



Brightmoor Christian Church Building and Parking Lot Expansion JSP15-07

Brightmoor Christian Church: Building and Parking Lot Expansion JSP15-07

Consideration at the request of Brightmoor Christian Church for Revised Preliminary Site Plan and a Section 9 façade waiver approval. The subject property is located on the north side of Thirteen Mile, west of M-5 in Section 1. The 40-acre Church property at 40800 Thirteen Mile Road is zoned RA, Residential Acreage. The applicant is proposing to make revisions to the approved Preliminary Site Plan with regards to proposed elevations. The revisions require a Section 9 Façade waiver.

Required Action

Approve the Revised Preliminary Site Plan and a Section 9 Façade waiver

Items in bold are the required actions in addition to the previous action taken (items in underline) on March 25, 2015 Planning Commission meeting

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	06-03-15	<ul style="list-style-type: none"> • <u>Planning Commission findings regarding the height of the proposed building in relation to surrounding land uses, approved on March 25, 2015</u> • Items to be addressed on the final site plan submittal
Engineering	Approval recommended	06-03-15	<ul style="list-style-type: none"> • Items to be addressed on the final site plan submittal
Facade	Approval Recommended	06-01-05	A section 9 waiver for exceeding the maximum amount of Flat Metal Panels on the north façade allowed by the ordinance. (56% proposed vs. 50% allowed).

Motion sheet

Approval – Revised Preliminary Site Plan and a Section 9 waiver

In the matter of Brightmoor Christian Church JSP 15-07, that received Preliminary Site Plan approval on March 25 2015, motion to also grant a **section 9 Façade waiver**, with this motion based on and subject to the following:

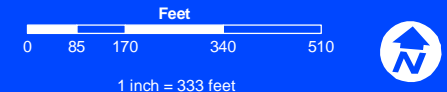
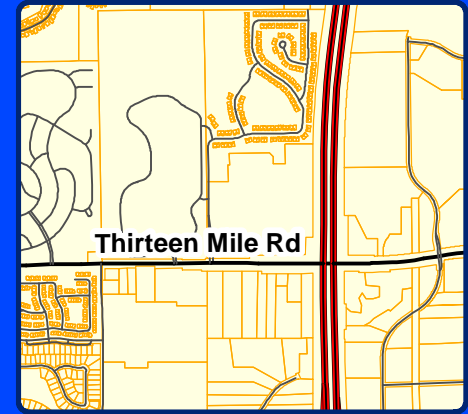
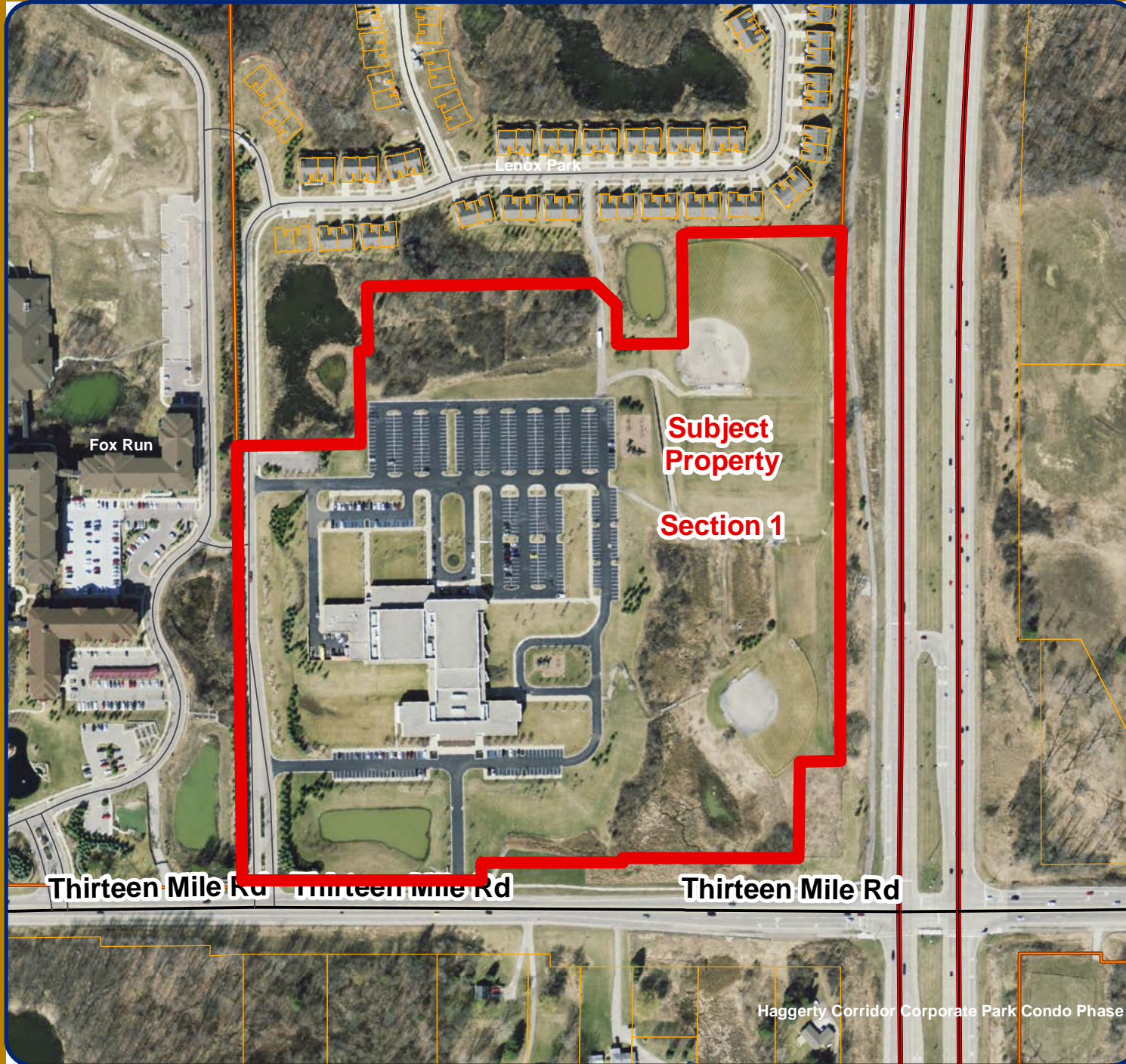
- a. To allow the overage of flat metal panels on the north façade because of the fact that the north façade is not directly visible from a major thoroughfare and is of a less visual significance and therefore do not represent a violation of the Façade Ordinance.
- b. The findings of compliance with Ordinance standards in the staff review letter and the conditions and the items listed in that letter being addressed.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4 Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

