MAPS

Location

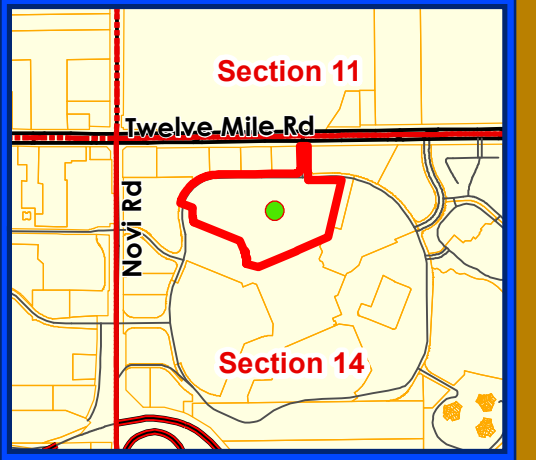
Zoning

Future Land Use

Natural Features

JSP 24-31 DICK'S SPORTING GOODS - HOUSE OF SPORT

LOCATION



LEGEND

Subject Property

City of Novi

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

Map Author: Diana Shanahan
Date: 3/3/25
Project: DICK'S SPORTING GOODS
Version #: 1

Feet
0 62.5 125 250 375

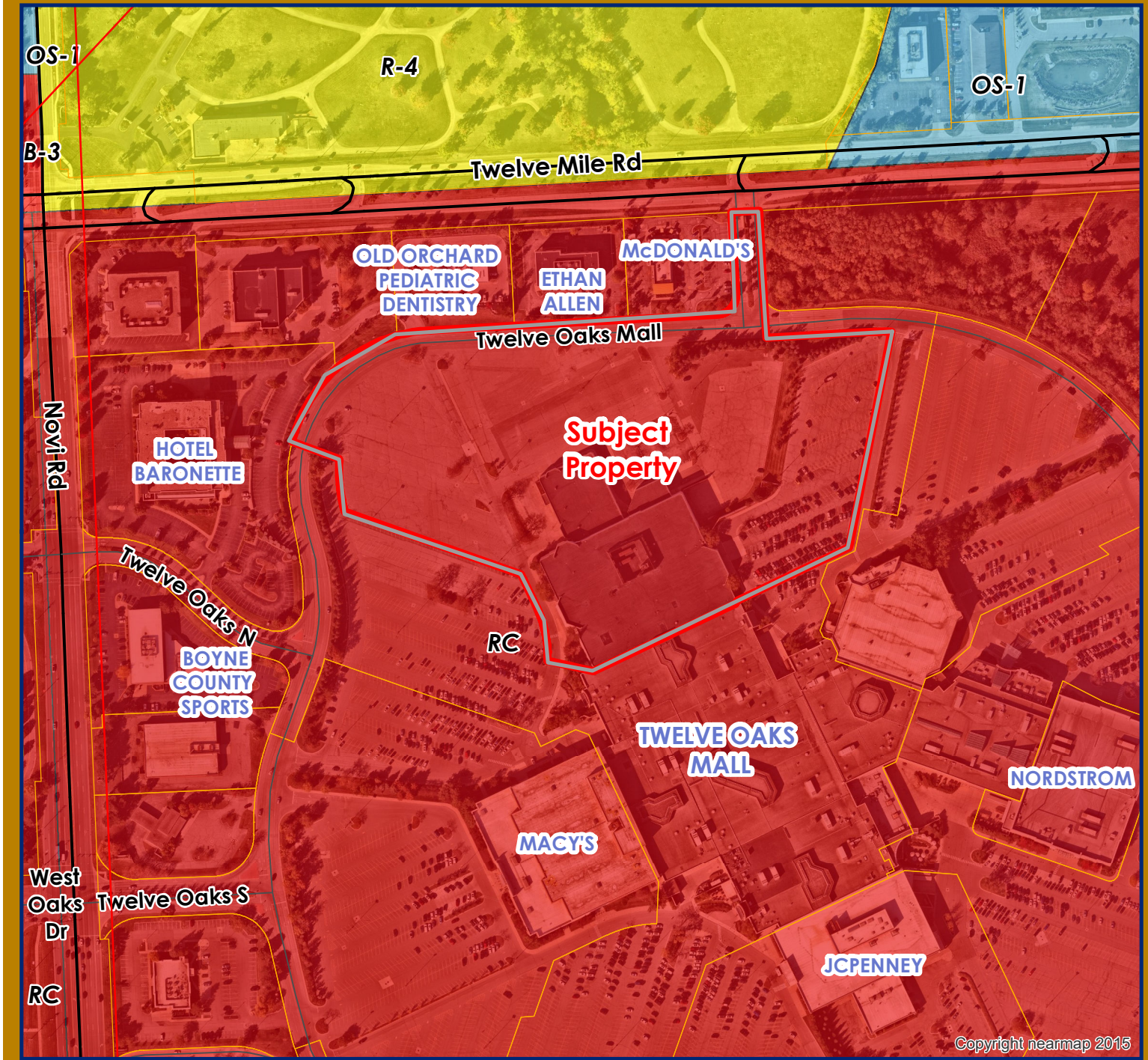
1 inch = 333 feet

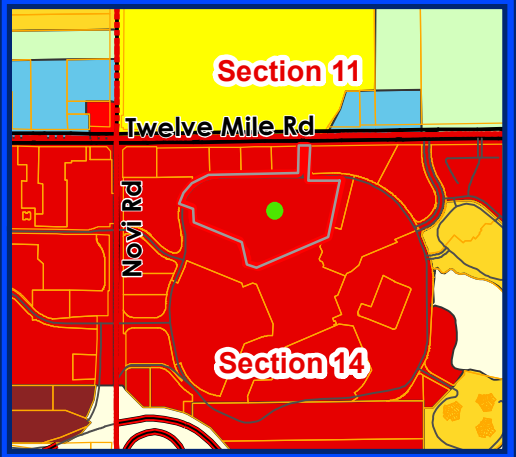
MAP INTERPRETATION NOTICE

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 24-31 DICK'S SPORTING GOODS - HOUSE OF SPORT

ZONING MAP





LEGEND

- R-A: Residential Acreage
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- B-3: General Business District
- C: Conference District
- OS-1: Office Service District
- RC: Regional Center District
- Subject Property

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

Map Author: Diana Shanahan
Date: 3/3/25
Project: DICK'S SPORTING GOODS
Version #: 1

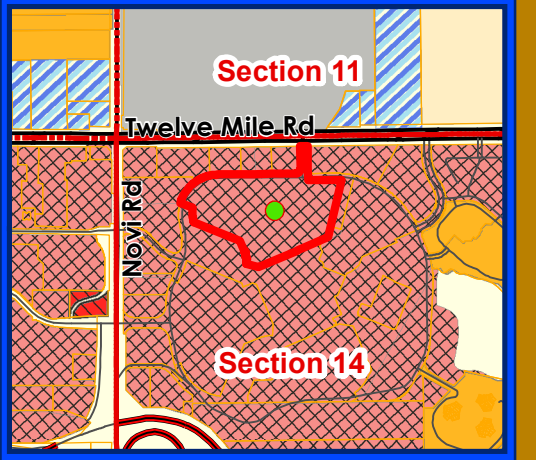
Feet
0 62.5 125 250 375
1 inch = 333 feet

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 24-31 DICK'S SPORTING GOODS - HOUSE OF SPORT

FUTURE LAND USE MAP



LEGEND

- Multiple-Family Residential
- Community Office
- Office, Research, Development and Technology
- Regional Commercial
- Town Center Gateway
- Educational Facility
- Cemetery
- Subject Property

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

Map Author: Diana Shanahan
Date: 3/3/25
Project: DICK'S SPORTING GOODS
Version #: 1

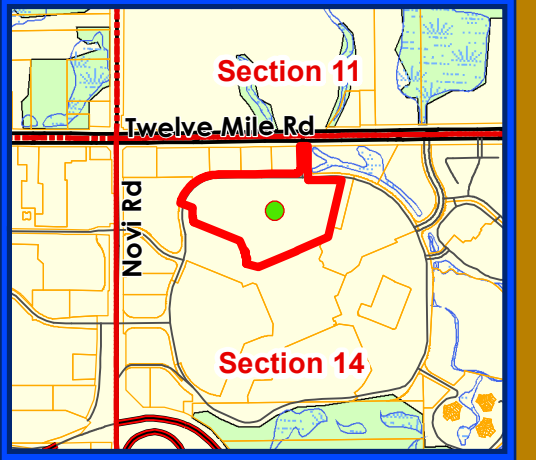
Feet
0 62.5 125 250 375
1 inch = 333 feet

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 24-31 DICK'S SPORTING GOODS - HOUSE OF SPORT

NATURAL FEATURES MAP



LEGEND

- WETLANDS
- WOODLANDS
- Subject Property

City of Novi

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

Map Author: Diana Shanahan
Date: 3/3/25
Project: DICK'S SPORTING GOODS
Version #: 1

Feet
0 62.5 125 250 375

1 inch = 333 feet

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.

SITE PLAN

PID 50-22-14-100-042
CITY PROJ #: JSP24-31

PRELIMINARY ENGINEERING PLANS

FOR

DICK'S SPORTING GOODS

27600 NOVI ROAD
NOVI, MICHIGAN

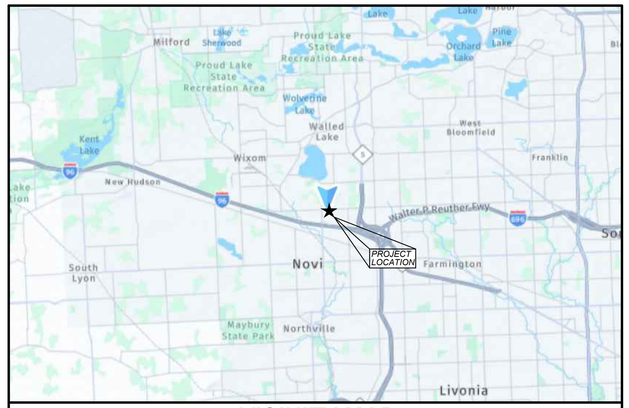
PROJECT TEAM

OWNER/DEVELOPER

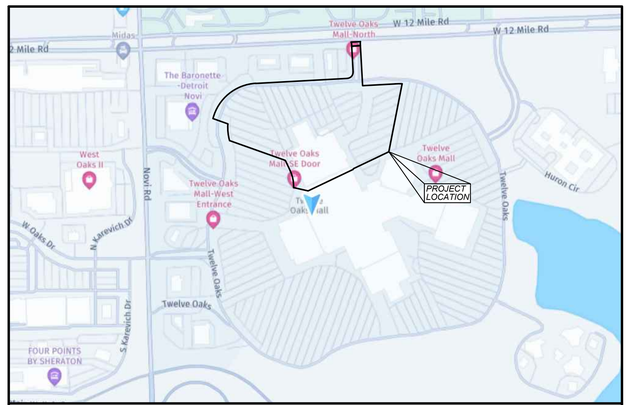
Dick's Sporting Goods
345 Court Street
Coraoplolis, PA 15108
312 402 2133
Contact: Brian Bacik

ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Principal: Ted Feenstra. P.E.
tfeenstra@v3co.com
Project Manager: Ryan Wagner. P.E.
rwagner@v3co.com
Design Engineer: Mary Rokicki
mrokicki@v3co.com



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

ZONED RC: REGIONAL CENTER
BORDERED BY R-3: ONE-FAMILY RESIDENTIAL AND RC: REGIONAL CENTER

INDEX

CIVIL ENGINEERING PLANS

C0.0	TITLE SHEET
C1.0	PRELIMINARY DEMOLITION PLAN
C2.0	PRELIMINARY OVERALL SITE PLAN
C2.1	PRELIMINARY LAYOUT AND PAVING PLAN
C3.0	PRELIMINARY GRADING PLAN
C3.1	PRELIMINARY EROSION CONTROL & LANDSCAPE PLAN
C4.0	PRELIMINARY UTILITY PLAN

SUPPORTING DOCUMENTS

2 Sheets	ALTA/NSPS LAND TITLE SURVEY
	LOCATION MAP
	IMPERVIOUS EXHIBITS

BENCHMARKS

VERTICAL RELIEF WITH THE SOURCE OF INFORMATION:
VERTICAL DATUM NAVD88
BENCH MARKS:
BM #1
ATOP NE BOLT OF "GREEN AREA 21" LIGHT POLE BASE
ELEVATION: 911.01

BM #2
FOUND CUT X ON E. SIDE OF LIGHT POLE BASE FOUNDATION
SOUTH END OF CURB ISLAND BETWEEN ACCESS RD. AND 12 MILE RD.
ELEVATION: 911.80

BM #3
ATOP NE BOLT OF GOLD AREA 31 LIGHT POLE BASE
ELEVATION: 929.08

Please allow for 3 full working days before you dig - call the **MISS DIG System** at **811** or **800-482-7171**.

PROFESSIONAL ENGINEER'S CERTIFICATION

I, TED FEENSTRA, A LICENSED PROFESSIONAL ENGINEER OF MICHIGAN, HEREBY CERTIFY THAT THE CIVIL ENGINEERING PLANS WERE PREPARED ON BEHALF OF DICK'S SPORTING GOODS BY V3 COMPANIES, LTD. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS _____DAY OF_____, A.D., 2025.

