

LIFETIME FITNESS FAÇADE JF26-05

JF26-05 LIFETIME FITNESS FACADE

Consideration of the request of Lifetime Fitness for Section 9 Façade Waiver. The subject property is located at 40000 High Pointe Blvd, situated south of Nine Mile Road and west of Haggerty Road (Section 36).

Required Action

Approval or denial of the Section 9 Façade Waiver.

REVIEW	RESULT	DATE	COMMENTS
Façade	Approval Recommended	07/27/26	• Section 9 Façade Waiver for painting of existing brick for re-imaging of the building

MOTION SHEET:

Approval – Section 9 Façade Waiver

In the matter of Lifetime Fitness Façade JF26-05, motion to **approve** the Section 9 Façade Waiver based on and subject to the following:

1. A Section 9 Façade is granted under Section 5.15.9 for painting of existing brick, as the proposed colors harmonize well together, and the overall aesthetic value of the building is maintained or improved by the proposed alterations.
2. *(additional conditions here, if any)*

(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.)

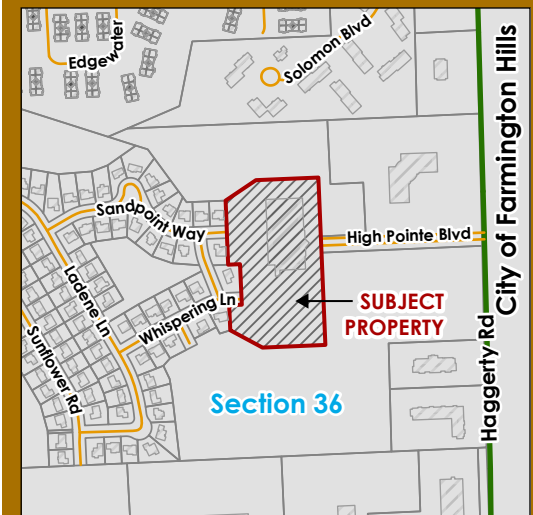
– OR –

Denial – Section 9 Façade Waiver

In the matter of Lifetime Fitness Façade JF26-05, motion to **deny** the Section 9 Façade Waiver... *(because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

