



39500 ORCHARD HILLS PLACE JF19-04

39500 ORCHARD HILLS PLACE JF19-04 – SECTION 9 WAIVER

Approval of the request of JFK Investment Company, LLC, for 39500 Orchard Hills Place JSP19-04 exterior remodel. The subject parcel is located in Section 36, west of Haggerty Road north of Eight Mile Road. It is zoned OSC, Office Service Commercial. The existing building was constructed in 1986, prior to the adoption of the Façade Ordinance. The applicant proposes to update the building facades to replace the existing primary material, EIFS, with a Flat Metal Panel system.

Required Action

Approval of a Section 9 Façade Waiver.

REVIEW	RESULT	DATE	COMMENTS
Façade	Approval recommended	7-19-19	Section 9 waiver for underage of Brick and overage of Flat Metal Panels

Approval – Section 9 Façade Waiver

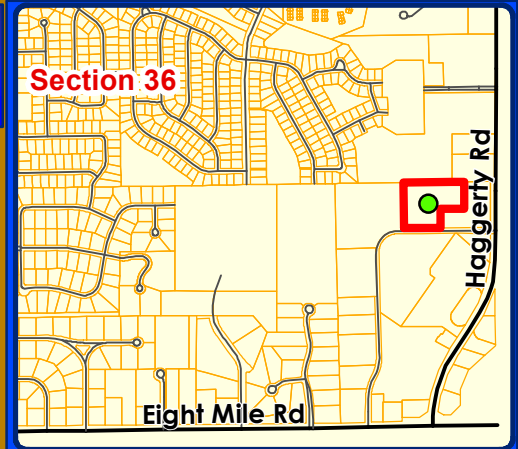
In the matter of the request of JFK Investment Company, LLC, for 39500 Orchard Hills Place JSP19-04, motion to approve a Section 9 Façade Waiver to allow an underage of brick (30% required, 7% proposed) and an overage of Flat Metal Panels (50% maximum allowed, 93% proposed) because bringing the existing building into compliance would represent extreme practical difficulty and would not significantly enhance the appearance of the building.

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.


