



## OLIVE GARDEN FAÇADE UPDATE JSP13-05

### Olive Garden Façade Update, JSP13-05

Approval of the request of Arcvision Inc. for Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 14 at 43300 Crescent Boulevard, north of Crescent Boulevard and east of Novi in the TC, Town Center District. The applicant is proposing to add a new entrance feature on the south façade of the existing Olive Garden Restaurant and perform minor maintenance work on the remaining facades.

### REQUIRED ACTION

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

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	01/24/13	Items to addressed on the Stamping Set.
Facade	Approval recommended	01/21/13	<ul style="list-style-type: none"><li>• Section 9 façade waiver to allow an underage of brick on the remaining portions of the building is supported provided the applicant uses brick or stone in lieu of EIFS on all facades of the proposed entrance element.</li><li>• Items to address on the Stamping Set.</li></ul>

**Motion sheet**

Approval – Preliminary Site Plan

In the matter of Olive Garden Façade Update, JSP13-05, motion to **approve** the Preliminary Site Plan subject to the following:

- a. Section 9 waiver to allow an underage of brick to continue on facades not affected by the renovation;
- b. Applicant providing brick or stone in lieu of the proposed EIFS on all facades of the proposed entrance element;
- c. Applicant submitting the required sample board; and
- d. *(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 Olive Garden Façade Update, JSP13-05 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

January 24, 2013

### Planning Review

Preliminary/Final Site Plan  
Olive Garden Façade Update  
JSP 13-05

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#### Petitioner

Arcvision, Inc.

#### Review Type

Preliminary/Final Site Plan

#### Property Characteristics

- Site Location: 43300 Crescent Blvd., north of Crescent Blvd., east of Novi Rd.
- Site Zoning: TC, Town Center
- Site Use(s): Existing Olive Garden Restaurant
- Plan Date: 01-08-13

#### Project Summary

The applicant is proposing to add a new entrance feature on the south façade and perform minor maintenance work on the remaining facades.

#### 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 materials of the remaining building facades to remain unchanged. See the façade review letter for additional information.
2. Proposed Entrance Feature: **The entrance feature shall be composed of brick and stone in lieu of the proposed EIFS and a material sample board shall be submitted prior to the Planning Commission meeting per the façade review letter.**

#### 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**



January 21, 2013

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

Re: **FACADE ORDINANCE - Facade Review – Preliminary & Final S.P.**  
**Olive Garden, Façade Alteration, PSP12-0006**  
 Façade Region: 1, Zoning District: TC-1, Building Size: 9,700 S.F.

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 Arcvision Incorporated Architects, dated 1/8/13. 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 (AKA Façade Chart) of Ordinance Section 2520 are shown in the right hand column. Materials in non-compliance with the Façade Chart, if any, are highlighted in bold. This project is located in the TC-1 District and is therefore also subject to Section 1603.9 of the Ordinance.

	South (Front)	West	East	North	Ordinance Maximum (Minimum)
Brick (existing, unaltered)	42%	38%	38%	55%	100% (30%)
EIFS (proposed)	25%	17%	17%	4%	25.0%
Standing Seam Metal (existing, unaltered)	14%	<b>30%</b>	<b>30%</b>	<b>30%</b>	25% (note 3)
Aluminum Trim (existing, painted)	4%	4%	4%	4%	15%
Wood Trim including new Shutters (painted)	15%	11%	11%	7%	15%

This project consists of the addition of a new entrance feature on the south façade. Work on the remaining façades appears to be limited to painting and repair of existing materials. Note that the area of “Built-Up” roof has a slope below 6 on 12 and is therefore not subject to the Ordinance. No color sample board was available at the time of this review.

This project is considered a Façade Alteration as described in Section 2520.6 of the Ordinance. As shown above, the percentage of Standing Seam Metal exceeds the maximum percentage allowed by the Façade Chart on the west, east and north facades. Additionally, footnote 3 of the Façade Chart states that Standing Seam Metal in the TC-1 District must be copper colored. In this case the existing color is similar to copper and no

change of color is proposed. Therefore, A Section 9 Waiver is not required for this inconsistency with the Façade Chart. All other materials are in full compliance with Section 2520.