MICHIGAN LICENSED PROFESSIONAL ENGINEER
MY LICENSE EXPIRES ON SEPTEMBER 20, 2025
LICENSE NO. 6201060609

REVISIONS

NO.	DATE	DESCRIPTION
1	2-13-24	PRELIMINARY RESUBMITTAL PER COMMENTS

ORIGINAL ISSUE DATE: OIDATE

PROJECT NO: 230787
PROJECT MANAGER: RNW
DESIGNED BY: MR
DRAWN BY: DB

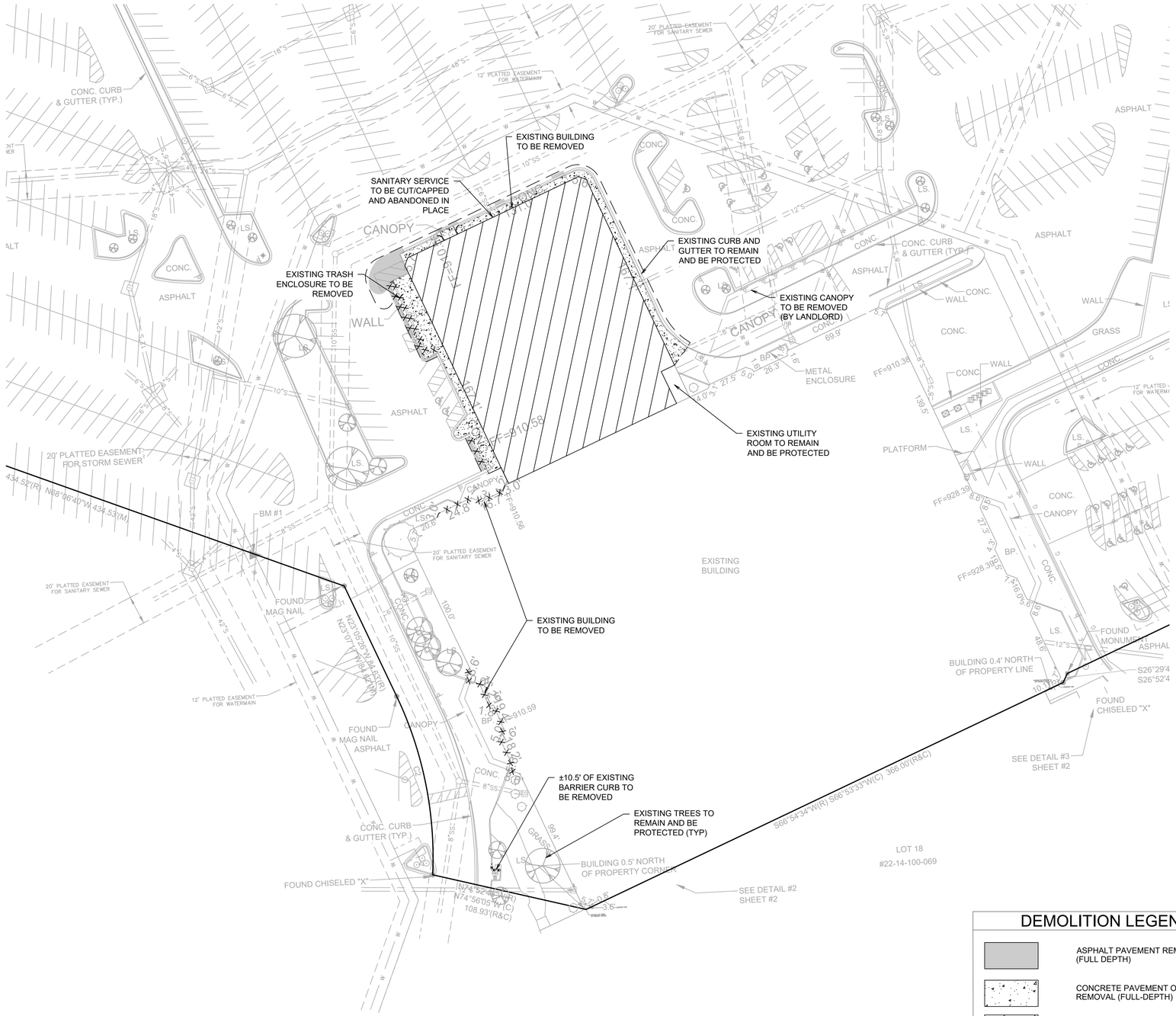
TITLE SHEET

DICK'S SPORTING GOODS
27500 NOVI ROAD
NOVI MICHIGAN

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C0.0

N:\2023\230787\Drawings\ACAD\LD\S03\Sheet Drawings\C0.0 Tsht230787.dwg 2/13/2025



NOTES:

1. THE EXTENT OF DEMOLITION WORK IS AS GENERALLY SHOWN ON THE CONSTRUCTION DOCUMENTS. SPECIFIC DEMOLITION PROCESSES OR PROCEDURES FOR DEMOLITION AND STRUCTURAL CONSIDERATIONS ARE THE RESPONSIBILITY OF OTHERS. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS:
   - SIDEWALK AND ON-SITE PAVEMENT
   - BUILDINGS, FOUNDATIONS, AND SUPPORTING WALLS AND SLABS
   - UTILITIES
   - CONSTRUCTION DEBRIS
2. ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.
3. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
4. STRUCTURES TO BE DEMOLISHED SHALL BE VACATED AND DISCONTINUED FROM USE PRIOR TO START OF WORK. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE. HOWEVER, VARIATIONS WITHIN THE STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
5. ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED AS WORK PROGRESSES AND AS APPROVED BY THE OWNER. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.
6. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BUILDINGS, PAVEMENTS AND UTILITIES TO REMAIN FROM ANY DAMAGE AND SHALL BE RESPONSIBLE FOR REPAIRING THE SAME.
8. EXISTING UTILITIES, WHICH DO NOT SOLEY SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS.
9. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO HAVE THEIR TRENCHES BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY.
10. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
11. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
12. REMOVAL, ABANDOMENT, AND RELOCATION OF EXISTING UTILITIES SHALL BE COMPLETED AS GENERALLY DEPICTED ON THESE PLANS. CONTRACTOR TO COORDINATE RELOCATIONS WITH THE UTILITY OWNER. CONTRACTOR SHALL MINIMIZE DISRUPTION OF SERVICE AND SHALL WORK WITH UTILITY OWNER TO MAINTAIN AN ACCEPTABLE LEVEL OF SERVICE.
13. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO MINIMIZE DUST AND DIRT FROM RISING AND SCATTERING IN THE AIR. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED AGGREGATE (CA-6) OR APPROVED EQUAL.
16. SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION, AND REMOVAL.
17. EXISTING MONITORING WELLS ARE TO BE REMOVED AS NECESSARY AND SEALED BY STATE LICENSED WELL DRILLER PER ILLINOIS DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS AND/OR LOCAL/COUNTY REQUIREMENTS.
18. THESE DRAWINGS DO NOT INCLUDE THE REMOVAL OF UNDERGROUND STORAGE TANKS. SHOULD UNDERGROUND STORAGE TANKS BE ENCOUNTERED, CONTRACTOR TO CONTACT OWNER AND ENGINEER TO DETERMINE RESPONSIBILITY FOR ANY ENVIRONMENTAL REMEDIATION OR REMOVAL WORK AS NECESSARY. ANY REMOVAL OF UNDERGROUND STORAGE TANKS MUST BE IN CONFORMANCE WITH LOCAL AND STATE STANDARDS.

DEMOLITION LEGEND

- ASPHALT PAVEMENT REMOVAL (FULL DEPTH)
- CONCRETE PAVEMENT OR SIDEWALK REMOVAL (FULL-DEPTH)
- BUILDING AND FOUNDATION TO BE REMOVED (BY OTHERS)
- CONC. CURB/GUTTER OR UTILITY LINE TO BE REMOVED
- STRUCTURE/TREE TO BE REMOVED
- SAWCUT LINE

GRAPHIC SCALE
40 20 0 40
1" = 40'

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: OIDATE

PROJECT NO.: 230787
PROJECT MANAGER: RNW
DESIGNED BY: MR
DRAWN BY: DB

PRELIMINARY DEMOLITION PLAN

DICK'S SPORTING GOODS

27500 NOVI ROAD

NOVI MICHIGAN

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C1.0

N89°12'00"E 673.68'(R) N89°12'23"E 673.84'(M)

N01°48'00"W 190.00'(R) N01°49'08"W 189.81'(M)

189.06'(M)

S0°48'00"E 296.00'(R)
S0°50'19"E 294.87'(M)

104.94'(R) 104.91'(M)

N89°12'00"E 239.46'(R) N89°11'14"E 239.43'(M)

S13°26'47"W 508.92'(R)

S13°25'18"W 508.61'(M)

N68°05'26"W 16.43'(R)
N68°16'37"W 16.50'(M)

N0°06'30"E 2.97'(R)
N7°00'46"E 2.94'(M)

PROPOSED FIELD

N68°05'26"W 434.53'(R) N68°16'04"W 434.53'(M)

S26°29'48"W 7.09'(R)
S26°52'44"W 6.91'(M)

S66°54'54"W 430.00'(R) S66°52'07"W 428.10'(M)

S66°54'54"W(R) S66°53'33"W(C) 365.09'(R&C)

N74°56'28"W 30.00'(R)
N74°56'05"W 30.00'(M)

GRAPHIC SCALE

50 25 0 50

1" = 50'

REVISIONS			
NO.	DATE	DESCRIPTION	

ORIGINAL ISSUE DATE: OIDATE

PROJECT NO: 230787
PROJECT MANAGER: RNW
DESIGNED BY: MR
DRAWN BY: DB

PRELIMINARY OVERALL SITE PLAN

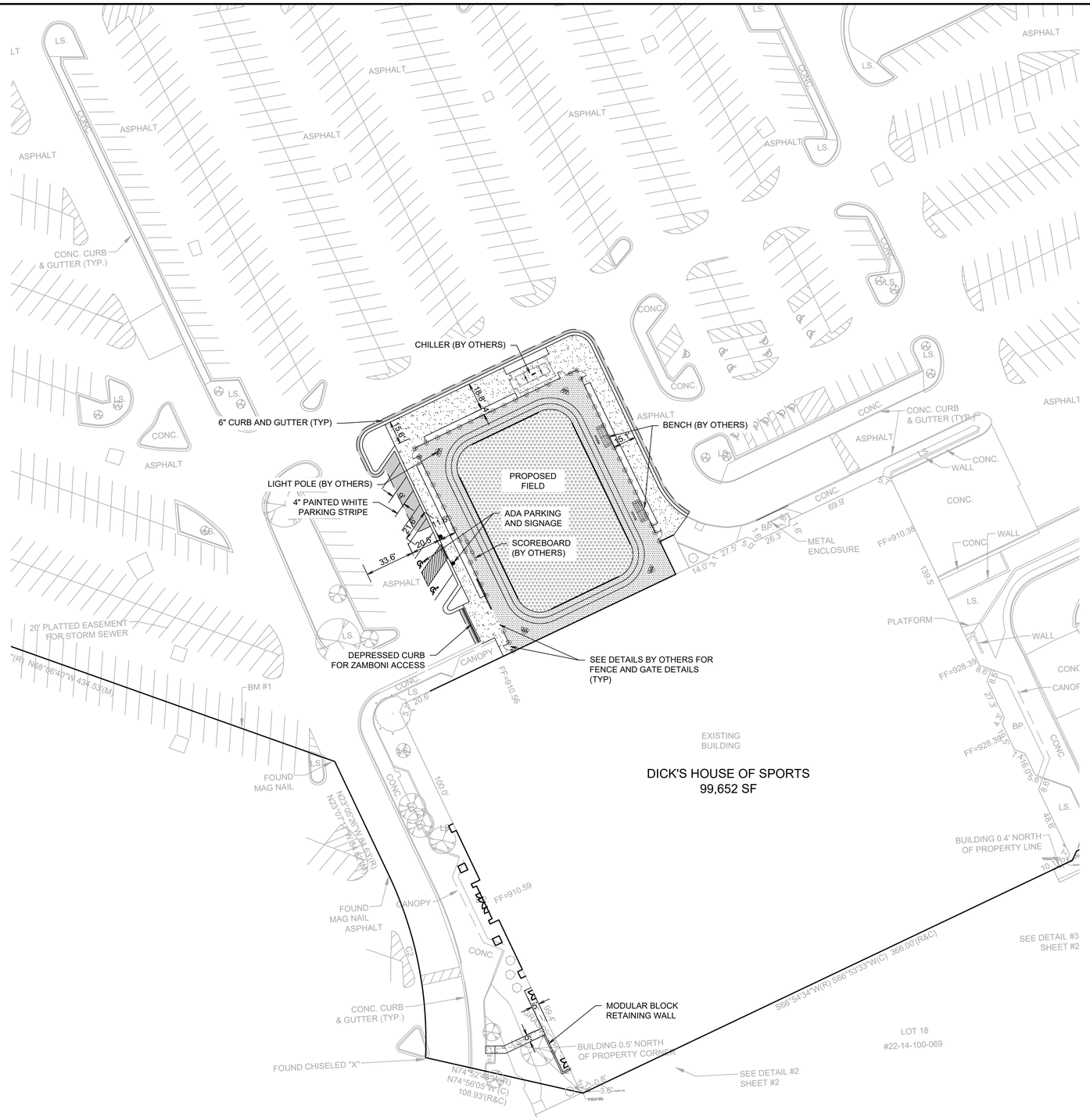
DICK'S SPORTING GOODS

NOVI — 27500 NOVI ROAD — MICHIGAN

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

C2.0



NOTES:

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.

