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Papa Joe's Gourmet Market and Catering SP 08-42

Papa Joe's Gourmet Market and Catering, SP08-42

Consideration of the request of HTT Devco c/o Arthur Hill and Companies for a recommendation to City Council for Preliminary Site Plan approval. The subject property is located in Section 15, at the existing Twelve Mile Crossing at Fountain Walk, in the RC, Regional Center District. The subject property is approximately 67.21 acres and the applicant is proposing to occupy an existing 37,361 sq. ft. retail tenant space.

Required Action

Recommendation to City Council of approval/denial of the Preliminary Site Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	11/24/08	<ul style="list-style-type: none"> • Zoning Board of Appeals variance required for loading zone location. • Minor items to be addressed at time of Stamping Set submittal.
Landscaping	Approval recommended	11/25/08	<ul style="list-style-type: none"> • Applicant must demonstrate clear vision and release the City of all liability caused by the possible lack of clear site distance • Additional approval needed from City Attorney to permit evergreens in parking islands. • Minor items to be addressed at time of Stamping Set submittal.
Traffic	Approval recommended	11/24/08	<ul style="list-style-type: none"> • Recommend Papa Joe's provides a trained "spotter" to guide backing trucks and keep their path clear of vehicles and pedestrians. • Minor items to be addressed at time of Stamping Set submittal.
Engineering	Approval recommended	11/20/08	Minor items to be addressed at time of Stamping Set submittal.
Façade	Approval recommended	11/25/08	<ul style="list-style-type: none"> • Section 9 façade waiver recommended for overage of amount of EIFS and glass block on all facades and an underage of brick on the north and east facades. • Minor items to be addressed at time of Stamping Set submittal. • Greenwall System proposed.
Fire	Approval recommended	11/24/08	Minor items to be addressed at time of Stamping Set submittal.

Motions

Recommend approval – Preliminary Site Plan

In the matter of Papa Joe's Gourmet Market and Catering, SP 08-42, motion to **recommend approval** of the Preliminary Site Plan, subject to the following:

- a. Zoning Board of Appeals variance for the loading zone location for the reasons that loading zones will be screened by decorative overhead doors, additional parking lot landscaping is provided and the applicant has agreed to a trained spotter and additional signage to assist with truck maneuvers;
- b. Section 9 Façade waiver for the overage of EIFS and glass block on all sides and an underage of brick on the north and east facades for the reasons that the design scheme is consistent with the overall design of Fountain Walk;
- c. Applicant securing approval from the City Attorney to locate evergreens in the parking islands per Section 2509.3.c of the Zoning Ordinance;
- d. The conditions and items listed in the staff and consultant review letters being addressed on the Stamping Set; and
- e. *(additional conditions here if any)*

for the following reasons... *(because it is otherwise in compliance with Article 17, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

Denial - Preliminary Site Plan

In the matter of Papa Joe's Gourmet Market and Catering, SP 08-42, motion to **recommend denial** of the Preliminary Site Plan, for the following reasons... *(because it is not in compliance with the Ordinance.)*

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

November 24, 2008

Planning Review

Papa Joe's Gourmet Market and Catering

SP #08-42

Petitioner

HHT Devco c/o Arthur Hill and Companies

Review Type

Preliminary/Final Site Plan

Property Characteristics

- Site Location: Twelve Mile Crossing at Fountain Walk (South side of Twelve Mile Road between Cabaret Drive and Donelson Drive)
- Site School District: Novi Community Schools
- Site Zoning: RC, Regional Center
- Adjoining Zoning: North: OS-1 (Office Service, across Twelve Mile Road); East: RC; West: OST (Office Service Technology); South: I-96
- Site Use(s): Existing shopping center; Tenant space to be occupied by Papa Joe's is currently vacant
- Adjoining Uses: North: Vacant; East: Retail (West Oaks); West: Telcom Credit Union, Hilton Garden Inn, Residence Inn; South: I-96
- Site Size: 67.21 acres (entire site)
- Proposed Building Size: 37,361 square feet
- Plan Date: 10/31/08

Project Summary

The applicant is proposing to occupy an existing vacant space totaling 37,631 sq. ft. in the existing Twelve Mile Crossing at Fountain Walk. As part of the site plan, the applicant is proposing to make minor adjustments to the quantity and location of loading zone space. In order to accommodate this change, minor parking lot revisions are also proposed. Lastly, the applicant is proposing façade changes and minor changes to the sidewalk adjacent to the tenant space on the northern side of the building.

Recommendation

Provided the applicant can get the necessary Zoning Board of Appeals variance, approval of the **Site Plan is recommended**. The plan is generally in compliance with the Zoning Ordinance and there are only minor Planning related items to be addressed at the time of Stamping Set submittal.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 17 (RC, Regional Center District), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. Please see the attached charts for information pertaining to ordinance requirements. Applicable sections of the Zoning Ordinance and other regulatory documents are highlighted in gray on the attached chart. Items in **bold** below must

be addressed by the applicant or City Council before Site Plan Approval may be granted. Please note, site plans within the RC District require approval from the City Council after a recommendation from the Planning Commission.

1. Loading Zone Location: Per Section 2507, the loading zone shall be in the rear yard (or interior side yard if a double-fronted lot) and shall not have a disruptive effect on the safe and efficient flow of pedestrian and vehicular traffic within the site. The proposed loading zone is located in the front yard and interior side yard of the subject property. **The applicant should relocate the proposed loading zone or seek a Zoning Board of Appeals variance for the loading zone location.** Furthermore, truck movements would temporarily conflict with pedestrian and vehicular traffic. **The applicant should consider relocating the loading zone so as not to conflict with vehicle and pedestrian movements or limit deliveries to before or after store hours.**
2. Exterior Lighting: It is unclear if the applicant is proposing changes to the exterior lighting currently on site. **If changes are proposed, the applicant should submit a photometric plan via email prior to Stamping Set submittal so that staff can verify any lighting changes meet the requirements of the ordinance.** Please refer to Section 2511 for exterior lighting requirements. If changes are proposed, a photometric plan will be required as part of the Stamping Set submittal.
3. Exterior Sidewalk Sales: The applicant should contact the Building Division at 248-347-0415 to apply for a Temporary Use Permit for outside sidewalk sales. Questions regarding this permit can be directed to the Building Division.

Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this, and in the other review letters, is requested **prior to the matter being reviewed by the Planning Commission.** Additionally, a letter from the applicant is requested to be submitted with the next set of plans submitted highlighting the changes made to the plans addressing each of the comments listed above.

Site Addressing

The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found on the Internet at www.cityofnovi.org under the forms page of the Community Development Department.

Please contact Sarah Marchioni [248-347-0430] in the Building Division with any specific questions regarding addressing of sites.

Stamping Set Approval

Stamping sets are still required for this project. After having received all of the review letters from City staff the applicant should make the appropriate changes on the plans and submit **9 size 24" x 36" copies with original signature and original seals,** to the Community Development Department for final Stamping Set approval.

Pre-Construction Meeting

Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of

Planning Review of Preliminary/Final Site Plan

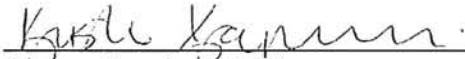
Papa Joe's
SP#08-42

November 24, 2008

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requirements, fees and permits that must be issued before a Pre-Con can be scheduled. To give you an advance notice of the requirements and what must be in place prior to the Pre-Con, a sample Pre-Con checklist is attached. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248-347-0430 or smarchioni@cityofnovi.org] in the Community Development Department.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248-347-0586 or kkapelanski@cityofnovi.org.



Kristen Kapelański, Planner

Attachments: Planning Review Chart

Planning Review Summary Chart

Papa Joe's

Plan Dated: October 6, 2008

PSP/FSP review

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Regional Commercial	Regional Commercial	Yes	
Zoning	RC	RC	Yes	
Use	Regional and community shopping centers	Part of larger Fountain Walk retail center	Yes	
Building Height (Sec. 2400)	45 feet	Approx. 16 feet		Applicant should clearly label building height on elevation sheets.
Building Setbacks (Section 2400)				
Front (north)	100 feet	300 feet +	Yes	
Exterior Side (east)	100 feet	300 feet +	Yes	
Parking Setbacks (Section 2400)				
Front (north)	20 feet	No changes proposed.	Yes	
Exterior Side (east)	20 feet			
Interior Side (west)	20 feet			
Rear (south)	10 feet			
Number of Parking Spaces (Sec. 2505)	1/222 spaces 606,797 sq. ft./222 = 2733 spaces	3973 spaces	Yes	
Parking Space Dimensions (Sec. 2506)	9' x 19' parking space dimensions and 24' wide drives.	9' x 19' with 24' wide drive	Yes	
Barrier Free Spaces (Barrier Free Code)	45 barrier free spaces with 8 van accessible	97 barrier free spaces existing with 31 van accessible	Yes	Applicant should consider adding additional barrier free spaces near the entrance of the store.
Barrier Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle (8' wide access aisle for van accessible)	Barrier free spaces sized appropriately.	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space.	Signs shown.	Yes	
Loading Spaces (Sec. 2507)	10 square feet per front foot of building = 170 x 10	1,700 sq. ft. + provided in the exterior side yard and	No	Loading areas should be located in the rear of the

Item	Required	Proposed	Meets Requirements?	Comments
	<p>= 1,700 sq. ft.</p> <p>All loading shall be in the rear yard or interior side yard if double fronted lot.</p> <p>Loading space shall not have a disruptive effect on the safe and efficient flow of pedestrian and vehicular traffic within the site.</p>	<p>in the rear yard.</p> <p>Arrival and departure of loading and unloading vehicles could conflict with the pedestrian and vehicle activities of store patrons.</p>		<p>property (or interior side yard). Applicant should relocate the loading area or seek a Zoning Board of Appeals variance.</p> <p>Applicant should consider relocating the loading area so has not to conflict with vehicle and pedestrian movements or limit deliveries to before or after store hours.</p>
<p>Loading Space Screening (Sec. 2302A.1)</p>	<p>In the RC District, view of loading and waiting areas must be shielded from rights of way and adjacent properties.</p>	<p>Overhead doors proposed.</p>	<p>Yes</p>	
<p>Accessory Structure Setback-Dumpster (Sec. 2503)</p>	<p>Accessory structures should be setback a minimum of 10 feet from any building unless structurally attached to the building and setback the same as parking from all property lines; in addition, the structure must be in the rear or interior side yard.</p>	<p>Trash compactor to be located inside the building.</p>	<p>Yes</p>	
<p>Dumpster (Chap. 21, Sec. 21-145)</p>	<p>Screening of not less than 5 feet on 3 sides of dumpster required, interior bumpers or posts must also be shown. Enclosure to match building materials and be at least one foot taller than height of refuse bin.</p>	<p>Trash compactor to be located inside the building.</p>	<p>Yes</p>	

Item	Required	Proposed	Meets Requirements?	Comments
Exterior Signs	Exterior Signage is not regulated by the Planning Department or Planning Commission.			<u>Please contact Alan Amolsch (248.347.0436) in the neighborhood services department.</u>
Exterior Lighting (Sec. 2511)	Photometric plan and exterior lighting details needed at final site plan.	Lighting plan will be required if changes are proposed.	No	See review letter for additional details.
Sidewalks (City Code Sec. 11-276(b))	<p>An 8' wide sidewalk shall be provided along Novi Road as required by the City's Pedestrian and Bicycle Master Plan.</p> <p>Building exits must be connected to sidewalk system or parking lot.</p>	<p>No new sidewalks or pathways proposed.</p> <p>Applicant is reconfiguring existing sidewalks near the proposed tenant space.</p>	Yes	<u>Applicant should ensure that adequate ADA access exists along the reconfigured sidewalks near the building.</u>

Prepared by Kristen Kapelanski, (248) 347-0586 or kkapelanski@cityofnovi.org

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

December 5, 2008

Preliminary & Final Landscape Review

Papa Joe's Gourmet Market SP#08-42

Review Type

Preliminary/Final Site Plan

Property Characteristics

- Site Location: Twelve Mile Crossing at Fountain Walk (South side of Twelve Mile Road between Cabaret Drive and Donelson Drive)
- Site Zoning: RC, Regional Center
- Plan Date: 10/31/08

Recommendation

Approval of the Preliminary Site Plan for 08-42 Papa Joes Gourmet Market is recommended. The Applicant should discuss with the Planning Commission the concern noted below regarding the use of evergreens within the parking lot islands. Please address all other minor comments on the Stamping Set Submittal.