Section 1603.9 of the Zoning Ordinance states that “when renovations, alterations, or additions are made to an existing building in the TC or TC-1 Districts, the exterior building facades of the entire building shall be brought into compliance with this subsection”, which requires all facades be constructed primarily (> 50%) of brick or stone. As shown above, only the North façade, which is 55% Brick, complies with this requirement. Section 1603.9 permits materials that are complementary with brick and stone to be approved by the Planning Commission providing all of the conditions described in section 1603.9, a ~ d (listed below) are satisfied;

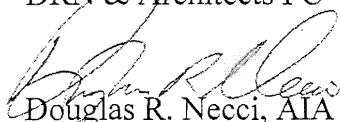
- a. The selected façade materials and material combinations will be consistent with and enhance the building design concept.
- b. The selected façade materials and material combinations will be complementary to existing or proposed buildings within the site and the surrounding area.
- c. The use of the selected façade materials and material combinations will not detract from future development in the Districts of Building with facades of brick and stone, augmented by materials complementary to brick and stone.
- d. The request is accompanied by a written design statement describing how the selected façade materials will satisfy the above requirements.

The proposed alteration consists of a new vertically expressed main entrance element that is proposed to be primarily EIFS. The new entrance element will increase the visual presence of the building when viewed from Crescent Boulevard and will visually complement the strong verticality of the Novi Town Center clock tower located directly across Crescent Boulevard which is constructed primarily of brick as required by the Ordinance.

**Recommendation** - It is our recommendation that the proposed design will be in compliance with Sections 2520 and 1603.9 with the use of brick and stone in lieu of EIFS on all facades of the proposed entrance element and submittal of a sample board showing carefully selected harmonious colors for all proposed and existing materials prior to the Planning Commission meeting .

If you have any questions regarding this project please do not hesitate to call.

Sincerely,  
DRN & Architects PC

  
Douglas R. Necci, AIA



**APPLICANT RESPONSE LETTER**

February 4, 2013

City of Novi  
Planning Review  
Attn: Kristen Kapelanski  
248-347-0586

RE: JSP 13-05 Planning Review  
Olive Garden Remodel & Tower Addition  
43300 Crescent Blvd.  
Novi, MI

To whom it may concern,

This letter is in response to recent planning review comments received regarding the Planning Commission requirements for the above referenced project. Please note that the proposed entrance feature element in question falls within the required setbacks (see attached Site Plan).

Comment 1: The entrance feature shall be composed of brick and stone in lieu of the proposed EIFS. A material sample board shall be submitted prior to the Planning Commission meeting per the façade review letter.

Response 1: *Understood, will comply. Please see attached colored rendering reflecting the proposed elevations with brick over the entire entrance feature as requested. If the rendering is approved by the Planning Commission, we will revise our plans to reflect these changes as required.*

*Please see attached exterior paint color specifications reflecting the proposed Benjamin Moore colors at the exterior listed below (also reflected on the colored renderings).*

- *BM 303 Old World Romance (applied to existing and new trim).*
- *BM HC-67 Clinton Brown (applied to all gutters, downspouts, fascia and service doors)*
- *BM 2142-10 Mediterranean Olive (applied to existing trellis system)*
- *Please note that the new brick finish at the entrance feature is to match the existing brick finish color and style in order to stay consistent with what is existing.*

If you have any questions, comments or need any additional information regarding this letter, please feel free to contact me at ArcVision Inc. 800-489-2233.

Sincerely,

Andrew Svoboda  
800-489-2233



## old world romance

303

Smooth and creamy, this softly shaded yellow is like the warmth of the sun on an idyllic romantic getaway, the rays of the sun caressing your skin.



### Goes great with



tranquility  
AF-490

van courtland blue  
HC-145

Due to individual monitor calibrations, the color you see on screen may not look the same in printed form.



## clinton brown

HC-67

A childhood favorite treat matures into adult style chic in this perfectly balanced chocolate candy bar brown. Delicious with no added fat or calories.



### Goes great with



vanilla cookie  
372

ocean city blue  
718

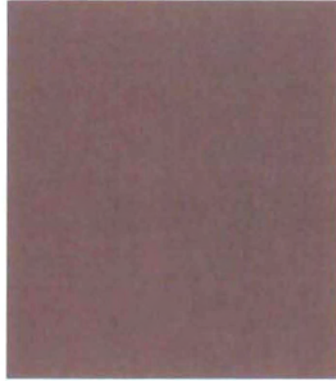
Due to individual monitor calibrations, the color you see on screen may not look the same in printed form.



## mediterranean olive

2142-10

This color is part of Color Preview. A collection of bold, saturated colors that brings spaces to life for those looking to illuminate their world with pure, extraordinary color. A great complement to Classic Colors, Color Preview offers a collection of 1,232 hues that excite and inspire with pure, deep, clear colors that create striking combinations.



### Goes great with



mill springs blue  
HC-137

gray mirage  
2142-50

Due to individual monitor calibrations, the color you see on screen may not look the same in printed form.