PAVING LEGEND

ASPHALT PAVEMENT
1,276 sf (PRIVATE)

5E1, 1.5" 165#/SY WEARING COURSE
HMA 3C, 2.5" 275#/SY LEVELING COURSE
8" 21AA COMPACTED AGGREGATE BASE

CONCRETE SIDEWALK
5,995 sf (PRIVATE)

4" THICK CONCRETE MDOT GRADE P1 (MIN. 4,000 PSI)
4" 21AA COMPACTED LIMESTONE AGGREGATE
(OR APPROVED EQUAL)

SYNTHETIC TURF SURFACE
10,211 sf (PRIVATE)

BY OTHERS

TRACK SURFACE
8,451 sf (PRIVATE)

BY OTHERS

GRAPHIC SCALE
40 20 0 40
1" = 40'

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: OIDATE

NO.	DATE	DESCRIPTION

PROJECT NO: 230787
PROJECT MANAGER: RNW
DESIGNED BY: MR
DRAWN BY: DB

PRELIMINARY LAYOUT AND PAVING PLAN

DICK'S SPORTING GOODS

27500 NOVI ROAD
NOVI MICHIGAN

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C2.1

NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED.

T/C 910.19± M.E.
909.85± M.E.
T/C 910.30± M.E.
T/C 910.17± M.E.
909.95± M.E.
909.90± M.E.
910.56
T/C 910.27± M.E.
909.85± M.E.
T/C 910.35± M.E.
EXISTING OVERFLOW ROUTE (TYP.)
909.90± M.E.
T/C 910.20± M.E.
910.46
T/C 910.33± M.E.
910.40
T/C 910.40± M.E.
910.56
909.80± M.E.
910.40
910.46
910.56
909.95± M.E.
TRENCH DRAIN
910.83
909.90± M.E.
T/C 910.50± M.E.
T/C 910.30± M.E.
910.56
910.40
909.90± M.E.
910.48
910.56
T/C 910.40± M.E.
910.56
910.40
910.48
FFE 910.56
T/C 910.34± M.E.
910.47± M.E.
910.56
913.70± M.E.
910.52± M.E.
FF 910.59
FF 910.59
910.50± M.E.
910.54
FF 910.59
910.28
910.34
TW 910.28
FG 910.28
910.03± M.E.
910.13
FF 910.59
TW 913.50
FG 910.60
TW 913.40
FG 910.54
N23°09'26"W 84.63'(R)
N23°07'17"W 84.62'(M)
N74°56'05"W (C)
108.93'(R&C)
S66°54'34"W(R) S66°53'33"W(C) 366.00'(R&C)
S26°29'48"W 7.09'(R)
S26°52'44"W 6.91'(M)

GRAPHIC SCALE
40 20 0 40
1" = 40'

REVISIONS			
NO.	DATE	DESCRIPTION	

ORIGINAL ISSUE DATE: OIDATE DESCRIPTION

PROJECT NO: 230787
PROJECT MANAGER: RNW
DESIGNED BY: MR
DRAWN BY: DB

PRELIMINARY GRADING PLAN

DICK'S SPORTING GOODS

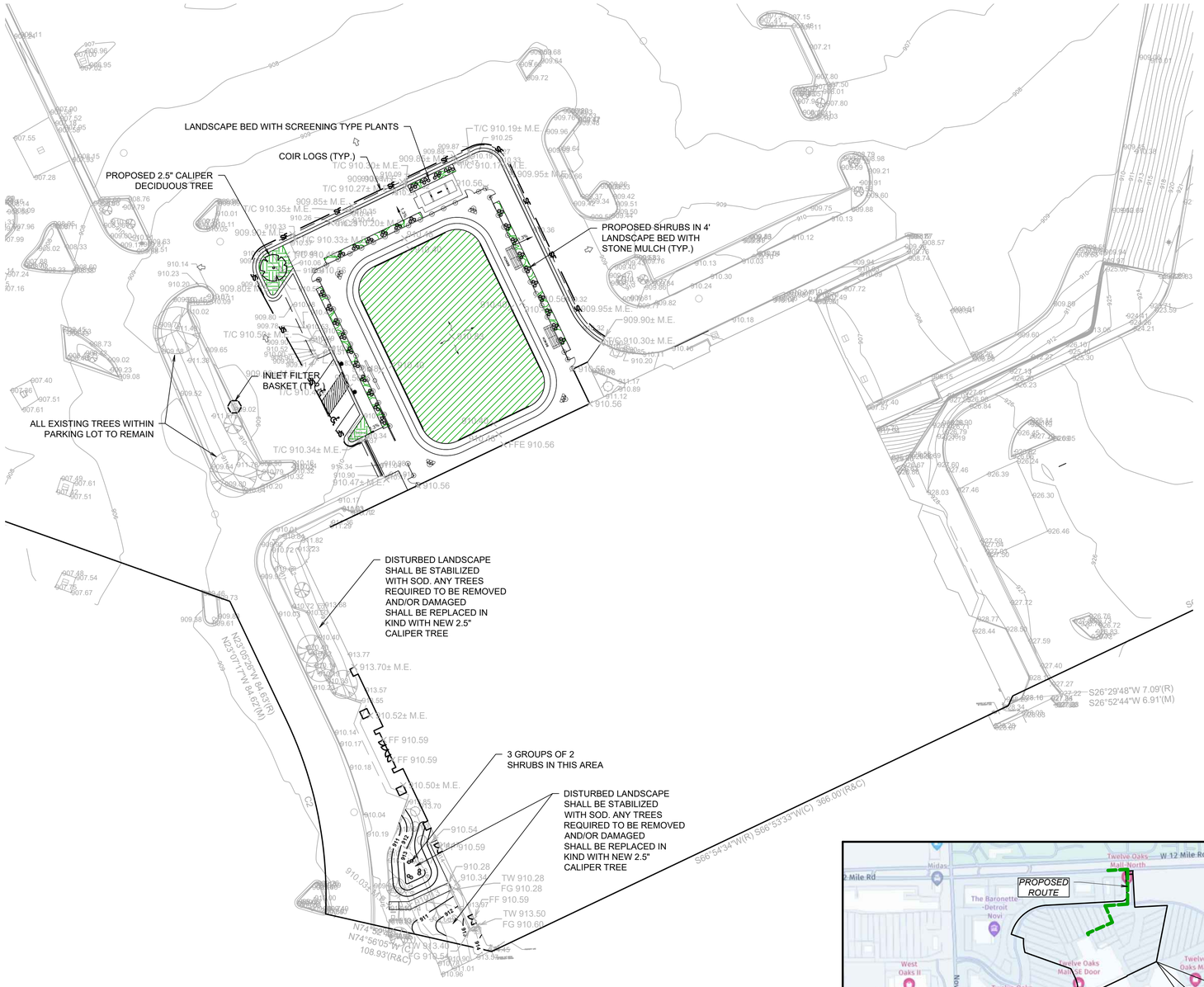
27500 NOVI ROAD NOVI MICHIGAN

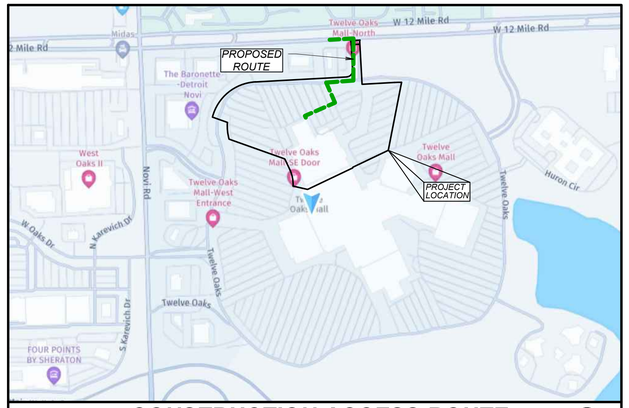
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C3.0

EROSION CONTROL PLAN:

1. CONTRACTOR TO INSTALL SILT FENCE PRIOR TO COMMENCEMENT OF ANY EARTHWORK. CONTRACTOR TO MAINTAIN SILT FENCE AS SHOWN AND INSTALL ADDITIONAL SILT FENCE WHEREVER NECESSARY THROUGHOUT CONSTRUCTION ACTIVITIES TO MINIMIZE SOIL EROSION.
2. CONTRACTOR TO INSTALL INLET PROTECTION ON ALL OPEN LID STRUCTURES. SEE INLET PROTECTION DETAIL ON SHEET C5.0.





CONSTRUCTION ACCESS ROUTE
NO SCALE

LEGEND

- PROPOSED DECIDUOUS TREES
- EXISTING DECIDUOUS TREES
- EXISTING EVERGREEN TREES
- PROPOSED DECIDUOUS SHRUB
- INLET FILTER BASKET
- SF — COIR LOGS (ROLLED EROSION CONTROL)
- SOD
- TURF
- ROCK MULCH

GRAPHIC SCALE
40 20 0 40
1" = 40'

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: OIDATE

PROJECT NO: 230787
PROJECT MANAGER: RNW
DESIGNED BY: MR
DRAWN BY: DB

PRELIMINARY EROSION CONTROL-LANDSCAPE PLAN
DICK'S SPORTING GOODS
27500 NOVI ROAD
NOVI MICHIGAN

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C3.1

NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.

CHILLER (BY OTHERS)
PERFORATED UNDERDRAIN
MANHOLE
CONNECT TO EXISTING STORM SEWER TO PROPOSED MANHOLE
12" STORM
EXISTING WATER ROOM TO REMAIN AND BE PROTECTED
ACO SYSTEM 3000 TRENCH DRAIN (TYP)
18' LIGHT POLES (TYP) SEE LIGHTING/PHOTOMETRIC PLAN FROM MUSCO FOR DETAILS
EXISTING BUILDING
LOT 18 #22-14-100-069
SEE DETAIL #2 SHEET #2
SEE DETAIL #3 SHEET #2
BUILDING 0.5' NORTH OF PROPERTY CORNER
BUILDING 0.4' NORTH OF PROPERTY LINE
FOUND CHISELED "X"
FOUND MAG NAIL
FOUND MONUMENT
CONC. CURB & GUTTER (TYP.)
CONC. CURB & GUTTER (TYP)
CONC. CURB & GUTTER
CURB (TYPICAL)
ASPHALT
GRASS
CONC.
WALL
CANOPY
METAL ENCLOSURE
PROPOSED FIELD
BM #1
20' PLATTED EASEMENT FOR STORM SEWER
20' PLATTED EASEMENT FOR SANITARY SEWER
12' PLATTED EASEMENT FOR WATERMAIN
ACCESS EASEMENT VARIES IN VARIABLE WIDTH
FOUND REROD
FF=910.56
FF=910.59
FF=910.36
FF=928.39
FF=928.39
N68°05'26"W 434.52'(R) N68°06'40"W 434.53'(M)
N23°05'26"W 84.93'(R) N23°07'17"W 84.62'(M)
S66°54'34"W(R) S66°53'33"W(C) 366.00'(R&C)
N74°52'45"E(R) N74°56'05"E(C) 108.93'(R&C)
S66°54'34"W 2
S26°29'48"W 7.09'(R) S26°52'44"W 6.91'(M)
100.0'
99.4'
139.5'
GRAPHIC SCALE
40 20 0 40
1" = 40'

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: OIDATE

NO.	DATE	DESCRIPTION

PROJECT NO: 230787
PROJECT MANAGER: RNW
DESIGNED BY: MR
DRAWN BY: DB

PRELIMINARY UTILITY PLAN

DICK'S SPORTING GOODS
27500 NOVI ROAD
NOVI MICHIGAN

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C4.0

N:\2023\230787\Drawings\ACAD\LD\S03\Sheet Drawings\C4.0 Util230787.dwg 2/13/2025

DICK'S
HOUSE OF SPORT

DICK'S
HOUSE OF SPORT

PLANNING REVIEW

PLAN REVIEW CENTER REPORT

Planning Review

Dick's Sporting Goods
JSP24-31
March 14, 2025

PETITIONER:

V3 Companies of Michigan, Ltd. | Ted Feenstra

REVIEW TYPE:

Revised Preliminary Site Plan and Special Land Use

PROPERTY CHARACTERISTICS

Section	14	
Site Location	27600 Novi Road 50-22-14-100-042	
Site School District	Novi Community School District	
Site Zoning	RC – Regional Commercial	
Adjoining Zoning	North	RC: Regional Commercial
	East	RC: Regional Commercial
	West	RC: Regional Commercial
	South	RC: Regional Commercial
Current Site Use	Twelve Oaks Mall	
Adjoining Uses	North	Dental Office, Retail, Fast Food Restaurant
	East	Retail
	West	Retail
	South	Retail
Site Size	17.79 Acres (Twelve Oaks Mall)	
Plan Date	12/20/24 (received)	

PROJECT SUMMARY

The applicant is proposing a partial renovation to the 242,550 square foot former Sears location at Twelve Oaks Mall. The demolition of the Sears auto center and modification to the northwest corner of the building to create a 2-story open area was previously submitted under JSP24-26 Transformco Store #1760.

Dick's House of Sport plans to occupy the majority of the lower level of the former Sears building, with some space removed for a shared loading dock, and vestibules carved out for upper-level tenant access. Future TBD tenants will occupy the upper level. Overall façade changes to include new exterior entries along the west (main 2-story entry) and north (secondary 1-story entry with access to the track/field) facades of the building.

An outdoor activity space with a turf field and running track, enclosed by a 40' fence and accessed from inside the store, will be constructed in the exterior area of the demolished auto center. The outdoor activity space will provide versatile use for product testing, open play, rental use, and specialty events. In the winter months the outdoor space will have ice rink capability. A chiller is proposed on the northeast side of the track and field to convert the outside space into an ice rink in the winter. A Zamboni is proposed to be stored inside the track/field area for the ice rink and stored off-site when there is no ice rink.

The outdoor activity space in the RC Regional Commercial District will require Special Land Use approval by City Council following review and recommendation by the Planning Commission.