MAPS
Location
Zoning
Future Land Use
Natural Features

JSP 15-07 Brightmoor Christian Church: Building and Parking Lot Expansion

Location



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

Map Author: Sri Komaragiri
Date: 03/16/2015
Project: Brightmoor Christian Church
Version #: 1

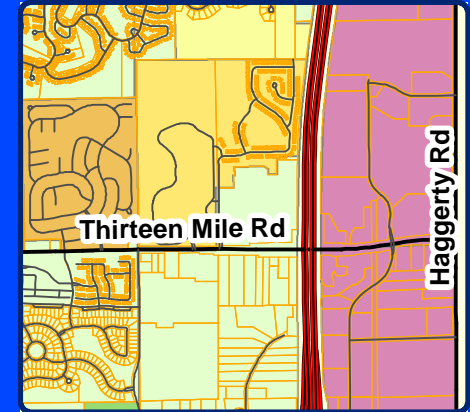
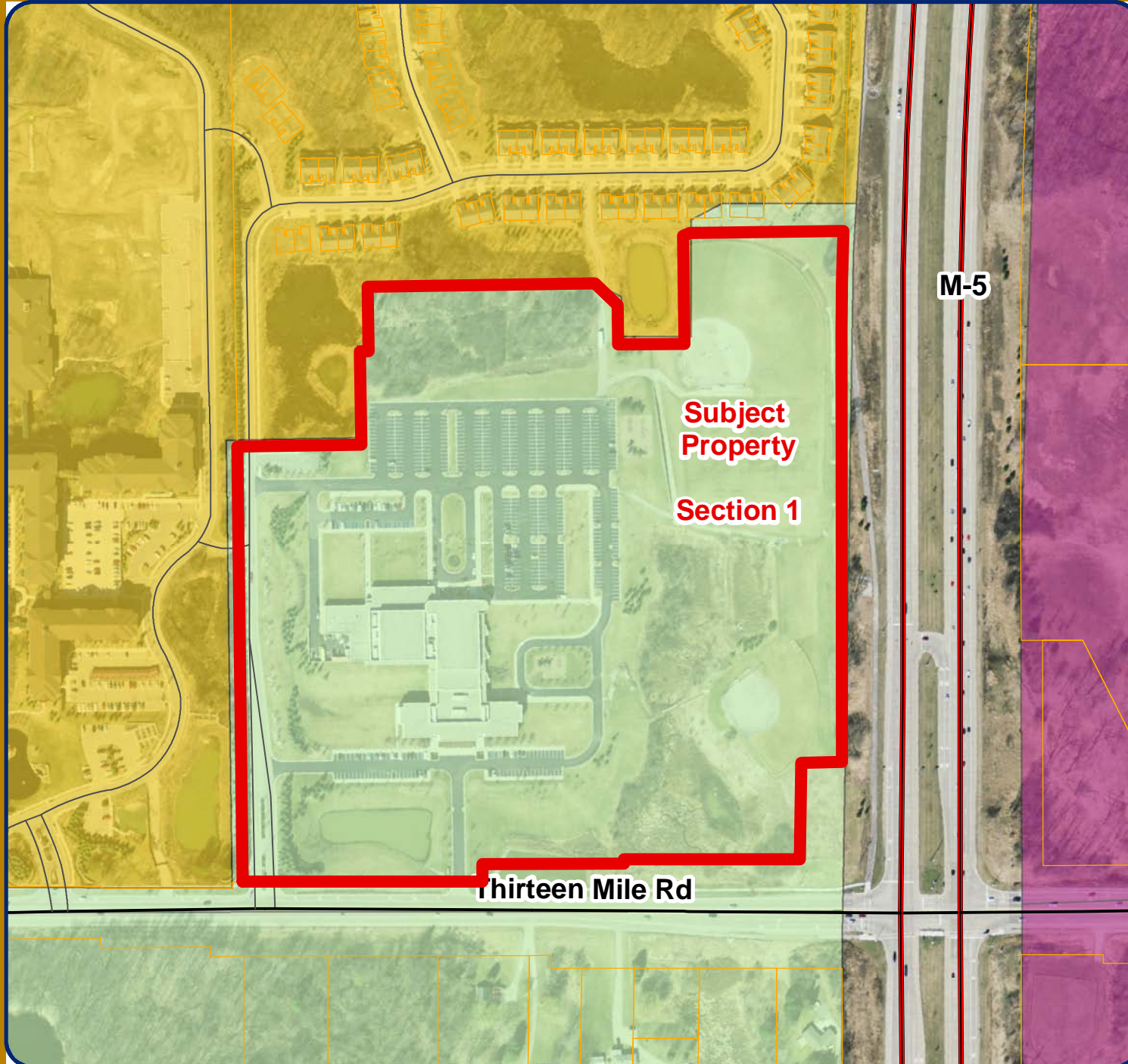
Amended By:
Date:
Department:

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.

JSP 15-07 Brightmoor Christian Church: Building and Parking Lot Expansion

Zoning



Legend

-  R-A: Residential Acreage
-  R-2: One-Family Residential
-  RM-1: Low-Density Multiple Family
-  MH: Mobile Home District
-  OST: Office Service Technology