MAP
Location

JF26-05 LIFETIME FITNESS FACADE LOCATION MAP



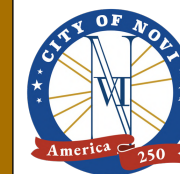
LEGEND

Subject Property

Thoroughfare Classification

Arterial

Local Residential Street



Map Author: Brad Doane
Project: 40000 High Pointe Blvd

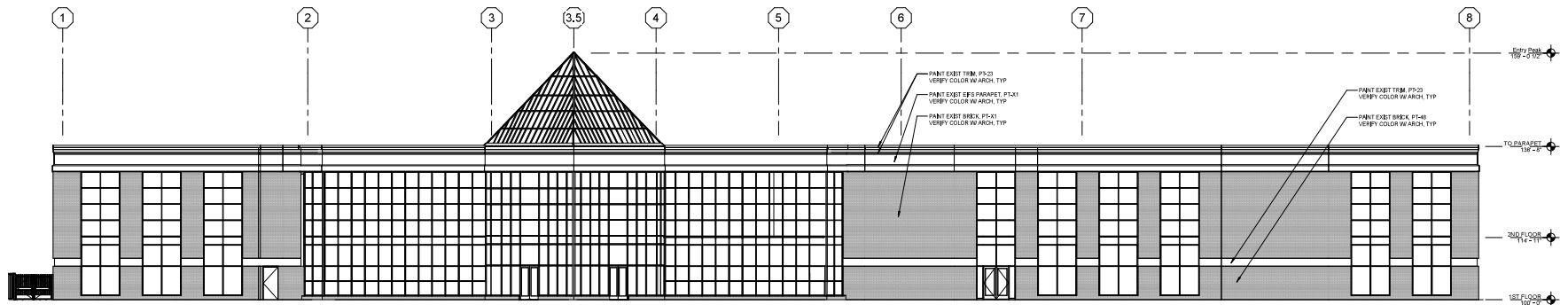
Date: 07/28/26
Version #: 1

City of Novi

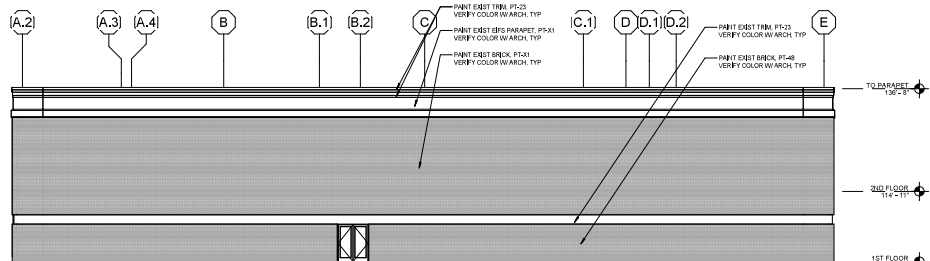
Community Development Department
City Hall / Civic Center
45175 Ten Mile Road, Novi, MI 48375
cityofnovi.org



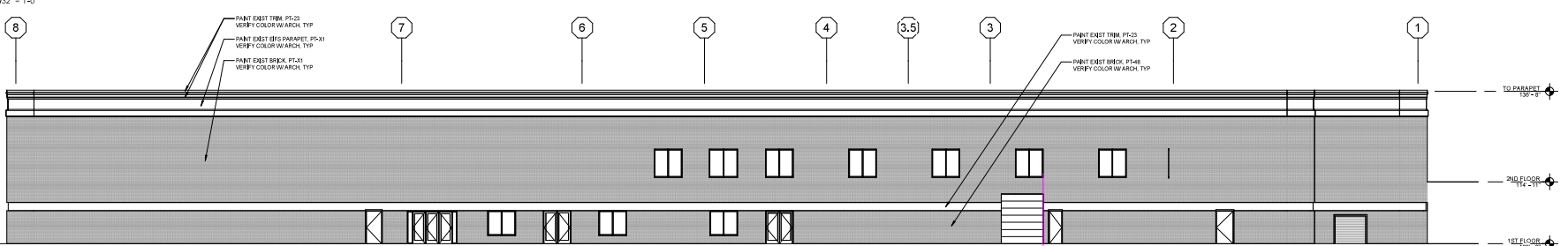
PLANS AND RENDERING



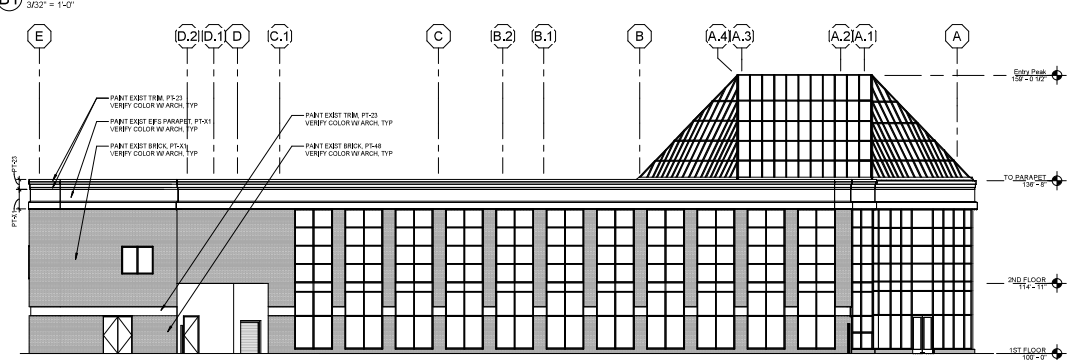
D1 EXTERIOR ELEVATION - EAST
3/32" = 1'-0"



C1 EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"



B1 EXTERIOR ELEVATION - WEST
3/32" = 1'-0"



A1 EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"

GENERAL NOTES - EXTERIOR ELEV.
1. EXTERIOR ELEVATION SHOWN FOR GRAPHIC REFERENCE ONLY. PAINT LOCATIONS AND MATERIAL DESIGNATIONS SHALL APPLY TO ALL SIDES OF BUILDING UNO.