Ordinance Considerations

Adjacent to Residential – Buffer (Sec. 2509.3.a.)

1. The project site is not adjacent to residential properties.

Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Sec. 2509.3.b.)

1. Donelson Drive and Twelve Mile frontages are adequately landscaped per previous site plan approvals and site work.

Street Tree Requirements (Sec. 2509.3.b.)

1. Donelson Drive and Twelve Mile frontages have existing street trees per previous site plan approvals and site work.

Loading Zone Screening

1. The Applicant has proposed two separate loading zone areas. The first is located on the easterly building face and is enclosed by the building on three sides, effectively hiding unloading vehicles. Doors are provided that can be closed when the area is not in use. Staff believes this screening meets the intent of the Ordinance.
2. A second loading zone is located at the southwest corner of the building. Again, this space is enclosed on three sides, effectively concealing loading vehicles. The space also has an overhead door that can screen the front of loading vehicles. Staff believes this screening meets the intent of the Ordinance.
3. Please note that the Applicant has proposed a "living wall", a vertically planted screening technique, to conceal outside utility installations. This is an effective and innovative solution for screening.

Parking Landscape (Sec. 2509.3.c.)

1. Largely the existing parking area islands have adequate landscape per previous site plan approvals and site work, and additional plantings are proposed for improved

aesthetics. The Applicant is proposing the use of Cologreen Junipers (narrow, tall upright evergreens) within parking islands near the market in an effort to further the screen loading area from the Donelson Road right-of-way and the parking area. Please consider the following:

- a) Twenty five foot (25') Clear vision zones must be clearly shown at all access intersections on the site plan. These areas have not been indicated on the plan.
- b) Per the City of Novi Landscape Design Manual, all clear vision parking area landscape materials must be maintained not to exceed three (3) feet in height for clear sight distance within the parking islands. *The Applicant must adjust the plantings to assure safe 25' clear vision areas at all vehicular intersection points.*
- c) *Per the Landscape Design Manual, the use of evergreen trees is not allowed in any parking islands unless the applicant can demonstrate that all clear sight distances shall be maintained and a note in a form approved by the City Attorney is added on the final approved site plan that the City is not responsible for any accidents caused by the lack of clear site vision.*

The easterly loading zone faces Donelson Road which is approximately 350' distant from the building. While it is the opinion of Staff that the evergreens as proposed would not significantly contribute to the screening of the loading area, Staff also believes the proposed loading zone and door orientation already allows for adequate screening. Staff also notes that the evergreens would contribute an attractive, all-season buffer from parked vehicles for in-store users. Staff does not have issue with the use of evergreens within the parking islands provided clear vision is maintained.

The Applicant should address the use of evergreens and site distance concerns to the satisfaction of the Planning Commission and receive approval by the City Attorney as necessary.

Building Foundation Landscape (Sec. 2509.3.d.)

1. A 4' wide landscape bed is required along all building foundations with the exception of access points. Due to the nature of the site and existing conditions, the majority of the foundation areas are access areas. The Applicant has provided at-grade planters as requested by staff.
2. An area 8' wide multiplied by the length of building foundations is required as foundation landscape area. Again, due to the nature of the site and the existing pavement, this cannot be provided at the foundation. However, significant landscape areas current exist within and between the existing parking areas. These areas qualify as an alternate for the required foundation area landscape.

Plant List (LDM)

1. A Plant List has been provided. *Costs per City of Novi standards must be included on the plant list, including costs for irrigation (as necessary), seed/sod and mulch. Costs for landscape performance guarantees, inspections, etc. cannot be calculated until such time as the total landscape installation costs have been provided.*

Planting Details & Notations (LDM)

1. Plan Details and Notations have been provided per Ordinance requirements. *Please adjust references to plastic or nylon guying material to specify fabric guys only.*

Irrigation (Sec. 2509 3.f.(6)(b))

1. All landscape areas are required to be irrigated. Please provide and Irrigation Plan and cost estimate upon the Stamping Set submittal. Alternately, plantings with very low irrigation needs could be utilized.

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification. Also see the Woodland and Wetland review comments.

Reviewed by: David R. Beschke, RLA

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TRAFFIC REVIEW

November 24, 2008

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. Ten Mile Rd.
Novi, MI 48375



SUBJECT: Papa Joe's Gourmet Market and Catering, SP#08-42, Traffic Review of Final Site Plan

Dear Ms. McBeth:

At your request, we have reviewed the above and offer the following recommendation and supporting comments.

Recommendation

We recommend approval of the final site plan, subject to an administrative review confirming that the items noted in bold below have been revised on the final stamping set.

Project Description

What is the applicant proposing?

1. The applicant, HHT Development, proposes to renovate and expand the existing tenant space on the east side of Building C of the Fountain Walk shopping center to accommodate a Papa Joe's Gourmet Market. Building C is on the north side of the shopping center, with frontage along the south side of 12 Mile Road. Proposed tenant space is adjacent to the east of Dick's Sporting Goods.

Traffic Study

Was a study submitted and is it acceptable?

2. No traffic study was submitted for this development. The originally approved traffic study for the Fountain Walk shopping center included traffic to be generated by all of the tenant space within the center, including the tenant space proposed to be occupied by Papa Joe's.

Trip Generation

How much traffic would the proposed development generate?

3. Birchler Arroyo forecasted the traffic to be generated by the proposed market based on rates published by the Institute of Transportation Engineers (ITE). The table below assumes 37,361 square feet of "Supermarket", which is the closest land use category with rates available from ITE. The table in all likelihood slightly overestimates the volume of trips generated, since the "gourmet

market" proposed probably generates less traffic per square foot than a traditional supermarket. We did not attempt to estimate the percentage of "internal capture", but it is reasonable to assume that a significant portion of trips to and from by Papa Joe's would be made by shoppers already visiting Fountain Walk or by employees of other businesses within the shopping center, which would not necessarily be considered "new" trips.

