



MEMORANDUM

TO: PLANNING COMMISSION
FROM: SRI RAVALI KOMARAGIRI, PLANNER
THRU: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: JSP 17-72 BERKSHIRE E-SUPPLY: REVISED PRELIMINARY SITE PLAN
DATE: AUGUST 17, 2018

On February 28, 2018, the Planning Commission approved the Preliminary Site Plan with land bank parking, wetland permit, woodland permit, and storm water management plan for the Berkshire E-Supply project located near the southeast corner of Fourteen Mile Road and M-5. The Planning Commission's Action Summary from the previous meetings is attached to this memo.

The applicant has recently submitted the Final Site Plan for staff's administrative review. Staff has identified the following two changes to the approved Preliminary Site Plan that would require Planning Commission's reconsideration:

1. **Trails:** The previously approved site plan included public and private walking trails through the woodlands along the southern boundary. The walking trails were considered to be a positive improvement to the plan and a good amenity for the employees in the new buildings, and for the public on the proposed public walking trails north of the terminus of Cabot Drive (see attached plan). Based on the Commission's discussion at the February 28, 2018 meeting, staff understands that the trails played a part in approval of Preliminary Site Plan, although not technically required by the Zoning Ordinance. The applicant is currently proposing to remove the walking trails and public trail on the south side of the drain, due to conflict with regulated woodland trees and as noted below.

The applicant has provided the following rationale:

In regards to the elimination of the employee walking trail and the public trail identified in the Landscape plans in the Preliminary Site Plan Submittal:

- a. *Due to multiple comments that the trail would have to avoid any impacts to the drip line of remaining protected woodland trees, it was determined that the area of the site that could potentially be utilized for paths was not sizeable enough to provide for a suitable trail system. Therefor the employee walking trail was eliminated.*
- b. *The public trail identified on the south side of the Drain on the Landscaping Plan was never intended to be included in the Preliminary Site Plan. It was a concept that was being discussed by the Owner's design team that due to an oversight was left on for the Preliminary Site Plan submittal. This is why it was not identified on any of the other Site Plan sheets.*

2. **Façade:** Revisions are proposed to façade materials that would require additional deviation than what was previously approved. The Terracotta Tile from the original design, which was considered as Brick with respect to the Façade Ordinance, has been changed to orange colored Flat Metal Panels. The City's Façade consultant has reviewed this request and is in support of the proposed changes, subject to the Planning Commission's review of a Section 9 Façade waiver.

The following are attached to this memo for your review.

- a. Current proposed Site Plan without the trails
- b. Previous Site Plan indicating the trails
- c. Current Revised Elevations
- d. An image of the façade board is attached to this memo.
- e. Façade review letter
- f. An exhibit indicating the previously approved and currently proposed Façade material a percentage

Final Site Plan reviews are not attached to this memo. The applicant is working with staff addressing all pending comments and will be submitting a Revised Final Site plan, pending the Planning Commission's approval of the changes to the Preliminary Site Plan. The Planning Commission is asked to consider the two changes proposed and approve or deny the revised Preliminary Site Plan

Approval – Preliminary Site Plan

In the matter of Berkshire E-Supply JSP17-72, motion to **approve** the Revised Preliminary Site Plan with a Section 9 waiver, based on and subject to the following:

- a. The site plan is subject to the approved motion from February 28, 2018 meeting with the following additions:
- b. A Section 9 waiver for the following as listed in the Façade review letter, which is hereby granted:
 - i. Overage of Limestone on the Headquarters Building (50% maximum allowed, 80% proposed on the west, 63% proposed on the east, and 70% proposed on the north facade);
 - ii. Underage of Brick on the Headquarters Building (30% minimum required, 0% proposed on all facades);
 - iii. Overage of Orange Flat Metal Panels on the Fulfillment Center (50% maximum allowed, 45% proposed on the west and 1% proposed on the north and south facades);
 - iv. Overage of Silver Flat Metal Panels on the Fulfillment Center (50% maximum allowed, 16% proposed on the west facade, 55% proposed on the east facade, 73% proposed on the north façade and 49% proposed on the south facade);
 - v. Underage of Brick on the Fulfillment Center (30% minimum required, 25% proposed on the north facade);
- c. Removal of the public and private trails proposed on the Preliminary Site Plan for the south part of the site, based on the applicant's request as noted in this memo.
- d. (additional conditions here if any)

(This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

-OR-

Denial – Preliminary Site Plan

In the matter of Berkshire E-Supply JSP17-72, motion to **deny** the Revised Preliminary Site Plan and Section 9 waiver...*(because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

EXCERPTS FROM APPLICANT'S RESPONSE LETTER



August 17, 2018

Sri Ravali Komaragiri, Planner
City of Novi
45175 Ten Mile road
Novi, Michigan 48375

Re: Berkshire eSupply – JSP 17-72
Revised Final Site Plan Submittal
Disposition of Review Comments

Dear Ms. Komaragiri:

Attached, please find our revised site plan, opinion of probable cost and disposition of how we addressed the review comments from the Final Site Plan review letters dated July 27, 2018 through July 30, 2018.

The employee walking trail previously identified around the site has been removed due to conflicts with regulated woodland trees.

If you have any questions in regards to the Site Plan or the Disposition of Comments, please feel free to contact me at (734) 395-0598.

Best Regards,

A handwritten signature in purple ink that reads "Kevin C. McDevitt".

Kevin C. McDevitt, PE
Project Manager

Att: Disposition of Comments
Engineer's Opinion of Probable Construction Cost for site development items.
Environment One pump station specification sheets



TECHNICAL SKILL.
CREATIVE SPIRIT.

A1390015.Revised Prelim Site Plan Submittal.LOT.Docx

Planning Review

4. In regards to the Road Commission for Oakland County Permit Reviews.
 - Permit applications and plans have been submitted to RCOC for the following permits:
 - Commercial Drive approach permit for grading and the gravel construction entrance for the LIP Permit.
 - Commercial Drive approach for the Final Site Plan, including the widening of 14 Mile Road.
 - Underground Utilities permit in support of the Final Site Plan.
 - Permit for the installation of the signal at Loop Road/Site Entrance and 14 Mile Road.
5. In regards to the elimination of the employee walking trail and the public trail identified in the Landscape plans in the Preliminary Site Plan Submittal
 - Due to multiple comments that the trail would have to avoid any impacts to the drip line of remaining protected woodland trees, it was determined that the area of the site that could potentially be utilized for paths was not sizeable enough to provide for a suitable trail system. Therefor the employee walking trail was eliminated.
 - The public trail identified on the south side of the Drain on the Landscaping Plan was never intended to be included in the Preliminary Site Plan. It was a concept that was being discussed by the Owner's design team that due to an oversight was left on for the Preliminary Site Plan submittal. This is why it was not identified on any of the other Site Plan sheets.
8. In regards to conservation easements, it is agreed that the Proposed Wetland Mitigation areas will be covered by a conservation easement, along with the immediately adjacent existing wetlands. The proposed areas have been identified on the plans.
9. Albert Kahn Associates (Kahn) is to provide the ITC approval letter. They will also coordinate with ITC to find out what restrictions may be required over the wetland conservation easement that will overlap their easement.