ELEVATION









FRONT ELEVATION

BM 303 OldWorldRomance



BM 2154-40 YorkHarborYellow



BM HC-67 ClintonBrown



BM 2142-10 Mediterranean Olive



LEFT ELEVATION



OPTION TWO - OLIVE GARDEN - #1330  
Novi, MI

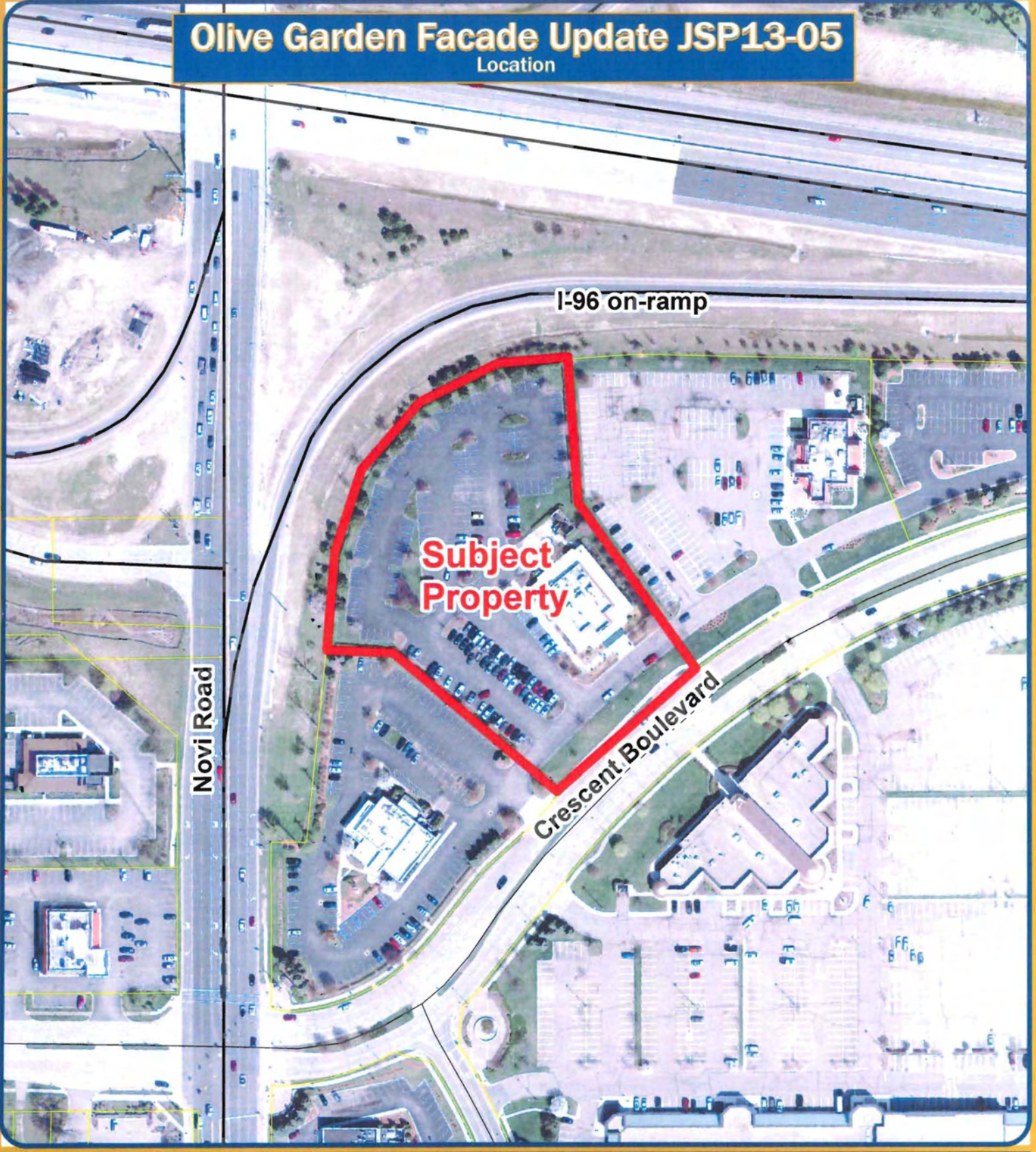
Date: 02-02-2013



MAPS  
Location  
Zoning

# Olive Garden Facade Update JSP13-05

Location

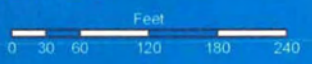


Map Author: Kristen Kapelanski  
 Date: 02/05/13  
 Project: Olive Garden JSP13-05  
 Version #: 1.0

**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. For more contact the City GIS Manager to confirm source and accuracy information related to this map.