Trip Generation Forecast (Based on ITE Average Rates)

Land Use	ITE Code	Size	Weekday Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
				In	Out	Total	In	Out	Total
Supermarket	850	37,361	3,819	74	47	121	199	191	390

Vehicular Access Locations

Do the proposed driveway locations meet City spacing standards?

- No new driveways are proposed. Main points of access will be the existing boulevard driveway on the south side of 12 Mile Road, the existing driveways on the west side of Donelson Drive, the existing driveways on the east side of Cabaret Drive, and to a lesser extent the driveways off of Fountain Walk Drive (to the south).

Vehicular Access Improvements

Will there be any improvements to the public road(s) at the proposed driveway(s)?

- No improvements are proposed for any of the existing driveways. The entire access and circulation plan for the Fountain Walk shopping center was developed assuming full occupancy, including the tenant space under review. Papa Joe's traffic will be accommodated by the center's existing driveway configurations and internal circulation pattern.

Driveway Design and Control

Are the driveways acceptably designed and signed?

- Similar to the above, the existing driveways are to remain with their existing lane configurations. Sheet C5 does not include any traffic control measures at the T-intersection of the east/west access aisle that runs along the north face of the proposed Papa Joe's and the north/south aisle which runs along the east side. The northbound approach to the intersection should be controlled by a STOP sign (RI-1) and a corresponding stop-bar. We believe the STOP sign and stop-bar are installed currently; if so, they should be indicated on the site plan for Papa Joe's.
- Our biggest concern with the Papa Joe's site plan is the proposed location of the two truck bays and the trash compactor bay on the east side of the building, and the potential for conflict created between backing trucks and passenger vehicles as well as pedestrians. We anticipate that the north/south access aisle along the east side of the building will see a significant increase in traffic once Papa Joe's is open, as most of the site traffic from the east and the south will filter

through that particular aisle. Papa Joe's obviously anticipates (given the proposed location of their cart corrals) a significant percentage of their customers will park in the parking area east of their building and will walk across that aisle to access the store's entrance in the northeast corner of the building. Our concern is large trucks backing along an area that we foresee being highly trafficked by drivers and pedestrians that are not anticipating having to stay clear of those backing trucks. Those concerns are only heightened by the proximity of the Chuck E Cheese, given the number of children it draws. In our review of the site plan prior to the pre-application meeting, we recommended Papa Joe's provide guarantees to the City which would limit the times of truck deliveries to non-business hours. Our understanding is that the applicant stated they could not make such a guarantee because management can not always anticipate when truck deliveries will arrive. If truck deliveries to the two docks on the east side of the building are to occur during business hours, we recommend that – as a condition of final site plan approval – the applicant provide guarantees that the Papa Joe's management will provide a trained "spotter" to guide backing trucks and keep their path clear of vehicles and pedestrians. It would seemingly be in management's best interest in terms of liability to implement cost-effective measures to ensure that a backing truck will not collide with a vehicle or a pedestrian.

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

8. Applicant should install custom signs warning pedestrians walking on the sidewalk along the east side of the building to be aware of trucks exiting the truck bays. We recommend a 24" diamond sign, mounted to the building a minimum 7.5' from the walking surface, with black-on-yellow message "WATCH FOR EXITING TRUCKS". Two signs should be installed; one facing north on the north end of the trash compactor bay, and one facing south on the south end of truck bay #2.
9. We recommend a striped pedestrian crosswalk across the east/west access aisle along the north elevation, which would connect the proposed ramp to the north parking area.
10. We recommend an additional ADA-compliant ramp and striped crosswalk on the north side of the building, west of the ramp already shown on the plan. The ramp and crosswalk should be aligned just west of the center landscaped end-island (the middle of the three landscaped end-islands north of the proposed store). We believe this second ramp will accommodate both the ADA spaces in the north parking lot (just west of the proposed Papa Joe's), as well as customers with shopping carts parked toward the west side of the parking lot.
11. All ADA-accessible ramps shall be provided with detectable warning surfaces.

Circulation

Can vehicles safely and conveniently maneuver through the site?

12. The reconstructed and expanded end-island on the east side of the building should have a curb radius of 12 feet on its southeast corner to better accommodate vehicles making a right turn around that corner.

13. In addition to adding a STOP sign (R1-1) and stop-bar to the site plan, the double-sided signs shown on Sheet C5 (east of the proposed new truck bays) should be labeled. We assume these are to be the "NO PARKING FIRE LANE" signs noted on Sheet C8. In general, all signage and pavement markings should be shown and labeled on the final plan.

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.



Rodney L. Arroyo, AICP
Vice President



William A. Stimpson, P.E.
Director of Traffic Engineering



David R. Campbell
Senior Associate

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

November 20, 2008

Engineering Review

Papa Joe's Gourmet Market & Catering
SP08-42

Petitioner

HHT Devco

Review Type

Preliminary/Final Site Plan

Property Characteristics

- Site Location: Twelve Mile Crossing at Fountain Walk
- Site Size: 2 acres
- Plan Date: October 31, 2008

Project Summary

- Reuse of an existing tenant space within the Twelve Mile Crossing development.
- A portion of the parking lot will be modified to accommodate truck turning movements into and out of the proposed loading dock area. Modifications involve a new layout in the area of two existing standard end islands, and include the use of turf pavers and mountable curb for a new larger end island to allow delivery trucks to drive onto the island if necessary.
- Pavement grades will be modified in the area adjacent to the building.
- Water, sanitary and storm will remain unchanged.

Recommendation

Approval of the Preliminary/Final Site Plan is recommended, with items to be addressed at Stamping Set submittal.

Comments:

The Preliminary/Final Site Plan meets the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and the Engineering Design Manual with the following exceptions, which can be addressed at Stamping Set submittal:

General

1. Provide the City's standard detail sheet for paving (1 Sheet-12/15/00) at the time of the Stamping Set submittal.
2. Sheet C5 references the Landscape Plans for the paver details, but the detail is provided on Sheet C8 instead.