Planning Review Chart

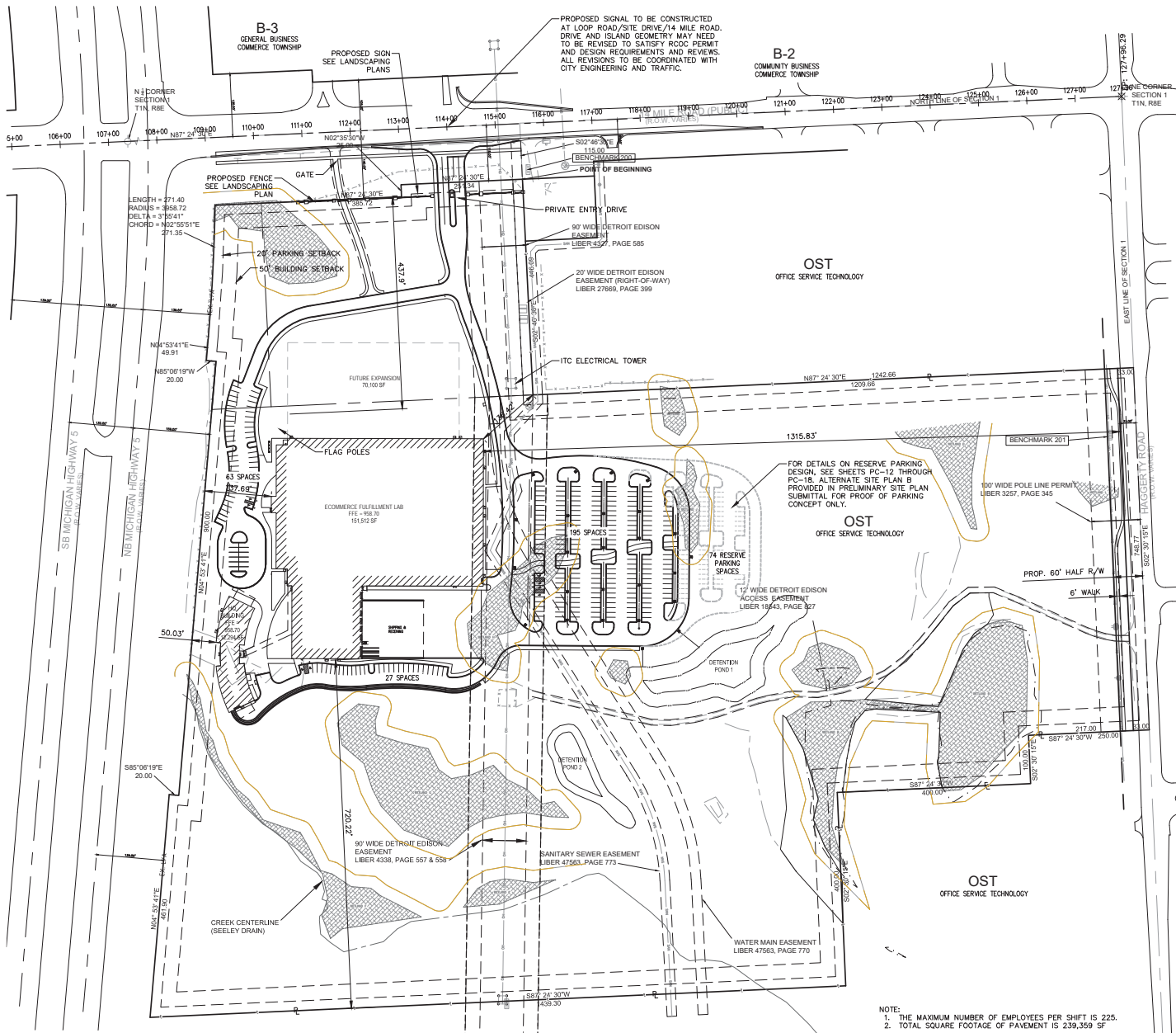
Maximum % of Lot Area Covered: Coverage note on SP-01 was revised to state:
"Proposed Building Lot Coverage = 7%"

Building Height: A note was added to SP-01 listing the ordinance requirements and the actual building heights for the HQ Building and the Fulfillment Center.

Bicycle Parking comments: Comments have been addressed by Kahn and submitted separately.

Lighting and Photometric Plan comments: Comments have been addressed by Kahn and submitted separately.

CURRENT SITE PLAN



ZONING / SITE INFORMATION

EXISTING ZONING = OST (OFFICE SERVICE TECHNOLOGY)
 THE SITE IS NOT LOCATED IN OR WITHIN 50 FEET OF THE 100-YEAR FLOOD PLAN PER FEMA MAP.
 DUMPSTER/TRASH COMPACTOR WILL BE INSIDE THE BUILDING IN THE SOUTHEAST CORNER OF THE WAREHOUSE AT THE TRUCK DOCK. NO EXTERNAL TRASH ENCLOSURE WILL BE REQUIRED.
 PROPOSED TRUCK TRAFFIC TO CONSIST OF 15 TO 25 TRUCKS PER DAY, MONDAY THROUGH FRIDAY, APPROXIMATELY 1/3 TO BE 34' SEM TRAILERS AND THE BALANCE UPS PACKAGE DELIVERY TRUCKS. TRUCKING HOUSE OF OPERATION ARE 7 A.M. TO 9 P.M.

ON SITE PAVEMENT/WALKS = 268,435 SF
 BUILDING FOOTPRINTS = 163,806 SF
 TOTAL = 432,241 SF

EXISTING PARCEL = 57.12 ACRES (2,488,147 SF)
 432,241 SF / 2,488,147 SF
 PROPOSED LOT COVERAGE = 17%
 MAXIMUM LOT COVERAGE ALLOWED IN OST = 85%

PARKING SUMMARY
 PARKING REQUIRED:

OFFICE PARKING (5.2.12.0)
 GROSS LEASABLE FLOOR AREA:
 HQ = 19,076 SF
 FULFILLMENT: 156,993/700 SF = 224

WAREHOUSE PARKING (5.2.12.1)
 USEABLE FLOOR AREA:
 FULLFILLMENT CENTER (INCL. OFFICE AND MEZZANINE) = 156,993 SF

REQUIRED PARKING
 HQ: 1 SPACE PER 222 SF: 19,076/222 = 86
 FULFILLMENT: 1 SPACE PER 700 SF: 156,993/700 = 224

TOTAL PARKING SPACES REQUIRED = 310

BIKE PARKING PROVIDED (PER 5.16.1)
 REQUIRED BICYCLE SPACES = 5% OF REQUIRED AUTOMOBILE SPACES (MINIMUM 2)
 = .05 * 86 = 4 SPACES REQUIRED

