



FOUNTAIN VIEW PROFESSIONAL CENTER JSP19-22

FOUNTAIN VIEW PROFESSIONAL CENTER JSP19-22

Consideration of the request of Acqira Reality Holdings for a Revised Preliminary Site Plan and a Section 9 Façade Waiver. The subject property contains 5.45 acres and is located in Section 10, on the east side of Dixon Road, north of Twelve Mile Road. The applicant is proposing to modify the façade of Building A, which is proposed to be a total of 13,300 square feet and one-story in height.

Required Action

Approve/Deny the Revised Preliminary Site Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	7-6-22	<ul style="list-style-type: none"> Items to be addressed on the Final Site Plan submittal
Façade	Approval recommended	7-6-22	<ul style="list-style-type: none"> A Section 9 Façade Waiver was approved by the Planning Commission for an overage of EIFS on Building A on June 9, 2021. This was supported by staff as brick has been added to all facades to comply more closely with the ordinance requirement for 30% brick. A Section 9 Façade Waiver for an overage of Burnished CMU installed in a running bond pattern (this is supported by staff as the applicant has introduced an equal amount of stone in lieu of brick, which meets the intent of the ordinance). Items to be addressed on the Final Site Plan Submittal

MOTION SHEET

Approval – Revised Preliminary Site Plan

In the matter of Fountain View Professional Center, JSP19-22, motion to **approve** the Revised Preliminary Site Plan and Section 9 Façade Waiver based on and subject to the following:

- a. Section 9 Façade Waiver for an overage of Burnished CMU on Building A installed in a running bond pattern in lieu of brick *because it meets the intent of the ordinance, which is hereby granted;*
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those being addressed on the Final Site Plan; and
- c. *(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 -

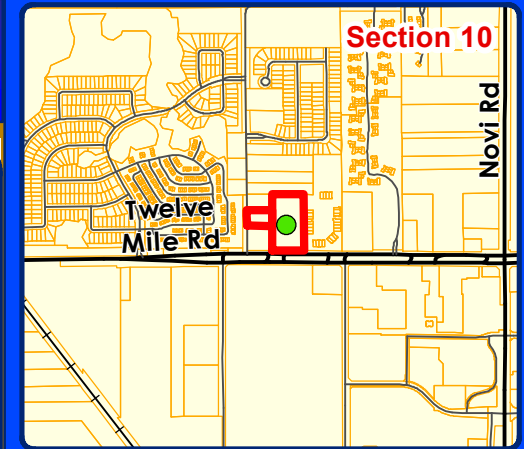
Denial – Preliminary Site Plan

In the matter of Fountain View Professional Center, JSP19-22, motion to **deny** the Revised Preliminary Site Plan and Section 9 Façade 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.)*


MAPS
Location
Zoning
Future Land Use
Natural Features

JSP19-22 FOUNTAIN VIEW PROFESSIONAL CENTER

LOCATION



LEGEND

 Subject Property



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Christian Carroll
Date: 6/4/21
Project: FOUNTAIN VIEW PROFESSIONAL CENTER
Version #: 1

