



## TOWN CENTER BUILDING A.1 JSP 17-24

### Town Center Building A.1 JSP 17-24

Approval at the request of Novi Town Center Investor, LLC for Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 14, north of Grand River Avenue and east of Novi Road. The subject property is approximately 47.77 acres and in the TC, Town Center District. The applicant is proposing to update the façade by removing the existing storefront canopy and construct a new façade on the one story retail building.

### Required Action

Approval of Preliminary Site Plan and a Section 9 Façade Waiver

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval Recommended	03-17-17	Items to be addressed on the Stamping Set submittal
Facade	Approval Recommended	03-22-17	<b>Section 9 Waiver is required for overage of wood trim and flat metal panels.</b>

**Motion sheet**

**Approval – Preliminary Site Plan**

In the matter of Town Center Building A.1 JSP 17-24, motion to **approve** the Preliminary Site Plan and Section 9 Façade Waiver, based on and subject to the following:

- a. To allow the overage of wood trim material (0% allowed; 2% proposed) and the overage of flat metal panel material (0% minimum; 19% proposed) because the proposed alteration is consistent with the intent and purpose of the Façade Ordinance and the proposed amendment to the façade ordinance would allow up to 10% of the flat metal panels, which is hereby granted; and
- 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.)*

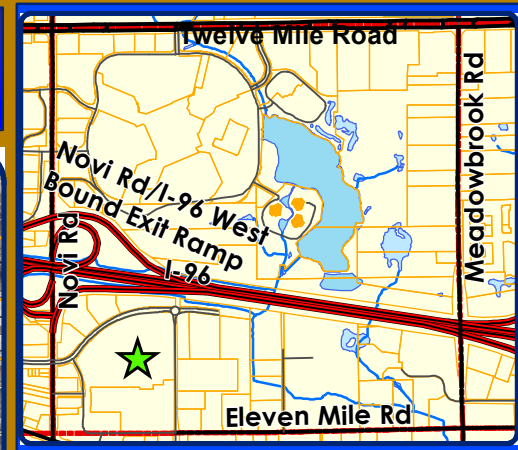
Maps  
Location  
Zoning  
Future Land Use  
Natural Features

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# JSP17-24: Town Center Building A.1

## Location Map



### LEGEND

 Sections



## City of Novi

Community Development Department  
Civic Center  
45175 W Ten Mile Road  
Novi, MI 48375  
[www.cityofnovi.org](http://www.cityofnovi.org)

Map Author: Kirsten Mellem  
Date: 04/11/2017  
Project: JSP17-24 Town Center Building A.1  
Version #: 1



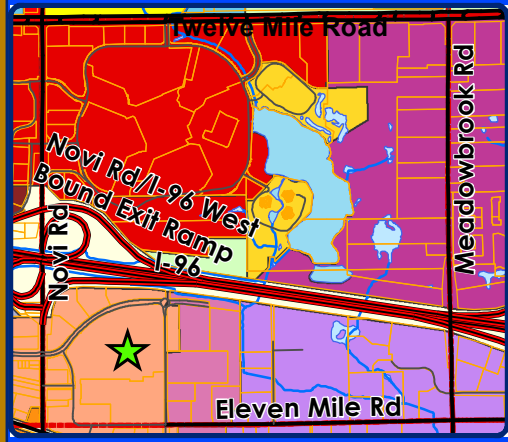
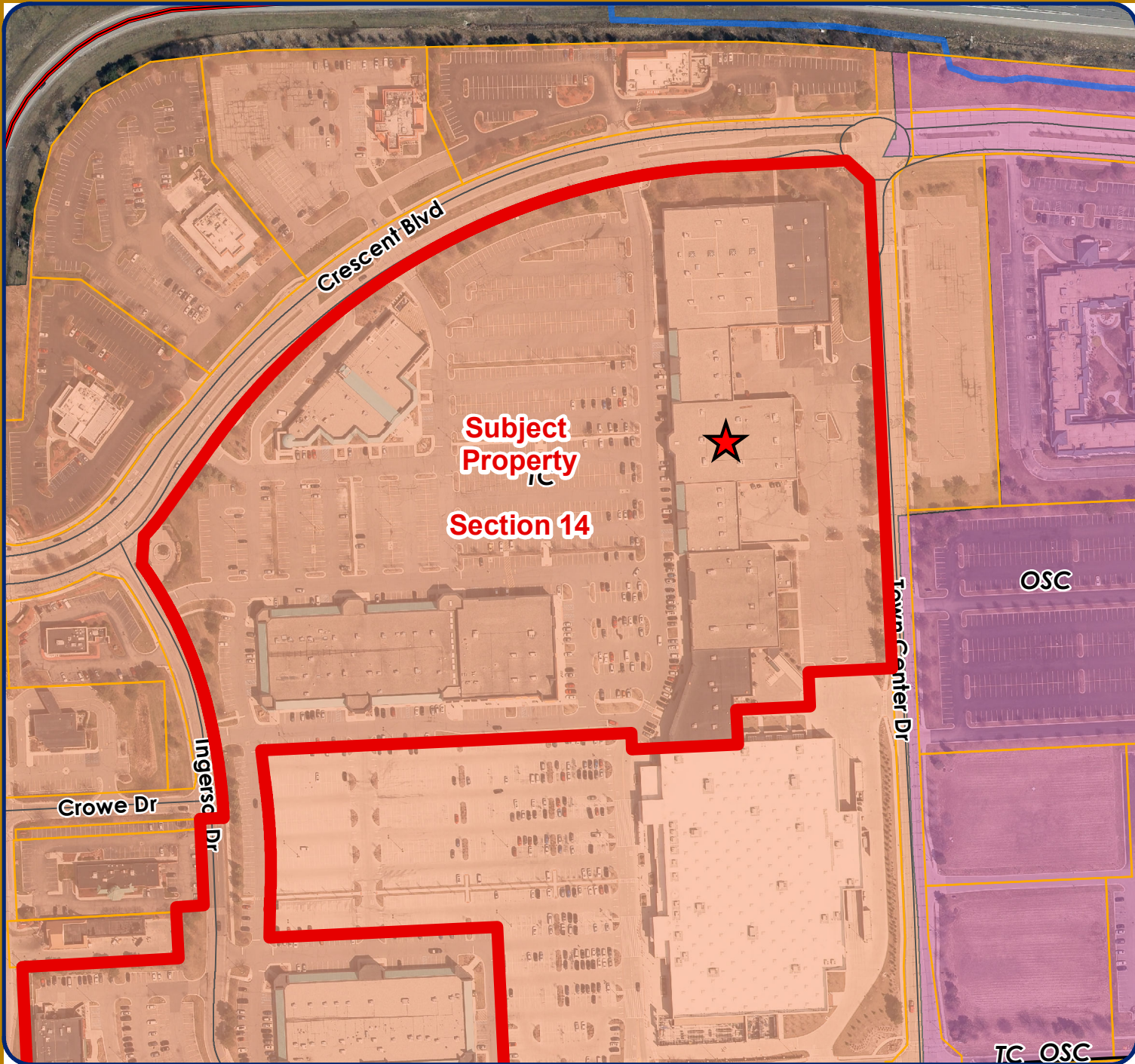
### MAP INTERPRETATION NOTICE

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# JSP17-24: Town Center Building A.1

## Zoning Map



**LEGEND**

	Sections
	R-A: Residential Acreage
	R-4: One-Family Residential District
	RM-1: Low-Density Multiple Family
	B-3: General Business District
	C: Conference District
	EXPO: EXPO District
	I-1: Light Industrial District
	OS-1: Office Service District
	OSC: Office Service Commercial
	OST: Office Service Technology
	RC: Regional Center District
	TC: Town Center District
	TC-1: Town Center - I District