RECOMMENDATION

All reviewers are **recommending approval** of the Revised Preliminary Site Plan and Special Land Use.

ORDINANCE REQUIREMENTS

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**.** The plans show general compliance with ordinance requirements. **Please address the following in a response letter prior to the Planning Commission meeting.**

1. Off-Street Parking Requirements (Section 5.2.12.C): The required number of parking spaces for a shopping center is 1 space for each 250 square feet of gross leasable area (GLA) for developments under 400,000 square feet. Please provide the total number of parking spaces on parcel to verify parking requirements.

2. Parking Space Layout Minimum Requirements (Section 5.3.2): The layout of off-street parking must meet minimum requirements. Please provide dimensions and square footage for the end island on the west side of the track and field enclosure in next submittal. Refer to Engineering and Traffic reviews for comments.

3. Lighting and Photometric Plan (Section 5.7): Additional information is required for these items for the Twelve Oaks Novi site as data was provided for a Pittsburgh, PA site. A variance will be required for Color Correlated Temperature (CCT) greater than 3000K unless it is modified to meet ordinance requirements. Please provide photometric plan in full size set in final site plan submittal. Refer to Planning Review Chart for comments.

4. Screening (Section 3.26 RC District Required Conditions): All business, servicing or processing, except off street parking, loading and those open-air uses permitted and regulated in Section 3.1.24.C, shall be conducted within completely enclosed buildings. Please indicate whether the Zamboni can be housed within a building. If it must be parked inside the track/field enclosure during the ice rink season, please provide proper screening, such as landscaping, wall, or opaque fencing of the Zamboni parking area.

5. Noise Specifications (Section 5.14.10.A): Site proposals must comply with the standards of the noise ordinance for receiving districts adjacent to the subject parcel as measured at property lines. (Nighttime decibel limit = 70 dBA, daytime decibel limit = 75 dBA). Noise specifications were provided at track/field perimeter. Please indicate noise levels at property line.

4. Site Amenities: Please provide details for benches and scoreboard on track/field area in next submittal.

5. Planning Chart: The Planning Review Chart provides additional comments and requests clarification for certain items. Please address these items in addition to the comments provided in this letter.

SPECIAL LAND USE CONSIDERATIONS

When the site plan proposes a principal use permitted subject to special conditions, or any other special land use or planned development requiring a public hearing in accordance with the requirements of Section 6.2, the Planning Commission (or City Council when designated as the reviewing body) shall also consider the following factors in exercising its discretion over site plan approval:

1. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/ deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.

2. Whether, relative to other feasible uses of the site, the proposed use will 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 service existing and planned uses in the area.
3. Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
4. Whether, relative to other feasible uses of the site, 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.
5. Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
6. Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
7. Whether, relative to other feasible uses of the site, the proposed use is:
    a. Listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and
    b. Is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

The approving bodies will need to make a determination that the outdoor activity space is comparable to the open-air business as described in the Ordinance.

Open Air Businesses (Section 4.80.2): Open air business uses are permitted as a special land use when developed in planned relationship to shopping centers in the RC, TC and TC-1 districts as follows:

2. In the RC district, recreation space providing children's amusement park and other similar recreation is permitted when part of a planned development, provided that:
    A. The use shall be located at the exterior of the building mass in the designated interior side or rear yard and shall meet all setback requirements of the district. **The use is located at the exterior of building mass and meets all setback requirements of the district. The enclosed track and field seem to be in a logical location adjacent to the business.**
    B. Such uses shall be fenced on all sides with a four foot six inch (4 ft. 6 in.) chain link type fence. **The track and field space is adjacent to the building and proposed to be fenced on three sides with a 40' black polyester powder coated galvanized steel "Twinbar" fence system.**
    C. A noise impact statement is required subject to the standards of Section 5.14.10.B. **Please provide a noise impact statement for this site pertaining to the outdoor track and field area. Noise levels should be measured at property lines.**

The applicant should address the above considerations in their response letter prior to the Planning Commission hearing.

OTHER REVIEWS

- Façade Review: **Approval recommended.** See Façade Review letter for details.
- Landscape Review: **Approval recommended with items to be addressed on the Final Site Plan**. See attached Landscape Review letter for details.

NEXT STEP: PLANNING COMMISSION MEETING

The Special Land Use and Preliminary Site Plan will need review by the Planning Commission for their recommendation to the City Council.

1. Site Plan submittal in PDF format (maximum of 10MB) **NO CHANGES MADE**
2. A response letter addressing ALL the comments from ALL review letters, including Special Land Use considerations, and a request for waivers/variances as you see fit.
3. A color rendering of the Site Plan (to be used for Planning Commission and City Council presentations).
4. Façade sample board (with physical samples of materials/colors).

CHAPTER 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects to 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 you have any questions concerning the above review or the process in general, please do not hesitate to contact me at (248) 347-0483 or dshanahan@cityofnovi.org.

Sincerely,

DianaShanahan

Diana Shanahan – Planner

PLANNING REVIEW CHART: RC Regional Center District

Review Date: March 14, 2025
Review Type: Revised Preliminary Site Plan
Project Name: **JSP24-31 Dick's Sporting Goods – House of Sport** (27600 Novi Road)
Plan Date: 12/20/24
Prepared By: Diana Shanahan dshanahan@cityofnovi.org (248) 347-0483

Items in **Bold** need to be addressed prior to the approval of the Preliminary Site Plan.

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan *(Adopted July 26, 2017)*	RC: Regional Commercial	Sporting goods store	Yes	
Zoning *(Effective Jan. 8, 2015)*	RC: Regional Center	No change proposed	Yes	
Uses Permitted *(Sec 3.1.24.B & C)*	B: Regional Shopping Center C: Open Air Business	Retail store and fenced outdoor track/field area	Yes	
Special Land Use *(Section 6.1.2.C and Section 4.80.2)*				
Open Air Businesses *(Section 4.80.2)* Open air business uses are permitted as a special land use when developed in planned relationship to shopping centers in the RC, TC and TC-1 districts as follows:	In the RC district, recreation space providing children's amusement park and other similar recreation is permitted when part of a planned development, provided that: A. The use shall be located at the exterior of the building mass in the designated interior side or rear yard and shall meet all setback requirements of the district. B. Such uses shall be fenced on all sides with a 4 ft. 6 in. chain link type fence. C. A noise impact statement is required subject to the standards of Section 5.14.10.B.	An outdoor activity space is proposed with a turf field and running track, enclosed by a 40' fence, to be accessed from inside the store Rendering fenced area provided with building elevation Noise Impact Statement provided	TBD	**Special Land Use approval requires 15-day public hearing**
Height, Bulk, Density, and Area Limitations				
Building Height *(Sec. 3.1.24.D)*	45 ft or 3 stories, whichever is less	No change proposed to existing building height	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Open Space *(Sec 3.27.1.F)*	A minimum of 15% of the gross site area shall be devoted to permanently landscaped open spaces and pedestrian areas.	No change proposed	Yes	Part of the larger plan for Twelve Oaks Mall
Frontage on a Public Street *(Sec. 5.12)*	Frontage on a public street is required	Access from Novi Road and Twelve Mile Road	Yes	Existing condition
Access to Major Thoroughfare *(Sec. 5.13)*	Direct access to major thoroughfare required unless noted in Section 5.13	Access to Novi Road and Twelve Mile Road	Yes	Existing condition
Building Setbacks *(Section 3.1.24.D)*				
Front (west)	Minimum 100 ft.	No change proposed	Yes	
Rear (east)	Minimum 100 ft.	No change proposed	Yes	
Side (north)	Minimum 100 ft.	No change proposed	Yes	
Parking Setback *(Section 3.1.24.D)*				
Front (west)	Minimum 20 ft.	No change proposed	Yes	
Rear (east)	Minimum 20 ft.	No change proposed	Yes	
Side (north)	Minimum 20 ft.	No change proposed	Yes	
Notes To District Standards *(Sec 3.6.2)*				
Exterior Side Yard Abutting a Street *(Section 3.6.2.C)*	All exterior side yards abutting a street shall have a setback equal to the front yard setback requirement of the district in which located.	No change proposed	Yes	
Minimum Lot Area *(Section 3.6.2.D)*	Minimum lot area and width, and maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space requirements.	No change proposed	Yes	
Off-Street Parking in Front Yard *(Section 3.6.2.E)*	Off-street parking shall be permitted in the front yard, except that said parking shall observe the minimum off-street parking setback requirements in Section 3.1, Section 5.5.3, and with respect to TC district, Section 3.27.1.D	No change proposed	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Parking Setback Screening *(Section 3.6.2.P)*	Required parking setback area shall be landscaped per sec 5.5.3.	No change proposed	Yes	
Modification of Setback Requirements *(Section 3.6.2.Q)*	Refer to Sec 3.6.2 for more details	No change proposed	N/A	
RC District Required Conditions *(Section 3.26)*				
Business Establishments *(Section 3.26.1)*	All business establishments permitted in the district shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.	Existing building and parking lot to remain	Yes	
Enclosed Buildings *(Section 3.26.2)*	All business, servicing, or processing, except off-street parking, loading and those open air uses permitted and regulated in Section 3.1.24.C, shall be conducted within completely enclosed buildings.	Proposed outdoor track and field with ice rink in the winter. A Zamboni for the ice rink is proposed to be stored inside the track/field area for the ice rink season and off-site when there is no ice rink.	TBD	**Special Land Use approval is required for outdoor track and field space.** **Please indicate whether the Zamboni can be housed within a building. If it must be parked inside the track/ field enclosure during the ice rink season, please provide proper screening, such as landscaping, wall, or opaque fencing of the Zamboni parking area.**
City Council Review (Sec. 3.26.3)	Site plans shall be prepared in accordance with the requirements of Section 6.1 of this Ordinance and, prior to issuance of a building permit, shall be subject to approval by the City Council following review and recommendation by the Planning Commission.			Subject to City Council approval upon Planning Commission's recommendation
Parking and Loading Requirements				
Off-Street Parking Requirements *(Sec. 5.2.12.C)*	Shopping Centers: 1 for each 250 square feet gross leasable area (GLA) for developments under 400,000 square feet (4 spaces per 1,000 square feet GLA)	GLA = 99,652 sq ft (lower level of building) Five new parking spaces proposed in former trash enclosure space	Yes	Staff believes that replacing commercial uses with new commercial uses would not adversely affect parking calculations. **Please provide the total number of parking spaces on parcel. Approximately**

Item	Required Code	Proposed	Meets Code	Comments
				400 parking spaces are required for the GLA.
Parking Space Dimensions and Maneuvering Lanes *(Sec. 5.3.2)*	90° Parking: - 9' x 19' parking spaces - 24' two-way drives - 18' one-way drives 70° Parking: - 9' x 18' parking spaces - 24' two-way drives - 18' one-way drives	Five new 9' x 21.6' parking spaces with 33.6' drive aisle proposed in former trash enclosure space	Yes	The space adjacent to the trash enclosure previously had 2 barrier free parking spaces and one regular space. These spaces will remain, resulting in a total of 2 barrier free spaces and 6 regular parking spaces. Refer to Engineering and Traffic reviews for further comments.
End Islands *(Sec. 5.3.12)*	- End islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - End islands shall generally be at least 10' wide, have an outside radius of 15' and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance.	Endcap parking island proposed at the northwest corner of track and field area		**Dimension end island and show island sq ft (min 200 sq ft). End island should be 3' shorter than adjacent parking stall.** **Landscaping for end islands should be addressed according to the Landscape review letter.**
Barrier Free Spaces *Barrier Free Code (2012 Michigan Building Code)*	- For up to 400 total parking spaces, 8 barrier free spaces are required. For 401-500 spaces, 9 barrier free spaces are required. - Every 6 or fraction of six accessible parking spaces, at least one shall be van-accessible	No new accessible parking spaces proposed	Yes	14 total accessible parking spaces exist on the east and west sides of new field/track enclosure
Barrier Free Space Dimensions *Barrier Free Code (2012 Michigan Building Code)*	- 8' wide with an 8' wide access aisle for van accessible spaces (preferred) – or – - 11' wide with a 5' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces	No new accessible parking spaces proposed Restriping proposed for one access aisle for one existing ADA space on west side of track/field	TBD	**Both angled accessible spaces on the west side of the track/field should have striped access aisles on the passenger side of the parking space. Add dimension for access aisles.**

Item	Required Code	Proposed	Meets Code	Comments
Barrier Free Signs *Barrier Free Code*	One sign for each accessible parking space.	New ADA parking signs proposed for two existing ADA spaces.	Yes	The signage formerly on the auto center building will be removed when building is demolished.
Bicycle Parking Space Requirement *(Sec. 5.16.1)*	Retail: 5% of required automobile spaces, minimum two (2) spaces.	No bike spaces proposed	N/A	Applicant may wish to provide bike parking spaces and recommendations of the Active Mobility Plan.
Bicycle Parking General Requirements *(Sec. 5.16)*	- No farther than 120' from entrance being served - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations - Spaces to be paved - Bike rack shall be inverted "U" design at least 3' in height - Shall be accessible from adjacent street(s) and pathway(s) via a paved route with a minimum width of 6'	No bike parking proposed	N/A	
Bicycle Parking Lot Layout *(Section 5.16.5.A)*	- Maneuvering lane width: 4' - Parking space depth: 32" - Parking space width: 7' - One tier width: 11' - Two tier width: 18'	No bike parking proposed	N/A	
Loading Spaces *(Section 5.4.2)*	- Loading, unloading space shall be provided in the rear yard at a ratio of 10 sq. ft. for each front foot of building - Except in the case of a double frontage lot, loading-unloading, as well as trash receptacles may be located in an interior side yard beyond the minimum side yard setback requirement of the district; location subject to City approval.	Existing common loading space on east side of building to remain	Yes	
Sidewalk Requirements				
Sidewalks *(Section 7.4.2 of the Engineering Design*	Minimum 5' sidewalk required	No change proposed	Yes	**Applicant should consider whether additional pedestrian access is**

