



CITY OF NOVI CITY COUNCIL DECEMBER 15, 2025

SUBJECT: Consideration of the Fifth Amendment to the SDO Agreement for Cadillac of Novi, amended Preliminary Site Plan and Stormwater Management Plan.

SUBMITTING DEPARTMENT: Community Development Department - Planning

KEY HIGHLIGHTS:

- An updated plan for Cadillac of Novi has been submitted for the property at the northeast corner of Grand River Avenue and Meadowbrook Road.
- The plan proposes a 4,174 square-foot building addition, expanding the parking lot, and updating the building façade and signage.
- The subject property is currently zoned GE, Gateway East district, with a Special Development Option (SDO) that requires consideration and approval by the City Council of an amended SDO Agreement and Preliminary Site Plan.
- The Planning Commission considered the request at the August 20 meeting and recommended approval of the plan to the City Council.

BACKGROUND INFORMATION:

The subject property is a Cadillac dealership located on the northeast corner of Grand River and Meadowbrook Road in the Gateway East district. This site was originally approved for a Hummer dealership utilizing the Special Development Option (SDO) in the Gateway East District, and the SDO agreement was later amended to change the use to a Cadillac Dealership. If approved, this would be the 5th amendment to the SDO agreement.

The applicant is now proposing a 4,174 square-foot building addition that will include a service area for service writing, pick-up and drop-off, and an office area for service writers. The Zoning Ordinance limits the size of individual retail buildings to 20,000 square feet for the Special Development Option in the Gateway East district; however, City Council has previously approved an addition that exceeded the maximum permitted square footage. The amended SDO agreement will reflect the new floor area if a deviation for this standard is approved by the City Council. Additionally, the existing parking lot will be reconfigured with new parking lot islands and expanded to

accommodate 20 additional spaces for inventory vehicles at the southeast corner of the property. The plan proposes 136 parking spaces for employees and visitors and 134 inventory spaces in total.

An update to the building façade and signage is also proposed. The applicant is requesting a Section 9 Façade Waiver for underage of brick and overage of Flat Metal Panels and for "Display Frame" that outlines the showroom windows with integrated LED lighting. A rendering is attached. The applicant has acknowledged in their response letter that they understand that the use of intense exterior accent lighting is prohibited by the ordinance, and what they have proposed is intended to be a constant soft light that produces a glowing effect around the showroom exterior glass.

Several Landscape deviations and waivers are requested and supported by staff, as well as Sign deviations to allow for an increase in square footage of previously approved signage.

FOX CADILLAC NOVI SIGNAGE	PREVIOUSLY APPROVED	EXISTING DIMENSIONS	PROPOSED DIMENSIONS	PROPOSED AREA
GRAND RIVER SCREEN WALL SIGN	9.62 SF (3.5' DIA)	4'-6"w x 1'-8"h	5'-10" 1/16w x 2'-2 5/8"h	12.95 SF
EAST WALL SIGN (PROPOSED SOUTH)	100.00 SF (MAX)	20'-4"w x 4'-5.5"h	10'-8 13/16"w x 4'-0 3/4"h 15'- 9 9/16"w x 1'-3 15/16"h	106.32 SF
SERVICE NORTH WALL SIGN (PR. EAST)	17.88 SF (MAX)	13'-4 15/16"w x 1'-4"h	20'-9 3/16"w x 1'-4"h	27.69 SF
TWINPOLE SITE WAYFINDING	18.00 SF	(3) 3'w x 2'h	(3) 5'-0"w x 3'-0 3/4"h	45.93 SF

These changes require a revision of the existing Special Development Agreement. A revised agreement (Fifth Amendment to the Special Development Option Agreement) is attached for the City Council's consideration. The Planning Commission held a public hearing on August 20, 2025, and recommended approval of the Fifth Amendment to Special Development Option and Preliminary Site Plan. The Planning Commission meeting minutes are attached.

