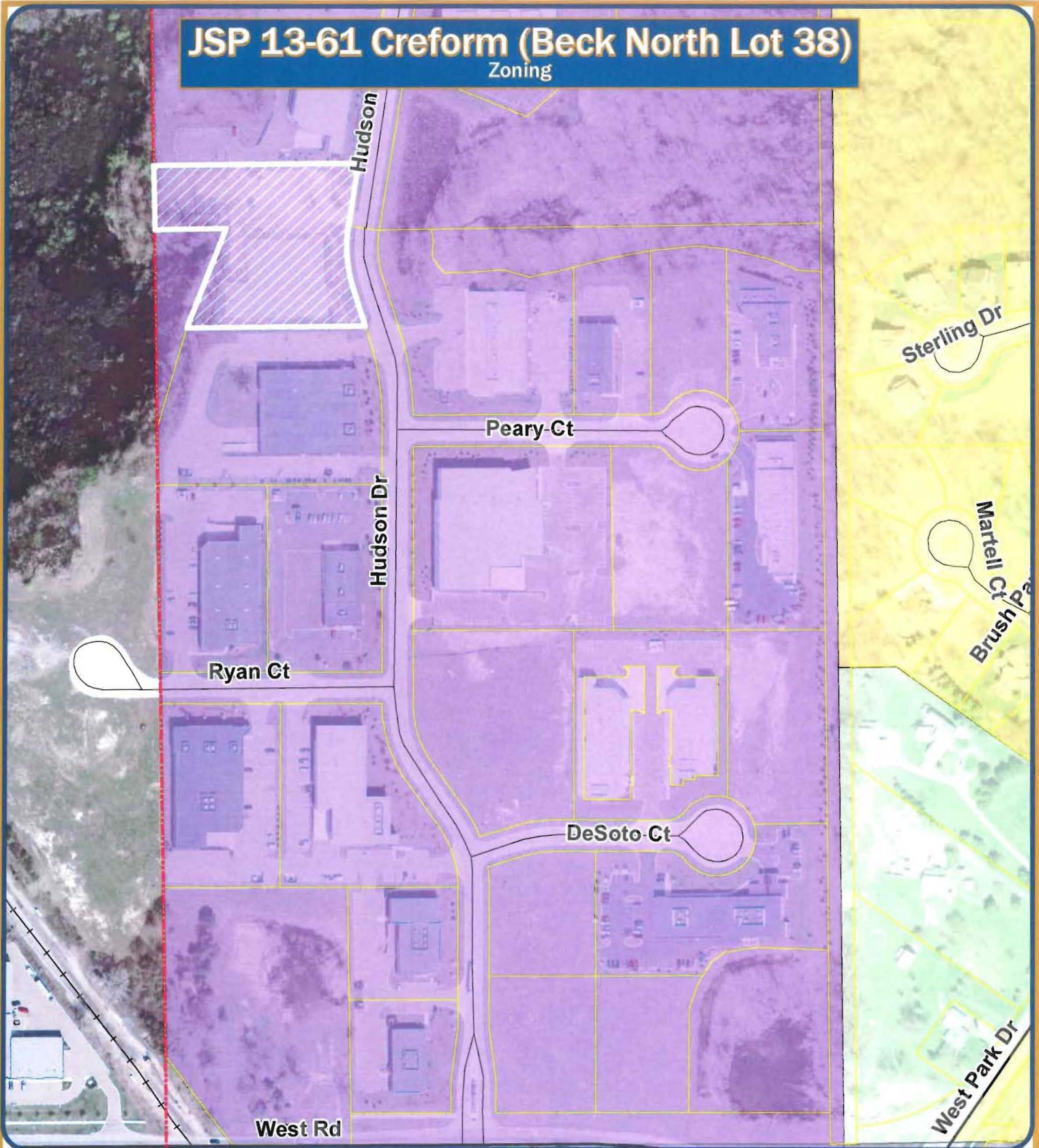
Planning Division  
 Community Development  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

