



IHOP Facade JC13-33

IHOP Facade, JC13-33

Consideration of the request of Trinity Restaurant Group for Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 14 at 43317 Grand River Ave., south of Grand River Avenue and east of Novi Road in the TC-1, Town Center District. The applicant is proposing to modify the façades of the existing building to accommodate a new IHOP restaurant.

REQUIRED ACTION

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

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	05-23-13	Items to be addressed on the Stamping Set.
Facade	Approval recommended	05-22-13	<ul style="list-style-type: none"> • Section 9 façade waiver to allow an underage of brick on the south façade and an overage of standing seam metal on the north and south facades. • Applicant must correct discrepancies between the façade sample board and the provided elevations. • Items to address on the Stamping Set.

Motion sheet

Approval – Preliminary Site Plan

In the matter of IHOP Facade, JC13-33, motion to **approve** the Preliminary Site Plan subject to the following:

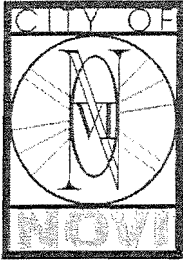
- a. Section 9 waiver to allow an underage of brick on the south façade and overage of standing seam metal on the north and south facades;
- b. Applicant correcting the elevations to make them consistent with the submitted sample board; and
- c. *(additional conditions here if any)*

for the following reasons...*(because it is otherwise in compliance with Article 16, 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 IHOP Facade, JC13-33 motion to **deny** the Preliminary Site Plan, for the following reasons...(because the plan is not in compliance with Article 16, Article 24 and Article 25 of the Zoning Ordinance.)

PLANNING REVIEW



cityofnovi.org

PLAN REVIEW CENTER REPORT

May 23, 2013

Planning Review

Preliminary/Final Site Plan

IHOP Façade

JC13-33

Petitioner

Trinity Restaurant Group

Review Type

Preliminary/Final Site Plan

Property Characteristics

- Site Location: 43317 Grand River Ave., south of Grand River Ave. and east of Novi Rd. (Section 14)
- Site Zoning: TC-1, Town Center
- Site Use(s): Vacant Restaurant Space
- Plan Date: 04-19-13

Project Summary

The applicant is proposing to modify the existing façade of the vacant restaurant space at 43317 Grand River Avenue. IHOP restaurant would occupy the space. Modifications would include the removal of failing thin brick and installation of EIFS areas in its place.

Recommendation

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 16 (TC and TC-1 District) and Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance and Building Code. 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 overage of standing seam metal roof on the north and south facades and the underage of brick on the south façade.
2. Plan Discrepancies: There are several discrepancies between the façade sample board and the elevations. See the façade review letter for additional details. These discrepancies should be corrected on the Stamping Set submittal.
3. Other Site Modifications: This review only covers the façade modifications proposed in the submitted elevations. If any other exterior changes to the site are proposed, they will need to be reviewed and approved by the Planning Division.

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



May 22, 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
IHOP Restaurant, PSP13-0089
 Façade Region: 1, Zoning District: TC

Dear Ms. McBeth:

The following is the Façade Review for Final Site Plan Approval of the above referenced project based on the drawings prepared by Architect David Frick, dated April 19, 2013. 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.

This project consists of a façade alteration as described in Section 2520.6 of the Façade Ordinance.

Façade Region 1	North (Front)	East	West	South (Rear)	Ordinance Maximum (Minimum)
Brick (existing and proposed)	50%		56%	10%	100% (30%)
Standing Seam Metal Roof	45%	4%	3%	29%	25%
Flat Metal (Copper Fascia @ Gable)	5%	0%	0%	0%	50%
EIFS	0%	19%	22%	25%	25%
Cultured Stone Wainscot (Sabara Beige)	0%	6%	7%	9%	50%
Roof Screen (louvered, prefinished mtl.)	0%	13%	12%	25%	25%
Fabric Awning	0%	0%	0%	2%	10%

As shown above the percentage of Standing Seam Metal Roof exceeds the Ordinance maximum on the north and south facades and the minimum percentage of Brick is not achieved on the south façade. Several discrepancies were noted between the drawings and the sample board. The sample board was used for this review.