Item	Required Code	Proposed	Meets Code	Comments
Manual)				**warranted, given the recommendations of the Active Mobility Plan**
Pedestrian Connectivity	- Whether the traffic circulation features within the site and parking areas are designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets - Building exits must be connected to sidewalk system or parking lot.	No change proposed	Yes	
Building Code and Other Design Standard Requirements				
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).		Yes	**Please correct address in title block to 27600 Novi Road (currently shown as 27500 Novi Road)**
General Layout and Dimension of Proposed Physical Improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in sq. ft.), location of proposed parking and parking layout, streets, and drives, and indicate sq. ft. of pavement area (indicate public or private).		No	**Please ensure all entrances to track/field area match on site plan sheets and floor plan sheets, including Zamboni entrance, on next submittal**
Economic Impact	- Total cost of proposed building and site improvements - Number of anticipated jobs created (during construction and after building is occupied)			**Provide details in response letter**
Other Permits and Approvals				
Development/ Business Sign	Signage if proposed requires a permit.	Signage proposed on building	N/A	**For permit information contact Ordinance at (248) 735-5678.**
Lighting and Photometric Plan (Section 5.7)				
Intent *(Section 5.7.1)*	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce	Track and field lighting example provided on 'Field Information'	TBD	**Please provide photometric plan specific to this site in full size plan set in final site plan submittal**

Item	Required Code	Proposed	Meets Code	Comments
	unnecessary transmission of light into the night sky	attachment for Pittsburgh, PA		
Lighting Plan *(Section 5.7.2.A.i)*	A lighting plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures.	Four new light poles shown in track and field area. Elevations indicate accent lights to be placed on brick piers (item 14 in legend) and security lights above man doors (item not noted in legend). No parking lot lighting changes proposed.	TBD	**Please provide photometric plan in full size plan set in final site plan submittal**
Lighting Standards *(Section 5.7.2A.ii)* Specifications for all proposed & existing lighting fixtures:	Photometric data	Shown on Pittsburgh, PA example	TBD	
	Fixture height	40' high track/field light fixtures Security lighting mounted at 9' Accent lighting height mounted at approximately 18'	Yes	**Sheet C4.0 indicates 18' light poles, lighting specifications and response letter indicate 40', please update to match correct height**
	Mounting and design	Pole, wall pack, and downlights	Yes	
	Glare control devices	Not indicated	TBD	**Please indicate if there will be glare control devices**
	Type and color rendition of lamps	All lights are indicated to be LED	Yes	
	Hours of operation	Track and field hours will mirror store hours: Monday-Saturday 9:00AM-9:00PM Sunday 10:00AM-7:00PM	Yes	
	Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties	Not provided	TBD	**Please provide this detail**
Building Lighting *(Section 5.7.2.A.iii)*	Relevant building elevation drawings showing all fixtures, the portions of the	Elevations show accent lights on brick	TBD	**Please provide this detail**

Item	Required Code	Proposed	Meets Code	Comments
	walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.	piers and security lights over man doors. Illumination levels not provided.		
Maximum Height *(Section 5.7.3.A)*	- Height not to exceed maximum height of zoning district (or 25 ft where adjacent to residential districts or uses) - Maximum building height in RC district = 45'	40' pole track/field light fixtures	Yes	
Standard Notes *(Section 5.7.3.B)*	Electrical service to light fixtures shall be placed underground	Not indicated	TBD	
Standard Notes *(Section 5.7.3.C)*	No flashing light permitted	No flashing light proposed	Yes	
Outdoor Lighting: Average Light Levels *(Section 5.7.3.E)*	Average light level of the surface being lit to the lowest light of the surface being lit not exceed 4:1 foot-candles	Not indicated	TBD	**Please indicate in next submittal**
Color Spectrum Management *(Section 5.7.3.F)*	Non-Res and Multifamily: For all permanent lighting installations - minimum Color Rendering Index (CRI) of 70 and Correlated Color Temperature (CCT) of no greater than 3000 Kelvin	Track/field lighting: CRI = 75 typ, 70 min CCT = 5700K Security lighting: CRI = not indicated CCT = 6350K Building lighting: CRI >80 CCT – not indicated, fixture has selectable option of 3000K/4000K/5000K	No	**A variance will be required for Color Correlated Temperature greater than 3000K unless modified to meet ordinance requirements. Please provide a response to this issue in the response letter before this project is presented to the Planning Commission.**
Indoor Lighting *(Section 5.7.3.H)*	Shall not be the source of exterior glare or spillover.	Not indicated	TBD	**Please indicate in next submittal**
Security Lighting *(Section 5.7.3.I)* Lighting for security purposes shall be directed only onto the area to be secured.	- All fixtures shall be located, shielded, and aimed so that light is not cast toward adjacent properties or streets or unnecessarily transmitted into the night sky. - Fixtures mounted on the building and designed to illuminate the facade are preferred.	Type R3 security lights will be provided above man doors around DSG's exterior.	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Parking Lot Lighting *(Section 5.7.3.J)*	Shall be designed to provide the minimum illumination necessary to ensure adequate vision and comfort in parking areas. Full cut-off fixtures shall be used to prevent glare.	No changes are proposed for parking lot lighting	Yes	
Minimum Illumination Levels – All Exterior Lighting (foot-candles) *(Sec. 5.7.3.L)*	- Maximum lighting will be governed by the 4:1 ratio of average to minimum illumination of the surface being lit - Where a site abuts nonresidential, maximum illumination at the property line shall not exceed 1 footcandle	Not indicated	TBD	**Please address this issue on the next submittal**
Accessory Uses *(Section 4.19)*				
Dumpster *(Section 4.19.2.F)*	- Located in rear yard or interior side yard in case of double frontage - Attached to the building or no closer than 10 ft from building if not attached - Not to be located in parking setback - If no setback, then not any closer than 10 ft, from property line. - As far away from barrier free spaces as possible	Existing trash enclosure on west side of auto center to be removed. DSG will have the right to use the existing trash compactor located in the truck bay on the northeast corner of the building.	Yes	
Dumpster Enclosure *(Section 21-145. (c))*	- Screen from public view - Screening shall consist of a wall or fence 1 ft higher than height of refuse bin, and no less than 5 ft on three sides - Posts or bumpers provided within the enclosure to protect refuse bin from damage - Inside dimensions shall permit adequate access as well as completely enclose bins - Screening materials: masonry, wood or evergreen shrubbery	Existing trash enclosure on west side of auto center to be removed. DSG will have the right to use the existing trash compactor located in the truck bay on the northeast corner of the building.	Yes	
Roof Top Equipment and Wall Mounted	- All roof top equipment to be screened from view.	None proposed	N/A	

Item	Required Code	Proposed	Meets Code	Comments
Utility Equipment (*Section 4.19.2.E.i)*	- All wall mounted utility equipment shall be enclosed and integrated into the design and color of the building, subject to safety and access requirements.			
Roof Top Appurtenances Screening (*Section 4.19.2.E.ii)*	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road, or adjacent property	None proposed	N/A	
Noise Specifications *(Section 5.14.10.A)*	Site proposals must comply with the standards of the noise ordinance. Receiving districts adjacent to subject parcel = RC Regional Center District Night time decibel limit = 70 Day time decibel limit = 75	Noise specifications provided at field perimeter for various programming activities at Ross Park Mall in Pittsburg, PA (example site) range from 55-68 dBA at the field perimeter for open field events, kids summer camp, fitness clinics and classes, and field rentals. Noise specifications for special events range from 55-78 dBA at the field perimeter.	TBD	**Noise levels should be measured at property lines. Please provide a response to this issue in the response letter before this project is presented to the Planning Commission.**

NOTES:
1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4, and 5 of the Zoning Ordinance for further details
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

NOISE IMPACT ASSESSMENT

DICK'S SPORTING GOODS

HOUSE OF SPORT

Environmental Noise Assessment

October 7, 2024

Final Version

Prepared by:

AUXIA DESIGN

Programming

OPEN FIELD

Activity:
- Guest free play with DSG equipment
- Families and small groups engaging in short sessions of light play. Intense, competitive events between adults are not common.

Guests: 0 – 15 (Typical)

Music: Background music from the installed sound system controlled by the store.

Noise Level:	At field perimeter	200’ beyond fence
Typical	55 - 60 dBA	51 - 56 dBA
Occasional	64 dBA	60 dBA

Noise Category:	
Mild / Moderate	**(90%)**
Elevated	**(10%)**

FITNESS CLINICS & CLASSES

Activity:
- 30 to 60-minute instructor-led fitness class
- Yoga
- General Fitness / Aerobics

Guests: 6 – 12

Music: Instructors may use a small portable sound system for music and instruction, controlled by the instructor.

Noise Level:	At field perimeter	200’ beyond fence
	58 – 65* dBA	54 – 65* dBA

Noise Category:	
Mild / Moderate	**(70%)**
Elevated	**(30%)**

*Estimated Typical Maximum

SPECIAL EVENTS

Activity:
- Vendor exhibitions
- Community events
- Athlete / team events
- Large groups of guests

Guests: 15-25 young children

Music: Background music from the installed sound system controlled by the store.

Noise Level:	At field perimeter	200’ beyond fence
	55 – 78 dBA	51 – 74 dBA

Noise Category:	
Moderate	**(60%)**
Elevated	**(30%)**
High	**(10%)**

KIDS SUMMER CAMP

Activity:
- Instructor led programming
- Free play

Guests: 15-25 young children

Music: Background music from the installed sound system controlled by the store.

Noise Level:	At field perimeter	200’ beyond fence
	63 dBA	59 dBA

Noise Category:	
Elevated	

FIELD RENTALS

Activity:
- Birthday Parties, Corporate Events
- 60-120 minutes of structured programming and free play

Guests: 10 - 20

Music: Background music from the installed sound system controlled by the store.

Noise Level:	At field perimeter	200’ beyond fence
	65 – 68 dBA	61 – 64 dBA

Noise Category:	
Elevated	

Notes:

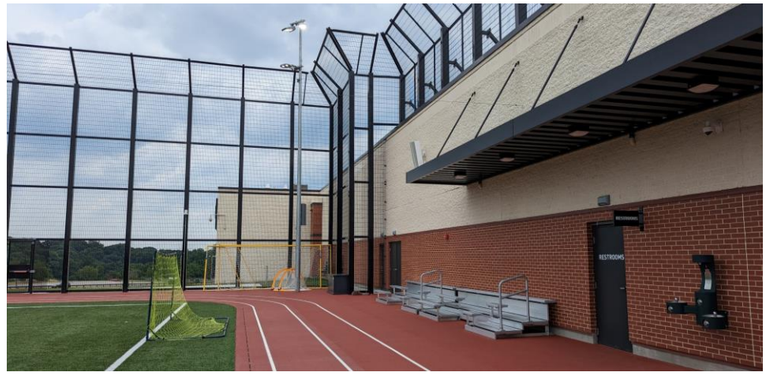
1. Noise Levels based on maximum noise levels measured at Dick’s House of Sport in Pittsburgh, PA
2. See Technical Supplement for measurement details
3. A-Weighted Decibels (dBA): This single number rating represents the overall loudness of a given sound level. The rating involves a weighting factor that accounts for variations in perceived loudness experienced by the human auditory system. This is the most common metric used to assess environmental noise considerations. Higher values are associated with increased noise levels.

House of Sport Noise Analysis

A noise study has been completed to catalog typical noise levels generated by the Dick's House of Sport field at Ross Park Mall in Pittsburgh, PA.

General Observations

- The field is primarily used for light free play. Noise levels are typically generated by occupant voices, not sports equipment. The soundscape is akin to a playground.
- The most common activity during free play is small groups playing light soccer, catch, or yard games like cornhole and giant connect 4. Full and extended games of soccer or football are rare.
- The fields have an installed sound system consisting of two wall mounted loudspeakers. This system broadcasts the in-store background music. Staff and managers can turn the volume of this system up or down. At maximum volume levels, this system is loud enough to draw complaints from nearby residences.
- Classes and other events often use a small portable sound system for a microphone and workout music. While these systems are small, many can generate high noise levels, which could draw complaints. The loudness of these portable sound systems is left to the discretion of the instructor.



Applying Measured Sound Levels:

Extrapolating Noise Levels:

The measured noise levels at the field can be extrapolated to predict the noise levels at adjacent property lines. For a typical site, where the field is located next to a mall and adjacent to a flat parking lot, the **sound levels at the field perimeter** listed on page 4 can typically be extrapolated as follows:

- 200' from field fence | subtract 4 dBA
- 400' from field fence | subtract 8 dBA
- 800' from field fence | subtract 12 dBA

These rules of thumb are not valid at sites affected by:

Reflections From Tall Structure

Site Topography

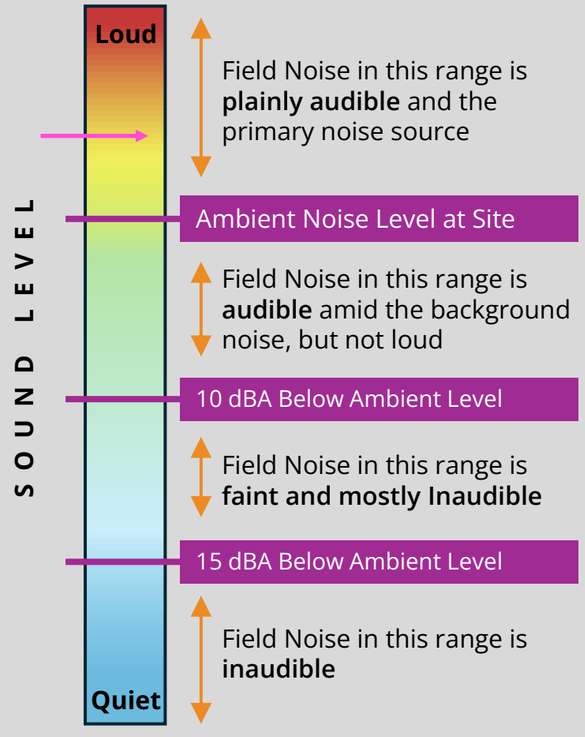
Foliage

Unusual Atmospheric Conditions

Where these site conditions are present or atypical, more complex calculations and assessment methods are needed.