**City of Novi**  
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0 62.5 125 250 375 Feet  
1 inch = 250 feet

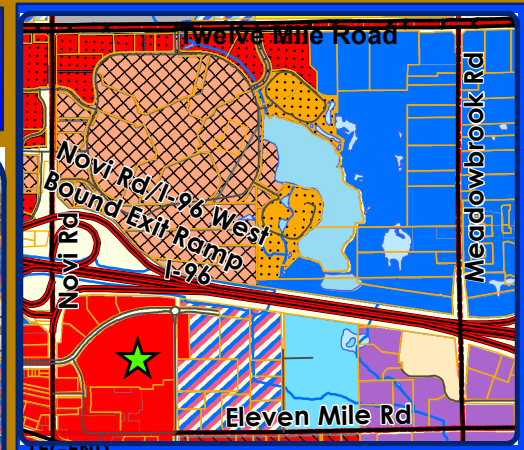
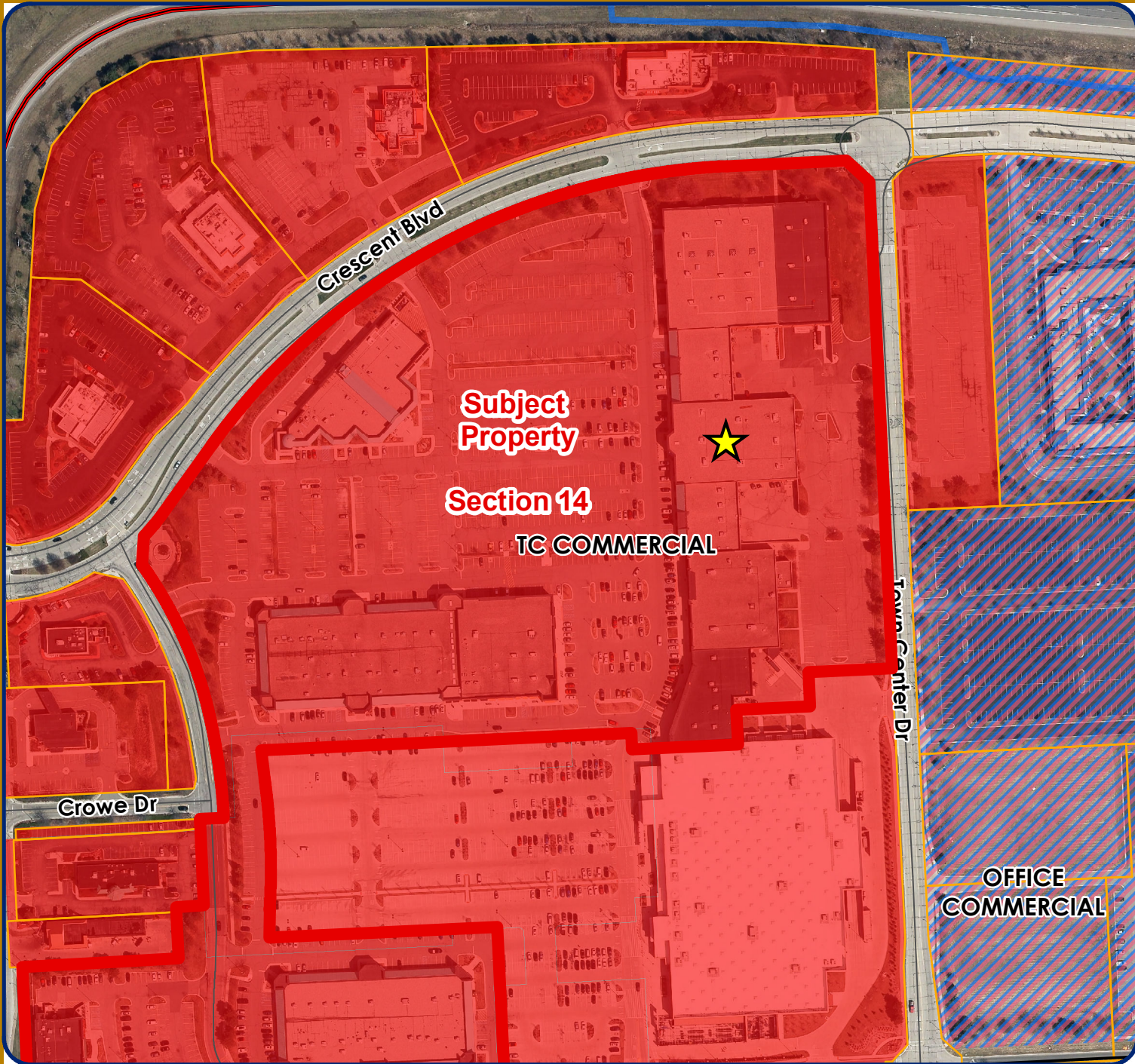
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# JSP17-24: Town Center Building A.1

## Future Land Use Map



**LEGEND**

- Sections
- FUTURE LAND USE**
- Single Family
- PD1
- Community Office
- Office RD Tech
- Office Commercial
- Industrial RD Tech
- Regional Commercial
- TC Commercial
- TC Gateway
- PD2
- Educational Facility
- Public
- Cemetery

**CITY OF NOVI**  
Community Development Department  
Civic Center  
45175 W Ten Mile Road  
Novi, MI 48375  
www.cityofnovi.org

Map Author: Kirsten Mellem  
Date: 04/11/2017  
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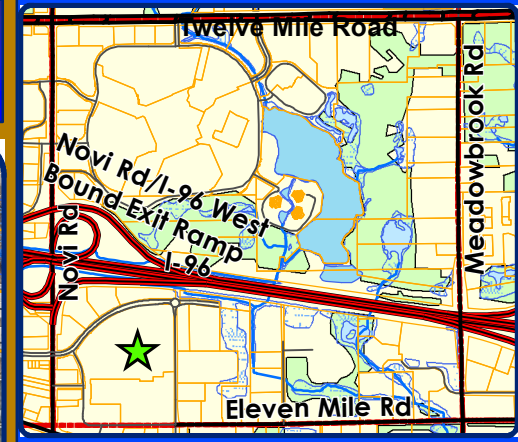
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# JSP17-24: Town Center Building A.1

## Natural Features Map




**LEGEND**

- Sections
- WETLANDS
- WOODLANDS

 **City of Novi**  
Community Development Department  
Civic Center  
45175 W Ten Mile Road  
Novi, MI 48375  
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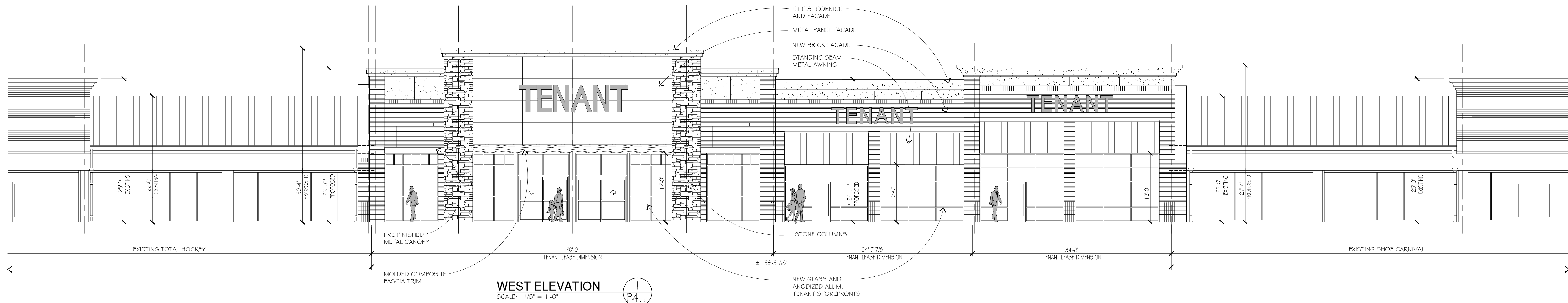
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**SITE PLAN**

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



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**WEST ELEVATION MATERIALS**

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
FACE BRICK (NATURAL CLAY)	100 %	974 S.F.	36.1 %
E.I.F.S.	25 %	380 S.F.	14.1 %
STONE	50 %	284 S.F.	10.7 %
STANDING SEAM METAL AWNING	25 %	340 S.F.	12.6 %
FLAT METAL PANELS	0 %	532 S.F.	19.8 %
MOLDED CORNICE & TRIM	15 %	182 S.F.	6.7 %
<b>TOTAL</b>		<b>2,692 S.F.</b>	<b>100.0 %</b>

NOTE : TOTAL FACADE = 3,978 S.F. - GLASS STOREFRONT AREA OF 1,286 S.F. = 2,692 S.F.  
NOTE : TOTAL CAST STONE AREA = LESS THAN 0.5 % THUS DISREGARDED FROM FACADE CALCULATIONS.

