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TEN MILE CLEANERS ZCM 10-61

TEN MILE CLEANERS, ZCM 10-61

Consideration of the request of Ten Mile Cleaners for Preliminary Site Plan approval and a Section 9 Façade Waiver. The subject property is located at 41360 Ten Mile Road, on the north side of Ten Mile Road, east of Meadowbrook Road in the B-1, Local Business District. The applicant is proposing to redesign the front façade of the existing vacant retail space for a drop-off dry cleaner.

Required Action

Approval/denial of a Preliminary Site Plan and Section 9 façade waiver

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	12/07/10	Stamping Sets required.
Façade	Approval recommended	12/07/10	Section 9 wavier required for the overage of asphalt shingles.

Motions

Approval –Section 9 Waiver

In the matter of Ten Mile Cleaners, ZCM 10-61, motion to **approve** the Preliminary Site Plan and Section 9 Waiver, for the overage of asphalt shingles because...*the proposed façade will generally enhance the visual quality of the project, the color selections are carefully coordinated and will harmonize with both new and existing materials and because it is otherwise in compliance with Article 25 and Article 13 of the Zoning Ordinance and all other applicable provisions of the Ordinance; and additional reasons if any...*)

Denial Section 9 Waiver

In the matter of Ten Mile Cleaners, ZCM 10-61, motion to **deny** the Preliminary Site Plan and Section 9 Waiver, for the overage of asphalt shingles because...*the proposed façade will not generally enhance the visual quality of the project, and because it is not in compliance with Article 25 of the Zoning Ordinance or other applicable provisions of the Ordinance; and additional reasons if any...*

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

December 7, 2010

Planning Review

Ten Mile Cleaners

ZCM #10-61

Petitioner

Michael Chun

Review Type

Preliminary/Final Site Plan

Property Characteristics

- Site Location: 41360 Ten Mile Road (North of Ten Mile Road, East of Meadowbrook Road)
- Zoning: B-1, Local Business
- Adjoining Zoning: B-1 in all directions
- Site Use(s): Vacant retail
- Adjoining Uses: Various retail
- Plan Date: 11/15/10

Project Summary

The applicant is proposing alterations to the store front façade of the existing retail building at 41360 Ten Mile Road. Revisions include the addition of new windows and the existing CMU will be covered with face brick. The building is currently vacant but was formerly used for general retail on an existing non-conforming site. A dry cleaners is a principal permitted use in the B-1 district subject to the parking requirements for general retail. As the new use is substantially similar to the former use, no additional parking is required and no additional exterior changes to the non-conforming site are required. The proposed façade alterations were reviewed by the Façade Consultant for compliance with the standards of Section 2520 of the Zoning Ordinance (see review).

Recommendation

Approval of the Preliminary/Final Site Plan and Section 9 Waiver is **recommended**, per the Façade Consultant's review. Provided the Section 9 Waiver is approved by the Planning Commission, the applicant should submit additional plan sheets for Stamping Set approval.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 13 (B-1 Local Business District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance.

1. Section 9 Waiver: The façade ordinance requires the entire façade of a building to be considered when an alteration is proposed. The percentage of asphalt shingles proposed to remain would require a Section 9 Waiver from the Planning Commission. This project will be scheduled for an upcoming Planning Commission meeting. **The applicant should submit a letter responding to this review letter as well as the façade consultant's review letter along with 13 copies of the plan submitted for review prior to the meeting.**

Ten Mile Dry Cleaner Drop-off Center ZCM# 10-61
Preliminary/Final Site Plan
December 7, 2010

2. Exterior Signage: Exterior signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland at 248-347-0438 for information on sign permits.

Stamping Set Approval

Stamping sets are required for this project. Following the approval of the Planning Commission, six sets of the plan should be submitted for Stamping Set approval.

Please contact the Planning Division with any questions about this review or any of the other reviews for the project, or if you do not receive a complete package of review letters. (Letters needed: Planning, Facade).



Planning Review by Kristen Kapelanski
248-347-0586 or kkapelanski@cityofnovi.org

FAÇADE REVIEW



Phone: (248) 880-6523
 E-Mail: dnecci@drnarchitects.com
 Web: drnarchitects.com

DRN & ASSOCIATES, ARCHITECTS, PC

50850 Applebrooke Dr., Northville, MI 48167



December 7, 2010

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

Re: **FACADE ORDINANCE - Facade Review**
Ten Mile Cleaners Drop Off Center, ZCM10-61.
 Façade Region: 1, Zoning District: B-1

Dear Ms. McBeth;

The following is the Facade Review for Preliminary and Final Site Plan Approval of the above referenced project based on the drawings prepared by Chester Stempien Associates, dated 11/15/10. 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 Facade Schedule, if any, are highlighted in bold.

	South	West	North	East	Ordinance Maximum (Minimum)
Brick	40%	Unaltered	Unaltered	Unaltered	100% (30%)
Asphalt Shingles (Existing, unaltered)	46%	Unaltered	Unaltered	Unaltered	25%
Display Glass	14%	Unaltered	Unaltered	Unaltered	25%

This application represents an alteration of an existing facade as described in section 2520.6 of the Ordinance. The alteration consists of the removal of existing awnings, installation of new larger windows, and the addition of brick veneer. The existing asphalt shingled mansard roof is proposed to remain. It is noted that two (2) "window display outlets" are indicated on the plans. Therefore the window areas are considered to be Display Glass as described in Note 4 of the Facade Ordinance.

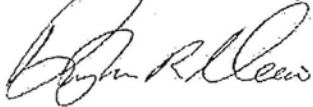
Section 2520.6 requires that where new materials are proposed for an existing building the entire facade shall be brought into compliance with the Facade Chart. As shown above the percentage of Asphalt Shingles exceeds the maximum percentage allowed by the Facade Chart. A section 9 Waiver is therefore required for the overage of Asphalt Shingles.

Recommendation - The proposed facade alteration will significantly improve the appearance of the building and the asphalt shingles are an existing material that will not detract significantly from the overall effect of these improvements. Therefore, a Section 9 Waiver is recommended for the overage of Asphalt Shingles.

The applicant should clarify the type of displays intended in the "Display Glass" areas and such displays should comply with the Novi Sign Ordinance.

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

Sincerely,
DRN & Associates, 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.

Douglas R. Necci, AIA

APPLICANT'S RESPONSE LETTER

CHESTER STEMPIEN ASSOC. ARCHITECTS

29895 GREENFIELD RD. Suite 103
SOUTHFIELD, MICHIGAN
248-557-2145
FAX: (248) 569-2856

January 4, 2011

To: Kristen Kapelanski
City of Novi Planning Department
45175 W. 10 Mile Road
Novi, MI 48375

Re: Façade Change
Drop-Off Center
41360 10 Mile Road
Novi, MI

Dear Ms. Kapelanski,

On behalf of the owner, we are requesting site plan approval for a façade remodeling and change of use at 41360 10 Mile Road.

If additional information is requested beyond drawings submitted please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chester R. Stempien', followed by a long horizontal line extending to the right.

Chester R. Stempien, AIA
NCARB

MAPS

Location/Air Photo

Ten Mile Cleaners ZCM10-61

Location

Meadowbrook Rd

Ten Mile Rd



Map Author: Kristen Kapelanski
Date: December 20, 2010
Project: ZCM10-61 Ten Mile Cleaners
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. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Map Legend

 Subject Property



City of Novi
Department Division
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org



1 inch = 52 feet