0 25 50 100 150 Feet

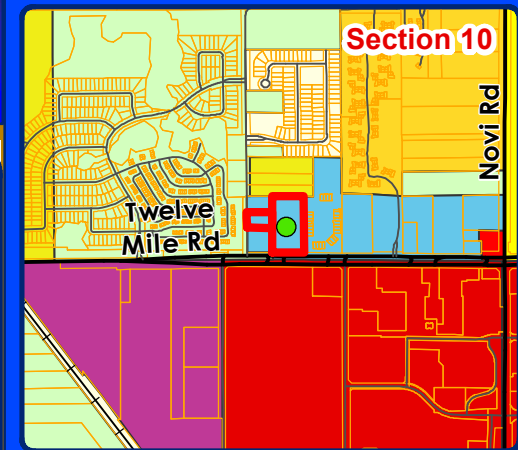
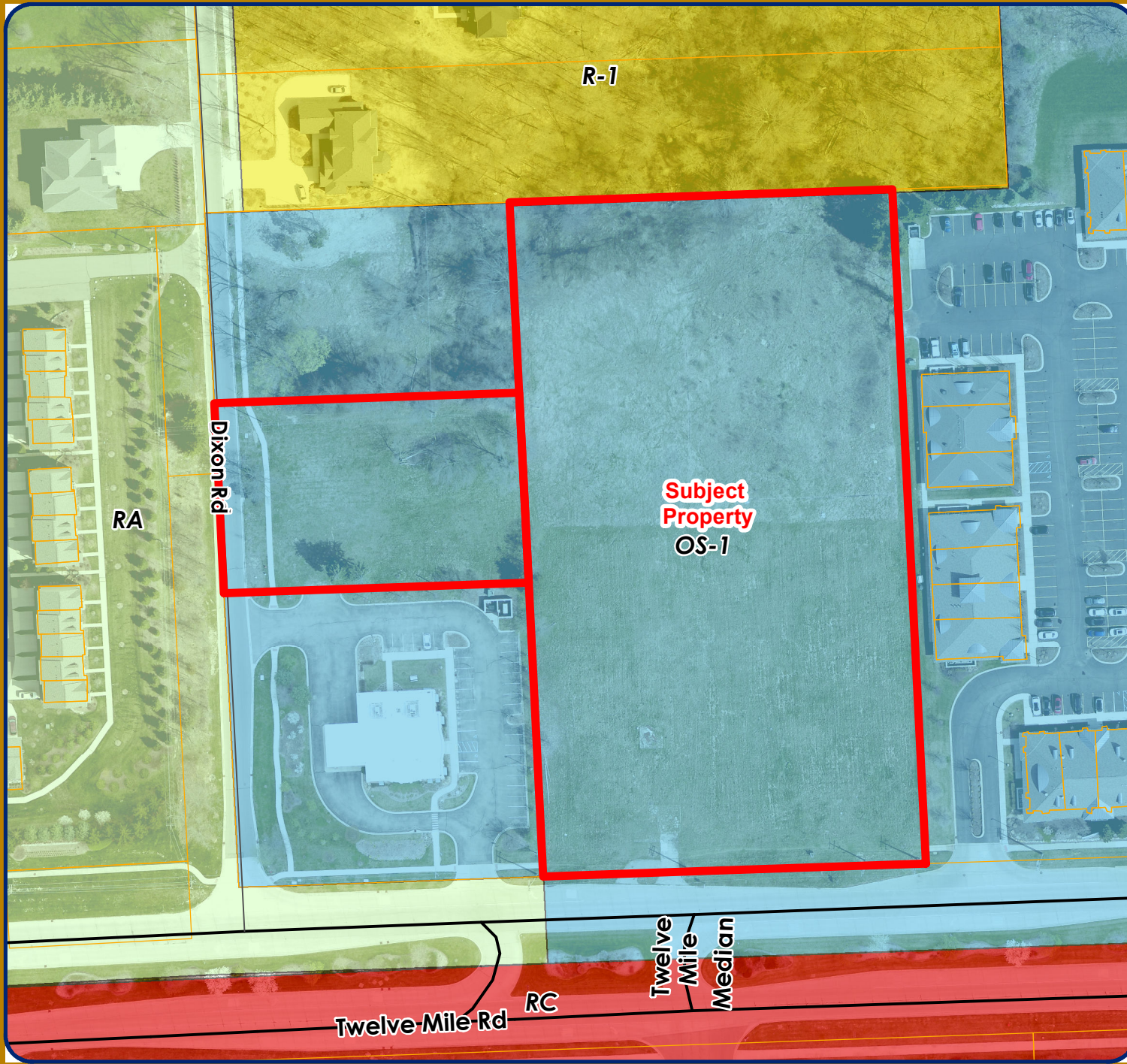
1 inch = 125 feet



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.

JSP19-22 FOUNTAIN VIEW PROFESSIONAL CENTER ZONING





LEGEND

- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- B-3: General Business District
- OS-1: Office Service District
- OST: Office Service Technology
- RC: Regional Center District
- Subject Property