**NORTH WING WALL ELEVATION MATERIALS**

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
FACE BRICK (NATURAL CLAY)	100 %	225 S.F.	94.0 %
E.I.F.S.	25 %	5 S.F.	2.0 %
STONE	50 %	0 S.F.	0 %
STANDING SEAM METAL AWNING	25 %	0 S.F.	0 %
FLAT METAL PANELS	0 %	0 S.F.	0 %
MOLDED CORNICE & TRIM	15 %	9 S.F.	4.0 %
<b>TOTAL</b>		<b>239 S.F.</b>	<b>100.0 %</b>

**SOUTH WING WALL ELEVATION MATERIALS**

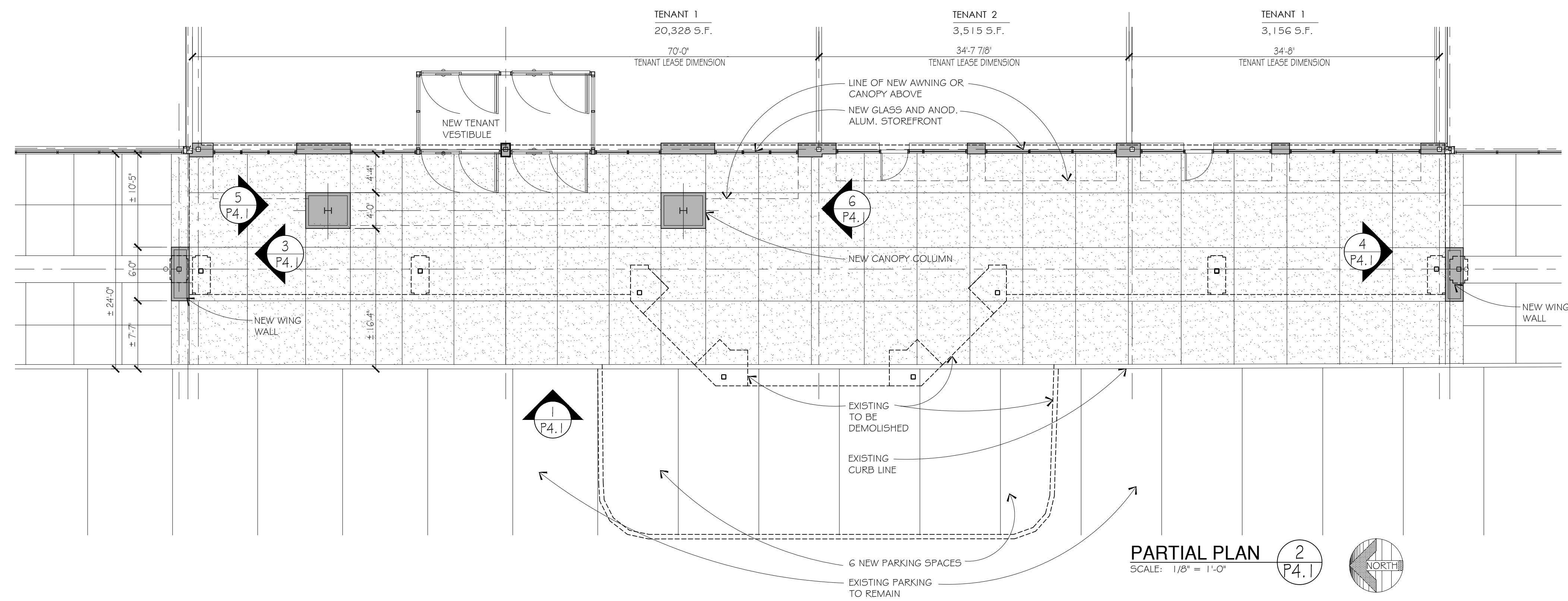
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**NORTH CANOPY SIDE ELEVATION MATERIALS**

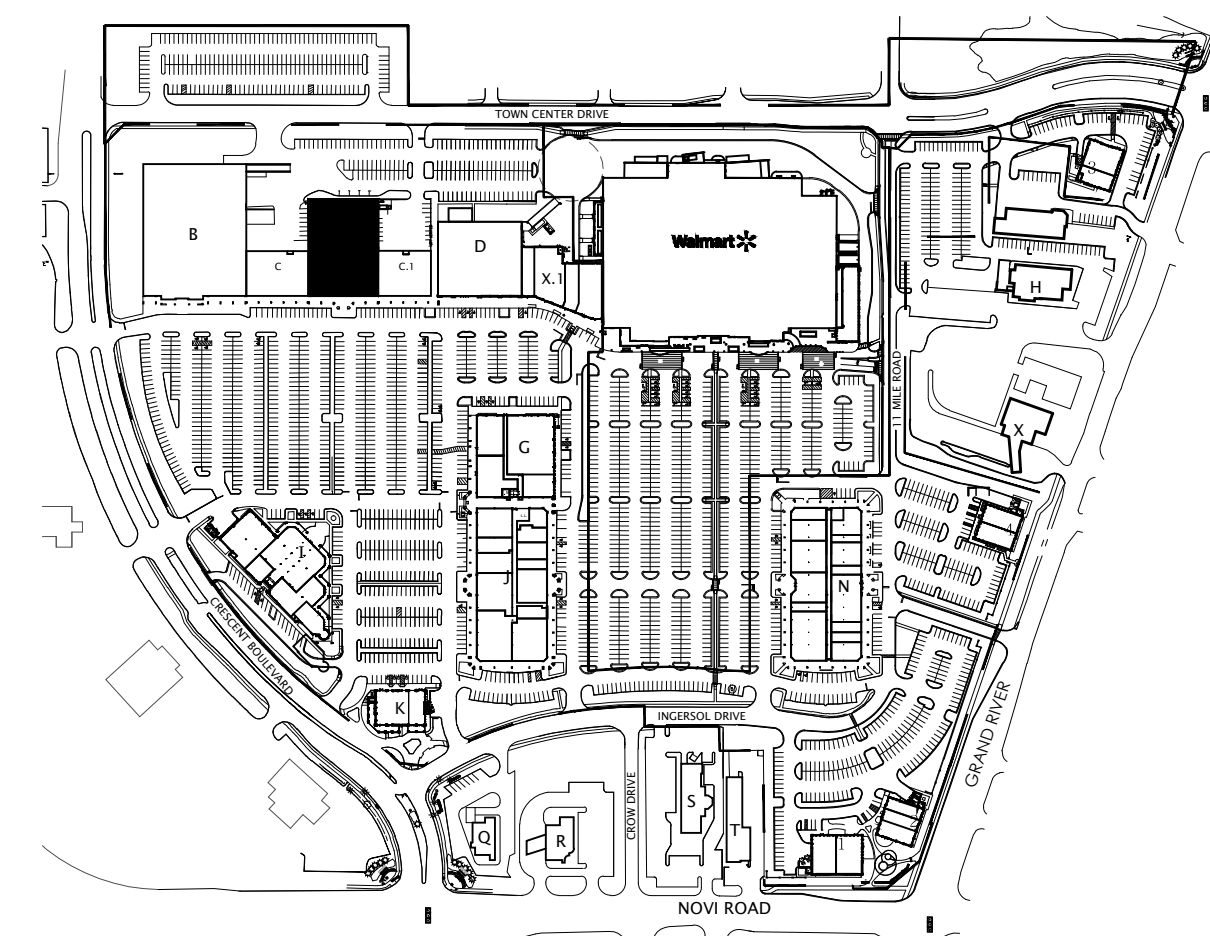
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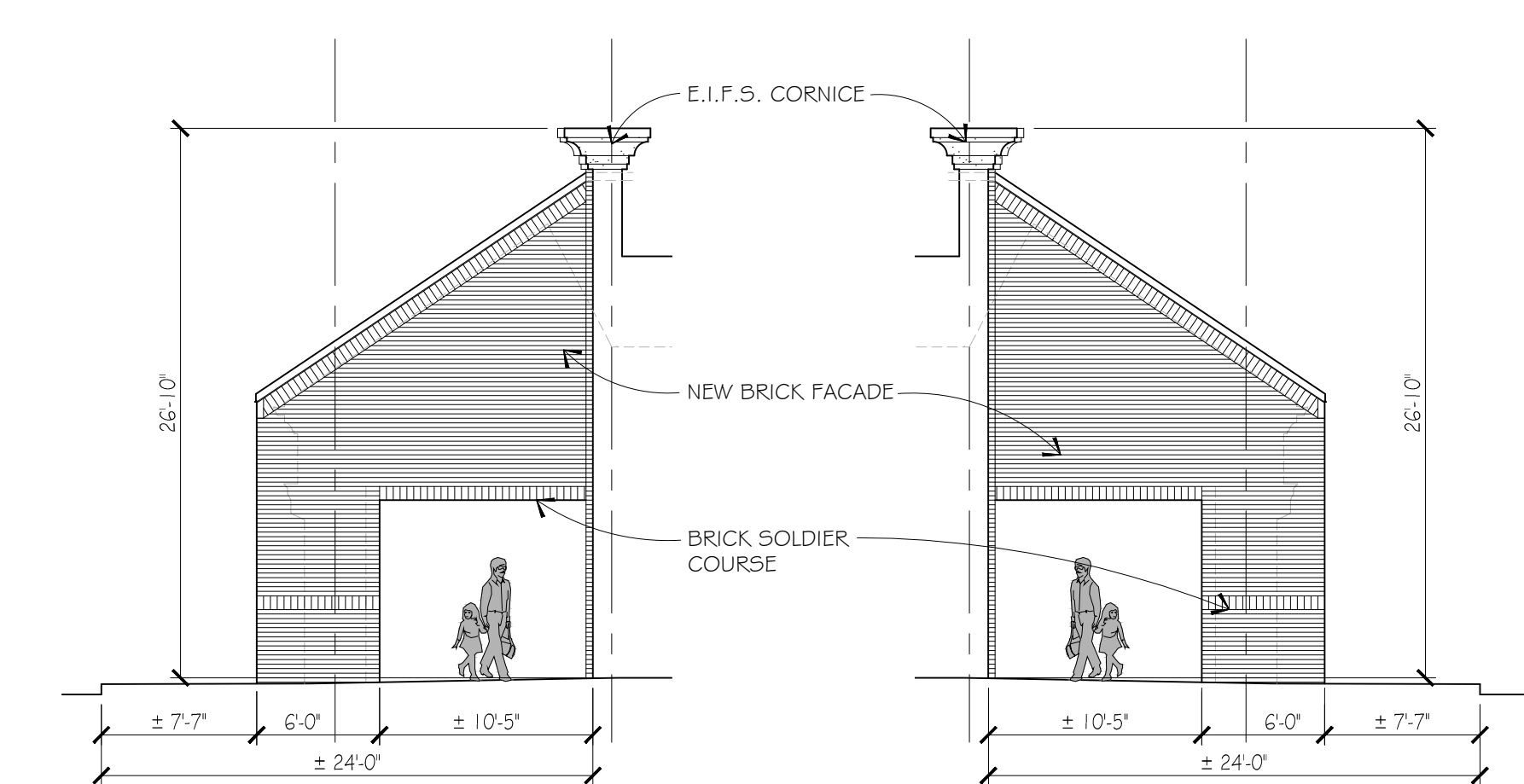