PROPOSED



EXISTING

SW 7039
Virtual Taupe

SW 7047
Porpoise

SW 9173
Shiitake

EXISTING SITE PHOTOS







FAÇADE REVIEW



July 27, 2026

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

Façade Review Status:
Approved, Section 9 Waiver
Recommended.

Attn: Lindsay Bell – Director of Planning

Re: FACADE ORDINANCE
Lifetime Fitness, JSP27-05
Façade Region: 2, Zoning District: OS-1

Dear Mrs. Bell,

This project is considered a façade alteration as described in Section 5.15.6 of the Façade Ordinance. The applicant is proposing painting of existing brick and EIFS for re-imaging of the building. Three colors are proposed. The proposed colors appear to be carefully selected subdued earth toned colors that harmonize well together. The existing differentiation of façade materials (accent bands) will be maintained by using the different colors. A colored rendering has been provided that illustrates the before and after condition.

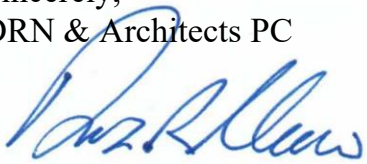
	West (Front)	North	East	South	Ordinance Maximum (Minimum)
Brick, Upper 20'(Color PT-X1, SW9173)	55%	55%	55%	55%	100%
Brick, Lower 8' (Color PT-48, SW7047)	20%	20%	20%	20%	100%
EIFS, Upper Fascia 5' (Color PT-X1, SW9173)	15%	15%	15%	15%	25%
Lower Trim 2' (Color PT-23, SW7047)	5%	5%	5%	5%	25%
Metal Coping 1.5' (Color PT-23, SW7047)	5%	5%	5%	5%	50%

The Façade Ordinance prohibits the painting of existing brick. A Section 9 Waiver would be required for this deviation. On past projects the use of masonry stain in lieu of paint has been deemed to be in compliance with the Façade Ordinance. Therefore, if the applicant revises the specification to “stain”, a Section 9 Waiver would not be required. In some cases the proposed colors cannot be achieved using stain. In this case we believe the overall aesthetic value of the building is maintained or improved by the proposed alteration. Therefore a Section 9 Waiver is recommended for painting of the existing façade materials, as proposed.

Notes to the Applicant:

1. 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.

Sincerely,
DRN & Architects PC



Douglas R. Necci, AIA

APPLICANT RESPONSE

July 30, 2026

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

RE: FACADE ORDINANCE
Lifetime Fitness, JSP27-05
Façade Region: 2, Zoning District: OS-1

RESPONSE

CITY OF NOVI PLANNING REVIEW COMMENTS

We have received your plan review comment. Please see our comment below regarding the correction letter.

1. The Façade Ordinance prohibits the painting of existing brick. A Section 9 Waiver would be required for this deviation. On past projects the use of masonry stain in lieu of paint has been deemed to be in compliance with the Façade Ordinance. Therefore, if the applicant revises the specification to "stain", a Section 9 Waiver would not be required. In some cases the proposed colors cannot be achieved using stain. In this case we believe the overall aesthetic value of the building is maintained or improved by the proposed alteration. Therefor a Section 9 Waiver is recommended for painting of the existing façade materials, as proposed.

RESPONSE:

The selection of colors chosen for the exterior painting palette is carefully chosen to go well together, and maintain similar colors of our brand standard. With stain, the resulting color varies based on existing brick color, weather elements over time, and the ability for the stain to actually permeate the existing brick. We do request the Section 9 Waiver to feel confident in a consistent and accurate representation of the proposed building palette.

ADDITIONALLY

This review in no way excludes items that may be found in the field during inspections and be required to complete in order to comply with applicable codes and ordinances. It is our opinion that Life Time has met or will meet all the obligations of the City of Novi as related to this project.