**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.








1 inch = 250 feet

# JSP 13-61 Creform (Beck North Lot 38) Zoning



Map Author: Kristen Kapelanski  
Date: 08-06-13  
Project: JSP13-61 Creform Beck North Lot 38  
Version #: 1.0

### Map Legend

-  Subject Property
-  City Incorporated Boundary
- Zoning**
-  R-A: Residential Acreage
-  R-2: One-Family Residential District
-  I-1: Light Industrial District



### City of Novi

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



1 inch = 250 feet

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ELEVATION

PROPOSED TENANT BUILD-OUT FOR:  
**CREFORM**

UNIT 38  
HUDSON DRIVE  
NOVI, MICHIGAN

Proposed sketch  
SITE PLAN REVIEW 07.12.13

**BUILDING ELEVATIONS**



1834-13

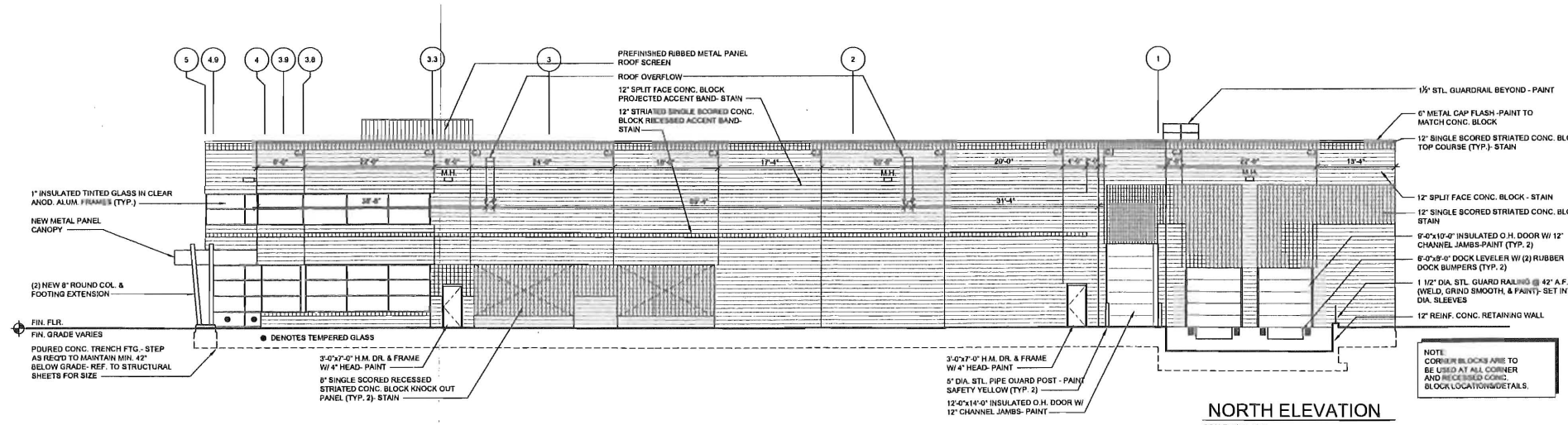
A.201

**NORTH ELEVATION**

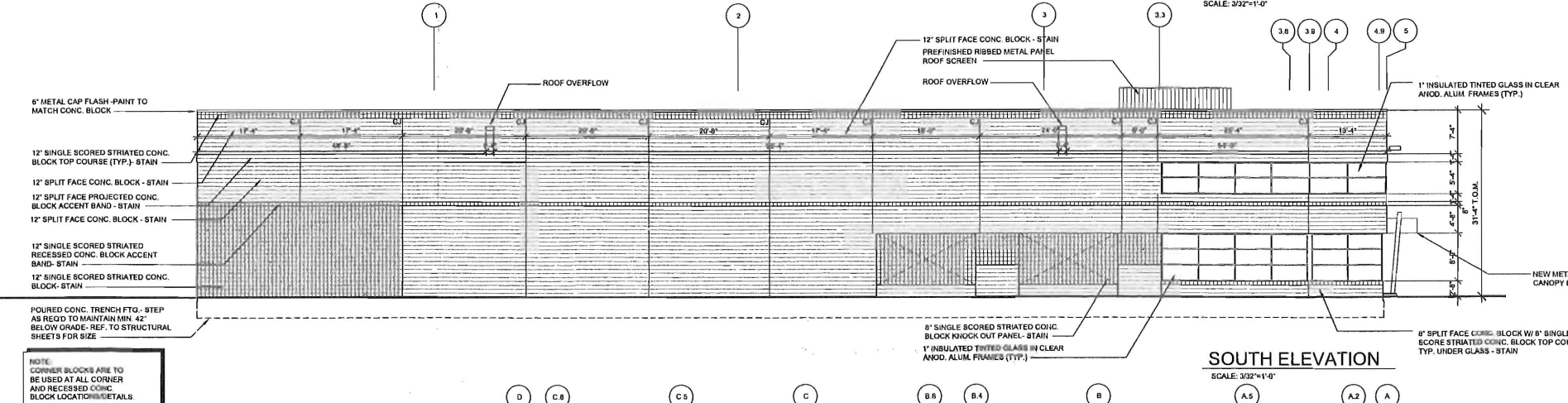
MATERIAL	MAX %	AREA (SQ.FT.)	% OF TOTAL
STRATIATED SINGLE SCORED C.M.U.	25%	1247	23%
SPLITFACE C.M.U.	75%	4128	75%
RIBBED METAL PANEL (RTU SCREEN)	50%	68	1%
FLAT METAL PANEL (CANOPY)	75%	35	1%
TOTAL		5479	100%

**SOUTH ELEVATION**

MATERIAL	MAX %	AREA (SQ.FT.)	% OF TOTAL
STRATIATED SINGLE SCORED C.M.U.	25%	1355	23%
SPLITFACE C.M.U.	75%	4414	75%
RIBBED METAL PANEL (RTU SCREEN)	50%	68	1%
FLAT METAL PANEL (CANOPY)	75%	13	1%
TOTAL		5860	100%



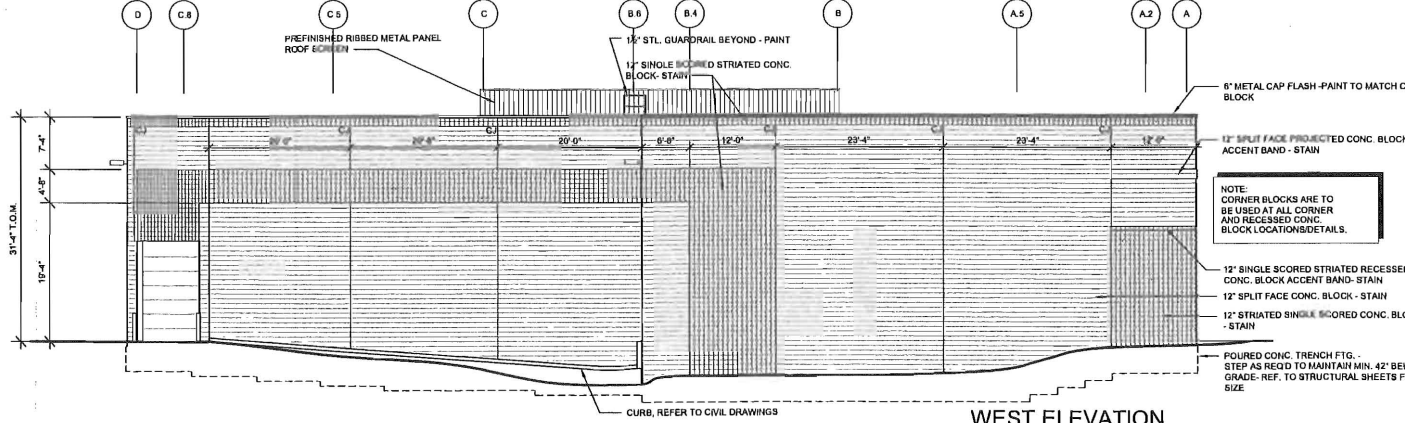
**NORTH ELEVATION**  
SCALE: 3/32"=1'-0"