**PARTIAL PLAN**  
SCALE: 1/8" = 1'-0"

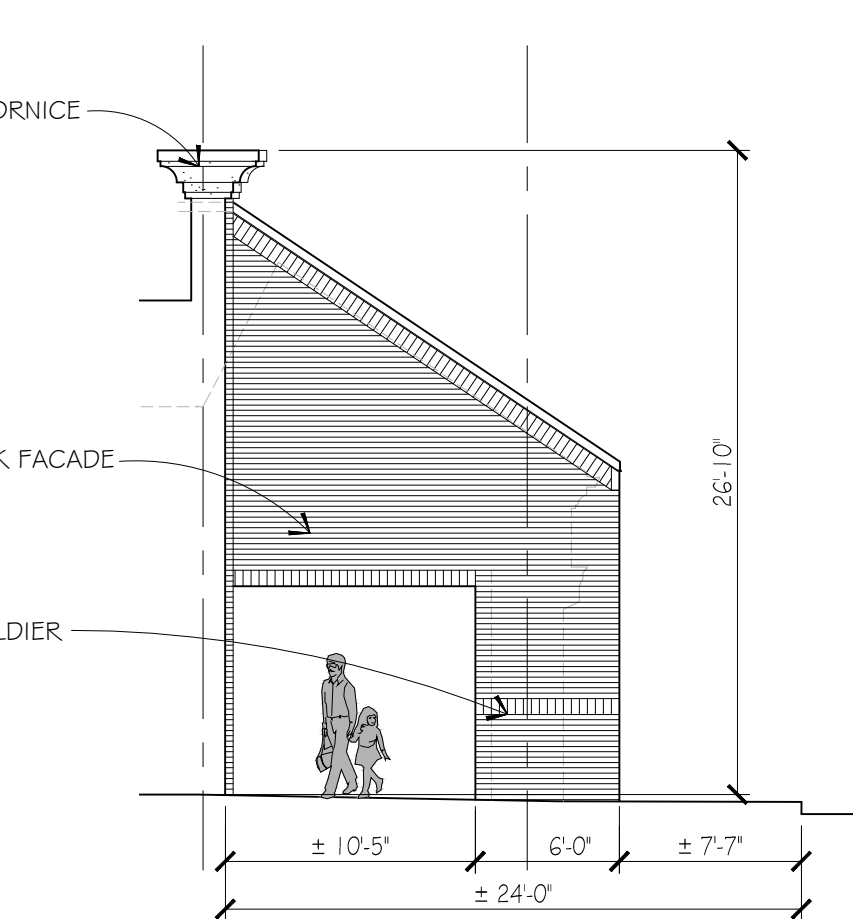


**KEY PLAN**  
SCALE: N.T.S.

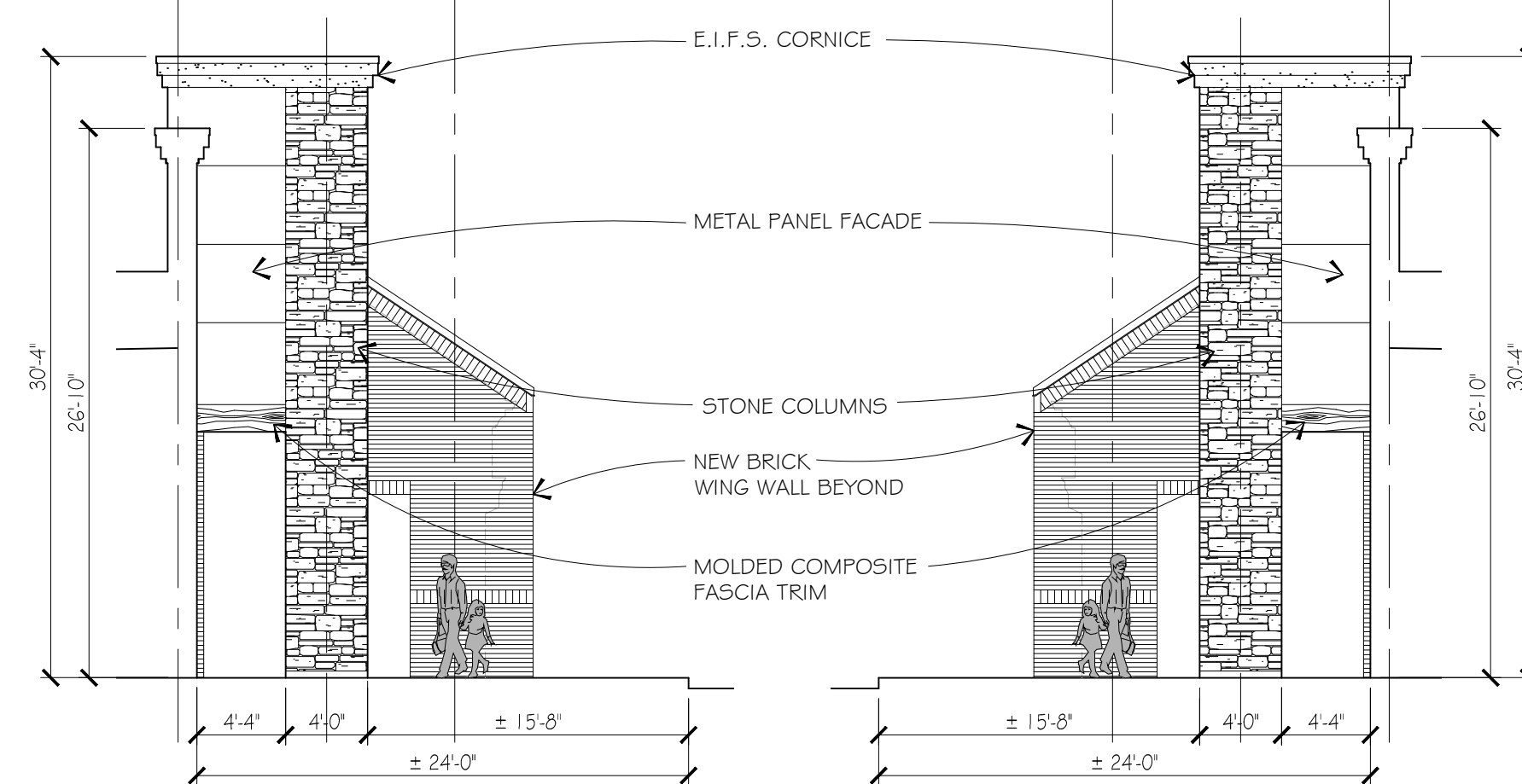
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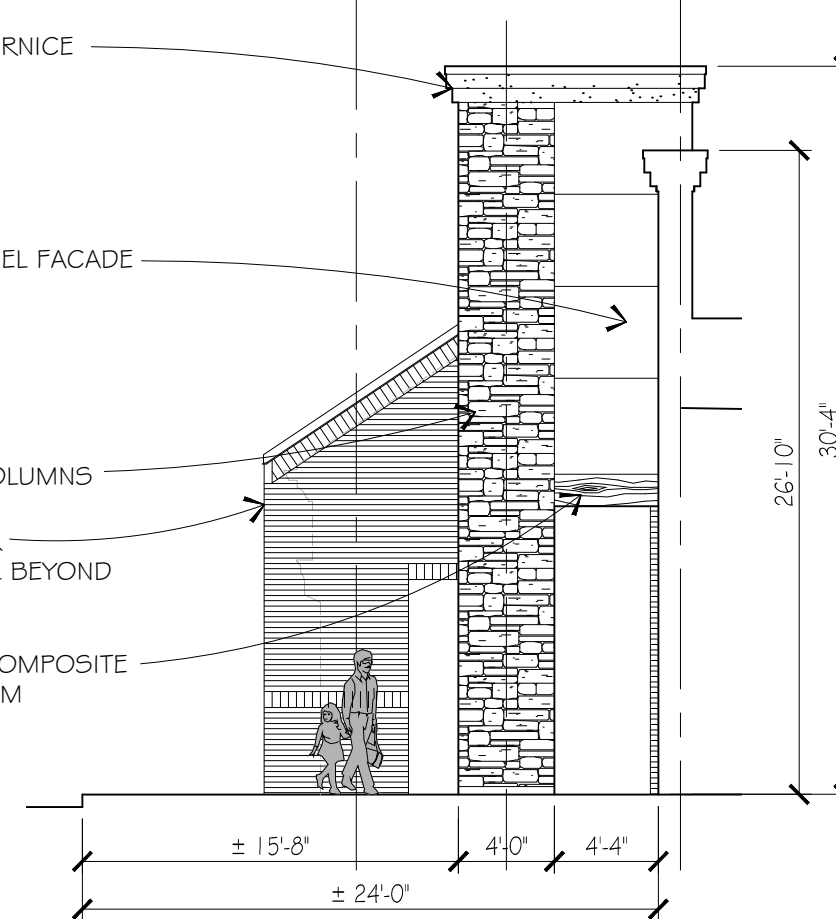
**SOUTH WING WALL ELEVATION**  
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**NORTH WING WALL ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH CANOPY ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH CANOPY ELEVATION**  