TOTAL BICYCLE SPACES PROVIDED = 4

PARKING PROVIDED:

PARKING SPACES PROVIDED (PER 5.2.14, LANDBANK PARKING)
 WEST LOT = 61 STANDARD SPACES (10'x20')
 2 ACCESSIBLE SPACES (8'x20' W/8' AISLES)
 SOUTH LOT = 25 STANDARD SPACES (10'x20') (REVISING TO 17 SPACES)
 2 VAN ACCESSIBLE SPACES (8'x20' W/8' AISLES)
 EAST LOT = 191 STANDARD SPACES (10'x20')
 4 VAN ACCESSIBLE SPACES (8'x20' W/8' AISLES)

TOTAL = 277 STANDARD SPACES
 8 VAN ACCESSIBLE SPACES (7 ACCESSIBLE SPACES REQUIRED PER ADA)

TOTAL PARKING SPACES PROVIDED = 285 SPACES
 TOTAL PARKING PROPOSED IN LANDBANK AREA = 74 SPACES

- LANDBANK PARKING NOTES**
- THE PLAN WILL REQUIRE PLANNING COMMISSION'S APPROVAL OF FINAL LANDBANK OF LANDBANK PARKING, WOODLAND PERMIT AND STORM WATER MANAGEMENT PLAN AT THE TIME OF CONSTRUCTION OF LANDBANK PARKING SPACES, AS WELL AS ANY OTHER PROPOSED SITE IMPROVEMENTS.
 - THE WOODLANDS CONSULTANT IS IN GENERAL AGREEMENT OF THE LOCATION OF LANDBANK PARKING. THE CURRENT PLAN DID NOT QUANTIFY WOODLAND IMPACTS FOR LAND BANK PARKING AREA, FUTURE BUILDING AND PARKING EXPANSION. A WOODLAND PERMIT WILL BE REQUIRED FOR THE LANDBANK PARKING PRIOR TO CONSTRUCTION OF THOSE SPACES.
 - THE WETLANDS CONSULTANT IDENTIFIED THAT THE PROPOSED LANDBANK PARKING DOES NOT REQUIRE ANY ADDITIONAL IMPACTS THAN WHAT ARE BEING PROPOSED NOW. A WETLAND PERMIT WILL NOT BE REQUIRED FOR LANDBANK PARKING PRIOR TO CONSTRUCTION.
 - THE CURRENT REVIEW AND APPROVAL DO NOT INCLUDE THE FUTURE FULFILLMENT CENTER EXPANSION (52,475 SFT) AND THE FUTURE RESERVE PARKING AREA. THE OWNER WILL BE REQUIRED TO PROVIDE AN ALTERNATIVE SITE PLAN FOR APPROVAL PRIOR TO CONSTRUCTION OF THE FUTURE IMPROVEMENTS.
 - THE AREA DESIGNATED FOR LANDBANK PARKING SHALL REMAIN LANDSCAPED OPEN SPACE.
 - THE OWNER OF THE PROPERTY SHALL REPORT AN PROPOSED CHANGE IN USE OR OCCUPANCY FOR FURTHER EVALUATION.

NOTE:
 1. THE MAXIMUM NUMBER OF EMPLOYEES PER SHIFT IS 225.
 2. TOTAL SQUARE FOOTAGE OF PAVEMENT IS 239,359 SF



OVERALL SITE PLAN SP-01

EMPLOYEE WALKING TRAIL AND CONNECTION TO PUBLIC TRAIL

Komaragiri, Sri

From: White, Stephen <stephen.white@akahn.com>
Sent: Wednesday, January 24, 2018 2:59 PM
To: Komaragiri, Sri
Subject: FW: 03375-00.000 eSupply Walking Trail
Attachments: eSupply Walking Trail.pdf

Sri, we have added a new feature that we would like to include in our recent submission set. It is a Public Trail on the south side of the Seeley Drain that the City of Novi could use to provide community access to the naturalized areas of the Berkshire eSupply site.

My question to you, may we add this attached PDF to our submission as an exhibit moving forward though our next planning commission meeting? Our final site plan submission would reflect the newly added feature for final approval.

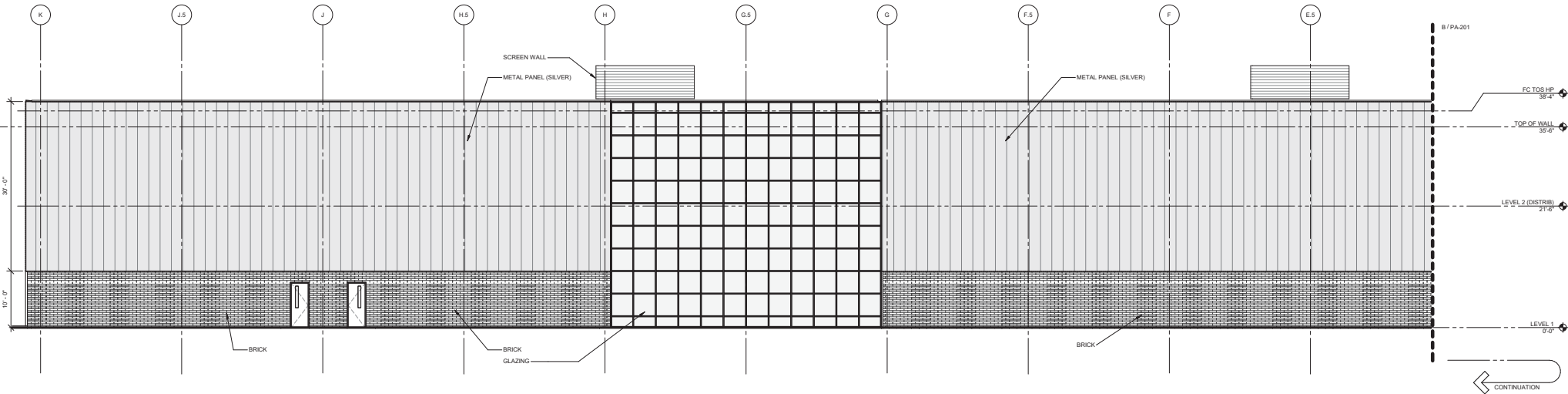
Please advise as soon as possible.
Thank you in advance.
Cheers