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0 25 50 100 150 Feet

 1 inch = 125 feet

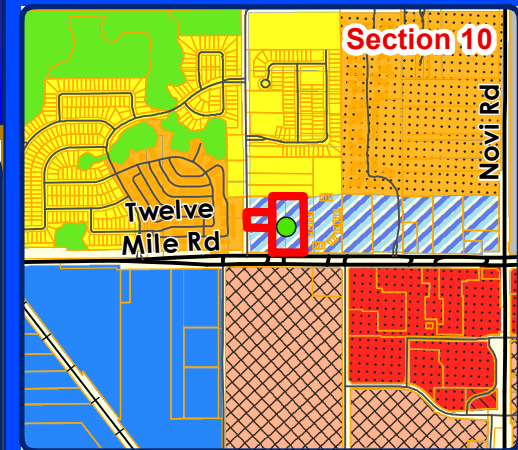
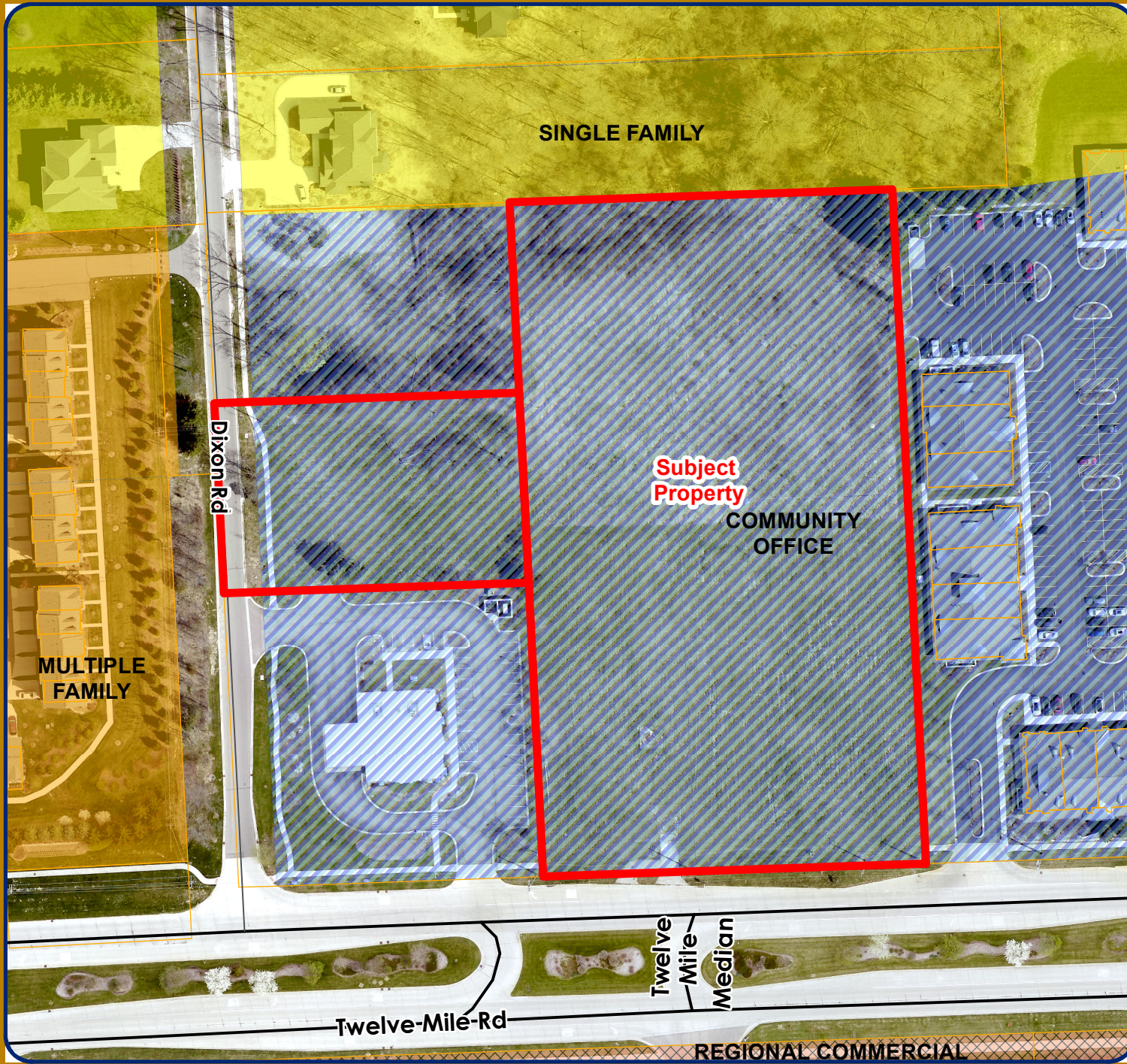


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FUTURE LAND USE



LEGEND

- Single Family
- PUD
- Multiple Family
- PD1
- Community Office
- Office Research Development Technology
- Regional Commercial
- TC Gateway
- PD2
- Public
- Public Park
- Cemetery
- Subject Property