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**BUILDING A.1**  
**NOVI TOWN CENTER**  
NOVI MICHIGAN

43259 Crescent Blvd.  
Novi, Michigan 48375  
248/347-3830 Fax 248/347-3833

**Novi Town Center** **SIMON**

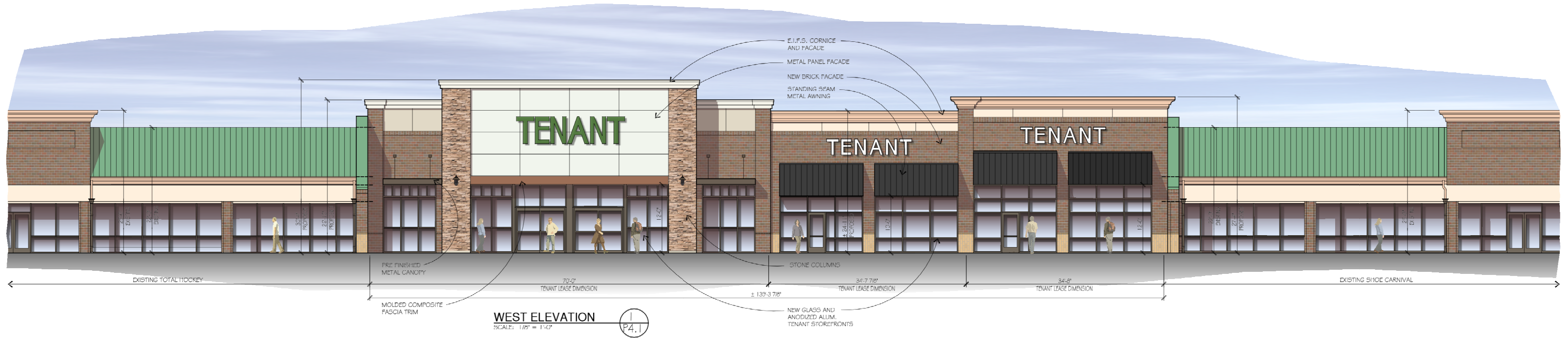


**WAH YEE ASSOCIATES**  
ARCHITECTS & PLANNERS  
42400 GRAND RIVER AVENUE, SUITE 200  
NOVI, MICHIGAN 48375  
PHONE 248.489.9160  
PROJECT NO. 4934