Recommendation - The proposed modifications represent a significant enhancement to the overall aesthetic quality of the building. The deviations from the percentages prescribed on the Façade Chart are not significant given that the delineation of materials is somewhat constrained by the composition and massing of the existing structure. It is our recommendation the design is consistent with the intent and purpose of the Façade Ordinance and that a Section 9 Waiver be granted for the deviations from the Façade Chart described above.

Our recommendation is conditional on the applicant clarifying that all sample board materials and colors will be used with respect to the discrepancies listed below and revising the drawing accordingly. The discrepancies are as follows;

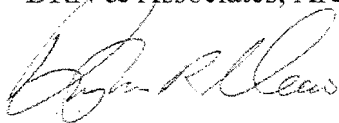
1. The sample board indicates Classic Jerusalem Beige Stone Wainscot whereas the drawings indicate Split Faced Veneer Block of an unspecified color.
2. The sample board indicates a Louvered Rooftop Equipment Screen constructed of prefinished metal whereas the drawings indicated "new metal equipment screen painted rails, pickets and posts...." The applicant should clarify the roof screen profile and color. Note that ribbed metal is not allowed by the Façade ordinance.

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



May 23, 2013

Ms. Barbara McBeth
Deputy Community Development Director
Ms. Kristen Kapelanski
Planner
Novi City Hall
45175 West 10 Mile Road
Novi, Michigan 48375

RE: Proposed IHOP Restaurant, 43317 Grand River, Novi, MI

Dear Barbara and Kristen:

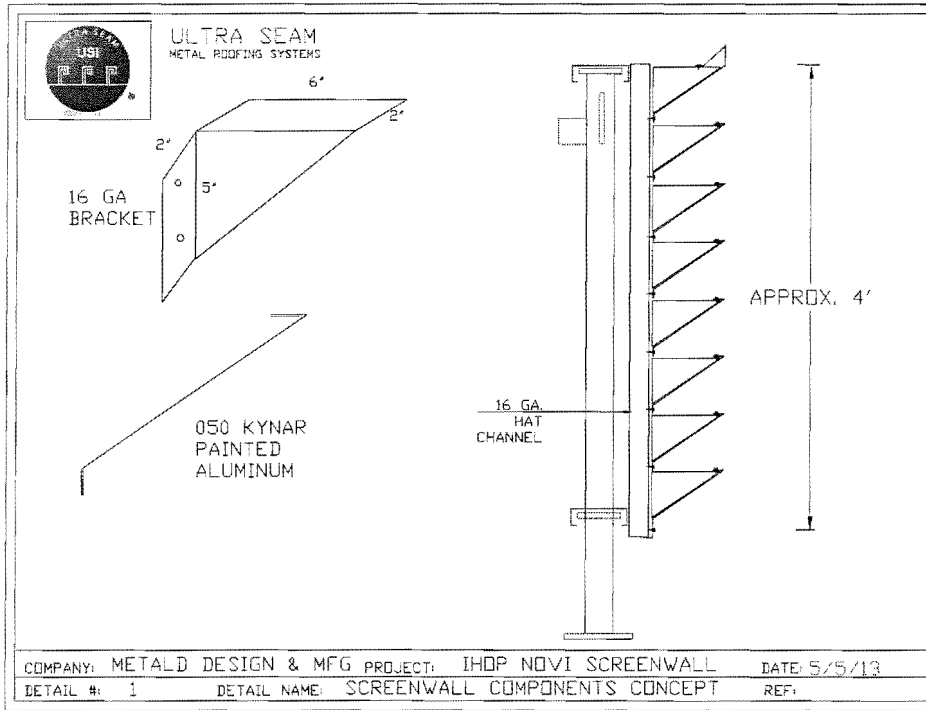
Thank you for the staff report and the findings from Mr. Necci. As requested, this letter is intended to respond to the questions and concerns outlined therein. First, we appreciate the recommendation of support and appreciate your department's accessibility in finding acceptable solutions to the existing building conditions. The items in conflict as outlined in Mr. Necci's letter (plan sheets vs. the material sample board) have been addressed with the architect and the plans are being revised.