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Feet
 0 25 50 100 150

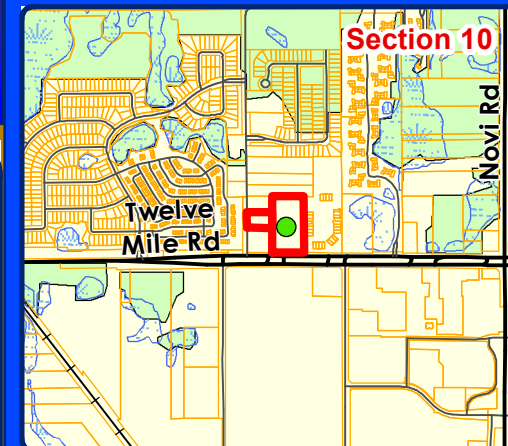
1 inch = 125 feet

MAP INTERPRETATION NOTICE




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JSP19-22 FOUNTAIN VIEW PROFESSIONAL CENTER

NATURAL FEATURES



LEGEND

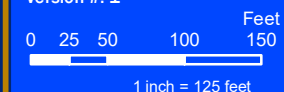
-  WETLANDS
-  WOODLANDS
-  Subject Property



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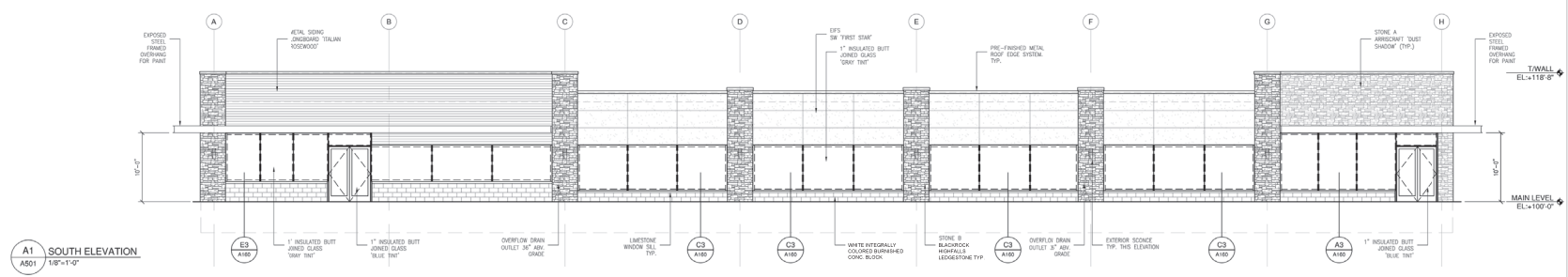
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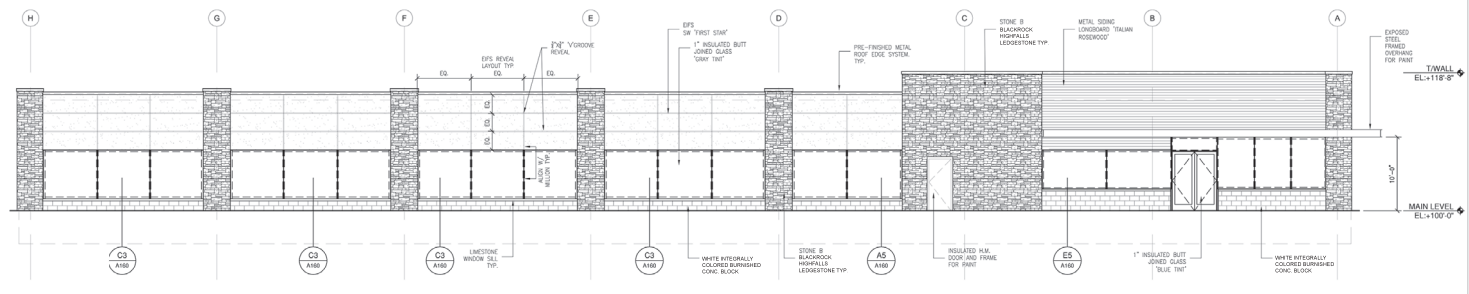
FACADE MATERIALS AND ELEVATIONS