3. Provide a traffic control sign table listing the quantities of each sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards. Also, label all signs shown on the plan.
4. Because the truck dock approach pavement is flush with the parking lot, detectable warning plates shall be provided perpendicular to the walk on the north and south sides of the approach, or shall be provided along the length of the approach.
5. Specify the product proposed and provide a detail for the detectable warning surface for barrier free ramps. The product shall be the concrete-embedded detectable warning plates, or equal, and shall be approved by the Engineering Department. Stamped concrete will not be acceptable.

Utilities

6. Show the existing water main and hydrants in the vicinity of the proposed work on the Paving Plan.

The following must be submitted with the Stamping Set:

7. A letter from either the applicant or the applicant's engineer must be submitted with the Stamping Set highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**

The following must be addressed prior to construction:

8. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application required). A grading permit fee in the amount of \$201.25 must be paid to the City Treasurer's Office.
9. Construction inspection fees in the amount of \$2,083.87 must be paid to the City Treasurer's Office.
10. A street sign financial guarantee in the amount of \$800 (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office. Signs must be installed in accordance with MMUTCD standards.

The following must be addressed prior to issuance of a Temporary Certificate of Occupancy approval for the development:

11. The amount of the incomplete site work performance guarantee for this development at this time is \$82,878 (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.

Engineering Review of Preliminary/Final Site Plan

Papa Joe's Gourmet Market and Catering

SP# 08-42

November 20, 2008

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Please contact Ben Croy, PE at (248) 735-5635 with any questions.

A handwritten signature in black ink, appearing to read "Ben Croy", is written over a horizontal line.

cc: Rob Hayes, City Engineer
Kristen Kapelanski, Community Development Department
Tina Glenn, Water & Sewer Dept.
Sheila Weber, Treasurer's
T. Meadows, B. Hanson, T. Reynolds; Spalding DeDecker

FAÇADE REVIEW



November 25, 2008

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

Attn: Ms. Barb McBeth – Director of Planning

Re: FACADE ORDINANCE REVIEW – Preliminary & Final Site Plan Approval
 Papa Joe’s Gourmet Market, **SP# 08-42**
 Façade Region 1

Dear Ms. McBeth:

The following is the Façade Review of the drawings prepared by RONANDROMAN, Architects LLC, dated 10/31/08, for compliance with Novi Ordinance 2520, the Façade Ordinance. The percentages of materials proposed are as shown below. The maximum percentages allowed by the Schedule Regulating Façade Materials are shown in the right hand column. Non-compliance materials are highlighted in bold.

Drawings Dated 10/31/08	EAST FACADE	NORTH FACADE	SOUTH FACADE	WEST FACADE	ORDINANCE MAX. (MIN.)
EIFS (includes art panels)	47%	37%	42%	N/A	25%
GLASS BLOCK	21%	47%	4%	N/A	0%
BRICK (existing, to be painted)	16%	0%	38%	N/A	100%(30%)
FABRIC AWNING	8%	8%	2%	N/A	10%
PAINTED STEEL	7%	7%	1%	N/A	15%
SPLIT FACED CMU (existing, to be painted)	1%	1%	3%	N/A	10%
GREENWALL SYSTEM (trellis w/ ivy)	0%	0%	10%	N/A	(Note 4)

Comments:

As shown above the percentages of EIFS and Glass Block exceed the maximum percentages allowed by the Façade Chart on all façades. Also, the minimum percentage of Brick (30%) is not achieved on the north and east façades. A Section 9 Waiver is required for these items.

Recommendations:

1. EIFS - The proposed paint colors for existing areas of EIFS are consistent with the proposed color scheme for this tenant as well as the overall Fountain Walk project, which features imaginative use of colors throughout the project. The applicant should clarify, perhaps with photographs of similar existing building, the intended visual effect of the EIFS art panels which comprise the large fascias located above main entrances.

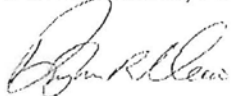
2. Glass Block - The proposed design makes extensive use of glass block, a material that is not allowed by the Façade ordinance in Façade Region 1. In this case the glass block is used in a manner that enhances the overall design and is consistent with the Fountain Walk project, which features other similarly unique architectural elements. The applicant should clarify whether the glass block is intended to be rear illuminated so as to create unique, colorful, or changing visual night time effects. If so, are all of the glass block areas so treated? Uneven rear illumination would not be consistent with the extensive use of this material.
3. Brick - Although painting of brick is not ordinarily encouraged, in this case the existing brick occurs on a façade of secondary visual importance (facing the interior court) and the existing brick color would be inconsistent with the proposed carefully coordinated color scheme for this tenant.
4. Greenwall (trellis) System – This material appears to respond to Section 2520, paragraph 14 of the Façade Ordinance which encourages sustainability in design and the use of ecologically friendly materials. The applicant should clarify the type of plant material to be utilized and with wintertime visual effect of said material.

A Section 9 Waiver for items 1 through 5 is recommended contingent upon the applicant providing the clarifications noted above to the satisfaction of the Planning Commission.

Notes to the Applicant:

1. Revisions after Approval – The Novi Planning Commission’s approval under the Façade Ordinance is based upon the façade design, materials and colors indicated on the sample board, and drawing referenced herein. Revisions and modifications to any of these items after approval will require reapplication.
2. Inspection - 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) 347-0482 to request the Façade inspection.
3. Dumpster Enclosure – No exterior dumpster enclosure is proposed. The applicant should clarify that all dumpsters are to be located within the building.