ISSUED FOR :  
REVIEW FEB. 22, 2017  
REVIEW MARCH 9, 2017  
PRELIMINARY & FINAL  
SUBMITTAL 3-XX-17

**PRELIMINARY**  
NOT FOR CONSTRUCTION

P4.1  
CAD DWG 4934.P4.1.DWG



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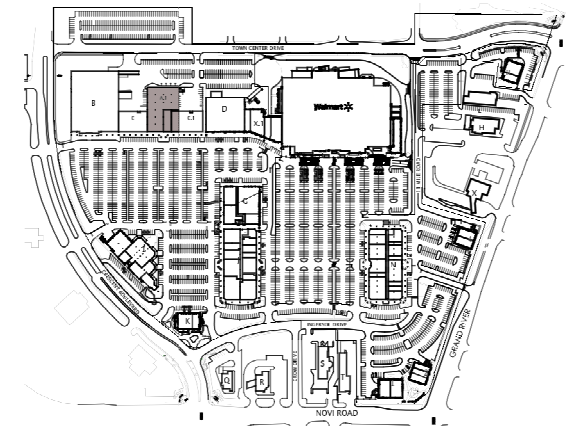
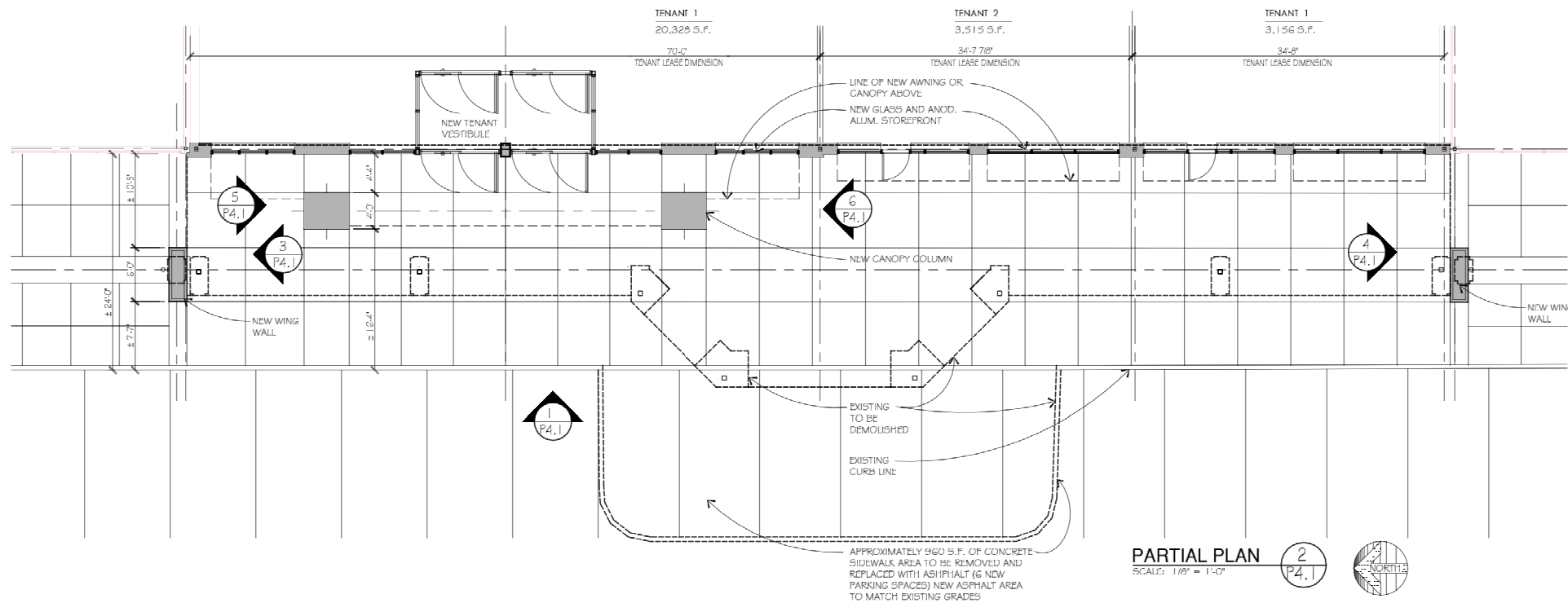
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**SOUTH CANOPY SIDE ELEVATION MATERIALS**

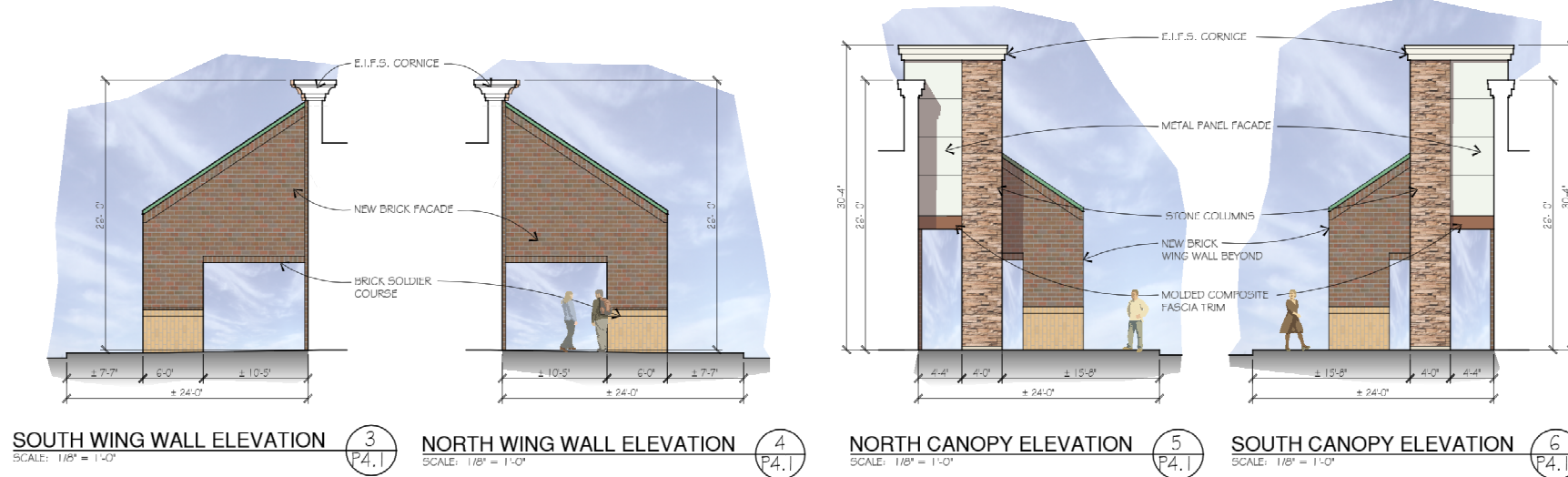
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**KEY PLAN**  
SCALE: N.T.S.

- GENERAL NOTES :**
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  2. SIGNAGE SHOWN FOR CONCEPT ONLY, TO BE SUBMITTED ON A SIGN BY SIGN BASIS AT A LATER DATE, SUBJECT TO THE NOVI SIGN ORDINANCE.
  3. EXISTING CANOPY AND COLUMNS TO BE DEMOLISHED IN AREA OF PROPOSED WORK.
  4. THERE IS NO CHANGE TO IMPERVIOUS AREA, THUS NO STORM WATER MANAGEMENT IMPLICATIONS.
  5. THERE ARE NO CHANGES TO ANY EXISTING LANDSCAPE AREA.
  6. THERE ARE NO CHANGES TO EXISTING LOADING AREAS.
  7. THERE ARE NO CHANGES TO SITE LIGHTING.
  8. EXISTING SITE PARKING = 2,628 SPACES + 6 NEW SPACES = 2,634 TOTAL SPACES.
  9. THERE IS NO CHANGE TO TOTAL BUILDING AREA.



# BUILDING A.1 FACADE RENOVATION NOVI TOWN CENTER

NOVI MICHIGAN  
 TC ZONING PARCEL NO. 22-14-351-062 SECTION NO. 14123

43259 Crescent Blvd.  
 Novi, Michigan 48375  
 248/347-3830 Fax 248/347-3833

**Novi Town Center** SIMON



**WAH YEE ASSOCIATES**  
 ARCHITECTS & PLANNERS  
 42400 GRAND RIVER AVENUE SUITE 200  
 NOVI, MICHIGAN 48375  
 PHONE 248-489-9160

ALL VISION, DESIGN, ARRANGEMENTS, AND PRICES  
 INTENTIONAL OR REPRESENTATION BY THE DRAWING ARE  
 OWNED BY AND THE PROPERTY OF WAH YEE  
 ASSOCIATES AND WERE CREATED, REVISED AND  
 DEVELOPED FOR USE ON AND IN CONNECTION  
 WITH THE SPECIFIC PROJECT. NONE OF SUCH  
 IDEAS, ARRANGEMENTS, OR PRICES SHALL BE  
 REPRODUCED OR TRANSMITTED IN ANY FORM  
 OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,  
 INCLUDING PHOTOCOPYING, RECORDING, OR BY  
 ANY INFORMATION STORAGE AND RETRIEVAL  
 SYSTEMS, WITHOUT THE WRITTEN PERMISSION OF WAH YEE  
 ASSOCIATES.