Stephen A. White, ASLA
LEED AP BD+C

Principal

D: 313.202.7935
C: 313.378.8326

CURRENT REVISED ELEVATIONS

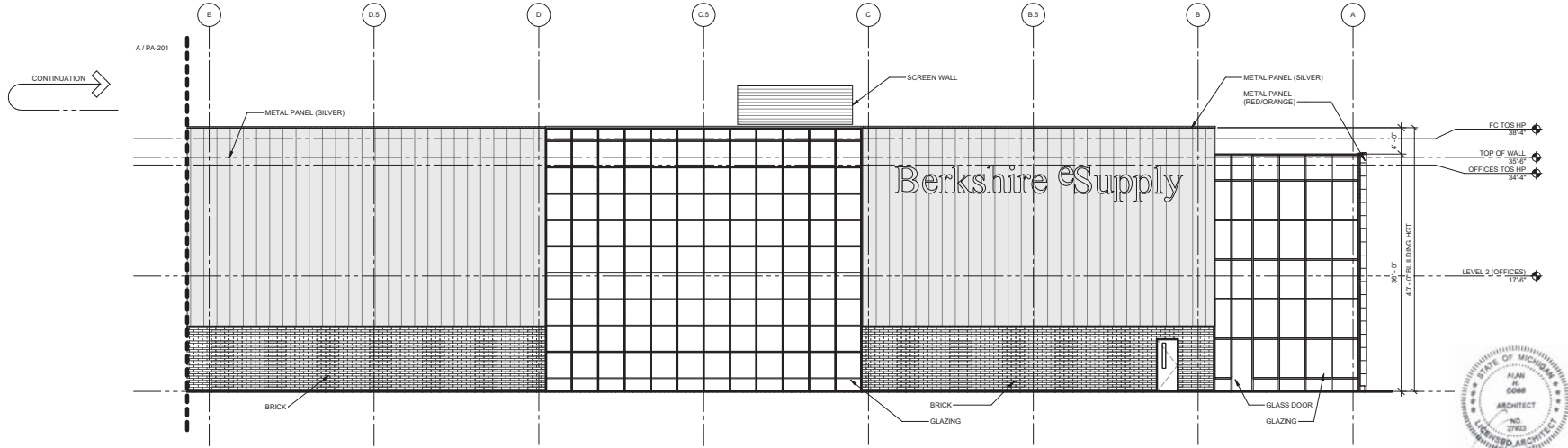


A BUILDING TWO - NORTH ELEVATION

1/8" = 1'-0"
 SIGNAGE CALCULATION
 SIGN SETBACK FROM CENTERLINE OF 14 MILE RD = 578'-0"
 578 FT X 2 = 289 SF
 SIGN AREA = 44'-0" X 5'-6" = 242 SF
 242 SF < 289 SF

MATERIALS

27 %	GLAZING (CLEAR)
19 %	BRICK
01 %	METAL (RED/ORANGE)
53 %	METAL (SILVER)



B BUILDING TWO - NORTH ELEVATION

1/8" = 1'-0"

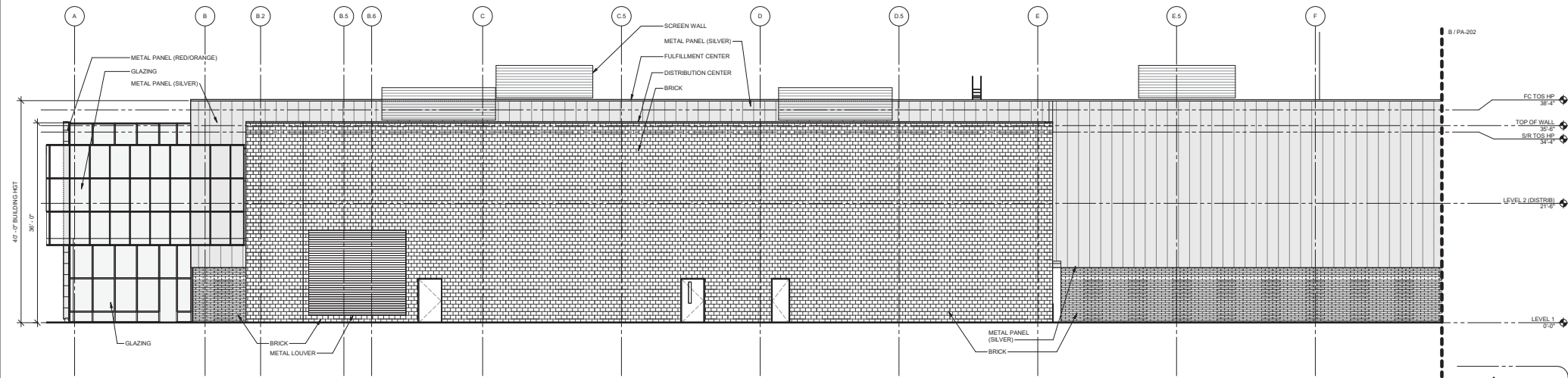


FC NORTH ELEVATION PA-201



BERKSHIRE e-SUPPLY HQ & FULFILLMENT CENTER
 NOVI, MI

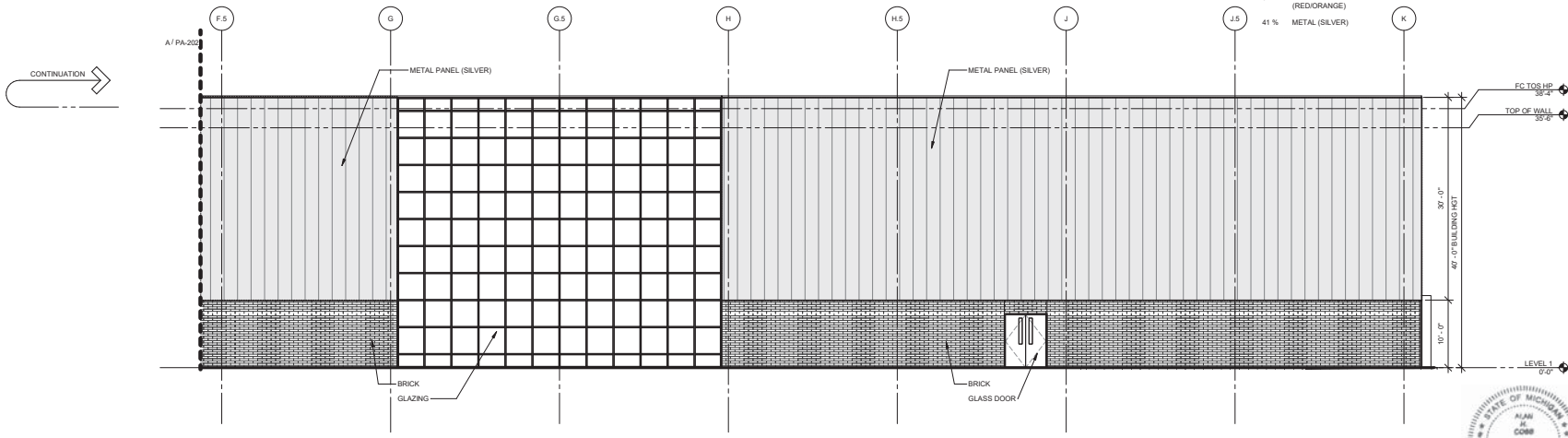
Mannik Smith GROUP
 Albert Kahn Associates, Inc.
 1430 Second Ave.
 Detroit, Michigan 48202
 P: 313-202-7000
 F: 313-202-7001
 www.alberkahn.com
 PROJECT NO.: 03375-00 ISSUED DATE: 08/08/18



