



CITY of NOVI CITY COUNCIL

Agenda Item 4
July 28, 2008

SUBJECT: Consideration of the request of Triangle Development, LLC, for a Section 9 Façade Waiver for the proposed Building 400 (Phase 2) of the Main Street development, SP# 08-16. The subject property is located in Section 23, south of Grand River Avenue, east of Novi Road, in the TC-1, Town Center District. The subject property is approximately 20 acres and the applicant is proposing to construct a mixed-use development on the vacant land to the north and south of the existing Main Street.

SUBMITTING DEPARTMENT: Community Development Department - Planning *Baugh*

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

As part of the proposed Phase 2 of the Main Street development, the applicant is proposing the construction of a 2 story night club. In order to facilitate the development of this project, the Final Site Plan for Phase 2 is being reviewed concurrently with the revised Preliminary Site Plan that is also before you this evening. As part of that Final Site Plan Review, the applicant submitted revised elevations and the façade for Building 400 now requires a Section 9 façade waiver for the overage of cast stone on both the south and west facades and an underage of brick on the west façade. The façade consultant recommends approval of the waiver for both of these items. There was some concern regarding the color of the proposed metal roof. The applicant has indicated the roof will be in compliance with the ordinance and a waiver is no longer needed.

Since the proposed site is in the Town Center District and larger than five acres, the decision of whether or not to grant the requested waiver falls to City Council. Since this is an administrative review of the final site plan, the City Council is asked this evening with regard to Phase 2 of the Main Street Development to only consider the Section 9 façade waiver.

Section 1602.9 of the Town Center ordinance specifies that alternative façade materials may be considered when the following guidelines 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 the future development in the Districts of buildings 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.

This matter appeared before the Planning Commission on July 16th, 2008. The Planning Commission recommended approval of the Section 9 Façade Waiver. Relevant meeting minutes are attached.

RECOMMENDED ACTION: Approval of the request of Triangle Development, LLC, for a Section 9 Façade Waiver for the proposed Building 400 (Phase 2) of the Main Street development, SP# 08-16 subject to the following:

- a. The awning color being in compliance with the Town Center Design manual, as indicated in the Façade review letter;
- b. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan; and
- c. *(additional conditions here if any)*

for the following reasons... *(because the plan is otherwise in compliance with Article 16, Section 1602.9 items a through d, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Capello				
Council Member Crawford				
Council Member Gatt				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

**EXCERPT - DRAFT PLANNING COMMISSION MINUTES
JULY 16, 2008**



PLANNING COMMISSION

CITY OF NOVI
Regular Meeting
Main Street Phase 2, SP08-16a, Excerpt
Wednesday, July 16, 2008 | 7 PM
Council Chambers | Novi Civic Center | 45175 W. Ten Mile
(248) 347-0475

CALL TO ORDER

The meeting was called to order at or about 7:00 PM.

ROLL CALL

Present: Members Brian Burke, Victor Cassis, David Greco, Andrew Gutman, Brain Larson, Michael Lynch (7:35 PM), Michael Meyer, Mark Pehrson, Wayne Wrobel

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; Mark Spencer, Planner; David Beschke, Landscape Architect; Lindon Ivezaj, Civil Engineer; Steve Dearing, Traffic Consultant; Kristin Kolb, City Attorney

MATTERS FOR CONSIDERATION

1. MAIN STREET PHASE 2, SP08-16A

Consideration of the request of Triangle Development, LLC, for a recommendation to City Council for a Section 9 Façade Waiver for the proposed Building 400. The subject property is located in Section 23, south of Grand River Avenue, east of Novi Road, in the TC-1, Town Center District. The subject property is approximately 0.25 acres and the Applicant is proposing to construct a mixed-use development on the vacant land to the north and south of the existing Main Street.

Chair Cassis asked to be recused from the consideration of the Main Street requests [due to his relationship as a neighboring landowner of the Main Street development].