The plan reference to split-faced veneer was changed on the materials board for 2 reasons:

- a. We were unable to find a source for the veneer, particular to the size, thickness and color options that could work with the existing conditions.
- b. It appeared the split-faced block could be in violation of other material restrictions in the TC1 zone.

Therefore, the submitted sample board showing the Jerusalem Stone in Sahara Beige was an available alternative that addressed a good color option, while maintaining a precise shape (8" x 16"). Further, the dimensional surface works to compliment and contrast the proposed EIFS.

The louvered roof top equipment screen was specifically designed to add architectural interest to the building while screening the notorious visual impact of the restaurant equipment. The material selection was chosen for longevity while providing unique color options to work with the existing conditions. It is not a corrugated or "ribbed" metal, rather a formed set of continuous horizontal louvers. The material provided on the submitted sample board is the precise metal proposed while the building plans address the structural design. The sketch below shows the louvered design with more detail.



Our intent is to have the required 6 sealed copies and payment per your invoice, submitted prior to Wednesday's hearing. I will be in Novi Tuesday morning if you wish to discuss the project prior, or if you have any questions or need additional information, please feel free to contact me at 951-283-5954. Thank you again for your help and consideration.

Sincerely,

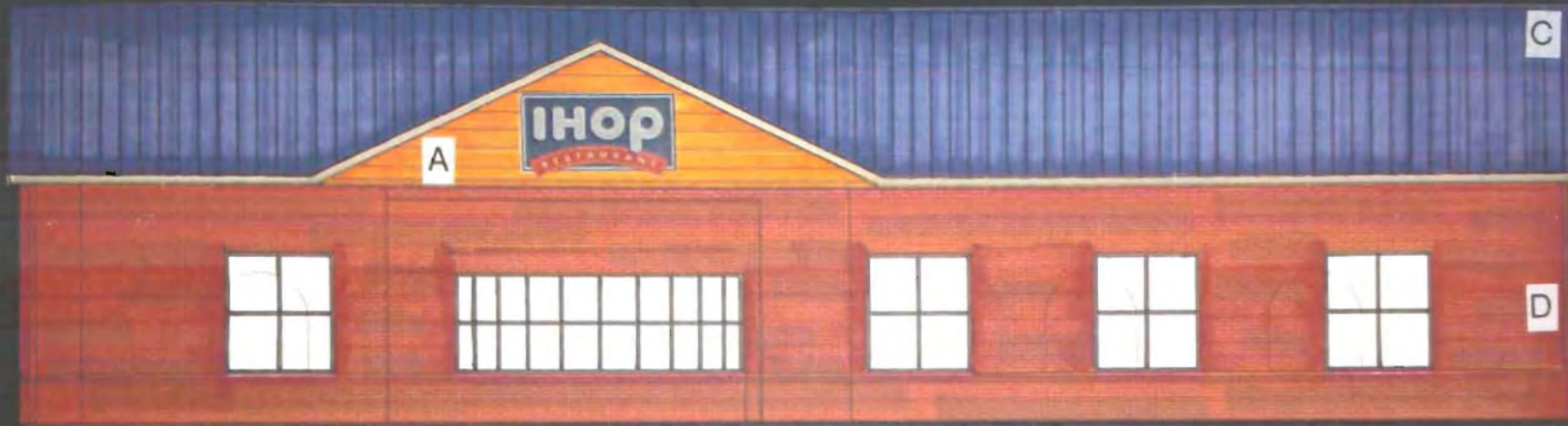
John M. Baker
Principle

ELEVATIONS

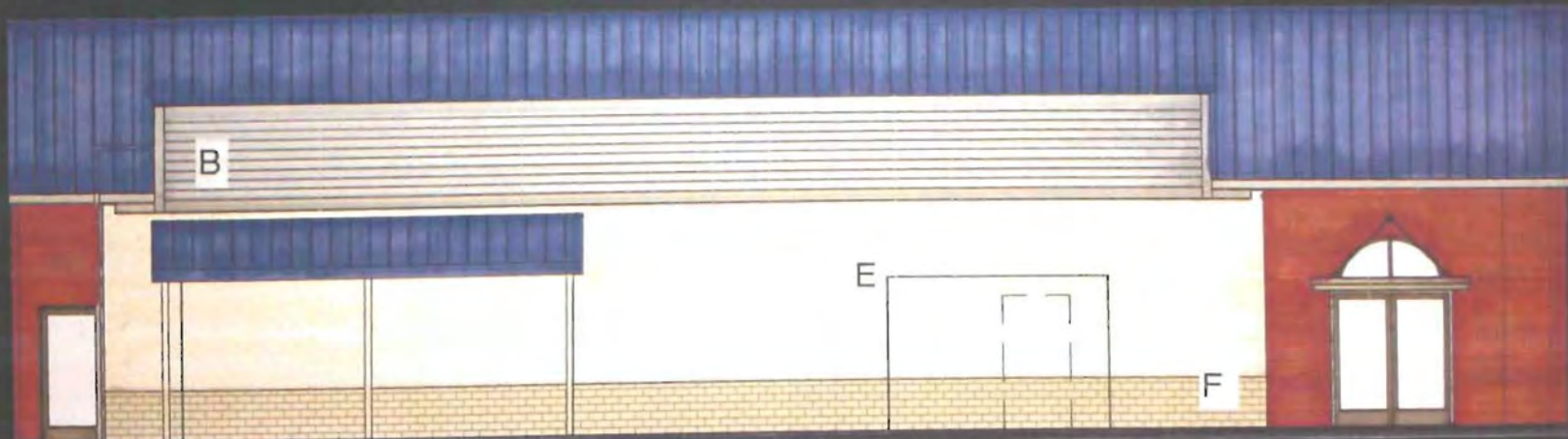
Proposed IHOP Restaurant

43317 Grand River, Novi, MI

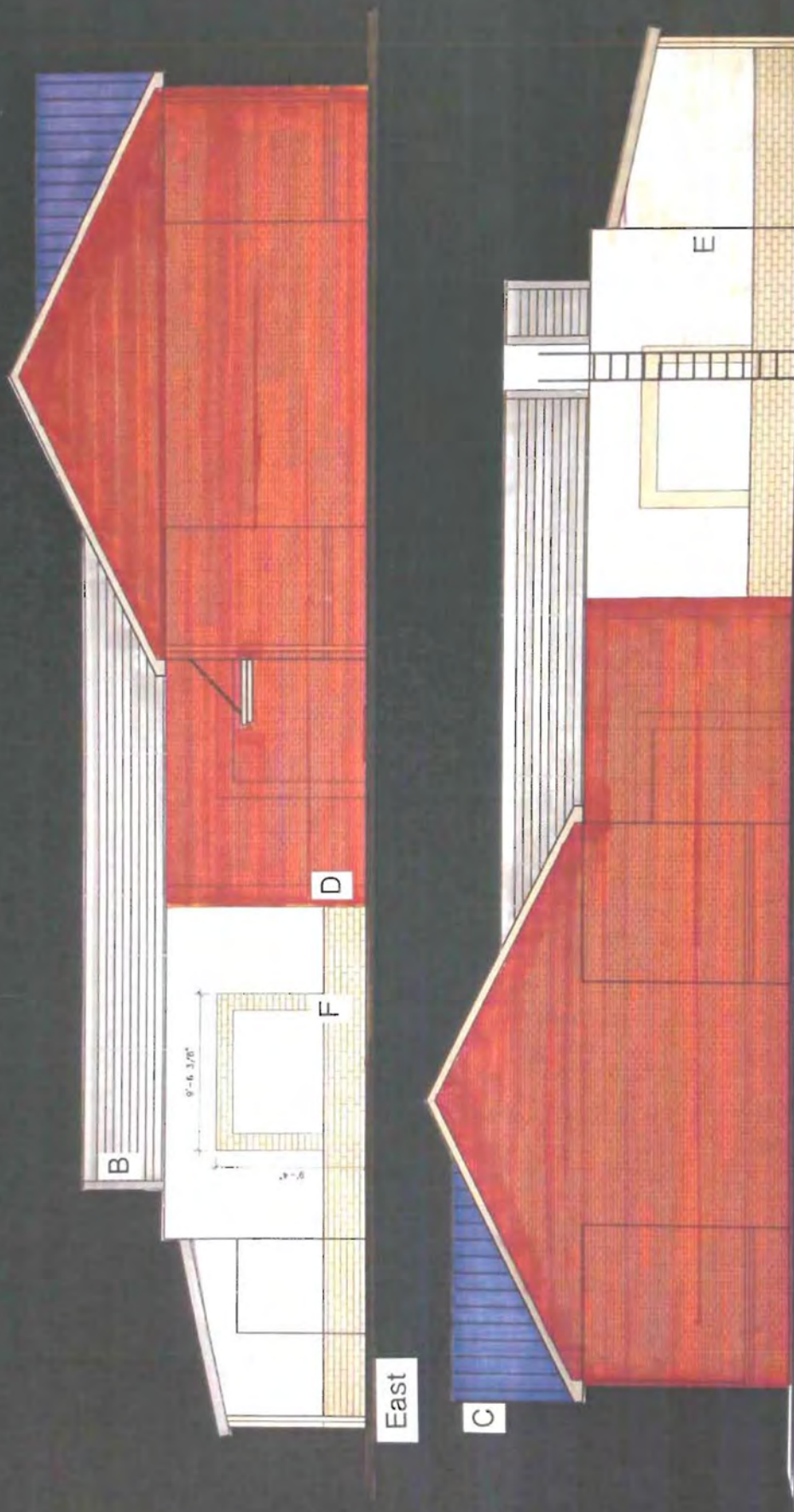
EIFS / Stucco Facade Submittal



North (Front) Elevation



South (Rear)