A BUILDING TWO - SOUTH ELEVATION
 1/8" = 1'-0"
 01-A-110

MATERIALS

16 %	GLAZING (CLEAR)
42 %	BRICK
01 %	METAL PANEL (RED/ORANGE)
41 %	METAL (SILVER)



B BUILDING TWO - SOUTH ELEVATION
 1/8" = 1'-0"

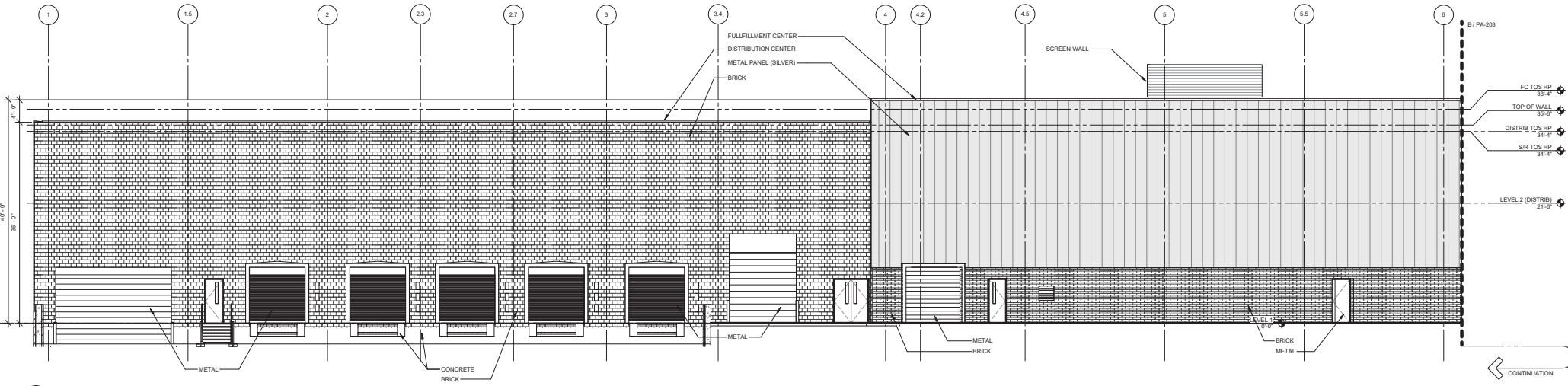


FC SOUTH ELEVATION PA-202



BERKSHIRE e-SUPPLY HQ & FULFILLMENT CENTER
 NOVI, MI

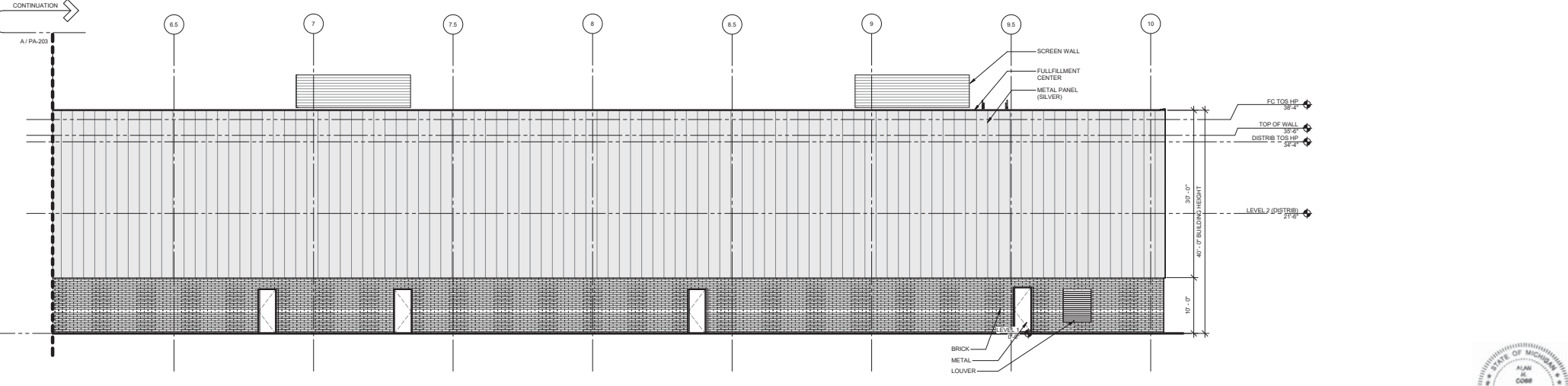
Mannik Smith GROUP
Kahn
 Albert Kahn Associates, Inc.
 1430 Second Ave.
 Detroit, Michigan 48202
 P: 313-202-7000
 F: 313-202-7001
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 PROJECT NO.: 03375-00 ISSUED DATE: 08/08/18



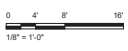
A BUILDING TWO - EAST ELEVATION
1/8" = 1'-0"

MATERIALS

00 %	GLAZING (CLEAR)
45 %	BRICK
55 %	METAL (SILVER)



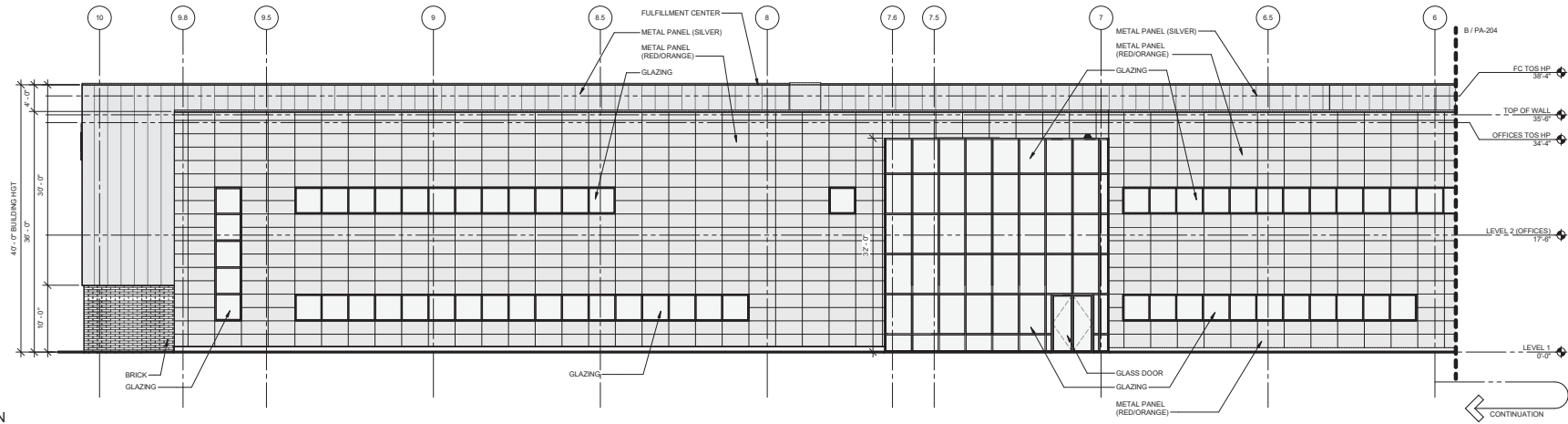
B BUILDING TWO - EAST ELEVATION
1/8" = 1'-0"