Moved by Member Pehrson, seconded by Member Gutman:

VOICE VOTE ON CHAIR CASSIS' RECUSAL FROM THE MAIN STREET CONSIDERATIONS MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER GUTMAN:

Motion to recuse Victor Cassis from consideration of the request of Triangle Develop, LLC. Motion carried 9-0.

Planner Kristen Kapelanski described the request for the Planning Commission. The two-story nightclub that is part of Phase 2 is being reviewed concurrently with the revised Preliminary Site Plan SP06-38c. The design of the building now requires a Section 9 Façade Waiver for the overage of cast stone on the south and west façades and the underage of brick on the west façade. The Façade Consultant recommends approval of this Waiver. There was an earlier concern regarding the color of the proposed metal roof, and the Applicant has since indicated that the roof will be in compliance with the Ordinance and a Waiver for that element is no longer needed.

Ms. Kapelanski said the Town Center Ordinance requires that a metal roofing must be made of copper or be of a copper-colored tone. The Applicant has provided a sample of what the roof color will be, which is clearly a copper tone.

The Planning Commission should consider the language found in Section 1602.9 of the Zoning Ordinance and make a recommendation to City Council regarding this request.

Member Burke asked whether there was any opportunity for this building, which will be one foot from the existing building, to piggyback on the underground parking that is part of the Atrium building. He wondered if that could alleviate concerns regarding future parking needs. Dave Nona of Triangle Development said that he had not planned for such a design. This is a fairly small building with a footprint of about 7,000 square feet. It would yield about 15 parking spaces according to his calculations. The logistics of this design has not been considered.

Moved by Member Burke, supported by Member Gutman:

ROLL CALL VOTE ON MAIN STREET PHASE 2, SP08-16A, SECTION 9 FAÇADE WAIVER MOTION MADE BY MEMBER BURKE AND SECONDED BY MEMBER GUTMAN:

In the matter of Main Street Novi Phase 2, SP08-16A, motion to recommend approval the Section 9 Façade Waiver for the overage of cast stone on the south and west façades and the underage of brick materials on the west façade subject to: 1) The Applicant revising the awning color to be in compliance with the Town Center Design Manual, as the Applicant has stated he will do; and 2) The conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan; for the reasons that the plan is otherwise in compliance with Article 16, Section 1602.9 items a through d, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 8-0.*

Mr. Nona stated that he wanted to start construction in the fall.

PLANNING MEMO

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: KRISTEN KAPELANSKI, PLANNER
THRU: BARBARA MCBETH, COMMUNITY DEVELOPMENT
SUBJECT: MAIN STREET PHASE 2 SECTION 9 FAÇADE WAIVER
DATE: JULY 7, 2008

Triangle Development currently has a revised Final Site Plan for Phase 2 of the Main Street development in for review with the Planning Division. The overall Preliminary Site Plan for the Main Street Development was approved by City Council on November 13th, 2006 after recommendation from the Planning Commission. At the July 16th Planning Commission meeting, a revised Preliminary Site Plan and Phasing Plan will be reviewed by the Planning Commission for recommendation to City Council. Since the Preliminary Site Plan will be considered as a whole project, rather than separate pieces, each phase will be reviewed and approved administratively as a final site plan only.

Upon review of the Final Site Plan for Phase 2, Building 400 of the proposed development, the City's façade consultant noted that a Section 9 façade waiver would be required for the overage of cast stone on the south and west facades and the underage of brick on the west façade. The façade consultant recommends approval of the waiver for these materials. The façade review also notes that a waiver is also required for the proposed awning. In the Town Center District, all proposed awnings must be 100 percent copper or copper bearing painted finish. The applicant has proposed a dark bronze colored standing seam roof which does not meet the requirements of the ordinance. The City's façade consultant does not recommend approval of the Section 9 waiver required for the proposed awning. A subsequent conversation with the applicant's architect revealed that the applicant is able to modify the metal awning to meet the ordinance standard for copper.