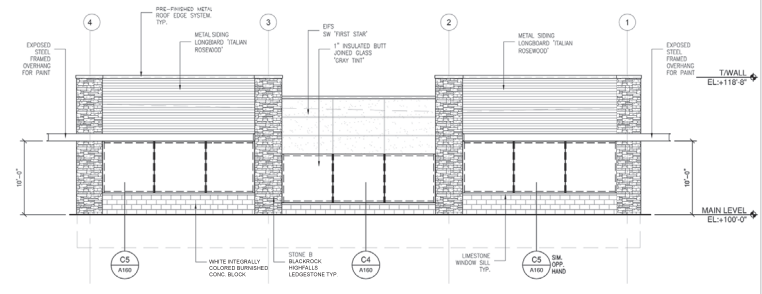
Key Notes



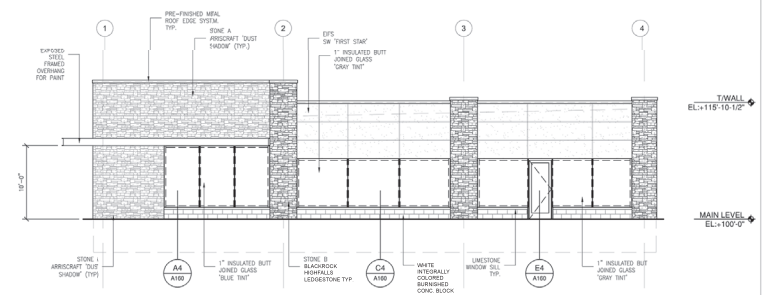
A1 SOUTH ELEVATION
A501 1/8"=1'-0"



A2 NORTH ELEVATION
A501 1/8"=1'-0"



A4 WEST ELEVATION
A501 1/8"=1'-0"



A5 EAST ELEVATION
A501 1/8"=1'-0"

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 R O N J O N A
 COLLABORATIVE

Design Consultant
 R O N J O N A
 COLLABORATIVE

Date
 04/28/21

Project No.
 1900010101

Scale
 1/8"=1'-0"

Prepared by
 J. J. J. J.

Checked by
 J. J. J. J.

Approved by
 J. J. J. J.

PROJECT NO. 1900010101
 FOUNTAIN VIEW
 PROFESSIONAL CENTER
 4-4-21 10:12 AM
 JJJ

PROJECT NO. 190015
 BUILDING ELEVATIONS
 DRAWING NO. 190015-01
 PREPARED BY
 J. J. J. J.

A501
 BUILDING A

FAÇADE REVIEW



July 6, 2022

Status:

**Buildings A, Revised Façade
 Section 9 Waiver Recommended**

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, Fountain View Professional Center, JSP19-22**, Façade Region: 1, Zoning District: FS

Dear Ms. McBeth:

The following Façade Review is based on the revised drawings prepared by Pasma Group Architects, dated 9/14/21. This The design of Building A has been revised since our prior review. The design of Buildings B and C are unchanged.

Building A (Revised)	North	South	East	West	Ordinance Maximum (Minimum)
Brick	0%	0%	0%	0%	100% (30%)
Stone (In lieu of Brick)	25%	25%	45%	25%	50%
EIFS (Waiver previously granted)	35%	35%	40%	15%	25%
Burnished CMU, Running Bond Pattern	20%	20%	15%	20%	10%
Flat Metal (Simulated wood)	20%	20%	0%	40%	50%

Building A - A Section 9 Waiver was granted by the Planning Commission during their 6/9/21 meeting for the overage of EIFS based upon the applicant adding Brick to more closely comply with the Ordinance. This was to be addressed at the time of Final Site Plan. The elevations provided for this revision (and in this case the as-built condition) indicate that the underage of Brick remains. However, the applicant has introduced an equal amount Stone in lieu of Brick which we believe meets the intent of the Ordinance. The overage of EIFS is consistent with the waiver previously granted. However, the percentage of Burnished CMU exceed the percentages allowed by the Ordinance. The Ordinance requires that Burnished CMU is only permitted if laid in stacked pattern. In this case running bond pattern was used. Therefore, the revised elevations require a Section 9 Waiver for the overage of Burnished CMU installed in running bond pattern.

Recommendation - It is 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 Burnished CMU installed in running bond pattern.



Notes to the Applicant:

1. It should be noted that all roof top equipment must be screened from view from all vantage points both on-site and off-site using materials in compliance with the Façade Ordinance.
2. Inspections – The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board (in this case the adjacent existing material) will be compared to materials to be installed. 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 review, please do not hesitate to call.

Sincerely,
DRN & Architects PC

A handwritten signature in black ink, appearing to read "Douglas R. Necci". The signature is fluid and cursive.

Douglas R. Necci, AIA