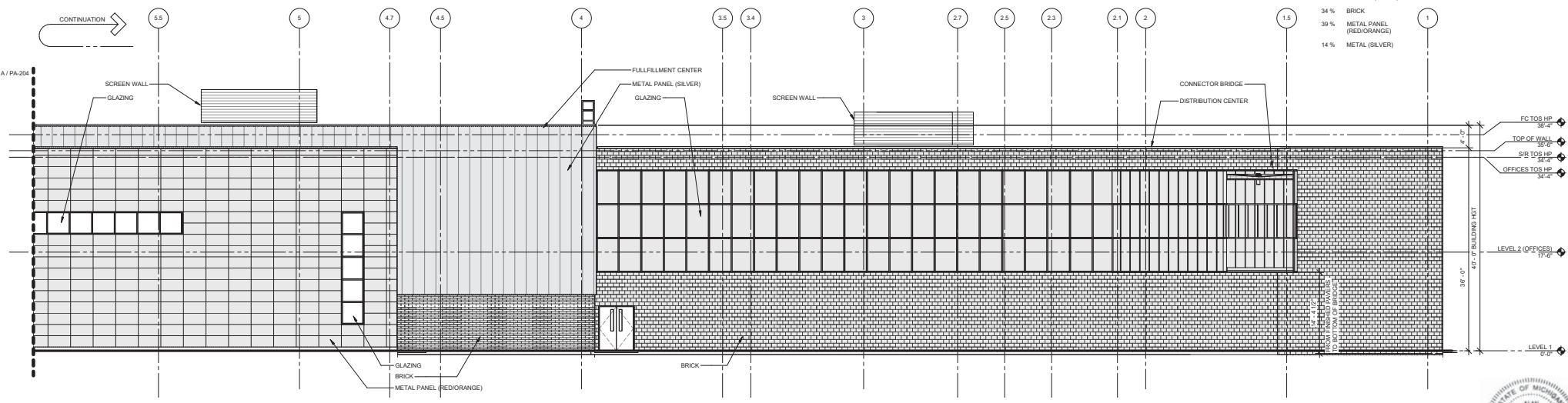
FC EAST ELEVATION PA-203



BERKSHIRE e-SUPPLY HQ & FULFILLMENT CENTER
NOVI, MI



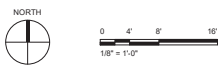
A BUILDING TWO - WEST ELEVATION
1/8" = 1'-0"



MATERIALS

- 13 % GLAZING (CLEAR)
- 34 % BRICK
- 39 % METAL PANEL (RED/ORANGE)
- 14 % METAL (SILVER)

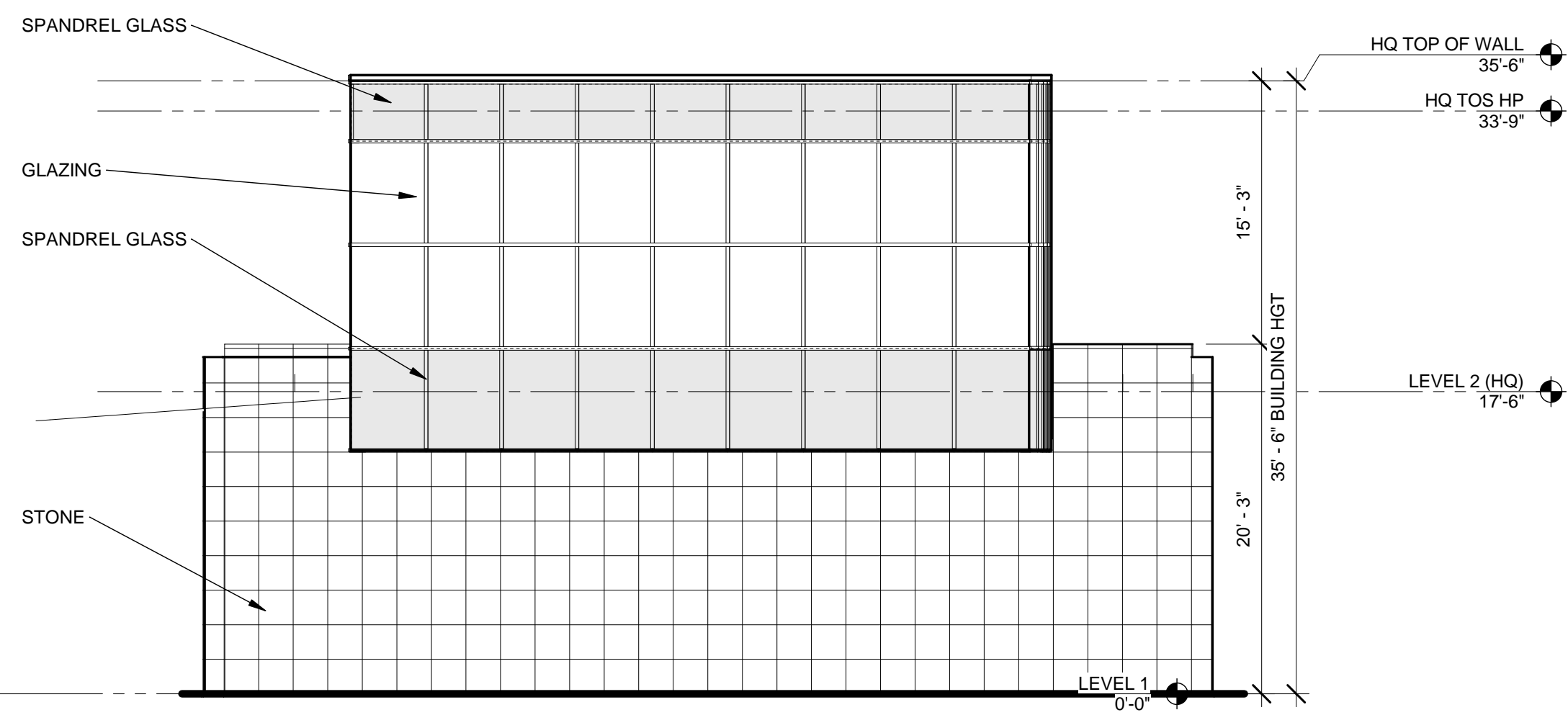
B BUILDING TWO - WEST ELEVATION
1/8" = 1'-0"