Since this is an administrative review of the final site plan, the Planning Commission is asked this evening with regard to Phase 2 of the Main Street Development to only consider the Section 9 façade waiver. Since the proposed site is in the Town Center District and larger than five acres, the Planning Commission will be making a recommendation to City Council regarding the

requested waiver, which would be contingent upon approval of the revised Preliminary Site Plan and revised Phasing Plan.

Section 1602.9 of the Town Center ordinance specifies that alternative façade materials may be considered when the following guidelines 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 the future development in the Districts of buildings 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.

If the Planning Commission is inclined to recommend approval of the façade waiver, these conditions should be noted in the motion.

If any Commissioner has any questions or needs additional information please contact Kristen Kapelanski in the Planning Division at 248-347-0586 or kkapelanski@cityofnovi.org.

FACADE REVIEW

METCO SERVICES, INC.

ENGINEERS, ARCHITECTS, & SURVEYORS

23917 Cass St. · Farmington · Michigan · 48335 · (248) 478-3423 · Fax (248) 478-5656

June 27, 2008 (Revised 7/10/08)

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

Attn: Ms. Barb McBeth – Deputy Director Community Development

Re: FACADE ORDINANCE – Final Site Plan Review
Main Street, Phase 2 (Building 400)
SP08-16
Façade Region: 1
Zoning District: TC-1
Size: (1) Building (2-stories) – 12,650 Sq. Ft. (Square footage has increased since our letter – 5-8-08)

Dear Ms. McBeth:

The following is the Façade Review for final site plan review regarding the drawings prepared by GAV & Associates, Inc., dated May 29, 2008 for compliance with Novi Ordinance 2520; the Façade Ordinance. The percentages of materials proposed are as shown below. A "check" by the percentage signifies that the range is within the ordinance guidelines, while an "x" indicates an overage. The maximum percentages allowed by the Schedule Regulating Façade Materials are shown in the right hand column.

Drawings Dated 5-29-08	NORTH FACADE	SOUTH FACADE	EAST FACADE	WEST FACADE	ORDINANCE MAXIMUM
NATURAL BRICK	80.6% ✓	38.4% ✓	N/A	25.6% X	100% (30% Min.)
CAST STONE	3.7% ✓	28.1% X	N/A	39.0% X	25%
E.I.F.S.	14.4% ✓	24.4% ✓	N/A	22.3% ✓	25%
STANDING SEAM METAL PANEL	0.0% ✓	3.7% ✓	N/A	6.3% ✓	25%
TRIM	1.3% ✓	5.4% ✓	N/A	6.8% ✓	15%

Recommendations:

1. The applicant will be required to obtain a section 9 waiver for the overage of Cast Stone on both the South and West façades (because it exceeds the maximum allowed of 25%), and also the West façade does not provide a minimum of 30% brick.
2. The façade may have up to 25% standing seam metal roof in Region 1 subject to footnote 3, which states "Must be one hundred (100) percent copper or copper bearing painted finish in TC and TC-1 districts." The applicant has specified a dark bronze colored standing seam roof (Awning) which is not consistent with footnote 3. This would require a section 9 waiver.
3. The drawings indicate that the landscape wall will be composed of materials that will match the color, size and texture of the building. This requirement would also include any trash enclosures.
4. The mechanical equipment is required to be screened, if actual units are visible, then screening is required and materials should match the building.
5. The City of Novi requires a Façade Inspection for all projects. The inspection will use the actual material sample board, approved by the Planning Commission, to check it against the actual materials delivered to the site.

Even though the Cast Stone and Brick materials require a section 9 waiver the design is harmonious with the adjacent buildings. The color of the metal awning material should abide to the ordinance.

Therefore it is our recommendation that the proposed building meets the intent and purpose of the façade ordinance and that a Section 9 Waiver be granted for the Cast Stone and Brick materials, and contingent upon the standing seam metal awnings being copper bearing paint as per our phone conversation with Mr. Chuck Marchetti on 7/10/08. Mr Marchetti indicated that a sample of the copper colored metal would be presented at the Planning Commission meeting.