West

East

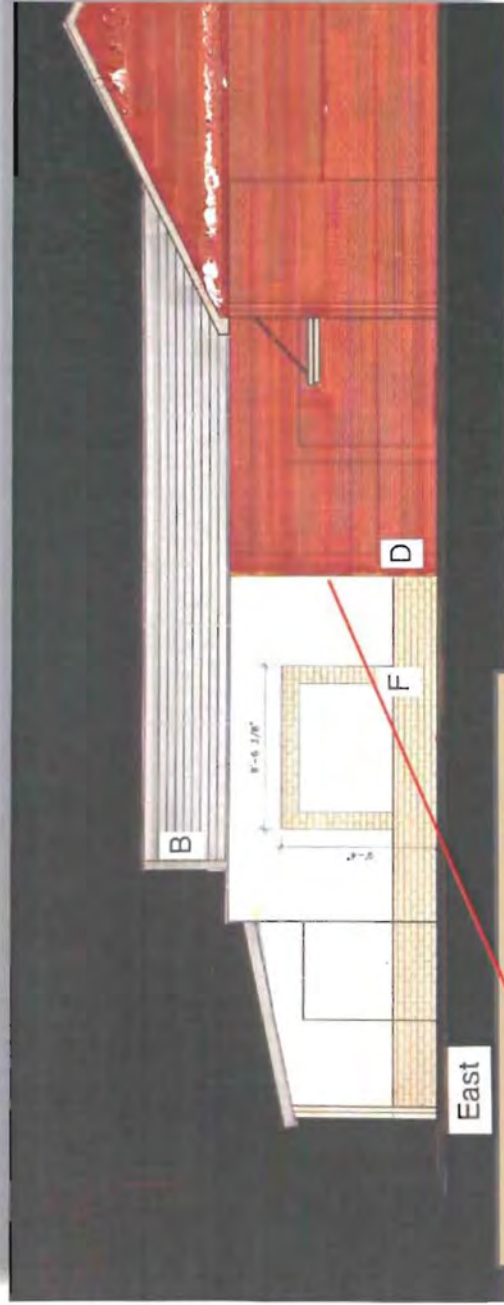


Existing Condition

Transition line for new EIFS /
Stucco / Stone wainscot.
Left - existing thin brick
vaneer is falling.
Right - existing solid brick