FC WEST ELEVATION PA-204



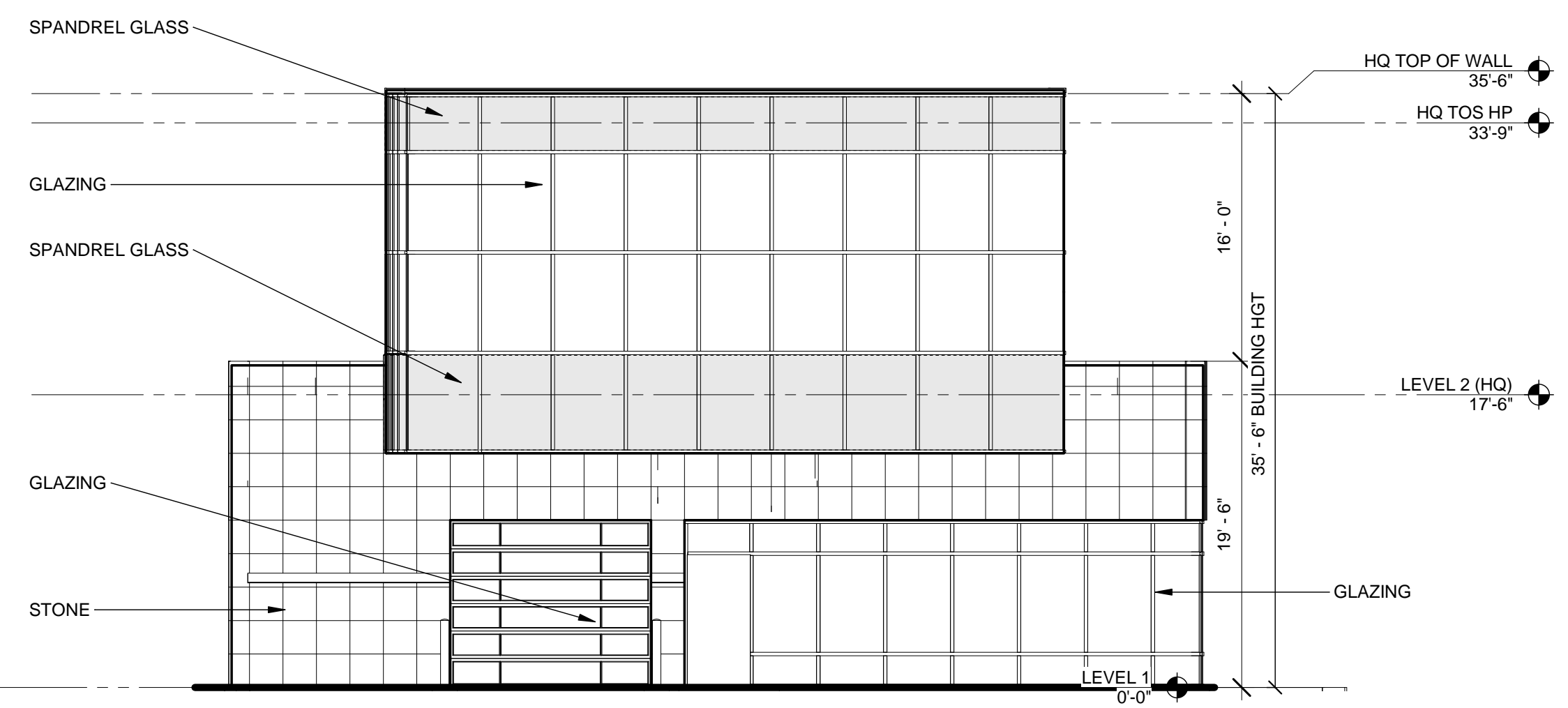
BERKSHIRE e-SUPPLY HQ & FULFILLMENT CENTER
NOVI, MI



MATERIALS

27 %	GLAZING (CLEAR)
22 %	GLAZING (SPANDREL)
51 %	STONE (BEIGE)

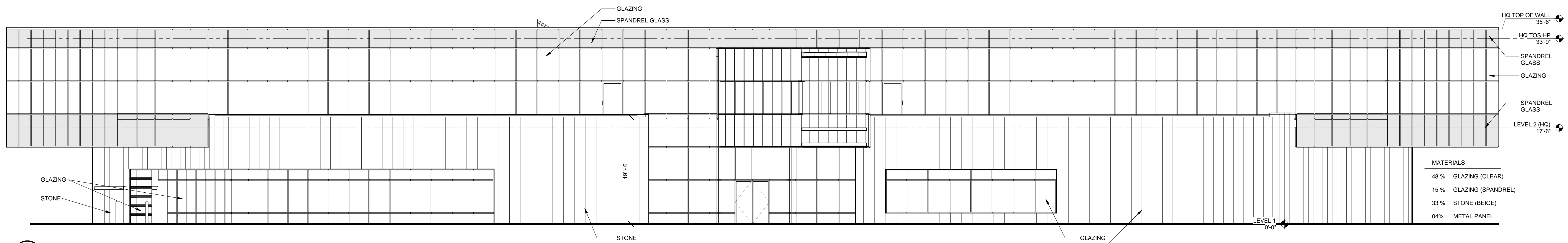
1 HQ - NORTH ELEVATION
1/8" = 1'-0"



MATERIALS

60 %	GLAZING (CLEAR)
20 %	GLAZING (SPANDREL)
20 %	STONE (BEIGE)

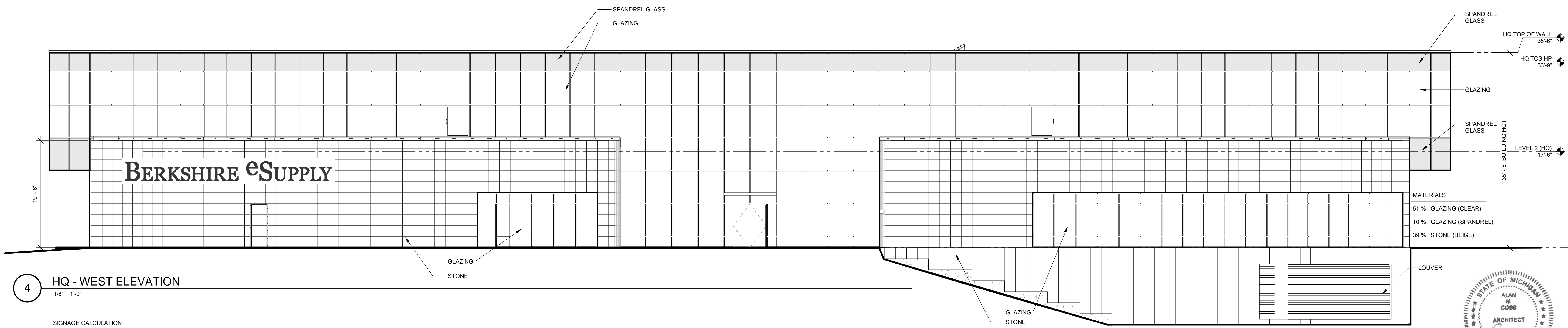
2 HQ - SOUTH ELEVATION
1/8" = 1'-0"