Sincerely,
DRN Architects, PC



Douglas R. Necci AIA

FIRE REVIEW



November 24, 2008

CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Kim Capello

Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

City Manager

Clay J. Pearson

Fire Chief

Frank Smith

Deputy Fire Chief

Jeffrey Johnson

TO: Barbara McBeth, Deputy Director
Community Development, City of Novi

RE: Papa Joe's Gourmet Market & Catering, SP08-42
Final Site Plan
Twelve Mile Crossing Mall

Dear Ms. McBeth,

The above plan has been reviewed and it is **Recommended for Approval.**

Sincerely,

Michael W. Evans
Fire Marshal

cc: file

Novi Fire Department

42975 Grand River Ave.
Novi, Michigan 48375
248.349-2162
248.349-1724 fax

cityofnovi.org

APPLICANT RESPONSE LETTER(S)

R O N A N D R O M A N

December 4, 2008

Ms. Kristen Kapelanski
Planner, City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

Re: *Letter of Response to Planning Reviews*
Papa Joe's 12 Mile Crossing

Dear Ms. Kapelanski,

The following is our response to the various reviews related to the Site Plan Application for Papa Joe's.

1. Planning Review:

Ordinance Requirements

1. Loading Zone Location-

We understand the Planning Department's desire to relocate the proposed loading zone access. Please refer to our submitted letter requesting a zoning variance for a detailed description of the unique circumstances and practical difficulties associated with the loading area. At this time we are pursuing the variance and we believe we have addressed the issues raised in your and Traffic's reviews.

2. Exterior Lighting-

We have now completed the lighting design for the interior and exterior of the market, and there are changes being proposed including the elimination of the existing sidewalk light poles and the introduction of new under canopy lighting and other building accent lighting. We are prepared to present the lighting in detail at our presentation and will submit the requisite photometrics plans with our stamping set.

Response Letter-

We are submitting this response letter per your requirements.

2. Façade Ordinance Requirements:

Comments-

We shall submit a Section 9 Waiver for the proposed percentages of EIFS and Glass Block shown in our submittal. We request additional information and guidance regarding the application process.

Recommendations-

1. EIFS- We are preparing a maquette of the proposed art panels at the front and rear entries of the building and will present it at our presentation

2. Glass Block- We are not proposing to provide special rear illumination or color changing lighting but rather allowing the interior market lighting to provide a gentler suggestion of lighting from within. We are currently working

with our consultants to resolve the provision of subtle backlighting at the location where the glass block is currently opacified by the elevator shaft behind the wall to result in a consistent interior illumination effect at the exterior.

4. Greenwall (trellis) system- We have discovered during design development that the proposed Greenwall system is available only directly from the source in British Columbia, and all planting panels for the planting system require excessively long lead times to prepare and deliver to the project. This becomes a particular problem during the life of the building considering the potential attrition of the plantings. We propose to provide an irrigated continuous planting bed along the bases of the walls shown with the Greenwall system, and planting a hearty and fast growing Boston Ivy to grow on those walls completely covering the building addition resulting in a similar 'Green Wall' effect.

Notes to Applicant:

3. Dumpster Enclosure- All trash compactors/dumpsters are located within the building.

3. Engineering Review:

- 1. The City's standard detail sheet for paving will be supplied at the time of the stamping set submittal.*
- 2. The note on Sheet C5 referencing the paver detail will be updated to properly reflect Sheet C8.*
- 3. A sign table will be added to reflect any proposed signage, which will be in accordance with MMUTCD standards.*
- 4. We view the truck dock approach in the same way we view a commercial drive approach from a City street, which allows an ADA accessible route for pedestrians. We therefore do not believe that detectable warning plates are needed for compliance with the ADADG. That being said, we will provide such warning plates on each side of the truck dock approach for added protection of pedestrians given the overall use of the area.*
- 5. A standard detail will be supplied with the stamping set to properly identify the detectable warning surface to be used.*
- 6. The existing hydrants are shown on the Paving Plan. As requested we will show the water main as well if the City wishes.*

4. Preliminary and Final Landscape Review:

Parking Landscape (Sec 2509.3.c)

- 1. We agree with staff's assessment of the requirements of the City of Novi Landscape Design Manual and our proposed landscape treatments. We have chosen the Cologreen Juniper, however, for several very specific reasons which we feel justify their selection. Because of the unique placement of the market on the site we must screen the truck docks from Donelson Drive in order to comply with the intent of the Design Manual. Furthermore the Owner wishes for a year-round "lively" landscape to surround their market. Both desires therefore suggest the use of evergreens in lieu of more standard selections.*

We have selected the Cologreen Juniper in particular because it is an extremely hardy plant that can survive placement in the small confines of parking lot islands. It has also proven to be very resistant to the snow and salts that typically attack trees placed in parking areas. Lastly it is a drought resistant plant that

requires little to no additional watering and maintenance, which, in our opinion, is a more environmentally sustainable solution.

We agree to provide adequate sight distance triangles with the final stamping set for review by staff. We further will work with the City and adjust the placement of the Cologreen Juniper as appropriate to provide the required sight distances.

- 2. Costs per City of Novi standards will be added to the plant list.*
- 3. We will remove reference to plastic or nylon guying material and specify fabric guys only.*
- 4. Because we have chosen drought resistant plant materials we request that no irrigation be required. We feel it is a more environmentally friendly and cost effective solution. We promise however to work with staff to satisfy the intent of the ordinance in this regard as well.*

5. Traffic Review:

- 6. We agree with the assessment of the traffic consultant and will place a stop sign and appropriate pavement markings at the T-intersection indicated. The absence of these measures was an oversight on our part and will be corrected on the stamping set.*
- 7. We are sensitive to Birchler Arroyo Associates concerns regarding the location of the loading area and the potential for incidental conflicts with pedestrians and vehicular traffic. Per our Letter of Request for Variance we address the unique circumstances and practical difficulties which require we pursue the proposed submitted design. In the letter we similarly stated that Papa Joe's would provide a trained spotter to guide in and out going truck traffic.*
- 8. Similar to Item 7 above, we noted that we will include cautionary signage as directed. We shall provide the signs as suggested.*
- 9. We will add a striped crosswalk as requested.*
- 10. We will attempt to add a second ADA compliant ramp and striped crosswalk on the north side of the building as requested so long as we can achieve full ADA compliance. Should we have concerns about this location we will work with the traffic consultant and engineering department to resolve the matter.*
- 11. All ADA accessible ramps have been designed with detectable warning surfaces. We will review our notes and ensure the clarity of our intent.*
- 12. We will review and the curb radius on the end-island and adjust accordingly.*
- 13. We will review the final plans to ensure that all signage is properly labeled and added to a table as requested.*

Planning Review Summary Chart

Building Height: We shall clearly label all building heights on the elevation sheets – please note the scale on Sheet PE-1 Elevations was mislabeled as 1/16" = 1'-0". The actual elevation scale should be noted as 3/32"=1'0". The summary chart should note that the proposed addition at the north is 32' high, the addition at the east is 23' high, the entry corner art element is 41' high. The highest point of the existing building is 38'.