Audibility:

To determine whether the predicted noise levels are audible and/or objectionable, they must be compared to the ambient noise levels at the site which will vary throughout the day. Extended onsite noise monitoring is needed to benchmark these sound levels at specific sites.



ENGINEERING REVIEW

PLAN REVIEW CENTER REPORT

01-21-2025

Engineering Review

Dick's Sporting Goods
JSP 24-0031

APPLICANT

V3 Companies of Michigan, Ltd

REVIEW TYPE

Preliminary Site Plan

PROPERTY CHARACTERISTICS

- Site Location: Northeast side of Twelve Oaks Mall
- Site Size: 0.64 acres
- Plan Date: 12-20-24
- Design Engineer: V3

PROJECT SUMMARY

- Construction of an approximately 23,748 square-foot field and associated parking. Site access would be provided via private roadways inside Twelve oaks Mall.
- No changes proposed to water main and sanitary sewer.
- Storm water would be managed by the existing Twelve Oaks Mall system.

RECOMMENDATION

Approval of the Preliminary Site Plan is recommended.

Comments:

The Preliminary Site Plan meets the general requirements of the design and construction standards as set forth in Chapter 11 of the City of Novi Code of Ordinances, 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:

General

1. Provide at least two reference benchmarks at intervals no greater than 1,200 feet. At least one referenced benchmark must be a City-established benchmark, refer to City of Novi Survey Benchmarks Arch Map.
2. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.

3. **Only at the time of the printed Stamping Set submittal,** provide the City's standard detail sheets for storm sewer (2 sheets) and paving (2 sheets). The most updated details can be found on the City's website under Engineering Standards and Construction Details.
4. Clearly distinguish between proposed improvements and existing features of the site on the plans.
5. Provide a construction materials table on the utility plan listing the quantity and material type for the storm sewer that being proposed.

Paving & Grading

6. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
7. Verify the slopes along the ingress/egress routing to the building from the barrier-free stalls. All barrier-free stalls shall comply with Michigan Barrier-Free regulations.
8. Indicate whether the storm structure connected to the proposed perforated underdrain is an existing structure or a new one.
9. The end islands shall conform to the City standard island design, or variations of the standard design, while still conforming to the standards as outlined in Section 5-18 Figure 5.3.12 of the Zoning ordinance (See Figure 5.3.12, i.e. 2' minor radius, 15' major radius, minimum 10' wide, 3' shorter than adjacent 19' stall).
10. Indicate the dimensions of parking stalls on the plans. The dimensions of parking stalls abutting a curb or sidewalk are to the face of curb or walk. All other dimensions are to back of curb unless otherwise indicated. Length of parking stalls must be 18-foot or 16-foot with 2-foot overhang.
11. Label the dimensions of the drive aisle between the parking stalls on the plans.
12. Label the actual usable length of the proposed angled parking stalls. This is done by measuring between parallel lines representing the position at the front and rear of the car, without the rear of the car conflicting with the maneuvering aisle.

Soil Erosion and Sediment Control

13. Although no SESC permit is required due to the area of disturbance being less than one acre and the site being located more than 500 feet from the nearest waterbody, the following SESC comments must be addressed:
    1. Remove the unnecessary silt fence shown on the soil erosion plan.
    2. Plan shall show all existing and proposed on-site catch basins designated to collect stormwater from both proposed areas (field and landscaping areas) and dewatering facilities (i.e. structure details, rim elev., etc.)

3. Inlet filters shall be provided for all existing and proposed on-site catch basins designated to collect stormwater from both proposed areas (field and landscaping areas and shall be inspected and cleaned as needed.
4. Plan must address maintenance of both temporary and permanent soil erosion and sedimentation control measures.
5. Attach Oakland County standard detail sheet.
6. Provide a Silt Sack with overflow capability as the inlet protection, or equivalent, and include a detail on the plans.
7. Street sweeping and dust control shall be noted on plan as responsibility of contractor.

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Milad Alesmail at (248) 735-5695 or email at malesmail@cityofnovi.org with any questions.

Milad Alesmail

Milad Alesmail,
Project Engineer

cc: Diana Shanahan, Community Development
Angela Sosnowski, Community Development
Stacey Choi, Planning Assistant
Humna Anjum, Engineering
Ben Nelson, Engineering
Ben Croy, City Engineer

LANDSCAPE REVIEW

PLAN REVIEW CENTER REPORT
February 27, 2025
Dick's Sporting Goods
Revised Preliminary Site Plan - Landscaping

Review Type	**Job #**
Revised Preliminary Site Plan Landscape Review	JSP24-0031

Property Characteristics
- Site Location: 27600 Novi Road
- Site Acreage: 17.79 ac.
- Site Zoning: R-C
- Adjacent Zoning: North, South, East, West: R-C
- Plan Date: No date provided – received 2/18/2025

Ordinance Considerations
This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards (Zoning Sec), the Landscape Design Manual (LDM) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the revised Preliminary Site Plan submittal. Underlined items must be addressed on the Final Site Plans. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and is not intended to substitute for any Ordinance.

RECOMMENDATION:
This project is **recommended for approval.** The items noted below and on the landscape chart can be addressed on the Final Site Plan.

No landscape waivers are required for this project but the landscape plan needs to be created by a professional landscape architect if a permanent structure of 400sf or greater is proposed for the Zamboni machine. In any case, it would be preferred if it was created by a landscape architect.

Ordinance Considerations

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))
1. No existing trees are shown.
2. No wetlands or regulated trees are located in the project vicinity.
3. Please show tree symbols for all existing trees and add tree protection fence for them on the demolition plan.

Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)
The project is not adjacent to residential property so this buffering is not required.

Adjacent to Public Rights-of-Way – Berm/Wall, Buffer and Street Trees (Zoning Sec. 5.5.3.B.ii, iii)
The project is not adjacent to any public right-of-way so this buffering is not required.

Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)
1. A new island with a canopy tree has been added to the plans as requested.

2. **Please show the island's area in square feet. It must be at least 200sf.**
3. **Please indicate the groundcover for the island. It should be a living groundcover, not just mulch or rock.**

Building Foundation Landscaping (Zoning Sec 5.5.3.D)

1. A 4-foot-wide strip with shrubs has been added around the base of the fencing where possible, as requested.
2. **Please add screening to the ends of the chiller unit.**

Plant List (LDM 4, 10)

1. Please provide a plant list on the Final Site Plans.
2. No species on the Prohibited Species list (LDM Table 11.b(2)b) may be used.
3. At least 50% of the species used shall be native to Michigan.

Planting Notations and Details (LDM 10)

Please provide these notes on the Final Site Plans:

- All plant materials shall be northern nursery grown, No.1 grade, and be installed according to accepted planting procedures.
- Any species substitutions must be approved in writing by the City Landscape Architect prior to planting.
- Plantings should be installed between Mar 15 and Nov 15.

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 3)

No new above-ground landscaping is required or proposed so no storm basin landscaping is required.

Irrigation (LDM 10)

1. All plantings must be provided with sufficient water for establishment and long-term survival.
2. If an irrigation system will be used, a plan for it must be provided with Final Site Plans.
3. If alternative means of providing water to the plants for their establishment and long-term survival, information regarding that is also required with Final Site Plans.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or rmeader rmeader@cityofnovi.org.

Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – Revised Preliminary Site Plan

Review Date: February 28, 2025
Project Name: JSP24-0031: Dick's Sporting Goods
Project Location: Twelve Oaks Mall – 27500 Novi Road
Plan Date: No date given – received 2/18/2025
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org; Phone: (248) 735-5621

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan. Underlined items need to be addressed on the Final Site Plan.

LANDSCAPE WAIVERS REQUIRED FOR THE PROPOSED PLAN:
- No waivers are required.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (Landscape Design Manual (LDM) and Zoning Ordinance (Zoning Sec)				
Landscape Plan *(Zoning Sec 5.5.2, LDM 2, 10)*	• New commercial or residential developments • Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. • 1"=20' minimum with proper North. Variations from this scale can be approved by LA • Consistent with plans throughout set	1" = 40 ft	Yes	
Project Information *(LDM 10)*	Name and Address	On Title block	Yes	
Owner/Developer Contact Information *(LDM 10)*	Name, address and telephone number of the owner and developer or association	On Cover Sheet	Yes	Please add to the landscape plan.
Landscape Architect contact information *(LDM 10)*	Name, Address and telephone number of RLA/PLA/LLA who created the plan	No name given - the engineer appears to have created the landscape plan	No	1. While not required, it is strongly preferred that a professional landscape architect creates the landscape plan so all issues can be addressed efficiently. 2. **If a permanent structure of 400sf or greater is proposed to house the Zamboni machine,**

Item	Required	Proposed	Meets Code	Comments
				then a Landscape Architect is required to create the landscape plan.
Sealed by LA. *(LDM 10)*	Requires original signature	No	Yes	Whoever creates the landscape plan must provide their signature and seal.
Miss Dig Note (800) 482-7171 *(LDM 10)*	Show on all plan sheets	No	No	Please add the Miss Dig information to all site plan-related sheets
Zoning *(LDM 10)*	Include all adjacent zoning	• Parcel: RC • North, South, East and West: RC	No	Please show adjacent parcels' zoning on landscape plan or site plan
Survey information *(LDM 10)*	• Legal description or boundary line survey • Existing topography	Not included in the plan set	No	Please add the Alta Survey and topographic survey to the plan set.
Existing plant material Existing woodlands or wetlands *(LDM 10)*	• Show location type and size. Label to be saved or removed. • Plan shall state if none exists.	• Shown on Demolition Plan • Not identified • All existing landscaping remaining is shown as being preserved	Yes	1. Please show protective tree fencing around all existing plantings to remain. 2. Please add a note stating that any existing trees damaged in the course of the project will be replaced with a 3" caliper tree of the same species.
Soil types *(LDM10)*	• As determined by Soils survey of Oakland County • Show types, boundaries	Not shown – OC maps shows its Urban Land	NA	
Existing and proposed improvements *(LDM 10)*	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	All proposed elements are included on the landscape plan	Yes	
Existing and proposed utilities *(LDM 10)*	• Overhead and underground utilities, including hydrants • Proposed light posts	• Sheet 4.0 • No utilities will impact the proposed plantings.	Yes	
Proposed grading. 2' contour minimum *(LDM 10)*	Provide proposed contours at 2' interval	Spot elevations on C3.0	Yes	
Snow deposit *(LDM 10)*	Show snow deposit areas on plan	NA	NA	Add a note stating that snow shall not be

Item	Required	Proposed	Meets Code	Comments
				placed on new island.
LANDSCAPING REQUIREMENTS				
Parking Area Landscape Requirements *(Zoning Sec 5.5.3.C and LDM 5)*				
General requirements *(LDM 5)*	• Clear sight distance within parking islands • No evergreen trees	No plantings in the parking lot appear to block vision	Yes	
Name, type and number of ground cover *(LDM 5)*	As proposed on planting islands	None	No	Please indicate the groundcover(s) to be used on the new island – it should be a living groundcover, not mulch or rocks
General *(Zoning Sec 5.5.3.C)*				
Parking lot Islands	• A minimum of 200 SF to qualify • A minimum of 200sf unpaved area per tree planted in an island • 6" curbs • Islands minimum width 10' BOC to BOC	• The new island's area is not shown	• No	1. Please label the area of the new island in SF. 2. It must be at least 200sf.
Curbs and Parking stall reduction *(Zoning Sec 5.3.12)*	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	21.5' angled	Yes	
Contiguous space limit *(Zoning sec 5.5.3.C)*	Maximum of 15 contiguous spaces	8 spaces	Yes	The long existing bays in the main parking areas are an existing condition unrelated to this project.
Plantings around Fire Hydrant *(Zoning sec 5.5.3.C)*	• No plantings with matured height greater than 12' within 10 ft. of fire hydrants and other utility structures • Plant trees at least 5 ft from underground utility lines • Plantings near hydrants or FDCs should be no taller than 12"	No hydrant is near the proposed tree	Yes	
Landscaped area *(Zoning sec 5.5.3.C)*	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	Existing condition