MAP
Location

39500 ORCHARD HILLS PLACE: JF19-04

LOCATION



LEGEND

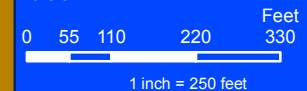
 Subject Property



City of Novi

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

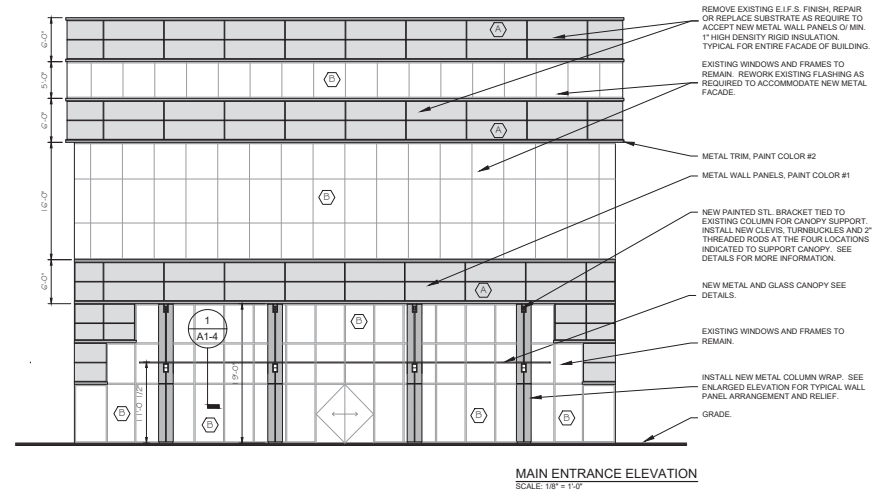
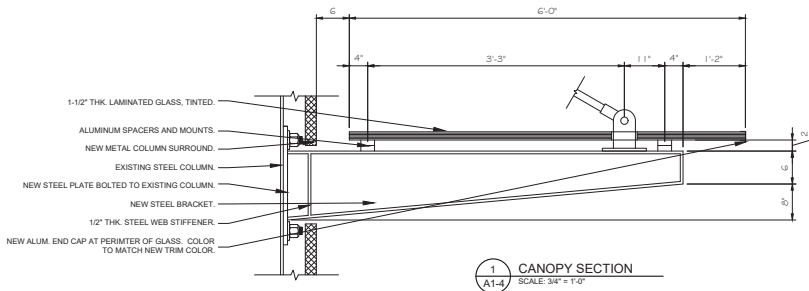
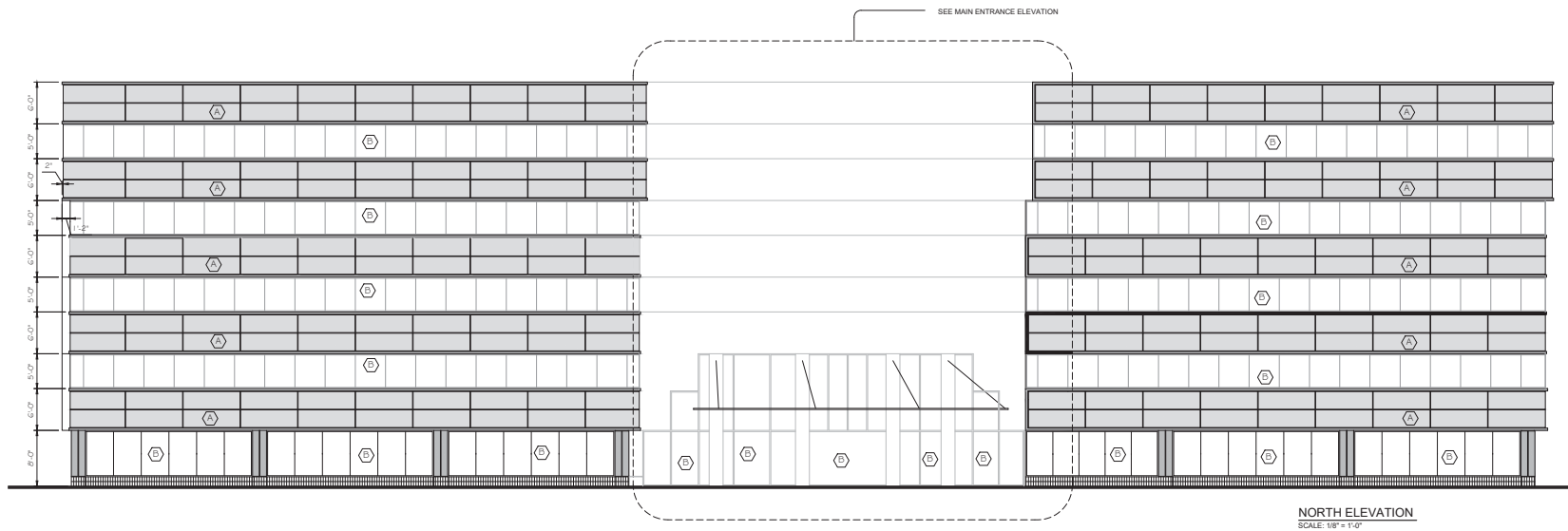
Map Author: Lindsay Bell
Date: 9/20/19
Project: 39500 ORCHARD HILLS JF19-04
Version #: 1



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.

PROPOSED EXTERIOR RENOVATIONS



4710 North Road
 Okemos, Michigan 48864
 Phone: (517) 346-0922
 Fax: (517) 346-0998
www.dgsprct.com



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PROJECT MANAGER:
 DRAWN BY:

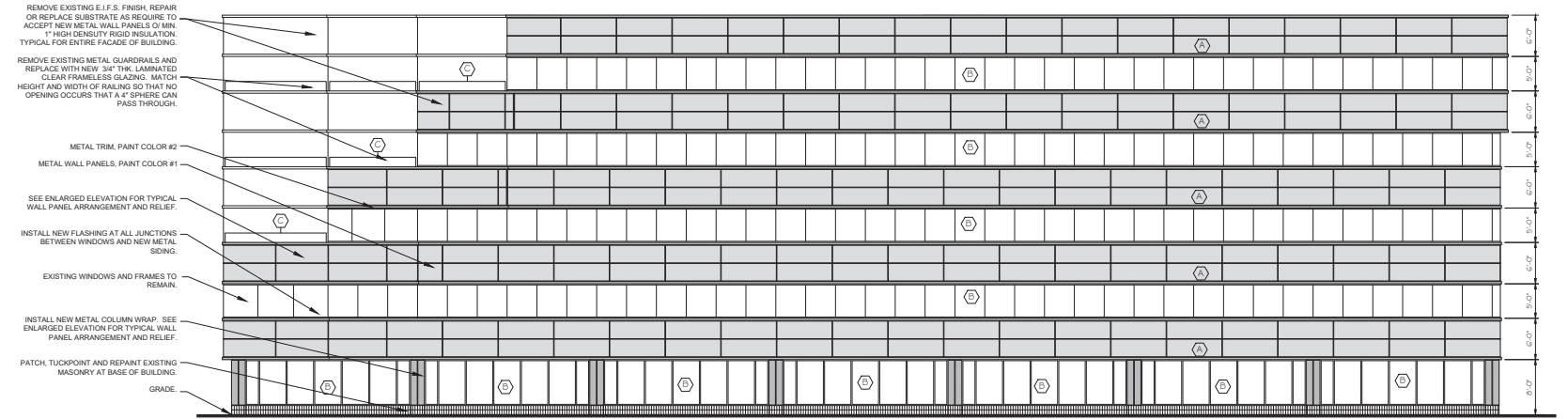
BUILDING RENOVATION
ORCHARD HILL PLACE
 NOVIA, MICHIGAN

201916

A1.4



WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

4750 Meigs Road
Okemos, Michigan 48864
Phone: (517) 346-0602
Fax: (517) 346-0609
www.lgarch.com

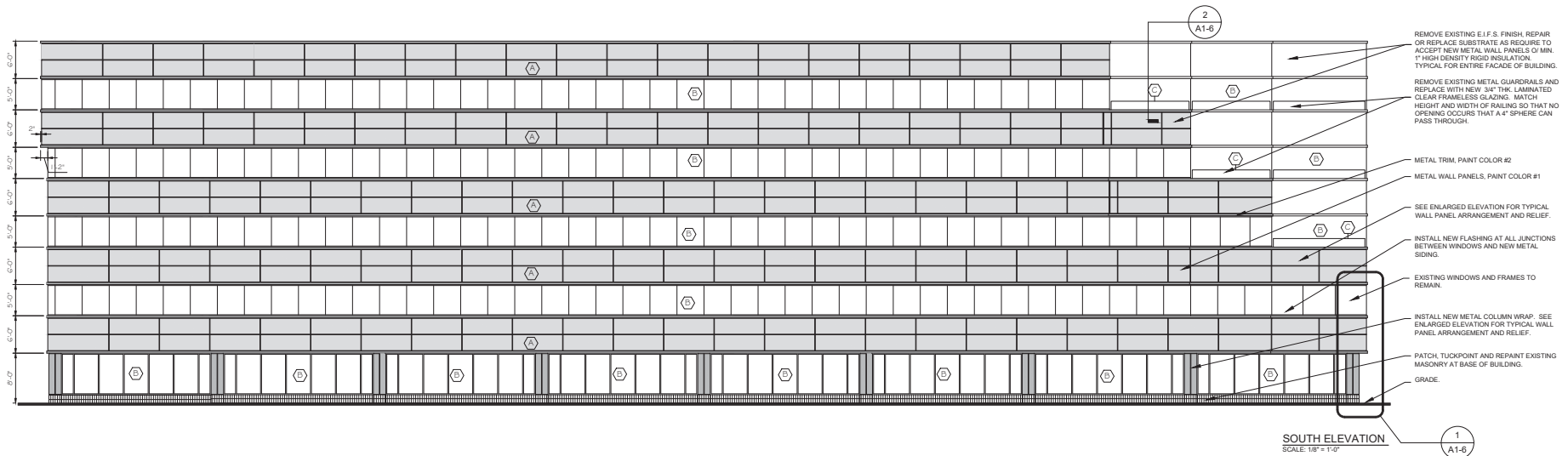


PROJECT MANAGER:
DRAWN BY:

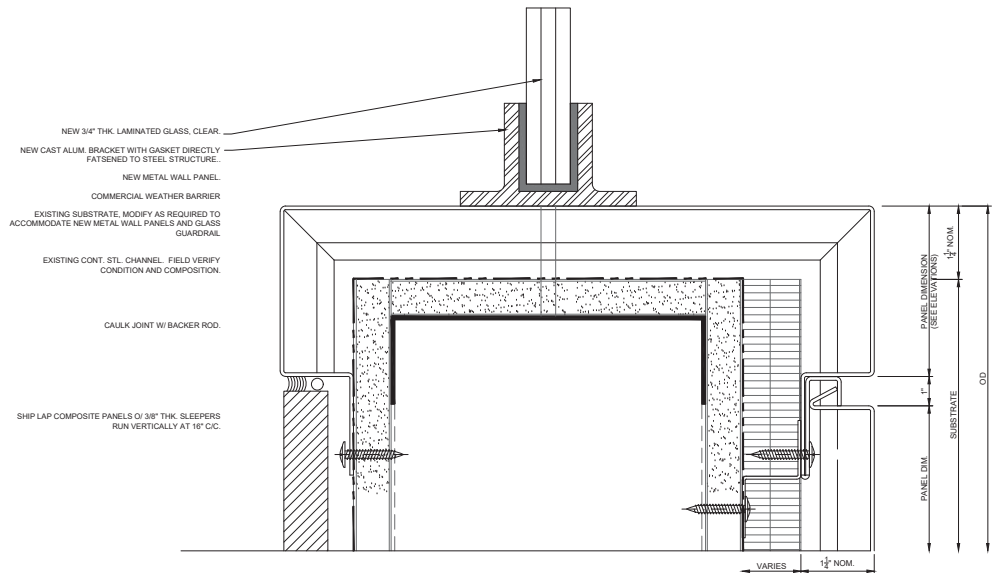
BUILDING RENOVATION
ORCHARD HILL PLACE
NOVI, MICHIGAN

201916

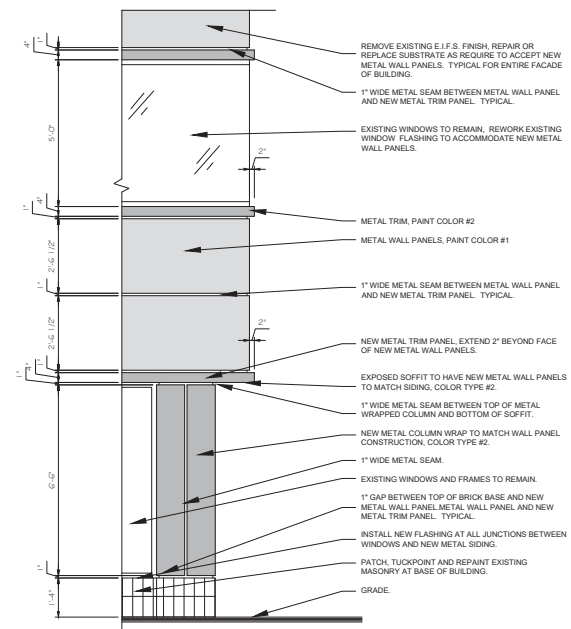
A1.5



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 ENLARGED ELEVATION
SCALE: 1'-0" = 1'-0"



1 ENLARGED ELEVATION
SCALE: 6" = 1'-0"

4740 Marsh Road
Okemos, Michigan 48864
Phone: (517) 342-0802
Fax: (517) 342-0899
www.tppgroup.com



PROJECT MANAGER:
DRAWN BY:

BUILDING RENOVATION
ORCHARD HILL PLACE
NOMI, MICHIGAN

201916

A1.6



**METAL WALL PANELS, PAINT
COLOR #1**



METAL TRIM, PAINT COLOR #2

FAÇADE REVIEW



September 15, 2019

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

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

Re: **FACADE ORDINANCE REVIEW**
Orchard Hills Place, JF19-04
 Façade Region: 1, Zoning District:

Dear Ms. McBeth;

The following is the Façade Review for the above referenced project based on the drawings prepared by The Peabody Group Architects and Designers, dated 7/15/19. The proposed percentages of materials on each elevation are shown in the table below. The maximum percentage allowed by the Ordinance is shown in the right hand column. A sample board as required by Section 5.15.4.D was not available at the time of this review.

	Front	Rear	Left Side	Right Side	Façade Ordinance Section 5.15 Maximum
Brick	7%	7%	7%	7%	100% (30% Minimum)
Flat Metal Panels (CEI R4000, or similar)	93%	93%	93%	93%	50%

This project is considered a Façade Alteration as described in Section 5.15.6 of the Façade Ordinance. The applicant is proposing to replace the existing primary façade material (EIFS) with a Flat Metal Panel system. Section 5.15.6 states that when new materials are proposed for an existing building façade, the entire façade shall be brought into compliance with the Façade Chart. As shown above the minimum percentage of Brick is not provided and the percentage of Flat Metal Panels exceeds the maximum amount allowed by a significant percentage. Therefore, a Section 9 Waiver would be required for these deviations.

This building was originally constructed in 1986, prior to adoption of the Façade Ordinance. In this case adding brick to the extent required by the Façade Ordinance would represent extreme practical difficulty and would not significantly enhance the buildings appearance as compared to the proposed materials (flat metal panels). The type of Flat Metal Panels proposed (CEI R4000) is in fact a high-quality aluminum rainscreen system using metal composite panels. This material offers significant benefits as competed to the original EIFS material and other flat metal panel systems.

The improvements to the building also include the addition of a new laminated glass entrance canopy, wrapping exterior columns with the metal panel system and replacing the existing tubular steel balcony guard rails with glass guard rails.

Recommendation – We believe that the proposed alteration will represent a significant improvement to the overall aesthetic value of the building. For the reasons stated above, it is our recommendation that this application is consistent with the intent and purpose of the Façade Ordinance and that a Section 9 Waiver be granted for the underage of Brick and overage of Flat Metal Panels. The applicant should provide color samples of all façade materials not less than 5 days prior to the Planning Commission meeting.

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, written over the printed name below it.

Douglas R. Necci, AIA