City of Novi

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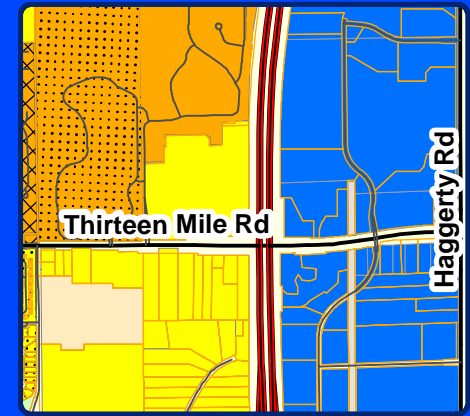
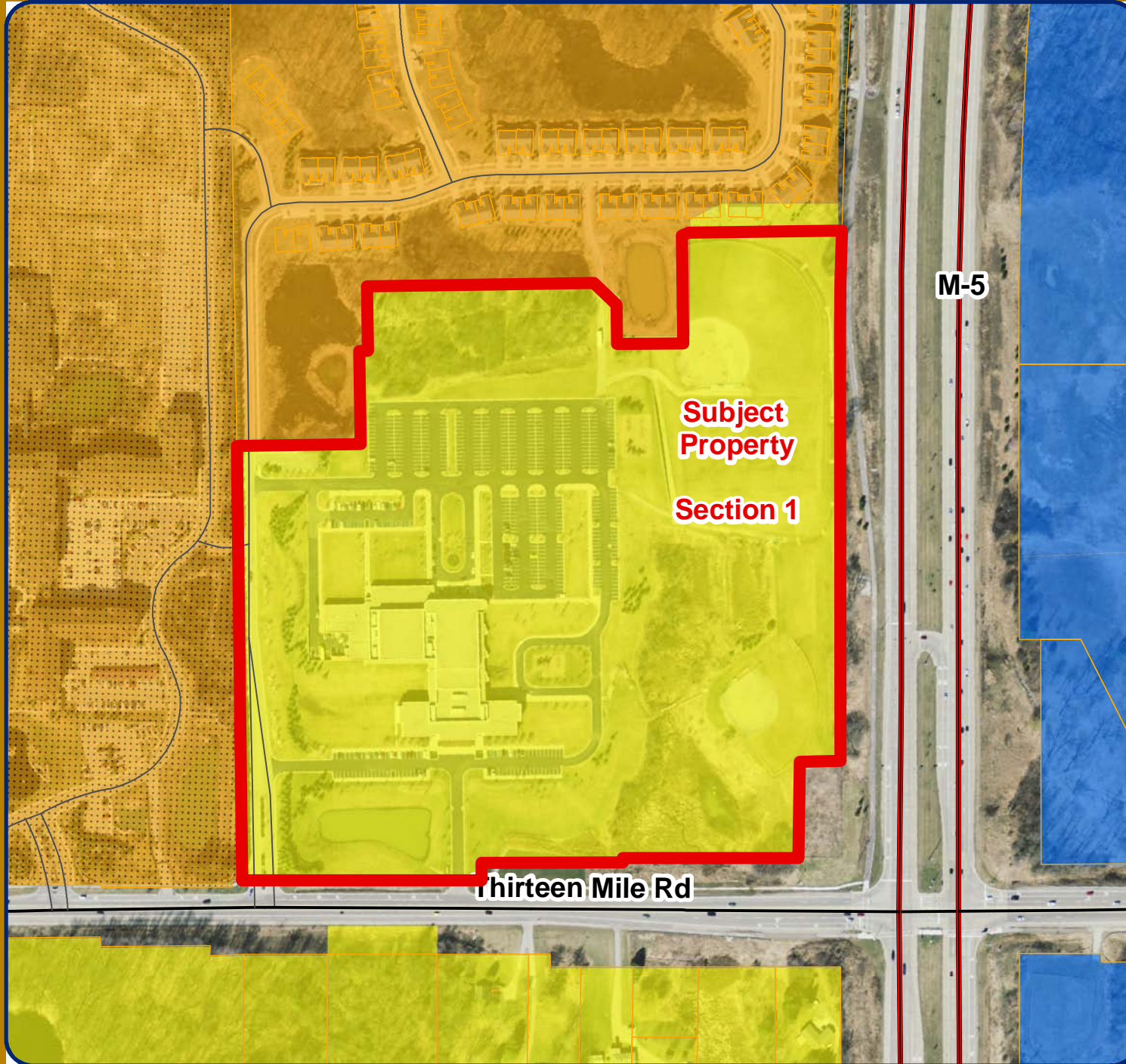
Amended By:
Date:
Department:

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JSP 15-07 Brightmoor Christian Church: Building and Parking Lot Expansion

Landuse



Legend

SINGLE FAMILY	MOBILE HOME PARK
PUD	OFFICE RES DEV TECH
MULTIPLE FAMILY	EDUCATIONAL FACILITY
PD1	PRIVATE PARK
	UTILITY



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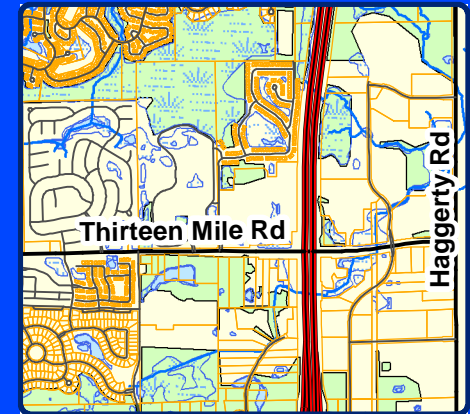
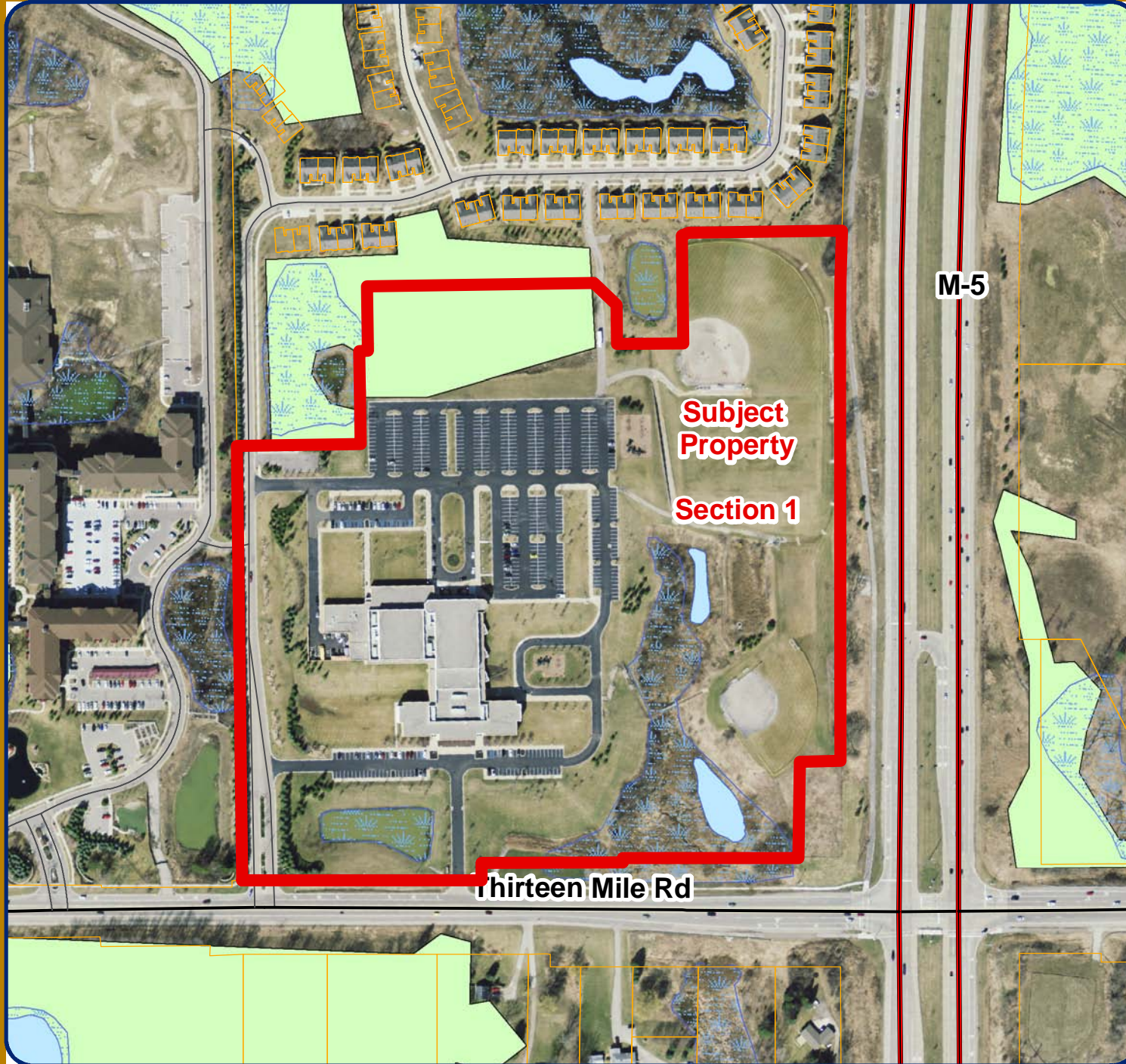
Amended By:
 Date:
 Department:

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JSP 15-07 Brightmoor Christian Church: Building and Parking Lot Expansion

Natural Features



Legend

- Wetlands
- Woodlands
- Pond
- Waterways



City of Novi

Dept. of Community Development
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Date: 03/16/2015
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Site Plan

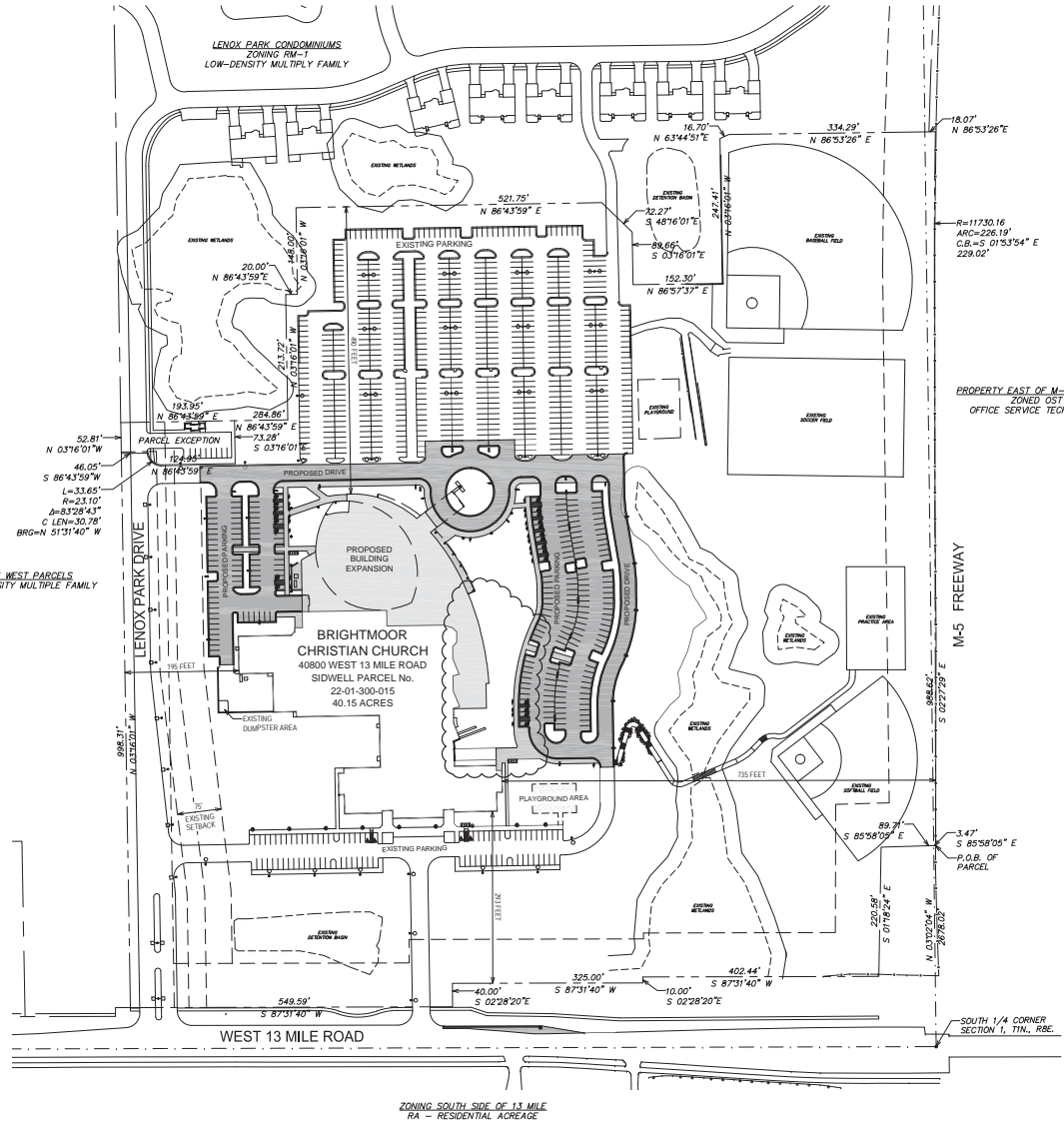
(Full plan set available for viewing at the Community Development Department)

DATE & TIME = 11/03/2014 09:40 AM

PLOT STYLE TABLE = HRC_CW.dwg

FILE NAME = \\s01\003\20140313\0\Brimberry_Site_Plan_Approval\C-01_OVERALL_SITE_PLAN.dwg

USER NAME = Smith, Jeffrey



LEGAL DESCRIPTION:

PARCEL 1 COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 1 AND PROCEEDING ALONG NORTH AND SOUTH 1/4 LINE OF SAID SECTION 1, N 03°02'24" W 342.99 FEET TO THE POINT OF BEGINNING, THENCE S 85°58'05" W 89.71 FEET, THENCE S 01°18'24" E 220.58 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THIRTEEN MILE ROAD, THENCE THE FOLLOWING (5) COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE, S 87°31'40" W 402.44 FEET, THENCE S 02°28'20" E 10.00 FEET, THENCE S 87°31'40" W 325.00 FEET, THENCE S 02°28'20" E 40.00 FEET, THENCE S 87°31'40" W 549.59 FEET, THENCE N 03°16'01" W 98.31 FEET, THENCE N 86°43'59" E 284.86 FEET, THENCE N 03°16'01" W 213.72 FEET, THENCE N 86°43'59" E 20.00 FEET, THENCE N 03°16'01" W 148.00 FEET, THENCE N 86°43'59" E 521.75 FEET, THENCE S 48°18'01" E 72.27 FEET, THENCE S 03°16'01" E 88.66 FEET, THENCE N 86°53'29" E 152.30 FEET, THENCE N 03°16'01" E 247.41 FEET, THENCE N 63°44'51" E 16.70 FEET, THENCE N 86°53'29" E 334.29 FEET, THENCE N 86°53'29" E 18.07 FEET, THENCE ALONG A CURVE TO THE LEFT, RADIUS 11730.16 FEET, CHORD BEARING S 01°53'54" E 229.19 FEET, AN ARC DISTANCE OF 229.02 FEET, THENCE S 02°27'29" E 188.62 FEET, THENCE S 85°58'05" W 3.48 FEET TO THE POINT OF BEGINNING.

EXCEPT COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1 AND PROCEEDING ALONG SOUTH LINE OF SAID SECTION 1 N 87°31'40" E 1375.66 FEET AND N 03°16'01" W 70.01 FEET TO A POINT ALONG THE NORTH RIGHT-OF-WAY OF WEST 13 MILE ROAD (VARIABLE WIDTH) AND N 03°16'01" W 945.50 FEET TO THE POINT OF BEGINNING, THENCE N 03°16'01" W 50.81 FEET, THENCE N 86°43'59" E 152.30 FEET, THENCE N 03°16'01" E 73.28 FEET, THENCE S 86°43'59" W 124.95 FEET, THENCE 33.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 23.10 FEET, CENTRAL ANGLE 83°28'43" AND A CHORD THAT BEARS N 51°31'40" W 30.76 FEET, THENCE S 86°43'59" W 48.05 FEET TO SAID POINT OF BEGINNING.

PROPERTY EAST OF M-5 FREEWAY ZONED OST OFFICE SERVICE TECHNOLOGY

PARKING COUNT:

EXISTING PARKING PROVIDED	REGULAR	ACCESSIBLE	TOTAL
898	20	0	918
PARKING SPACES LOST IN EXPANSION AREA	- 175	- 16	- 191
NEW SPACES PROVIDED	210	22	232
TOTAL AFTER EXPANSION	933	26	959
2,100 SEATS @ ONE SPACE PER 3 SEATS	=	700	SPACES
SCHOOL PORTION FROM ORIGINAL	=	78	SPACES
TOTAL NUMBER OF SPACES REQUIRED	=	778	SPACES

LEGEND:

- CONCRETE CURB & GUTTER
- BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- BUILDING EXPANSION

NOTES:

1. SEE ENLARGED SITE PLAN FOR DETAILED DIMENSIONS OF BUILDING AND PARKING SPACES.
2. TWO (2) COPIES OF AS-BUILT PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER WITHIN THIRTY (30) DAYS OF THE COMPLETION OF THE UTILITY INSTALLATION AS PER SECTION 31-71(A) CITY OF NOVI ORDINANCE.

PROJECT IS CURRENTLY RA - RESIDENTIAL ACREAGE

NOTE:
ALL WORK SHALL CONFORM TO CITY OF NOVI STANDARDS AND SPECIFICATIONS.



CALL MISS DIG 72 HOURS (3 WORKING DAYS) BEFORE YOU DIG 1-800-482-7171 or 811 (TOLL FREE)

NOTE:
ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION AND RECORD MAPPING WHERE AVAILABLE. NO GUARANTEE IS MADE OR SHOULD BE ASSUMED AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL VERIFY THE ACCURACY AND COMPLETENESS PRIOR TO CONSTRUCTION.

555 HULET DRIVE
BLOOMFIELD HILLS, MICH. P.O. BOX 824
48307 - 0824

PHONE: (248) 654-4300
FAX (Int. Phone): (248) 654-8112
FAX (Ext. Phone): (248) 238-2382
WEB SITE: http://www.hrc-eng.com

08/31/2015	PRELIMINARY P.C. SITE PACKAGE
02/02/2015	PRELIMINARY SITE PLAN APPROVAL
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	J.L.S.
DRAWN	J.L.S.
CHECKED	G.J.T.
APPROVED	D.W.M.
FILE NAME = C-01 OVERALL SITE PLAN.dwg	



BRIGHTMOOR CHRISTIAN CHURCH BUILDING AND PARKING LOT EXPANSION

40800 WEST 13 MILE ROAD
NOVI, MI 48377

SOUTH-WEST QUARTER OF SECTION 1
OAKLAND COUNTY MICHIGAN

OVERALL SITE PLAN

HRC JOB NO.	SCALE
20140319	1" = 100'
DATE	SHEET NO.
December 2014	C-1

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EXTERIOR MATERIALS

BRICK "A" - BELDEN PAGO VELOUR A (MATCH FOR EXISTING BRICK)
 BRICK "B" - BELDEN NO. 71 VELOUR A
 FLAT METAL PANEL (UPPER WORSHIP CENTER) = CENTRIA SLATE GRAY
 FLAT METAL PANEL (ABOVE VISION GLASS) = CENTRIA LIGHT SEA WOLF
 EIFS = DRYVIT
 LAMINATED PANEL = TRESPA METEON NW0 / ST