Item	Required	Proposed	Meets Code	Comments
Clear Zones *(Zoning sec 5.5.3.B.ii Footnote 10)*	• 25 ft corner clearance required. • Refer to Zoning Section 5.5.9	NA	NA	
Parking Lot Interior Area and Trees Required *(Zoning Sec 5.5.3.C.iii)*				
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district				
A = Total square footage of vehicular use areas up to 50,000sf x 7.5%	• A = x sf * 7.5 % = A sf • 50000 * 7.5% = 3750 sf	NA	NA	As the project only impacts one bay and is adding greenspace, the calculation is not required.
B = Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 1 %	• B = x sf * 1% = B sf • (xxx – 50000) * 1% = xx sf	See above		See above
All Categories				
Total square footage of landscaped islands: C = A+B	C = A + B	NA	NA	See above
Number of canopy trees required: D = C/200	D = C/200 trees x/200 = x Trees	1 tree in the new endcap island	Yes	
Perimeter Trees (Zoning Sec 5.5.3.C.iv)	• Minimum 10 ft wide greenspace • 1 Canopy tree per 35 lf • xlf /35 = 30 trees	NA	NA	As the impacted bay is not a new area and there were no perimeter trees there before this project, new perimeter trees are not required.
Accessway perimeter (Zoning Sec 5.5.3.C)	• 1 canopy tree per 35 lf on each side of road, less widths of access drives. • (xx lf)/35 = xx trees	NA	NA	No changes to the accessway along the site area are proposed.
Parking land banked (Zoning Sec 5.2.14.D)	NA	None		
Berms, Walls and ROW Planting Requirements				
Berms *(Zoning Sec 5.5.3.A & LDM 1)*				
• All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours • Berm should be located on lot line except in conflict with utilities. • Berms should be constructed with 6" of topsoil.				
Residential Adjacent to Non-residential *(Sec 5.5.3.A & LDM 1.a)*				
Berm requirements *(Zoning Sec 5.5.A)*	The site is not adjacent to residential so this is not required	NA	NA	

Item	Required	Proposed	Meets Code	Comments
Planting requirements *(LDM 1.a.)*	LDM Novi Street Tree List	NA		
Adjacent to Public Rights-of-Way *(Sec 5.5.3.B and LDM 1.b)*				
Berm requirements *(Zoning Sec 5.5.3.A.(5))*	The project is not adjacent to a public right-of-way so no berm is required	NA	NA	
Cross-Section of Berms *(LDM 10)*				
Slope, height and width	• Label contour lines • Maximum 33% • Min. 3 feet flat horizontal area • Minimum 3 feet high • Constructed of loam with 6' top layer of topsoil.	NA	NA	
Type of Ground Cover		NA	NA	
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	No overhead utilities exist in the project area		
Walls *(Zoning Sec 5.5.3.A & LDM 10)*				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	No walls are required or proposed	Yes	
Walls greater than 4 ft. should be designed and sealed by an Engineer		NA	NA	
ROW Landscape Screening Requirements *(Zoning Sec 5.5.3.B.ii) – B-2 Zoning*				
Greenbelt width	The project is not adjacent to a public right-of-way	NA	NA	
Min. berm crest width	The project is not adjacent to a public right-of-way	NA	NA	
Minimum berm height	The project is not adjacent to a public right-of-way	NA	NA	
3' wall	No walls are required	No walls are proposed	NA	
Canopy deciduous or large evergreen trees	The project is not adjacent to a public right-of-way	NA	NA	
Sub-canopy deciduous trees)	The project is not adjacent to a public	NA	NA	

Item	Required	Proposed	Meets Code	Comments
	right-of-way			
Canopy deciduous trees in area between sidewalk and curb	The project is not adjacent to a public right-of-way	NA	NA	
Non-Residential Projects *(Zoning Sec 5.5.3.F.iii)* Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM				
Screening of outdoor storage, loading/unloading *(Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)*		No loading zone is indicated	TBD	
Transformers/Utility boxes *(LDM 6)*	• A minimum of 2ft. separation between box and the plants • Ground cover below 4" is allowed up to pad. • No plant materials within 8 ft. from the doors	The chiller is screened on its north site	TBD	Please add screening to the ends if possible
Building Foundation Landscape Requirements *(Zoning Sec 5.5.3.D)*				
Interior site landscaping SF *(Zoning Sec 5.5.3.D)*	• Equals to entire perimeter of the building x 8 with a minimum width of 4 ft. • A: x lf x 8ft = x SF	A four-foot-wide strip landscaped with shrubs around the foundation of the fence is proposed	Yes	
Building Frontage Landscaping *(Zoning Sec 5.5.3.D)*	If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	NA	NA	
Detention/Retention Basin Requirements *(Zoning Sec. 5.5.3.E & LDM 3)*				
Planting requirements *(Zoning Sec 5.5.3.E & LDM 3)*	• Clusters of large native shrubs shall cover 70-75% of the basin rim area at 10 lf from permanent water level • 10" to 14" tall grass along sides of basin • Refer to wetland for basin mix • Deciduous canopy tree 1/35 of east, south and west sides of pond at 10 feet from permanent water level	No changes to the existing stormwater detention are required so no stormwater detention is required, or proposed	Yes	
Phragmites and Japanese Knotweed Control *(Zoning Sec*	• Any and all populations of Phragmites australis	None indicated	NA	

Item	Required	Proposed	Meets Code	Comments
5.5.6.B.vii)	and/or Japanese Knotweed on site shall be included on tree survey. • Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site.			
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date *(LDM 10)*	Provide intended date	Between Mar 15 and Nov 15.	No	Please add note
Maintenance & Statement of intent *(Zoning Sec 5.5.6 & LDM 10)*	• Include statement of intent to install and guarantee all materials for 2 years. • Include a minimum one cultivation in June, July and August for the 2-year warranty period.	No	No	Please add note
Plant source *(LDM 10 & 11)*	Shall be northern nursery grown, No.1 grade.	No	No	Please add note
Irrigation plan *(LDM 10)*	• A fully automatic irrigation system or a method of providing sufficient water for plant establishment and survival is required on Final Site Plans. • If irrigation won't be used, note how trees will get sufficient water for establishment and long-term survival	No	No	1. Please add irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival. 2. If xeriscaping is used, please provide information about plantings included.
Other information *(LDM 10)*	Required by Planning Commission	NA		
Establishment period *(Zoning Sec 5.5.6 & LDM 10)*	**2 yr. Guarantee**	No	No	Please add note
Approval of substitutions. *(Zoning Sec 5.5.5 & LDM 10)*	City must approve any substitutions in writing prior to installation.	No	No	Please add note
Plant List *(LDM 10 & 11)* **– Include all cost estimates**				
Quantities and sizes	• At least 50% of species used shall be native to Michigan • Tree diversity shall	No plant list is provided	No	Please add plant list
Root type		No plant list is provided	No	See above

Item	Required	Proposed	Meets Code	Comments
Botanical and common names *(LDM 4 & 11)*	follow guidelines of LDM Section 4 – no tree selection shall exceed the maximum of 15% of one species and 25% of one genus.	No plant list is provided	No	1. Please add a plant list showing all plants to be used 2. Please work to use 50% native species. 3. The tree diversity requirement is not in effect since there is just one tree being added
Type and amount of lawn or other groundcovers		Not indicated	No	Please indicate what groundcover will be used in the new island and include the cost of it the cost table.
Cost estimate *(LDM 10)*	For all new plantings, mulch and sod as listed on the plan	No	No	Please add to final site plan. Use these standard costs: • Deciduous canopy tree: $400 ea • Shrubs: $50 ea. • Grasses/perennials: $15 ea. • Mulch: $35/cyd • Seed: $3.00/syd • Sod: $6.00/syd
Planting Details/*Info (LDM Part III)* **– Utilize City of Novi Standard Details**				
Canopy Deciduous Tree	Refer to LDM for detail drawings	No	No	Please use the City standard detail. It is available upon request.
Evergreen Tree		No	NA	
Multi-stem Tree		No	NA	
Shrub		No	No	Please use the City standard detail. It is available upon request.
Perennial/ Ground Cover		No	No	Please use the City standard detail. It is available upon request.
Tree stakes and guys. (Wood stakes, fabric guys)		No	No	Please add to plan and use City detail
Tree protection fencing (*Ordinance Sec 37-9***)**	Located at Critical Root Zone (1' outside of dripline)	No	No	Please put on Demolition and/or Soil Erosion Control plan
Other Plant Material Requirements *(LDM 11)*				
General Conditions	Plant materials shall not be planted within 4 ft. of property line	NA	NA	
Plant Materials & Existing Plant Material	Clearly show trees to be removed and trees to	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
(LDM 11)	be saved.			
Landscape tree credit *(LDM 11)*	• Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. • Refer to Landscape tree Credit Chart in LDM	No		
Plant Sizes for ROW, Woodland replacement and others *(LDM 11)*	• Size determined by use detailed in LDM Table 11.b.(2)a.i • Indicate on plant list	Include plant sizes on the plant list	No	
Plant size credit *(LDM 11)*	NA	No		
Prohibited Plants *(LDM 11.b)*	No plants on City Invasive Species List	No plant list	Yes	Do not use any of the species on the Prohibited Species list included with this review.
Recommended trees for planting under overhead utilities *(LDM 11)*	Label the distance from the overhead utilities	There are no overhead lines on the site	NA	
Collected or Transplanted trees *(LDM 11)*		None		
Nonliving Durable Material: Mulch *(LDM 12)*	• Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth • Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate.	Are on details	TBD	

NOTES:
1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

Irrigation System Requirements

1. Any booster pump installed to connect the project's irrigation system to an existing irrigation system must be downstream of the RPZ.

2. The RPZ must be installed in accordance with the 2015 Michigan Plumbing Code.
3. The RPZ must be installed in accordance with the manufacture installation instructions for winterization that includes drain ports and blowout ports.
4. The RPZ must be installed a minimum of 12-inches above FINISHED grade.
5. Attached is a handout that addresses winterization installation requirements to assist with this.
6. A plumbing permit is required.
7. The assembly must be tested after installation with results recorded on the City of Novi test report form.

<u>If an existing irrigation system will be used, a note stating that on the landscape plan is sufficient.</u>

TRAFFIC REVIEW

AECOM
39575 Lewis Dr, Ste. 400
Novi
MI, 48377
USA
aecom.com

Project name:
JSP24-31 – Dick's Sporting Goods Preliminary Traffic Review

To:
Barbara McBeth, AICP
City of Novi
45175 10 Mile Road
Novi, Michigan 48375

From:
AECOM

Date:
January 21, 2025

CC:
Lindsay Bell, Humna Anjum, Diana Shanahan, Dan Commer, Ben Nelson, Milad Alesmail, Stacey Choi

Memo

Subject: JSP24-31 – Dick's Sporting Goods Preliminary Traffic Review

The preliminary site plan was reviewed to the level of detail provided and AECOM recommends **approval** for the applicant to move forward as long as the comments provided are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant, V3 Companies of Michigan, Ltd., is proposing the removal of the old Sears automobile building and installing an enclosed outdoor area.
2. The development is located at the Twelve Oaks Mall along Twelve Oaks Mall Road. Twelve Oaks Mall Road is classified as a private street.
3. The site is zoned RC (Regional Center).
4. There are no traffic related deviations required at this time.

TRAFFIC IMPACTS

1. AECOM did not perform an initial trip generation based on the ITE Trip Generation Manual, 11th Edition, as the footprint of the main store building is not changing.
2. The City of Novi generally requires a traffic impact study/statement if the number of trips generated by the proposed development exceeds the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour, or if the project meets other specified criteria.

Trip Impact Study Recommendation	
Type of Study:	**Justification**
None	-

TRAFFIC REVIEW

The following table identifies the aspects of the plan that were reviewed. Items marked O are listed in the City's Code of Ordinances. Items marked with ZO are listed in the City's Zoning Ordinance. Items marked with ADA are listed in the Americans with Disabilities Act. Items marked with MMUTCD are listed in the Michigan Manual on Uniform Traffic Control Devices.

The values in the 'Compliance' column read as 'met' for plan provision meeting the standard it refers to, 'not met' stands for provision not meeting the standard, and 'inconclusive' indicates applicant to provide data or information for review and 'NA' stands for not applicable for subject Project. The 'remarks' column covers any comments the reviewer has and/or 'requested/required variance' and 'potential variance'. A potential variance indicates a variance that will be required if modifications are not made or further information provided to show compliance with the standards and ordinances. The applicant should put effort into complying with the standards; the variances should be the last resort after all avenues for complying have been exhausted. Indication of a potential variance does not imply support unless explicitly stated.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
1	Driveway Radii | O Figure IX.3	N/A	-	No changes proposed.
2	Driveway Width | O Figure IX.3	N/A	-	No changes proposed.
3	Driveway Taper | O Figure IX.11	N/A	-	No changes proposed.
3a	Taper length	N/A	-	
3b	Tangent	N/A	-	
4	Emergency Access | O 11-194.a.19	N/A	-	No changes proposed.
5	Driveway sight distance | O Figure VIII-E	N/A	-	No changes proposed.
6	Driveway spacing	N/A	-	No changes proposed.
6a	Same-side | O 11.216.d.1.d	N/A	-	
6b	Opposite side | O 11.216.d.1.e	N/A	-	
7	External coordination (Road agency)	N/A	-	
8	External Sidewalk | Master Plan & EDM	N/A	-	No changes proposed.
9	Sidewalk Ramps | EDM 7.4 & R-28-K	N/A	-	No changes proposed.
10	Any Other Comments:			

INTERNAL SITE OPERATIONS				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
11	Loading zone | ZO 5.4	N/A	-	No changes proposed.
12	Trash receptacle | ZO 5.4.4	Removing existing trash enclosure	**Inconclusive**	**The applicant should indicate if the trash enclosure will be relocated.**
13	Emergency Vehicle Access	N/A	-	No changes proposed.
14	Maneuvering Lane | ZO 5.3.2	N/A	-	No changes proposed.
15	End islands | ZO 5.3.12	N/A	-	No changes proposed.
15a	Adjacent to a travel way	N/A	-	
15b	Internal to parking bays	N/A	-	
16	Parking spaces | ZO 5.2.12	Adding 6 spaces.		See Planning review letter.
17	Adjacent parking spaces | ZO 5.5.3.C.ii.p	N/A	-	No changes proposed.
18	Parking space length | ZO 5.3.2	Not dimensioned	**Inconclusive**	**Dimension proposed parking spaces.**
19	Parking space Width | ZO 5.3.2	Not dimensioned	**Inconclusive**	**Dimension proposed parking spaces.**
20	Parking space front curb height | ZO 5.3.2	Not indicated	**Inconclusive**	**Indicate any proposed curb and height in future submittal.**