ISSUED FOR :  
 REVIEW FEB. 22, 2017  
 REVIEW MARCH 9, 2017  
 PRELIMINARY & FINAL  
 SUBMITTAL 3.14.17

PROJECT NO. 4934

**PRELIMINARY**  
 NOT FOR  
 CONSTRUCTION P4.1

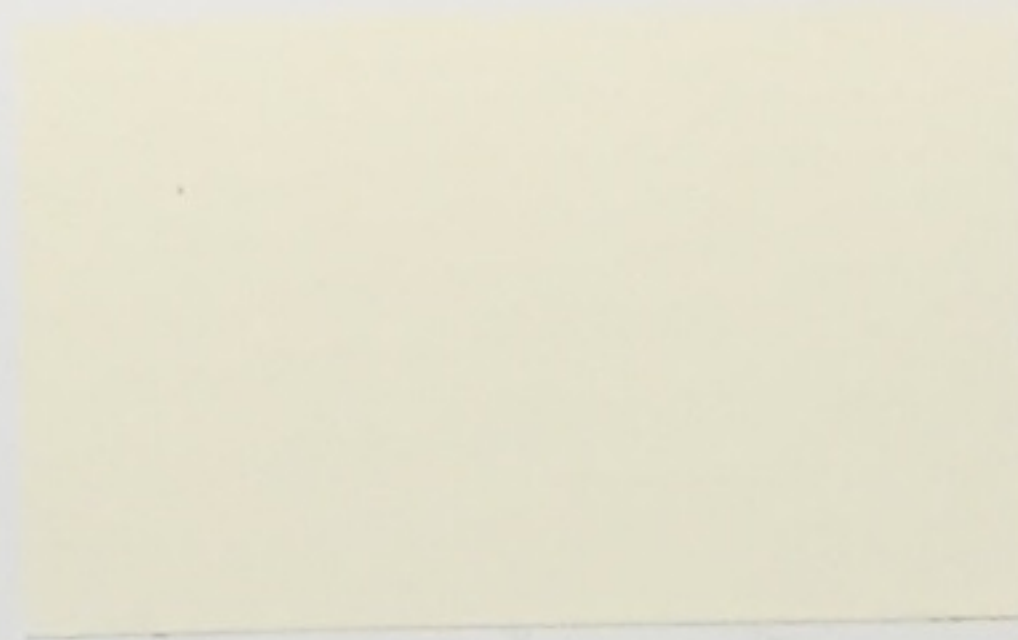




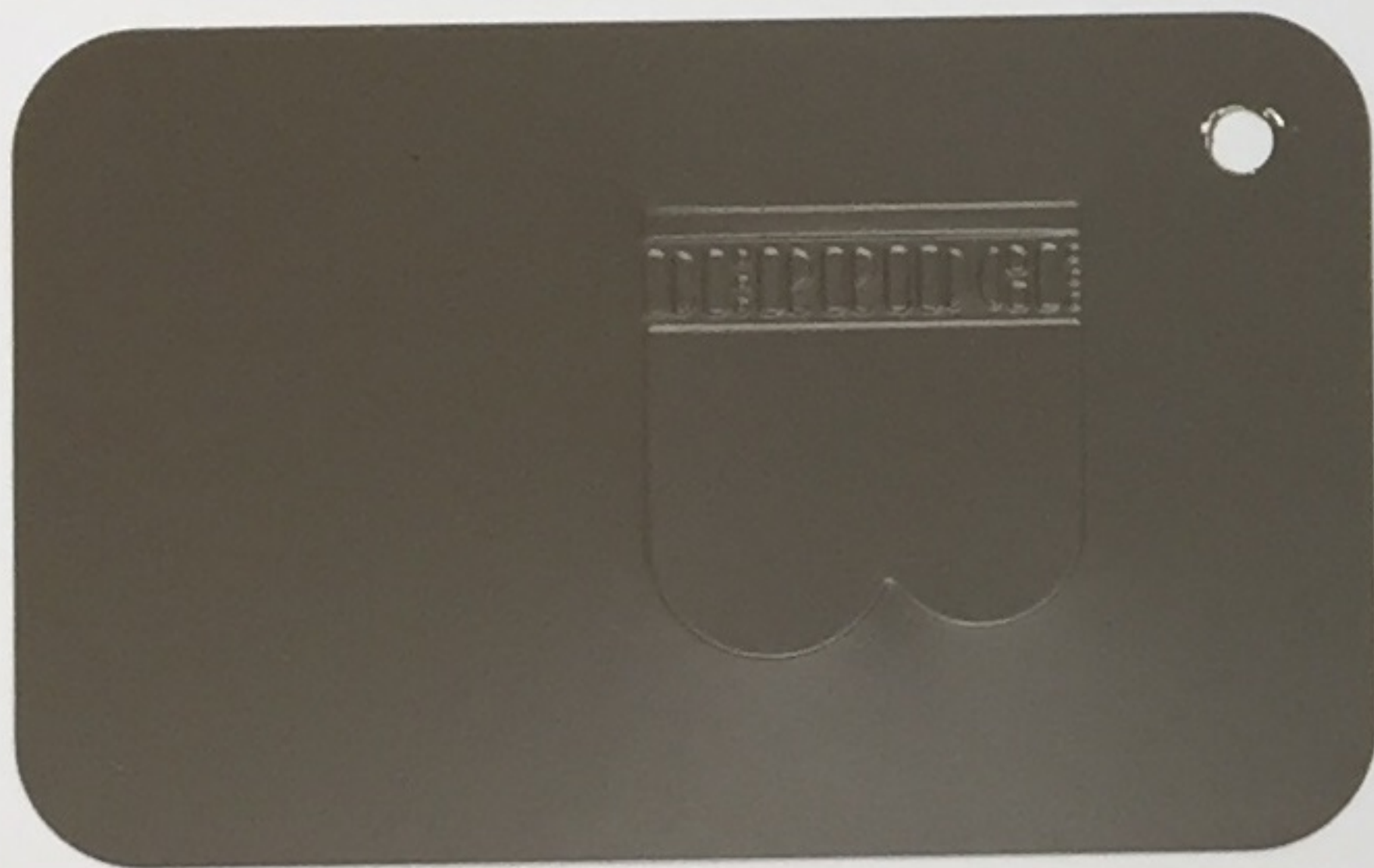
FLAT METAL PANELS



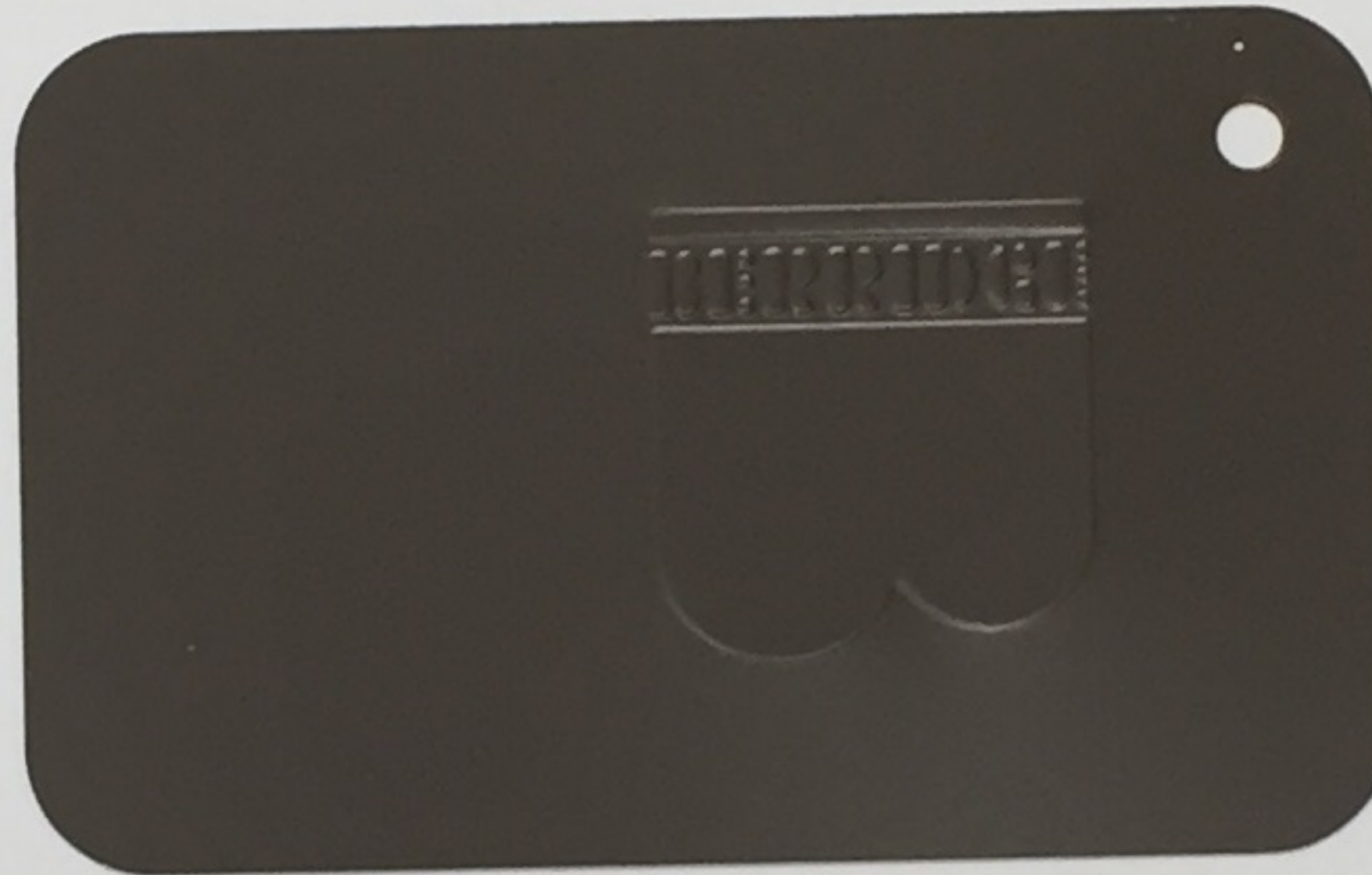
FACADE EIFS



CORNICE EIFS



MOLDED CORNICE AND TRIM



METAL CANOPY



METAL AWNINGS TO MATCH EXISTING



FACADE BRICK TO MATCH EXISTING



BASE BRICK TO MATCH EXISTING



**BUILDING A.1 FACADE RENOVATION  
NOVI TOWN CENTER**

NOVI TC ZONING PARCEL NO. 22-14-351-022 SECTION NO. 1A23 MICHIGAN

43259 Crescent Blvd.  
Novi, Michigan 48375  
248/347-3830 Fax 248/347-3833

**Novi Town Center** SIMON



WAH YEE ASSOCIATES  
ARCHITECTS & PLANNERS  
43400 GRAND RIVER AVENUE, SUITE 200  
NOVI, MICHIGAN 48375  
PHONE 248-489-9180  
PROJECT NO. 4934

ISSUED FOR REVIEW FEB. 23, 2017 REVIEW PERIOD FEB. 23, 2017 PRELIMINARY & FINAL SUBMITTAL 3-14-17

PRELIMINARY  
NOT FOR CONSTRUCTION  
[P.6.1]



## PLANNING REVIEW

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# PLAN REVIEW CENTER REPORT

March 17, 2017

## Planning Review

Preliminary/Final Site Plan

Novi Town Center Building A.1 - Façade

JSP 17-24

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### Petitioner

Wah Yee Associates, on behalf of Novi Town Center

### Review Type

Preliminary/Final Site Plan

### Property Characteristics

- Site Location: 43255 Crescent Blvd., south of Crescent Blvd., east of Novi Rd.
- Site School District: Novi Community School District
- Site Zoning: TC, Town Center
- Site Use(s): Former Golfsmith retail store in Novi Town Center
- Adjoining Zoning: TC, Town Center
- Site Size: 34.96 acres
- Site Plan Date: March 14, 2017

### Project Summary

The applicant is proposing to update the façade on the former Golfsmith retail store by demolishing the canopy and columns, add new storefront facades and canopy features, remove 960 sq. ft. of concrete sidewalk, and add 6 parking spaces where the concrete was removed. The applicant is not proposing any changes to the landscaping, loading/service areas, building area, or site lighting. A section 9 Façade Waiver is requested for the flat metal panel on the façade.

### Recommendation

Approval of the Preliminary/Final Site Plan is **recommended** contingent the comments below being addressed.

### Ordinance Standards

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the final stamping sets.

1. Administrative Approval (Sec. 6.1.C): A site plan may be reviewed for approval administratively without formal review by the approving body under the following circumstances: when the plan only proposes a change to a previously approved façade plan or when the plan only proposes improvement to an existing off-street parking area. *Proposed façade and parking changes qualify for administrative review.*
2. Parking Spaces Dimensions (Sec. 5.3.2): 90° Parking requires 9 ft. x 19 ft. dimensions or 9 ft. x 17 ft. parking with 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations. **The applicant should provide the new parking space dimensions, proposed curb height, and sidewalk width labels in order to confirm the spaces meet standards.**
3. Landscaping: *Please note that any disturbed landscaping will need to be maintained and if any damage occurs replaced at owner's expense.*

### Next Steps



Applicant can revise the proposed façade drawings to meet the Section 5.15 Façade standards and submit Stamping Sets or seek a Section 9 Façade Waiver from the Planning Commission at the next available meeting.