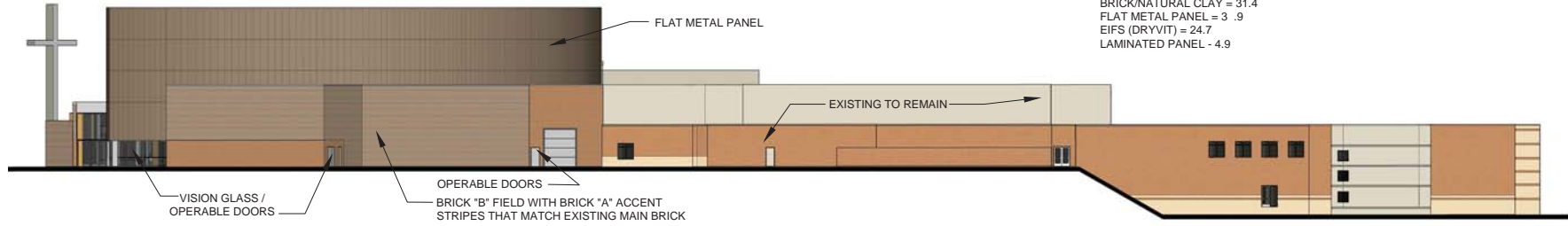
WEST ELEVATION:
 BRICK/NATURAL CLAY = 51.2
 FLAT METAL PANEL = 31.4
 EIFS (DRYVIT) = 17.4

NORTH ELEVATION:
 BRICK/NATURAL CLAY = 3.7
 FLAT METAL PANEL = 5.1
 EIFS (DRYVIT) = 1.1
 LAMINATED PANEL = 4.9

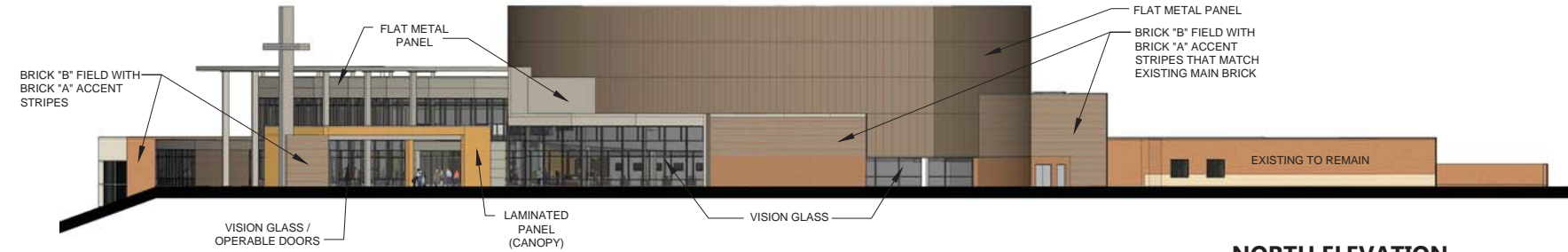
EAST ELEVATION:
 BRICK/NATURAL CLAY = 31.4
 FLAT METAL PANEL = 3.9
 EIFS (DRYVIT) = 24.7
 LAMINATED PANEL - 4.9



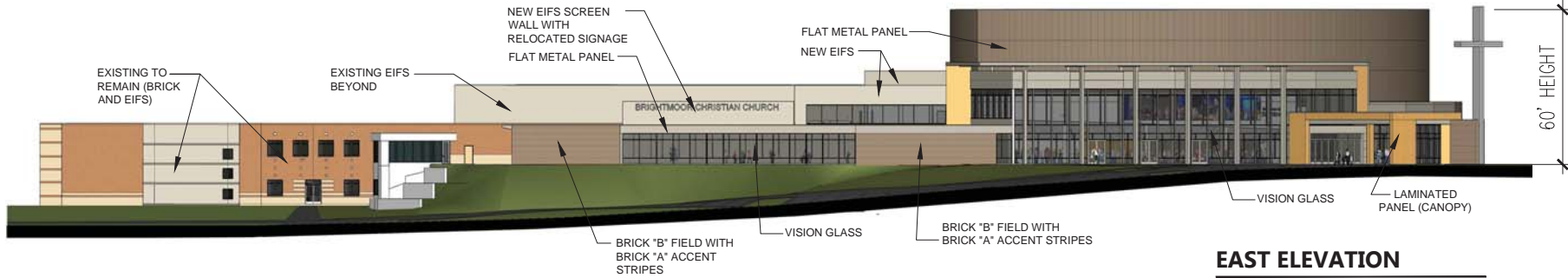
progressive | **ap**
 18114 Mile Rd N.E., Grand Rapids, MI 49525
 616.361.2664 OFFICE 616.361.1493 FAX
 www.progressiveap.com



WEST ELEVATION
 NOT TO SCALE



NORTH ELEVATION
 NOT TO SCALE



EAST ELEVATION
 NOT TO SCALE

FILE NO 71980001
 SITE PLAN REVIEW REVISIONS
 03/09/15
 05/29/15
 DRAWN BY JTM/JAF
 CHECKED BY JTM
 PROJECT LDR JTM
 THIS DOCUMENT HAS BEEN PREPARED BY AN ARCHITECT OR ARCHITECTURAL FIRM AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR ARCHITECTURAL FIRM. ALL RIGHTS RESERVED.

BUILDING EXPANSION FOR:
BRIGHTMOOR CHRISTIAN CHURCH
 40 00 W. 13 MILE ROAD NOV MICHIGAN 4 377

EXTERIOR ELEVATIONS

A-3

Planning Review



PLAN REVIEW CENTER REPORT

June 03, 2015

Planning Review

Brightmoor Christian Church Expansion

JSP15-07

Petitioner

Brightmoor Christian Church

Review Type

Revised Site Plan Review

Property Characteristics

- Site Location: 40800 W. Thirteen Mile Road (north side of Thirteen Mile, just west of M-5)
- Site School District: Walled Lake Consolidated Schools
- Site Zoning: RA, Residential Acreage
- Adjoining Zoning: North: RM-1, Low Density Multiple Family; South (across Thirteen Mile): RA; East (across M-5): OST, Office Service Technology; West: RM-1
- Site Use(s): Brightmoor Christian Church
- Adjoining Uses: North: Lenox Park residential condominiums; South (across Thirteen Mile): Single family, vacant; East (across M-5): Vacant; West: Fox run retirement living
- Site Size: 40.1 acres
- Plan Date: May 29, 2015

Project Summary

The applicant is proposing to expand the existing Church building to the north with a worship space with auditorium style seating that seats 2,100 people along with accessory uses such as office and additional parking.

With the current revised submittal, the applicant is proposing modifications to the building program; as a result, the portion of new construction on the east side has been adjusted and is now only one level. Additional changes are being made to the material choices for the exterior elevations.

Recommendation

Approval of the revised Preliminary Site Plan is **recommended**. The plan generally conforms to the requirements of the Zoning Ordinance;

Project History:

Brightmoor Church is an approved special land use in the RA zoning district. On November 4, 1998, the Planning Commission approved the Special Land Use (following a public hearing), the Preliminary Site Plan with a proposed conservation easement for wetland and wetland mitigation near the southeast part of the development. The development included the Brightmoor Christian Church and school complex along with associated surface parking and drainage facilities.