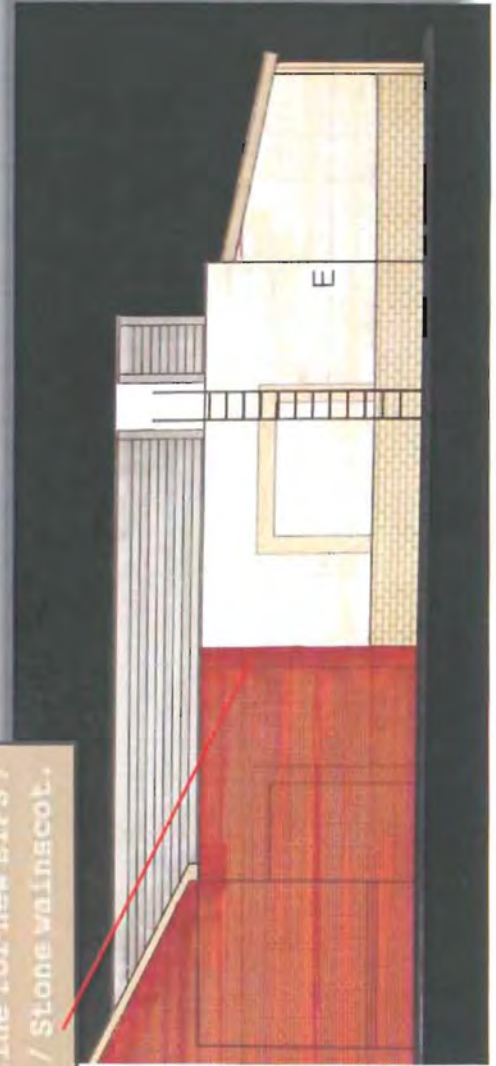


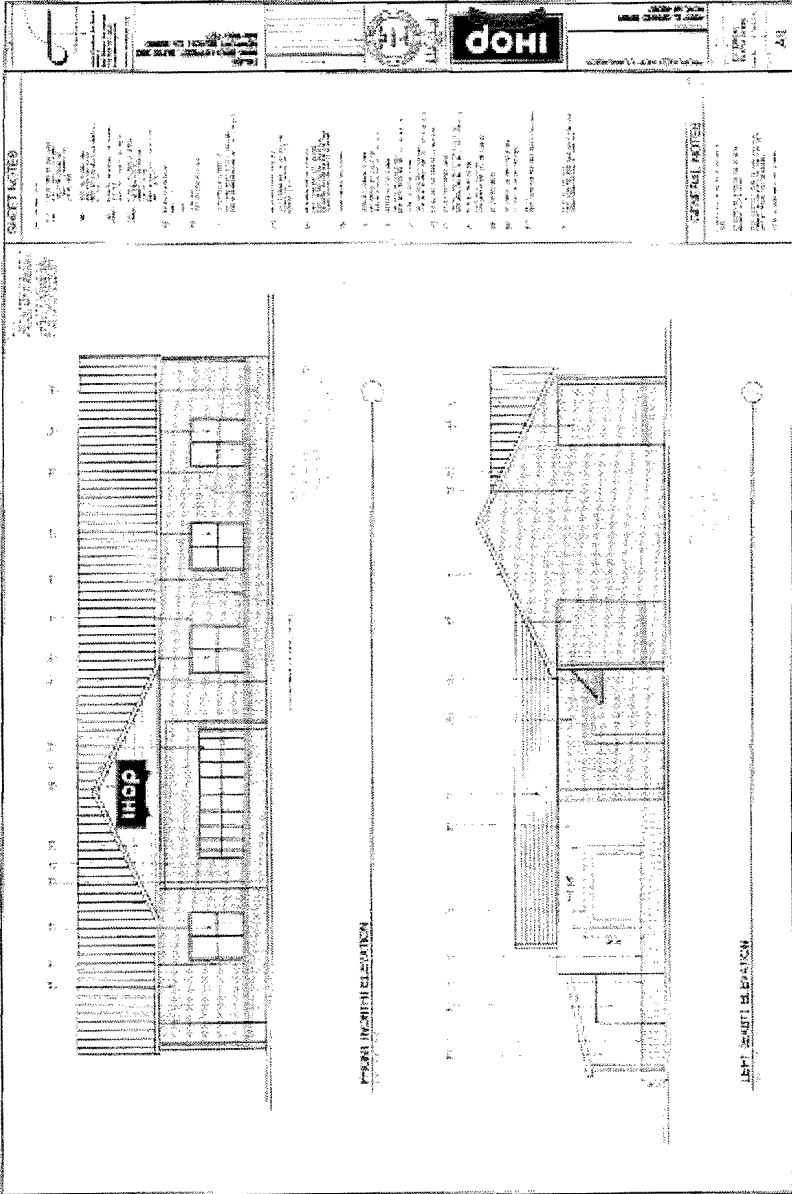
Existing Condition



East

Transition line for new EIFS /
Stucco / Stone wainscot.





SCALE NOTED

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- 2. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
- 3. MATERIALS ARE TO BE AS SHOWN ON THE MATERIAL SCHEDULE.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
- 7. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
- 9. THE CONTRACTOR SHALL MAINTAIN ALL RECORDS OF THE PROJECT.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

SCALE NOTED

SCALE NOTED

PROFESSIONAL SEAL

STATE OF ARIZONA

REGISTERED ARCHITECT

NO. 12345

HOPI

DATE: 10/15/2024

PROJECT: HOPI COMMUNITY CENTER

ARCHITECT: J. SMITH

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2021 INTERNATIONAL BUILDING CODE (IBC).
2. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE SITE AND SURROUNDINGS.
3. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS.
4. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS.
5. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS.
6. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS.
7. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS.
8. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS.
9. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS.
10. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS.

PERMITS

APPLICANT: HOPI COMMUNITY CENTER

PROJECT: HOPI COMMUNITY CENTER

ADDRESS: 123 HOPI AVENUE, HOPI, AZ 86033

DATE: 10/15/2024

WEST ELEVATION

REAR ELEVATION

MAPS
Location
Zoning

IHOP Facade JC13-33

Location



Map Author: Kristen Kapelanski
Date: 05-23-13
Project: IHOP Facade JC13-33
Version #: 1.0

Map Legend

Subject Property



City of Novi

Planning Division
Community Development
45175 W Ten Mile Rd
Novi, MI 48375
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 systems available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be combined as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 137 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to the map.



1 inch = 55 feet

IHOP Facade JC13-33

Zoning



Map Author: Kristen Kapelanski
Date: 05-23-13
Project: IHOP Facade JC13-33
Version #: 1.0

Map Legend

- Subject Property
- TC: Town Center District
- TC-1: Town Center -1 District



City of Novi

Planning Division
Community Development
45175 W Ten Mile Rd
Novi, MI 48375
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 as 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 = 55 feet