If you have any questions regarding this matter, please contact me at your convenience.

Sincerely,
Metco Services

A handwritten signature in black ink, appearing to read "Douglas R. Necci". The signature is fluid and cursive, with a large initial "D" and "N".

Douglas R. Necci AIA

APPLICANT RESPONSE LETTER(S)

July 10, 2008

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



RE: Response Letter – Novi MainStreet
Phase 2, SP# 08-16

Ms. Kapelanski:

As requested, we are providing a response letter to your METCO report dated June 27, 2008.

REVIEW RESPONSE

1. As per the recommendation; the design of the cast stone and brick materials is harmonious with the adjacent buildings. Therefore, the applicant is requesting a section 9 waiver.
2. The roof awnings have been revised to Quality Aluminum Products, Inc., Color: #780 Coppertone, as required. This has been discussed with METCO and is in line with the ordinance requirements. McKenna Associates will provide a sample of the product, on behalf of GAV, to the Planning Commission on July 16th.

Regards,

A handwritten signature in black ink that reads "Courtney Piotrowski Miller".

Courtney Piotrowski Miller, RLA, ASLA
Principal Landscape Architect

235 East Main Street
Suite 105
Northville, MI 48167
TEL 248-596-0920
FAX 248-596-0930

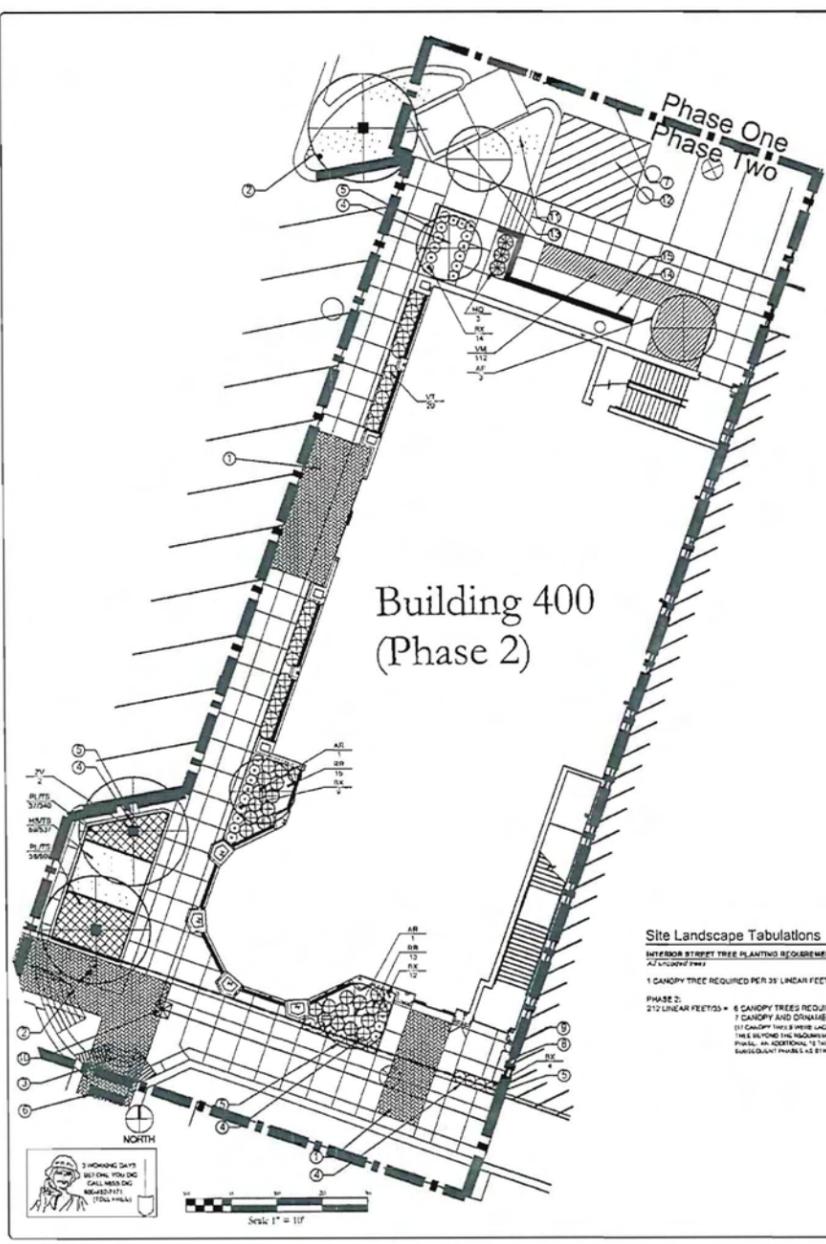
151 South Rose Street
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TEL 513-934-2345
FAX 513-934-2809