On June 27, 2012, the Planning Commission approved the expansion of the Special Land Use (following a public hearing), the Preliminary Site Plan, the Woodlands permit, and the Stormwater Management Plan. The development included expansion of the existing parking lot on the north

side of the Brightmoor Christian Church site, resulting in a net increase of 365 parking spaces and a total of 918 spaces. No new buildings or building expansions were proposed at that time.

On January 26, 2015, the City Council has approved Zoning Ordinance Text Amendment 18.273 to amend the City of Novi Zoning Ordinance at Article 4.0, Use Standards, Section 4.10, Places of Worship, in order to allow additional height for places of worship, under certain conditions, as detailed in the Planning Review Chart.

Planning Commission and City Council Actions

The Planning Commission approved the Preliminary Site Plan with special land use (In the RA District, a religious use falls under the Special Land Use requirements) and Storm water Management Plan on March 25, 2015 with the following motions:

In the matter of Brightmoor Christian Church: Building and Parking Lot Expansion, JSP15-07, motion to approve the Special Land Use permit based on the following findings:

1. *Relative to other feasible uses of the site:*
 - a. *The proposed use will not cause any detrimental impact on existing thoroughfare based on the findings of the Traffic Impact Study;*
 - b. *The proposed use will not cause any detrimental impact on the capabilities of public services and facilities given the size of the new use, and that they are not adding any additional demand than anticipated;*
 - c. *The proposed use is compatible with the natural features and characteristics of the land because the plan does not impact any existing natural features;*
 - d. *The proposed use is compatible with adjacent uses of land (given there is no change in existing use and the Planning Commission finds that the increased height will be compatible with, and will not have a material negative impact upon, existing and planned uses located on adjacent and surrounding properties, taking into consideration the size and configuration of the site and the proposed building(s), the size and nature of the improvements on the adjacent and surrounding properties, the aesthetic quality of the proposed building(s), including design, exterior materials, and landscaping, and any other relevant aspects of the site or proposed building(s);*
 - e. *The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use (given there is no change in existing use);*
 - f. *The proposed use will promote the use of land in a socially and economically desirable manner;*
 - g. *The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located;*
2. *The findings of compliance with Ordinance standards in the staff review letter and the conditions and the items listed in that letter being addressed; and 3. The petitioner to work with adjacent property owners to screen the bus parking from the adjacent properties with additional landscaping.*

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

In the matter of Brightmoor Christian Church: Building and Parking Lot Expansion, JSP15-07, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. *The findings of compliance with Ordinance standards as listed in Section 4.10.5 to allow a building up to 65 feet in height on sites exceeding 30 acres.*

- b. *Landscape waiver to permit the reduction in minimum requirements for Interior Parking Lot Landscape Calculations as listed in Section 5.5.3.C by 17 trees due to plenty of existing and proposed landscape on site, which is hereby granted;*
- c. *The applicant will work with the City's Landscape Architect to determine the location for replacing the 58 existing trees that will be removed for this construction;*
- d. *The findings of compliance with Ordinance standards in the staff review letter and the conditions and the items listed in that letter being addressed; and This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.*

In the matter of Brightmoor Christian Church: Building and Parking Lot Expansion, JSP15-07, motion to approve the Stormwater Management Plan, based on and subject to: a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3.0 (Zoning Districts), Article 4.0(Use Standards), Article 5.0(Site Standards) and any other applicable provisions of the Zoning Ordinance. **No additional comments are provided based on the revised submittal. Please refer to comments listed in the letter dated February 25, 2015 for Final Site Plan**

1. Other Reviews:

- a. Engineering Review: Engineering does not additional comments for the Revised Preliminary Site Plan.
- b. Landscape Review: Landscape did not review the revised Preliminary as the changes did not affect previous recommendation.
- c. Wetland and Woodland Review: There are no impacts to wetlands and woodlands proposed with this expansion on site.
- d. Traffic Review: Traffic did not review the Revised Preliminary Site Plan as the changes did not affect previous recommendation.
- e. Facade Review: A section 9 waiver is required. Sample board is required prior to Planning Commission meeting. Facade supports the waiver and recommends approval.
- f. Fire Review: Fire did not review the revised Preliminary as the changes did not affect previous recommendation.

Response Letter

This Site Plan is scheduled to go before Planning Commission review on June 10, 2015. Please provide the following **no later than June 04, 2015** if you wish to keep the schedule.

1. A response letter addressing ALL the comments from ALL the review letters.
2. A PDF version of the all Site Plan drawings that were submitted for the revised Preliminary review, dated May 29, 2015. **NO CHANGES MADE.**
3. A sample board of building materials as requested by our Façade Consultant.

Signage

Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.


Pre-Construction Meeting

Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

Chapter 26.5

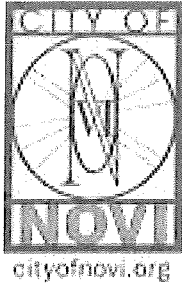
Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or skomaragiri@cityofnovi.org.



Sri Ravali Komaragiri – Planner

Engineering Review



PLAN REVIEW CENTER REPORT

06/03/2015

Engineering Review

BRIGHTMOOR CHRISTIAN CHURCH

Applicant

BRIGHTMOOR TABERNACLE

Review Type

Revised Preliminary Site Plan

Property Characteristics

- Site Location: N. of 13 Mile Rd. and W. of M-5
- Site Size: 40.15 acres
- Plan Date: 06/01/15

Project Summary

- Construction of a building expansion and associated parking. Site access would be provided from the existing site parking lot.
- Water service and 3 existing hydrants would be relocated to accommodate the proposed building addition. No new leads are being proposed.
- Storm water would be collected by a single storm sewer collection system and detained in the existing storm water detention facilities.

Recommendation

Approval of the Revised Preliminary Site Plan and Preliminary Storm Water Management Plan is recommended.

Comments:

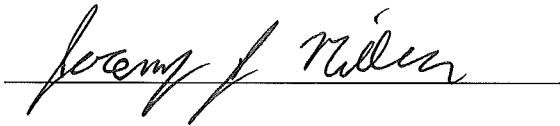
The Preliminary Site Plan meets the general requirements of Chapter 11, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be addressed at the time of Final Site Plan submittal (further engineering detail will be required at the time of the final site plan submittal):

Additional Comments (to be addressed prior to the Final Site Plan submittal):

General

1. There are no engineering comments for the revised preliminary site plan dated 06/01/15. Please refer to engineering review letter date 02/26/2015 for additional comments.