Barrier Free Spaces- We will review the placement of barrier free spaces to ensure compliance with building codes.

Loading Spaces – We are seeking a Zoning Variance per reasons described in our Letter of Request for Variance.

Exterior Signs – We are preparing a detailed signage submittal for Alan Amolsch

Exterior Lighting – We have completed the exterior lighting design and shall present in detail at our Planning presentation. Photometrics shall be submitted prior to final Stamping Set submittal.

Sidewalks - We believe that adequate ADA access is provided along all building frontages. We will confirm this and provide additional detectable warning devices as suggested by the Engineering Department in an effort to further protect public safety.

We hope the preceding responses addressed all highlighted issues raised in your reviews. Please feel free to contact us should you require additional information or clarification of any item.

Very Truly Yours,

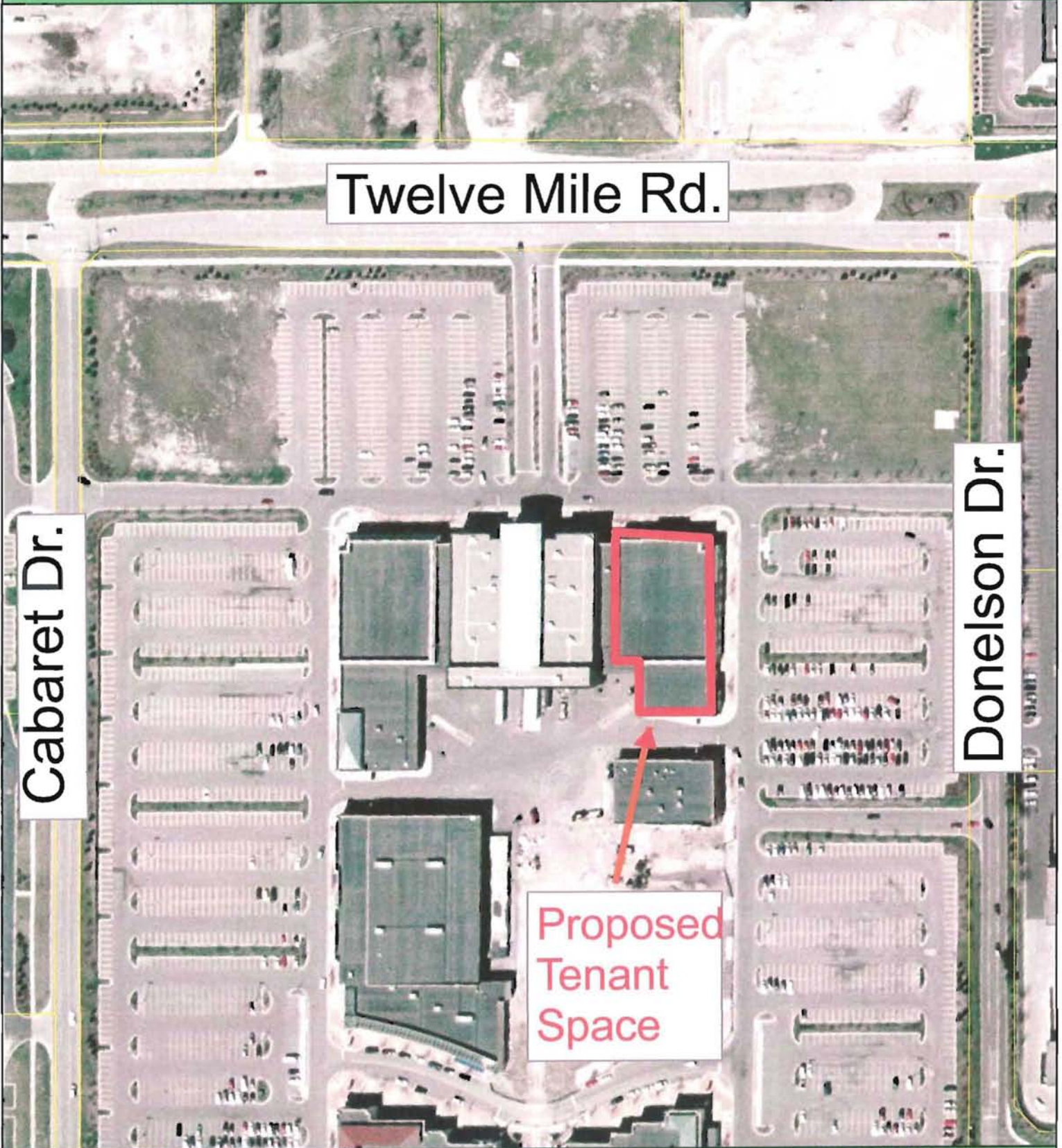


*Roman Bonislowski
Registered Architect
Architect License No. 37397
Ron and Roman, L.L.C.*

MAPS

**Location/Air Photo
Zoning
Future Land Use
Natural Features**

Papa Joe's SP 08-42
Location



Cabaret Dr.

Twelve Mile Rd.

Donelson Dr.

Proposed
Tenant
Space

CITY OF NOVI
DEPARTMENT OF COMMUNITY DEVELOPMENT
45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-0415
MAP AUTHOR: Kristen Kapelanski, Planner



1 INCH = 183 FEET

FEET

MAP PRINT DATE: date

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.

Papa Joe's SP 08-42
Zoning

Legend

- R-A
- OS-1
- OST
- RC



Twelve Mile Rd.

Cabaret Dr.

Donelson Dr.