10 West Streetsboro Street
Suite 204
Hudson, OH 44236
TEL 330-528-3342
FAX 330-342-5699

TOLLFREE 888-226-4326
WEB www.mcka.com

REDUCED SITE PLAN



- KEY**
- ① Pedestrian precast Concrete Pavers. See typical detail Sheet L-2.
 - ② Pedestrian Scale Ornamental Pole Lights. See Electrical Plans.
 - ③ Barrier Free Ramp @ all sidewalks, typical.
 - ④ 4" Natural Colored Shredded Bark mulch around all trees, 3" thick in all shrub beds and 2" thick in all perennial beds per City of Novi Details Sheet L-2.
 - ⑤ Concrete planter curb, see detail sheet L-2.
 - ⑥ Stuffed Pedestrian Crossing, typical.
 - ⑦ Project phase limit line
 - ⑧ Ornamental Bench, see detail sheet L-2
 - ⑨ Ornamental Trash Receptacle, see detail sheet L-2
 - ⑩ Directional Kiosk or Art Display
 - ⑪ Sodded Lawn on 4" topsoil, typ.
 - ⑫ Loading Zone
 - ⑬ Three block masonry dumpster screening wall on three sides per City of Novi Standards. Gate installed per detail at opening. Bricks to match building.
 - ⑭ Masonry retaining wall, see detail sheet L-2.
 - ⑮ Barrier free walkway, see civil plans for grading.

Project Plant List & Cost Estimate

Symbol	Code	Type	Botanical Name	Quantity	Unit	Comments	Plant Cost	Installation	Total Cost
⊕									
⊕									

Site Landscape Tabulations

MINIMUM TREE PLANTING REQUIREMENTS:
 1 CANOPY TREE REQUIRED PER 30' LINEAR FEET.
 PHASE 2:
 212' LINEAR FEET = 7 CANOPY TREES REQUIRED
 7 CANOPY AND ORNAMENTAL TREES PROVIDED
 (3) CANOPY TREES @ 12' SPACING @ PHASE 11' WIDTHS
 THIS BEYOND THE REQUIREMENT AND PROVIDED THE
 PLANTING IS ACCORDING TO THE CITY OF NOVI
 SUBSEQUENT PLANTING AS STIPULATED IN THE
 SCHEDULED PLANS AS STIPULATED IN THE SCHEDULED

City of Novi Maintenance Notes

MAINTENANCE OR RE-CURED PLANTINGS BY THE OWNER SHALL BE CARRIED OUT SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE FREE FROM WEEDS AND SOILING.
 ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR, OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER OCCURS FIRST.
 ALL LANDSCAPED AREAS SHALL BE PROVIDED AN AUTOMATIC IRRIGATION SYSTEM.
 TREE STAKES, GLY WIRES AND TREE WRAP SHALL BE REMOVED AFTER ONE WINTER SEASON.
 PLANTINGS SHALL BE GUARANTEED FOR TWO (2) GROWING SEASONS AFTER DATE OF THE ACCEPTANCE OF INSTALLATION.
 IF GRASS OR WEEDS EXCEED THE HEIGHT SPECIFIED IN CHAPTER 21 OF THE NOVI CODE OF ORDINANCES, OR IF SHRUBS ARE ALLOWED TO OBSTRUCT VISION ACROSS ANY PORTION OF THE ISLAND AND THE RESPONSIBLE PARTY IS AMPLYING TO RECTIFY THE PROBLEM THE CITY WILL ABATE SUCH VIOLATIONS AND SHALL ACCESSEY THE COST OF SUCH ABATEMENT MEASURES IN THE MANNER PROPOSED BY THE DEVELOPER AND APPROVED BY THE CITY IN SUCH INSTRUMENT.