Stamping sets are still required for this project. Please provide electronic stamping sets in PDF format via email to the Planner to review prior to providing the hard copies. After receiving all the necessary approvals, please submit **5 size 24" x 36" copies with original signature and original seals**, to the Community Development Department for final stamping set approval.

### **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 248.347.0484 or [kmellem@cityofnovi.org](mailto:kmellem@cityofnovi.org).



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Kirsten Mellem, Planner

## FAÇADE REVIEW

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March 22, 2017

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

*Façade Review Status Summary:*  
**Approved – Section 9 Waiver Recommended**

Attn: Ms. Barb McBeth – City Planner

Re: FACADE ORDINANCE – Final Site Plan Review  
**Town Center Building A.1, JSP17-0024, PSP17-0035**  
 Façade Region: 1, Zoning District: TC

Dear Ms. McBeth:

The following is the Façade Review for Preliminary and Final Site Plan Approval of the above referenced project. This review is based on the drawings prepared by WahYee Associates Architects, dated 2/22/17. The percentages of materials proposed for each façade are as shown below. Materials that are not in compliance with the Ordinance Section 5.15, if any, are shown on bold.

	West (Front)	North	South	East	Façade Ordinance Section 2520 Maximum (Minimum)
Brick (Exiting, unaltered)	36%	94%	94%	N/A	100% (30% Min.)
Cultured Stone	11%	0%	0%	N/A	50%
Standing Seam Metal	13%	0%	0%	N/A	25%
EIFS	14%	2%	2%	N/A	25%
EIFS Cornice (Molding)	5%	4%	4%	N/A	15%
Wood Trim (Beam)	<b>2%</b>	0%	0%	N/A	0%
Flat Metal Panels	<b>19%</b>	0%	0%	N/A	0% (Footnote 10)

This application consists of an alteration to an existing building as regulated by Section 5.15.6 of the Façade Ordinance. As shown above, the percentages of Wood Trim and Flat Metal Panels exceed the maximum amounts allowed by the Ordinance. The proposed alteration is consistent with Section 3.27.G of the TC Ordinance which requires that facades be primarily Brick and Stone



**Recommendation** – The use of Flat Metal Panels and Wood Trim within the context of the proposed alteration is consistent with the intent and purpose of the Façade Ordinance. Amendments to the Façade Ordinance currently under consideration would allow 10% of this material in the TC District. For the reasons stated above, it is our recommendation that a Section 9 be granted for the overage of Flat Metal Panels and Wood T rim.

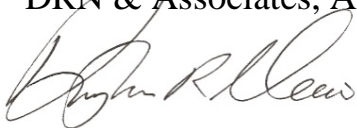
**Notes to the Applicant:**

1. 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

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Wah Yee Associates  
Architects & Planners  
Since 1961

## Response to Plan Review Report of March 17, 2017

April 12, 2017

Kirsten Mellem, Planner  
City of Novi  
45175 Ten Mile Road  
Novi, MI 48375

RE: Novi Town Center Building A.1  
JSP 17-24

### **Planning Review by Kirsten Mellem, Novi Planner, March 17, 2017**

Ordinance Standards (2. Parking Space Dimensions (Sec. 5.3.2) :

1. 6 new parking spaces are added in the area where an existing concrete island is being demolished. The new parking spaces will be 9' x 18'-6" to match existing spaces along the sidewalk. There will be approximately 15'-2" clear from the back of the new 6" curb, to the face of the new canopy feature columns.

### **Façade Review by Douglas R. Necci, DRN & Associates, March 22, 2017**

Façade Ordinance :

1. A Section 9 waiver for wood trim and flat metal panels is requested, and recommended for approval.

Prepared by,

Charles E. Fosse, NCARB