RECOMMENDED ACTION:

Note: three-part motion below.

1. **Approval** of the Fifth Amendment to the Special Development Option concept plan and agreement for Cadillac of Novi, JSP25-07, subject to and based on the following:
 - a. City Council **finding** that the proposed use exemplifies the intent of the GE District as stated in Section 3.1.16.A, to allow a use in the GE District listed elsewhere in the Zoning Ordinance, provided certain criteria, including those identified below are met:
 - The proposed use incorporates a predominant physical component of the development that provides a unique entry feature along Grand River for the GE District, characterized by a distinct, high-profile appearance, *given that the*

architecture of the modified building and additions offers a distinctive presence on this corner.

- The proposed use is compatible with, and will promote, the uses permitted with the GE District and SDO, *as this property has demonstrated compatibility with adjacent properties as a vehicle dealership over many years.*
 - The proposed use is designed in a manner that will result in traffic and pedestrian safety, consistent with the adjoining pedestrian and vehicular thoroughfares, *as there is no significant change to the traffic flow on the site or the surrounding thoroughfares since the original SDO Agreement and Concept Plan, and previously amended SDO Agreement and Concept Plans were approved many years ago.*
- b. That, relative to other feasible uses of the site, the proposed use and concept plan, meets the criteria listed in Section 6.2 of the Zoning Ordinance, including,
- The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area, *as the plan provides relatively minor modifications to the existing building and site.*
 - The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats, *as identified in the staff and consultant review letters.*
 - The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood, *as has been demonstrated through many years of use as an automotive dealership.*
- c. The applicant has demonstrated compliance with the conditions listed in Section 3.12.3.B of the Zoning Ordinance, such as:
- Based upon proposed uses, layout and design of the overall project, the proposed building facade treatment, the proposed landscaping treatment and the proposed signage, the Special Development Option project will result in a material enhancement to the area of the City in which it is situated, *as identified in the initial approvals of the SDO Concept Plan and Agreement, and as identified in the staff and consultant review letters.*
 - The proposed development shall not have a materially adverse impact upon the Master Plan for Land Use of the City, and shall be consistent with the intent and spirit of this Section, *as identified in the staff and consultant review letters.*
 - Each particular proposed use in the development, as well as the size and location of such use, shall result in and contribute to a reasonable and mutually supportive mix of uses on the site, and a compatibility of uses in harmony with the surrounding area and other downtown areas of the City *as the project has been developed for several years for a similar use, and the expansions proposed for the showroom*

and service areas have demonstrated compatibility and harmony with the surrounding area.

- The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance.

Also subject to the City Council's **approval** of the following:

- a. City Council Deviation from Section 3.11.2.C to increase gross floor area to 29,636 sf from 25,452 sf. The Zoning Ordinance limits the size of retail buildings to 20,000 square feet in the Gateway East District. *Supported by staff as the City Council had previously approved an addition that exceeded the maximum permitted square footage.*
- b. Deviation from Section 3.12.7.c.2.d to allow a waiver of a Community Impact Statement. *Supported by staff since this is a minor modification from the initial approval.*
- c. Section 9 Façade waiver for an underage of brick on the South (front) facade of the high-visibility buildings (0% proposed, 30% required), and an overage of Flat Metal Panels on South (front) and East facades (100% proposed (South) and 51% proposed (East), 50% Maximum), *because the angled profile of the Flat Metal Panels will provide an interesting architectural effect that would not otherwise be enhanced by strict application of Façade Ordinance requirements.*
- d. Section 9 Façade waiver for the "Display Frame" that outlines the showroom windows will feature integrated LED lighting, subject to the condition that intense colors and/or flashing lights are prohibited, *because it will enhance the nighttime appearance of the building.*
- e. Landscape deviation from Section 5.5.3.B.ii and iii for deficient greenbelt width along Meadowbrook. *Supported by staff as an existing condition.*
- f. Landscape deviation from Section 5.5.3.B.ii and iii for lack of greenbelt berms along both frontages. *Supported by staff as a wall provides screening along Grand River and a hedge is proposed to serve as the original plans' hedge did)*
- g. Landscape deviation from Section 5.5.3.D for deficiency in foundation landscaping for building addition. *Supported as the entire building has sufficient landscaping area.*
- h. Sign deviation to allow for an increase in square footage of previously approved 3.5-foot diameter (9.62 square feet) crest sign on the screen wall along Grand River Avenue. *The proposed replacement crest sign has a total area of 12.95 square feet.*
- i. Sign deviation to allow for an increase in square footage of the previously approved 'certified service' (17.88 square feet) sign indicating the customer entrance for automotive service and repair. *The proposed replacement has a total area of 27.69 square feet.*
- j. Sign deviation to allow for an increase in square footage of the three (3) previously approved site wayfinding signs (6 square feet each). *The proposed signs each have a total area of 15.31 square feet.*