Proposed
Tenant
Space

CITY OF NOVI

DEPARTMENT OF COMMUNITY DEVELOPMENT

45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-0415

MAP AUTHOR: Kristen Kapelanski, Planner



1 INCH = 192 FEET

MAP PRINT DATE: date

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Papa Joe's SP 08-42
Future Land Use

Legend

- MULTIPLE FAMILY
- OFFICE
- REGIONAL COMMERCIAL
- PD2



Twelve Mile Rd.

Cabaret Dr.

Donelson Dr.

Proposed
Tenant
Space

CITY OF NOVI

DEPARTMENT OF COMMUNITY DEVELOPMENT

45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-0415

MAP AUTHOR: Krsten Kapelanski, Planner



1 INCH = 182 FEET


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Papa Joe's SP 08-42
Natural Features

Legend

 Wetlands

Regulated Woodlands

 Light

 Medium

 Dense



Cabaret Dr.

Twelve Mile Rd.

Donelson Dr.

Proposed
Tenant
Space

CITY OF NOVI
DEPARTMENT OF COMMUNITY DEVELOPMENT

45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-0415

MAP AUTHOR: Kristen Kapelanski, Planner



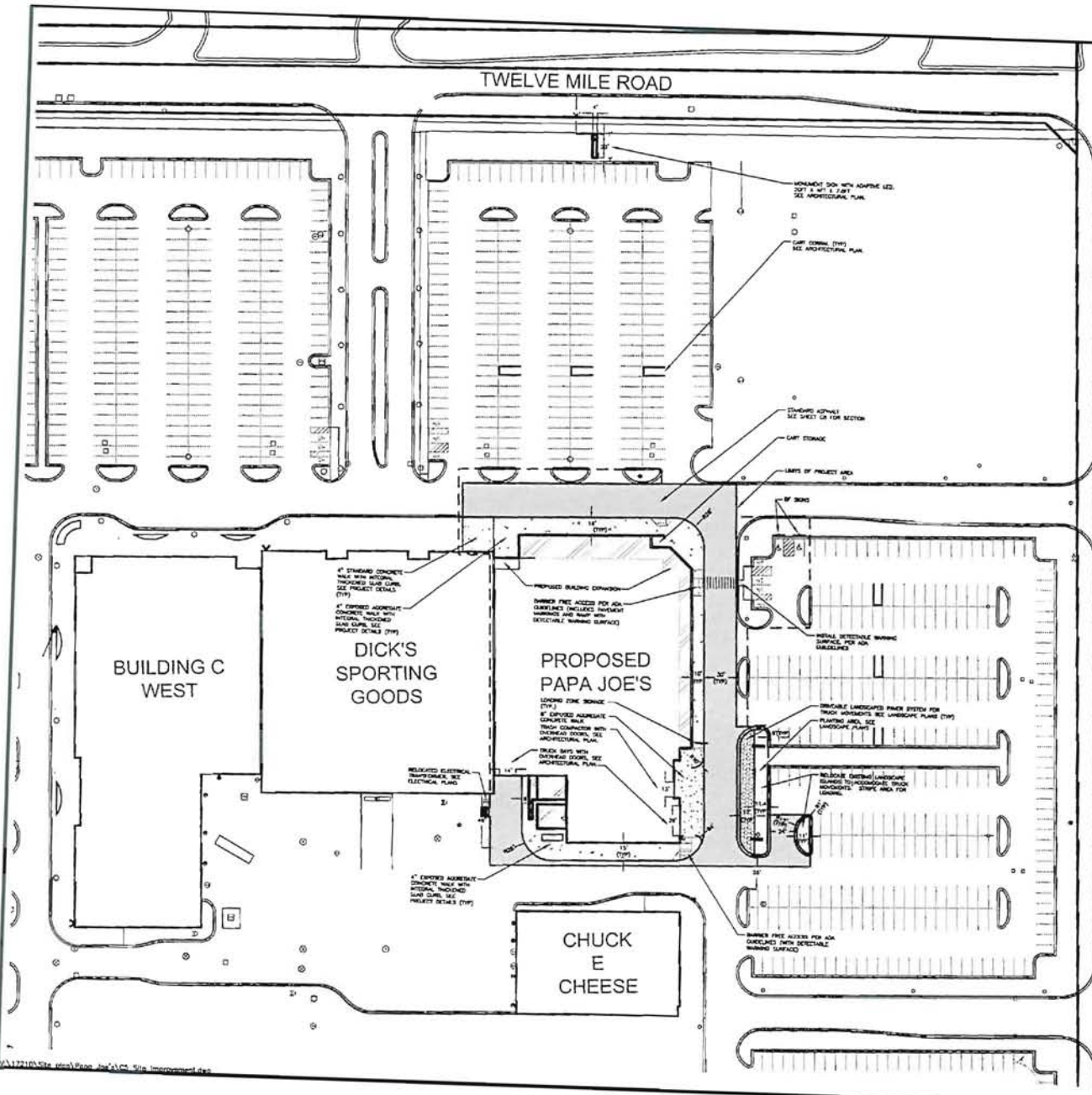
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REDUCED SITE PLAN



DONELSON DRIVE



DATE	10/14/10
SCALE	1"=40'
SHEET	C-2
NO.	17210-01

PREPARED BY: HMT DEVCO CO/ARTHUR HILL & COMPANY, LLC
 DRAWN BY: MM, STC
 CHECKED BY: STC
 DATE: 10/14/10

PROJECT:	K14M
DRAWN:	MM, STC
CHECKED:	STC
DATE:	10/14/10

HMT DEVCO CO/ARTHUR HILL & COMPANY, LLC
 900 CLARK STREET
 EVANSTON, IL 02021
 (847) 733-2235 p
 (847) 787-5131 f

GWE
 Giffels-Webster
 Engineers, Inc.
 11111 W. 111th Street
 Overland Park, MO 66213
 (913) 666-1111
 www.gwe.com

SHEET TITLE
**PAPA JOE'S
 PAVING PLAN**
 TWELVE MILE CROSSING
 AT FOUNTAIN WALK
 CITY OF NEW
 OAKLAND COUNTY, MI

DATE:	10/14/10
SCALE:	1"=40'
SHEET:	C-2
NO.:	17210-01