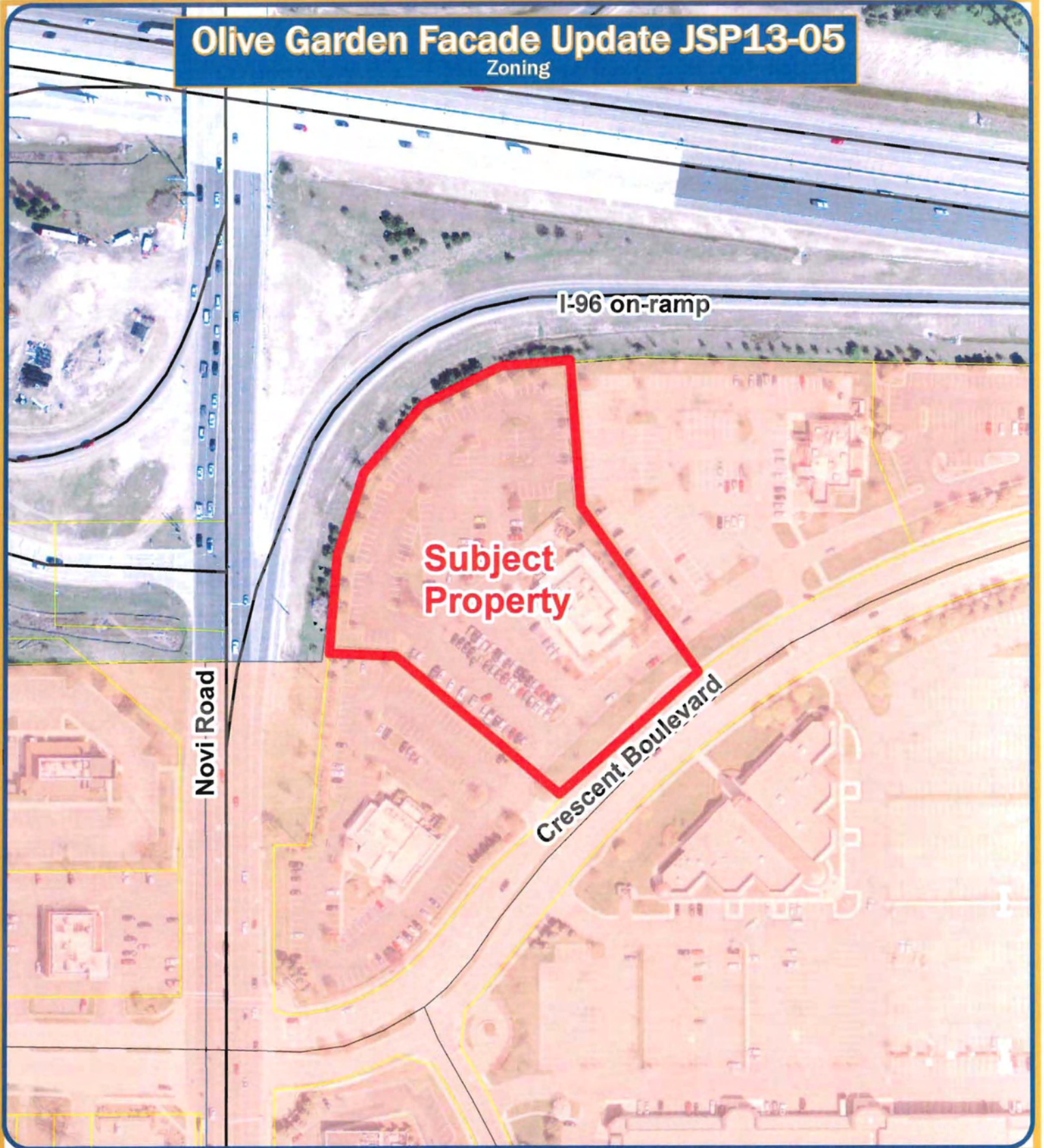
**City of Novi**  
 Planning Division  
 Community Development  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)



1 inch = 167 feet

# Olive Garden Facade Update JSP13-05

Zoning



Map Author: Kristen Kapelanski  
Date: 02/05/13  
Project: Olive Garden JSP13-05  
Version #: 1.0

### Map Legend

 TC: Town Center District



## City of Novi

Planning Division  
Community Development  
45175 W Ten Mile Rd  
Novi, MI 48375  
cityofnovi.org

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0 30 60 120 180 240  
Feet

1 inch = 167 feet