- k. Sign deviation to allow for an increase in square footage of previously approved east wall sign (100 square feet). *The proposed replacement has a total area of 106.32 square feet.*
- l. 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; and

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.

2. **Approval** of the Preliminary Site Plan for Cadillac of Novi, JSP25-07, subject to and based on the following:

- a. City Council Deviation from Section 3.11.2.C to increase gross floor area to 29,636 sf from 25,452 sf. The Zoning Ordinance limits the size of retail buildings to 20,000 square feet in the Gateway East District. *Supported by staff as The City Council had previously approved an addition that exceeded the maximum permitted square footage.*
- b. Deviation from Section 3.12.7.c.2.d to allow a waiver of a Community Impact Statement. *Supported by staff since this is a minor modification from the initial approval.*
- c. Section 9 Façade waiver for an underage of brick on the South (front) facade of the high-visibility buildings (0% proposed, 30% required), and an overage of Flat Metal Panels on South (front) and East facades (100% proposed (South) and 51% proposed (East), 50% Maximum), *because the angled profile of the Flat Metal Panels will provide an interesting architectural effect that would not otherwise be enhanced by strict application of Façade Ordinance requirements.*
- d. Section 9 Façade waiver for the "Display Frame" that outlines the showroom windows will feature integrated LED lighting, subject to the condition that intense colors and/or flashing lights are prohibited, *because it will enhance the nighttime appearance of the building.*
- e. Landscape deviation from Section 5.5.3.B.ii and iii for deficient greenbelt width along Meadowbrook. *Supported by staff as an existing condition.*
- f. Landscape deviation from Section 5.5.3.B.ii and iii for lack of greenbelt berms along both frontages. *Supported by staff as a wall provides screening along Grand River and a hedge is proposed to serve as the original plans' hedge did)*
- g. Landscape deviation from Section 5.5.3.D for deficiency in foundation landscaping for building addition. *Supported as the entire building has sufficient landscaping area.*
- h. Sign deviation to allow for an increase in square footage of previously approved 3.5-foot diameter (9.62 square feet) crest sign on the screen wall along Grand River Avenue. *The proposed replacement crest sign has a total area of 12.95 square feet.*

- i. Sign deviation to allow for an increase in square footage of the previously approved 'certified service' (17.88 square feet) sign indicating the customer entrance for automotive service and repair. *The proposed replacement has a total area of 27.69 square feet.*
- j. Sign deviation to allow for an increase in square footage of the three (3) previously approved site wayfinding signs (6 square feet each). *The proposed signs each have a total area of 15.31 square feet.*
- k. Sign deviation to allow for an increase in square footage of previously approved east wall sign (100 square feet). *The proposed replacement has a total area of 106.32 square feet.*
- l. 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; and

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.

- 3. **Approval** of the Stormwater Management Plan for Cadillac of Novi, JSP25-07, subject to and based on the conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan submittal.

This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.