City of Novi Standard Notes

ALL LANDSCAPE MATERIALS, INSTALLATION, AND MAINTENANCE SHALL COMPLY TO SECTION 2208-SECTION 2210 INSTALLATION, MAINTENANCE AND THE LANDSCAPE DESIGN MANUAL SECTION 2: PLANT MATERIAL REQUIREMENTS.
 ALL PLANT MATERIAL SHALL BE LOCALLY GROWN OR OF THIS NORTH MIDWEST AMERICAN REGION AND CONFORM TO THE CURRENT ASH STANDARDS. USE NO 1 GRADE PLANT MATERIAL.
 ALL PLANTINGS SHALL BE INSTALLED NO MORE THAN (30) DAYS AFTER MARCH 31 IF USE IS READY FOR OCCUPANCY BY NOV. 15AM. 31
 PLANTING PERIOD SHALL BE: FALL 2009
 ESTABLISHMENT WITH THE INTENT TO MAINTAIN ALL MATERIAL IN A HEALTHY GROWING CONDITION FREE OF WEEDS AND DEBRIS. THIS PERIOD SHALL BE (2) YEARS IN ONE CULTIVATION FOR WEED CONTROL PER MTHS. JUNE, JULY, AUGUST DURING ESTABLISHMENT-GUARANTEE PERIOD. ANY FALLING MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR THE NEXT GROWING SEASON.
 ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
 ALL TREE WRAP, STAKES AND GLY SHALL BE REMOVED AFTER ONE WINTER SEASON.
 NO PLANTINGS GREATER THAN 12' HIGH SHALL BE PLANTED WITHIN 10' FEET OF FIRE HYDRANTS. PLANT MATERIAL SHALL NOT BLOCK VISIBILITY OF HYDRANT.
 ANY AND ALL SUBSTITUTIONS OR DEVIATIONS SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION.
 NATURAL COLOR, FINELY SHREDED HARDWOOD BARK REQUIRED FOR ALL PLANTINGS. 4" THICK BARK MULCH FOR TREES IN FOUR FOOT DIAMETER CIRCLE WITH 2" PULLED AWAY FROM THE TRUNK. 2" THICK MULCH FOR SHRUBS AND 2" THICK FOR PERENNIALS.



REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT NAME: MainStreet Novi Phase Two
PROJECT CLIENT: City of Novi
PROJECT LOCATION: Novi, Michigan
PROJECT NO.: 2009-001

SHEET TITLE: Landscape Plan
PROJECT NO.: 2009-001
DATE: JAN 2008
SCALE: 1" = 10'
PROJECT #: 2009-001

L-1
SHEET 8 OF 13



SOUTH ELEVATION

COPING: DARK BRONZE

BRICK: SCB - MESABA VELOUR

FRAMING: DARK BRONZE

EIFS: SENERGY - SANDSTORM

CAST STONE: ARRISCRAFT - WHEAT

S.S. METAL: QUALITY ALUMINUM
PRODUCTS - COPPERTONE



WEST ELEVATION

-GAV ASSOCIATES, INC.
ARCHITECTURAL DESIGN
31471 NORTHWESTERN HWY, SUITE 2,
FARMINGTON HILLS, MI 483343
PHONE: (248)-985-9101

MAIN STREET NOVI - BUILDING 400

NOVI, MICHIGAN