**SOUTH ELEVATION**  
SCALE: 3/32"=1'-0"

**WEST ELEVATION**

MATERIAL	MAX %	AREA (SQ.FT.)	% OF TOTAL
STRATIATED SINGLE SCORED C.M.U.	25%	1055	23%
SPLITFACE C.M.U.	75%	3473	73%
RIBBED METAL PANEL (RTU SCREEN)	50%	183	4%
TOTAL		4741	100%

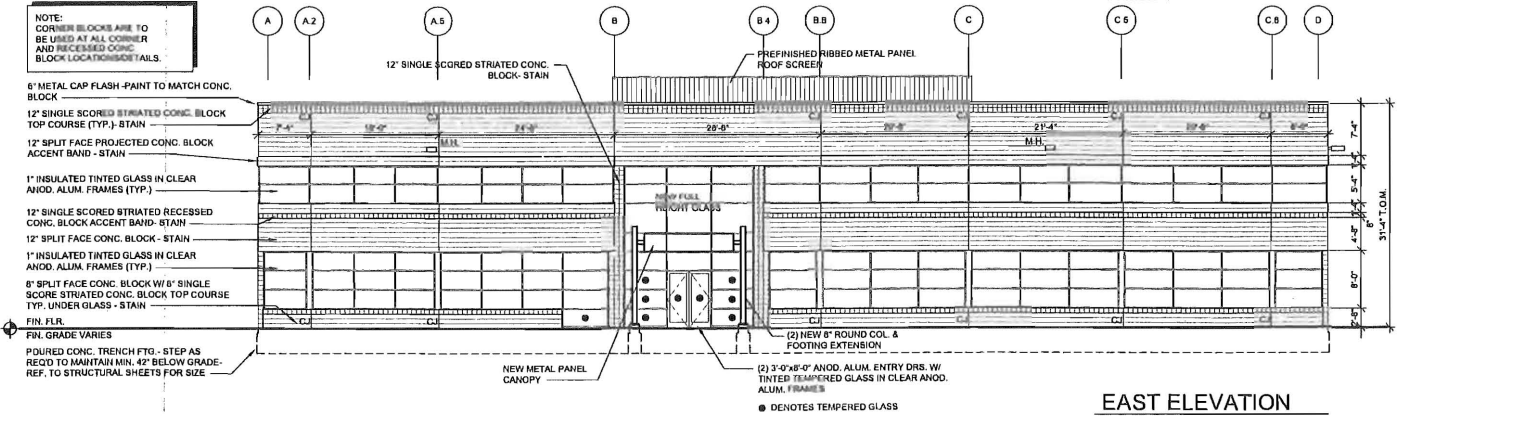


**WEST ELEVATION**  
SCALE: 3/32"=1'-0"

**EAST ELEVATION**

MATERIAL	MAX %	AREA (SQ.FT.)	% OF TOTAL
STRATIATED SINGLE SCORED C.M.U.	25%	469	17%
SPLITFACE C.M.U.	75%	2990	76%
RIBBED METAL PANEL (RTU SCREEN)	50%	183	7%
FLAT METAL PANEL (CANOPY)	75%	31	1%
TOTAL		2773	100%

**FACADE NOTE:**  
BUILDING LOCATION TO USE FACADE REGION 3 MAXIMUM ALLOWABLE PERCENTAGES FOR WALL MATERIALS.



**EAST ELEVATION**  
SCALE: 3/32"=1'-0"