MATERIALS

48 %	GLAZING (CLEAR)
15 %	GLAZING (SPANDREL)
33 %	STONE (BEIGE)
04 %	METAL PANEL

3 HQ - EAST ELEVATION
1/8" = 1'-0"

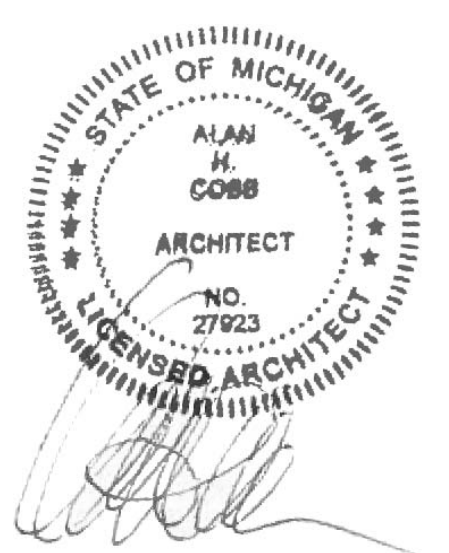
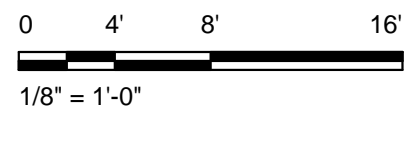


MATERIALS

51 %	GLAZING (CLEAR)
10 %	GLAZING (SPANDREL)
39 %	STONE (BEIGE)

4 HQ - WEST ELEVATION
1/8" = 1'-0"

SIGNAGE CALCULATION
SIGN SETBACK FROM CENTERLINE OF M-5 = 282'-0"
282'-0"/2 = 141 SF
SIGN AREA = 38'-0" X 3'-6" = 133 SF
133 SF < 141 SF



FACADE BOARD



BEIGE BRICK (8"x12")
TEXTURED FINISH



OFF-WHITE BRICK (4"x16")
TEXTURED FINISH



EXTERIOR STONE CLADDING
HONED FINISH



METAL PANEL
CENTRIA
#9946 SILVERSMITH
(AT BRIDGE, SOFFIT AND
SCREENWALL)



ALUMINUM
GLAZED CURTAIN WALL
AND DOOR FRAMING



INSULATED METAL PANEL -
EMBOSSSED FINISH
CENTRIA
#9946 SILVERSMITH



INSULATED GLAZING UNIT
VISION GLASS



INSULATED GLAZING UNIT
OPAQUE GLASS



INSULATED GLAZING UNIT
SPANDREL GLASS



METAL PANEL
CENTRIA
#784 CLAY

FACADE REVIEW LETTER



August 8, 2018

Façade Review Status Summary:
Approved, Section 9 Waiver recommended.

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

Re: **FACADE ORDINANCE – Façade Ordinance**
Berkshire eSupply, PSP18-0098 (FKA JSP17-0072, PSP18-0010)
 Façade Region: 1, Zoning District: RA

Dear Ms. McBeth;

The following is the Façade Review for the above referenced project based on the revised drawings prepared by Albert Kahn Associates, Inc., dated 8/8/18. This project is subject to the Façade Ordinance Section 5.15. The percentages of materials proposed for each façade are as shown in the tables below. Materials in non-compliance are highlighted in bold.

Headquarters Building	West (Front)	East	North	South	Ordinance Maximum (Minimum)
Brick	0%	0%	0%	0%	100% (30% Minimum)
Limestone (hammered and smooth)	80%	63%	70%	50%	50%
Spandral Glass	20%	29%	30%	50%	50%
Flat Metal Panel	0%	8%	0%	0%	50%

Headquarters Building - As shown above the minimum percentage of Brick is not provided and the percentage of Limestone exceeds the maximum amount allowed by the Ordinance on all facades. A Section 9 Waiver would be required for these deviations.

Fulfillment Center	West (Front)	East	North	South	Ordinance Maximum (Minimum)
Brick	39%	45%	26%	50%	100% (30% Minimum)
Flat Metal Panels (Color #784, Orange)	45%	0%	1%	1%	50%
Flat Metal Panels (Silver)	16%	55%	73%	49%	50%

Fulfillment Center - As shown above the minimum percentage of Brick is not provided on the north facade and the percentage of Flat Metal Panels exceeds the maximum amount allowed by the Ordinance on the west, east and north facades. The Terracotta Tile from the original design, which was considered as Brick with respect to the Façade Ordinance, has been changed to orange colored Flat Metal Panels. As a result, the percentage of Flat Metal Panels now exceeds the maximum allowed by the Ordinance. In this case the orange colored Flat Metal Panels is a unique material with a textured and color similar to terra cotta. In response to our prior comments the applicant has increased the percentage of Brick on all facades.

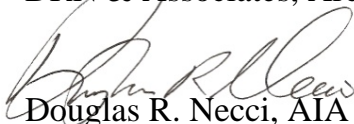
Recommendation - The applicant has proposed using natural Limestone in lieu of Brick on the Headquarters Building. We believe that the Limestone as used in this design will provide visual and physical properties equivalent to Brick and is therefore consistent with the intent and purpose of the Façade Ordinance. The Flat Metal Panels used on the Fulfillments Center are a material with unique color and texture reminiscent of the original terra cotta. *It is therefore 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 Limestone and underage of Brick on the Headquarters Building and the overage of Flat Metal Panels and underage of Brick on the Fulfillment Center.*

Notes to the Applicant:

1. All roof top equipment must be screened from view from all vantage points both on and off-site using materials compliant with Section 5.15.
2. Façade Ordinance requires inspection(s) for all projects. 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>.

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA

PERCENTAGE OF MATERIALS PROPOSED:

The percentages of materials proposed for each façade, previously approved are as shown in the tables below.

Headquarters Building	West (Front)	East	North	South	Ordinance Maximum (Minimum)
Brick	0%	0%	0%	0%	100% (30% Minimum)
Limestone (hammered and smooth)	66%	57%	66%	54%	50%
Spandral Glass	34%	38%	34%	46%	50%
Flat Metal Panel	0%	5%	0%	0%	50%

Fulfillment Center	West (Front)	East	North	South	Ordinance Maximum (Minimum)
Brick	23%	70%	30%	48%	100% (30% Minimum)
Terracotta Tile (Shildan, Alphantron®, standard texture, orange color)	30%	0%	1%	2%	50%
Flat Metal Panels	47%	30%	69%	50%	50%

The percentages of materials proposed for each façade, currently proposed are as shown in the tables below.

Headquarters Building	West (Front)	East	North	South	Ordinance Maximum (Minimum)
Brick	0%	0%	0%	0%	100% (30% Minimum)
Limestone (hammered and smooth)	80%	63%	70%	50%	50%
Spandral Glass	20%	29%	30%	50%	50%
Flat Metal Panel	0%	8%	0%	0%	50%

Fulfillment Center	West (Front)	East	North	South	Ordinance Maximum (Minimum)
Brick	39%	45%	26%	50%	100% (30% Minimum)
Flat Metal Panels (Color #784, Orange)	45%	0%	1%	1%	50%
Flat Metal Panels (Silver)	16%	55%	73%	49%	50%