Please contact Jeremy Miller at (248) 735-5694 with any questions.

A handwritten signature in black ink, reading "Jeremy Miller", is written over a horizontal line.

cc: Ben Croy, Engineering
Brian Coburn, Engineering
Sri Komaragiri, Community Development
Sabrina Lilla, Water & Sewer

Façade Review



June 1, 2015

Review Status Summary:
Approved, Section 9 Waiver Recommended

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

Re: **FACADE ORDINANCE - Preliminary Site Plan, REVISED**
Brightmoor Christian Church, PSP15-0017
 Façade Region: 1, Zoning District: RA

Dear Ms. McBeth;

The following is the Façade Review for Preliminary Site Plan Approval of the above referenced project based on the drawings prepared by Progressive A/E, dated 5/29/15. The percentages of materials proposed for each façade are as shown below. Materials that are in violation of the Ordinance, if any, are shown on bold.

	East (front)	North	West	South	Façade Ordinance Section 2520 Maximum (Minimum)
Brick	31%	37%	49%	NA	100% (30% Min)
Flat Metal Panels	39%	56%	30%	NA	50%
Laminated Panels	5%	5%	0%	NA	25%
EIFS	25%	2%	21%	NA	25%

This application consists of a revision to a previously approved façade that was in full compliance with the Façade Ordinance. The revision essentially consists of changing the upper auditorium walls from Brick to Flat Metal Panels. This project consists of an addition that is approximately equal in foot print to the existing building; therefore the entire building has been considered when calculating the percentages of materials (note that the previous review considered only the addition). A sample board of the proposed materials and colors has been provided that indicates carefully coordinated colors that harmonize well with the existing structure. The proposed revision results in the percentage of Flat Metal Panels on the north façade exceeding the amount allowed by the Ordinance by the Ordinance. (56% proposed vs. 50% allowed). The applicant has also provided an alternate elevation that achieves full compliance via the introduction of spandrel glass on the north façade. However, the applicant has stated he prefers the proposed facade.

Recommendation – The change from Brick to Flat Metal Panels on the upper auditorium wall does not significant reduce the overall aesthetic value of the building. The affected area is set back from the primary façade and as such is of lesser visual prominence when viewed from the east. This can be seen on the rendering provided by the applicant. Consideration is also given to the fact that the north façade is not directly visible from a major thoroughfare. Similarly, the alternate (full compliance) façade does not significantly increases the aesthetic value off the north façade.

For the reasons stated above, it is our recommendation that the revised façade is consistent with the intent and purpose of the Façade Ordinance and that a Section 9 Waiver be granted for the 6% overage of Flat Metal Panels on the north façade.

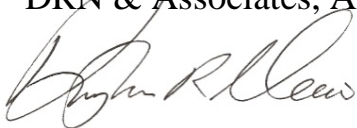
Notes to the Applicant:

1. It should be noted that any roof top equipment must be screened from view from all on-site and off-site vantage points using compliant materials consistent with the building design.
2. Inspections – The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. 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 project please do not hesitate to call.

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA

Applicant Response Letter

June 1, 2015

Ms. Sri Komaragiri
Planner
City of Novi
45175 W. Ten Mile Road
Novi MI, 48375

Re: Modifications to Brightmoor Christian Church

Dear Sri:

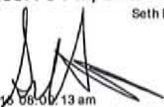
Brightmoor Christian Church has made some modifications to the program for the building located at 40800 West 13 Mile Road, Novi, MI. Initially, there was new space reserved for the youth (grades 9-12) in the church on the east side of the building in a lower level of the new construction. After further review, it was determined that an existing space in the building (the existing Worship Center) would be underutilized once the new Worship Center is constructed. The Church decided to take advantage of an underutilized space, and use the existing audio, video, and lighting equipment, since it is appropriate for youth use. As a result, the portion of the new construction on the east side has been adjusted and is now only one level.

The Church elected to change the brick on the Worship Center, above the first floor roof line, to metal panel for a number of reasons. First, it's a lighter material, which allows the structure to be more efficient. Second, constructability is improved as metal panels can be constructed during cold weather therefore winter conditions won't have much of an impact on the construction schedule. Also, installation time is much shorter improving the overall construction schedule. Lastly, the metal panel creates a more contemporary feel for the building which is something the Owner feels is important for perception and to continue to sustain congregational growth.

If you have any questions about these changes, please contact me at 616-361-2664.

Sincerely,

Progressive AE, Inc.


Seth D. Horton

06/01/2015 08:00:13 am
Seth D. Horton PE, CPC, LEED AP, CDT
Project Manager

SDH/alc

P:\71980001\Regulatory\2015 06 01 Ltr to Novi re Modifications.docx

June 4, 2015

Ms. Sri Komaragiri
Planner
City of Novi
45175 W. Ten Mile Road
Novi MI, 48375

Re: Request of Section 9 Waiver

Dear Sri:

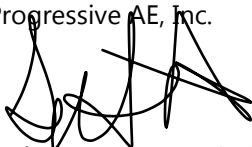
Progressive AE has reviewed the consultant's response for the review of the Final Site Plan Approval Package. Progressive AE and Brightmoor Christian Church agree with the recommendation provided by the consultant.

We are requesting a Section 9 waiver for the project. The quantity of metal panel exceeds the City ordinance by 6%.

If you have any questions about these changes, please contact me at 616-361-2664.

Sincerely,

Progressive AE, Inc.



Seth D. Horton PE, CPC, LEED AP, CDT
Project Manager

SDH/alc



PRINCIPALS

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EMAIL: info@hrc-engr.com

June 4, 2015

City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

Attn: Jeremy Miller

Re: Brightmoor Christian Church
Response to Engineering Review JSP15-07, Dated June 3, 2015
Revised Preliminary Site Plan

HRC Job No. 20140319

Dear Mr. Miller:

No new comments have been received. All previous comments will be addressed at Final Site Plan submission.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.

Gary J. Tressel
Senior Associate

GJT/nf
Attachment
Enclosure

pc: City of Novi; Ben Croy, Brian Coburn, Sri Komaragiri, Michael Andrews
HRC; File



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June 4, 2015

City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

Attn: Ms. Sri R. Komaragiri Planner

Re: Brightmoor Christian Church
Response to Planning Review JSP15-07, Dated June 3, 2015
Revised Preliminary Site Plan

HRC Job No. 20140319

Dear Sri:

No new comments have been received. All previous comments will be addressed at Final Site Plan submission.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.

Gary J. Tressel
Senior Associate

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