INTERNAL SITE OPERATIONS				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
21	Accessible parking – number | ADA	N/A	-	No changes proposed.
22	Accessible parking – size | ADA	N/A	-	No changes proposed.
23	Number of Van-accessible space | ADA	N/A	-	No changes proposed.
24	Bicycle parking	N/A	-	No changes proposed.
24a	Requirement | ZO 5.16.1	N/A	-	
24b	Location | ZO 5.16.1	N/A	-	
24c	Clear path from Street | ZO 5.16.1	N/A	-	
24d	Height of rack | ZO 5.16.5.B	N/A	-	
24e	Other (Covered / Layout) | ZO 5.16.1, Text Amendment 18.301	N/A	-	
25	Sidewalk – min 5' wide | Master Plan	N/A	-	No changes proposed.
26	Sidewalk ramps | EDM 7.4 & R-28-K	N/A	-	No changes proposed.
27	Sidewalk – distance back of curb | EDM 7.4	N/A	-	
28	Cul-De-Sac | O Figure VIII-F	N/A	-	
29	EyeBrow | O Figure VIII-G	N/A	-	
30	Turnaround | ZO 5.10	N/A	-	
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
32	Signing: Sizes | MMUTCD	Not indicated	**Inconclusive**	**There are existing accessible parking signs on the west side of the building and "no parking fire lane" signs on the east side that will need to be replaced.**
33	Signing table: quantities and sizes	Not indicated	**Inconclusive**	**Provide in future submittal.**
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post | MMUTCD	Not indicated	**Inconclusive**	**Provide in future submittal.**
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post | MMUTCD	Not indicated	**Inconclusive**	**Provide in future submittal.**
36	Sign bottom height of 7' from final grade | MMUTCD	Not indicated	**Inconclusive**	**Provide in future submittal.**
37	Signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign | MMUTCD	Not indicated	**Inconclusive**	**Provide in future submittal.**
38	FHWA Standard Alphabet series used for all sign language | MMUTCD	Not indicated	**Inconclusive**	**Provide in future submittal.**
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity | MMUTCD	Not indicated	**Inconclusive**	**Provide in future submittal.**
40	Parking space striping notes	Not indicated	**Inconclusive**	**Provide in future submittal.**

SIGNING AND STRIPING				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
41	The international symbol for accessibility pavement markings | ADA	N/A	-	No changes proposed to accessible spaces.
42	Crosswalk pavement marking detail	N/A	-	
43	Any Other Comments:			

Note: Hyperlinks to the standards and Ordinances are for reference purposes only, the applicant and City of Novi to ensure referring to the latest standards and Ordinances in its entirety.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM

Paula K. Johnson, PE
Senior Transportation Engineer

Saumil Shah, PMP
Project Manager

FAÇADE REVIEW

DRN & ASSOCIATES, ARCHITECTS, PC
Phone: (248) 880-6523
E-Mail: dnecci@drnarchitects.com
Web: drnarchitects.com
50850 Applebrooke Dr., Northville, MI 48167

January 23, 2025

Façade Review Status:
Preliminary Full Compliance, additional information required.

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

Attn: Ms. Barb McBeth – Director of Community Development

Re: FACADE ORDINANCE
Dicks Sporting Goods, JSP24-31
Façade Region: 1, Zoning District: RC

Dear Ms. McBeth:

This project is considered a façade alteration as described in Section 5.15.6 of the Façade Ordinance. The maximum and minimum percentages required by the Façade Ordinance are shown in the right-hand column. Materials in non-compliance, if any, are highlighted in bold.

	West (Front)	North	East	South	Ordinance Maximum (Minimum)
Brick	53%	58%	NA	NA	100% (30%)
EIFS	22%	42%	NA	NA	25%
ACM Flat Metal Panels	13%	0%	NA	NA	50%
Spandral Glass	12%	0%	NA	NA	50%

As shown above the proposed façade materials are in full compliance with the Façade Ordinance. The elevations provided generally indicate that the new facades will represent a significant improvement to the affected areas of the building. However, the elevations appear to be conceptual in nature and no floor plan or demo plan was provided. We anticipate the additional information will be provided in subsequent submittals.

It should be noted that no façade improvements are proposed for a portion of the approximately 104,000 SF on the first floor to be occupied by Dicks Sporting Goods, namely the north easterly quadrant of the building located north of the existing retaining wall. This area includes the carport to be removed, loading docks and loading dock screen wall. Although temporary façade treatment will be installed in these areas, this area will remain in disrepair and highly unsightly. Given that this area will be highly visible and will appear as part of the Dicks Sporting Goods store, we recommended that the applicant consider making façade improvements to visually connect these facades with the remainder of the facility.

Notes to the Applicant:

1. Painting of existing brick is prohibited. The use of window films with intense colors, logos or signage is prohibited.

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.

3. RTU Screening - It should be noted that all roof top units must be screened from view from all vantage points both on-site and off-site using materials in compliance with the Façade Ordinance.

Sincerely,
DRN & Architects PC

Douglas R. Necci, AIA

FIRE REVIEW

CITY COUNCIL

Mayor
Justin Fischer

Mayor Pro Tem
Laura Marie Casey

Dave Staudt

Brian Smith

Ericka Thomas

Matt Heintz

Priya Gurumurthy

City Manager
Victor Cardenas

Director of Public Safety
Chief of Police
Erick W. Zinser

Fire Chief
John B. Martin

Assistant Chief of Police
Scott R. Baetens

Assistant Fire Chief
Todd Seog

Novi Public Safety Administration
45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

January 2 2025,

TO: Barbara McBeth - City Planner
Lindsay Bell - Plan Review Center
Dan Commer – Plan Review Center
Diana Shanahan – Plan Review Center
Stacey Choi – Planning Assistant

RE: **Dicks Sporting Goods 27500 Novi Rd (12 Oaks Mall).**

PSP#24-060
JSP#24-31

Project Description: Review of demo permit and review of new remodel at 12 Oaks Mall (Old Sears anchor space).

Comments:

- **All** fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1**

- **Proposed temporary "Silt Fence" must NOT block any fire protection valves or supplies to existing building during remodel. See Plan page C3.1.** Current location of FDC valves are located in old loading dock area. Access to these valves would need to be maintained while system is in service.

Recommendation:
Providing the above comments are followed, The Fire Department has NO objections at this time.

Sincerely,

Andrew Copeland – Acting Fire Marshal
City of Novi Fire Department

cc: file

APPLICANTS RESPONSE LETTER

April 14, 2025

Diana Shanahan
City of Novi
45175 Ten Mile Road
Novi, Michigan 48375

RE: SP 24-31: DICK'S SPORTING GOODS |Revised Preliminary Site Plan and Special Land Use

Dear Diana Shanahan:

We are in receipt of your review letter, dated March 14,2025 regarding the above subject project. In response to your comments, we offer the following.

Ordinance Requirements:

1. Off-Street Parking Requirements (Section 5.2.12.C): The required number of parking spaces for a shopping center is 1 space for each 250 square feet of gross leasable area (GLA) for developments under 400,000 square feet. Please provide the total number of parking spaces on parcel to verify parking requirements.

Response: The Transformco owned building with DSG included as part shares the parking on the parcel. The Transformco owned parcel has in excess of 800 parking spaces, so the parking requirements are exceeded on this property.

2. Parking Space Layout Minimum Requirements (Section 5.3.2): The layout of off-street parking must meet minimum requirements. Please provide dimensions and square footage for the end island on the west side of the track and field enclosure in next submittal. Refer to Engineering and Traffic reviews for comments.

Response: This end island will be revised as required prior to the final site plan submittal. The proposed end island will be roughly 273 sf, well above the required 200 sf.

3. Lighting and Photometric Plan (Section 5.7): Additional information is required for these items for the Twelve Oaks Novi site as data was provided for a Pittsburgh, PA site. A variance will be required for Color Correlated Temperature (CCT) greater than 3000K unless it is modified to meet ordinance requirements. Please provide photometric plan in full size set in final site plan submittal. Refer to Planning Review Chart for comments.

Response: The additional requested photometric information will be provided with the final site plan submittal. The standard proposed lighting for the Dick's House of Sports – Field has a Correlated Color Temperature of 5,700K. The applicant therefore requests a variance for this item. This temperature is standard for athletic field types of uses and will not be readily noticeable from the public ways adjacent to the mall property.

4. Screening (Section 3.26 RC District Required Conditions): All business, servicing or processing, except off street parking, loading and those open-air uses permitted and regulated in Section 3.1.24.C, shall be conducted within completely enclosed buildings. Please indicate whether the Zamboni can be housed within a building. If it must be parked inside the track/field enclosure during the ice rink season, please provide proper screening, such as landscaping, wall, or opaque fencing of the Zamboni parking area.

Response: The Zamboni will be parked internal to the gated access at the southwest corner of the field area, not within an additional building. The Zamboni will only be on site during the winter ice rink months (typically november-february). A temporary tent structure will be used to screen and protect the Zamboni while onsite and will be parked withing the field area. This will provided adequate screening to the nearest adjacent fence/gate area from the nearest adjacent parking area.

5. Noise Specifications (Section 5.14.10.A): Site proposals must comply with the standards of the noise ordinance for receiving districts adjacent to the subject parcel as measured at property lines. (Nighttime decibel limit = 70 dBA, daytime decibel limit = 75 dBA). Noise specifications were provided at track/field perimeter. Please indicate noise levels at property line.

Response: Noise study from an existing Dick's House of Sport provided. The attached is a noise assessment study performed at an existing field location with the typical activities supported. The sound level was measured at the field perimeter and at 200' beyond the fence, as noted on page 4. The closest point from the edge of the fencing to the ring road and property line is approximately 300' so sound level will diminish further than what was studied.

6. Site Amenities: Please provide details for benches and scoreboard on track/field area in next submittal.

Response: Details for these items will be provided with the final site plan submittal.

7. Planning Chart: The Planning Review Chart provides additional comments and requests clarification for certain items. Please address these items in addition to the comments provided in this letter.

Response: See below for responses to all additional items.

Open Air Businesses (Section 4.80.2):

Comment 1: In the RC district, recreation space providing children's amusement park and other similar recreation is permitted when part of a planned development, provided that:

A. The use is located at the exterior of building mass and meets all setback requirements of the district. The enclosed track and field seem to be in a logical location adjacent to the business.

B. The track and field space are adjacent to the building and proposed to be fenced on three sides with a 40' black polyester powder coated galvanized steel "Twin bar" fence system.

C. Please provide a noise impact statement for this site pertaining to the outdoor track and field area. Noise levels should be measured at property lines.

Response: *Additional noise impact study information will be provided with the final site plan submittal.*

Open Air Businesses-*(Section 4.80.2)*

Comment 4: Special Land Use approval requires 15-day public hearing

Response: *This is understood and is scheduled for 4-23.*

Enclosed Buildings-(Section 3.26.2)

Comment 5**:** Special Land Use approval is required for outdoor track and field space. Please indicate whether the Zamboni can be housed within a building. If it must be parked inside the track/ field enclosure during the ice rink season, please provide proper screening, such as landscaping, wall, or opaque fencing of the Zamboni parking area.

Response: *The Zamboni will be parked internal to the gated access at the southwest corner of the field area. Temporary tent will be used to house and screen the Zamboni to the nearest adjacent fence/gate area from the nearest adjacent parking area.*

Off-Street Parking Requirements-(Sec. 5.2.12.C)

Comment 6: Please provide the total number of parking spaces on parcel. Approximately 400 parking spaces are required for the GLA.

Response: *As noted in response 1 above, there are over 800 parking stalls on the subject parcel.*

End Islands-(Sec. 5.3.12)

Comment 7: Dimension end island and show island sq ft (min 200 sq ft). End island should be 3' shorter than adjacent parking stall. Landscaping for end islands should be addressed according to the Landscape review letter.

Response: *The final site plan will reflect the end island being 3' shorter than the adjacent parking stall. The proposed landscape island is roughly 15.6' x 17.5'(273 sf) after reducing the length by 3'.*

Barrier Free Space Dimensions-Barrier Free Code (2012 Michigan Building Code)

Comment 8: Both angled accessible spaces on the west side of the track/field should have striped access aisles on the passenger side of the parking space. Add dimension for access aisles.

Response: *The additional access aisle will be added for the final site plan submission.*

Sidewalks-(Section 7.4.2 of the Engineering Design

Comment 9: Applicant should consider whether additional pedestrian access is warranted, given the recommendations of the Active Mobility Plan.

Response: *The applicant, Dick's Sporting Goods, is a tenant within the building/property and cannot comment on the appropriateness of adding pedestrian access to the mall property that is not owned by the applicant.*

Design and Construction Standards Manual

Comment 10: Please correct address in title block to 27600 Novi Road (currently shown as 27500 Novi Road)

Response: *The address will be corrected on subsequent submittals.*

General Layout and Dimension of Proposed Physical Improvements

Comment 11: Please ensure all entrances to track/field area match on site plan sheets and floor plan sheets, including Zamboni entrance, on next submittal.

Response: *We will coordinate these entry points on the various plans going forward.*

Economic Impact

Comment 12: Provide details in response letter of total cost of proposed building and site improvements. Include number of anticipated jobs created during and after construction.

Response: *Preliminary estimates of these improvements are estimated to total approximately $23M.*

During construction the site will regularly be staffed by a GC team with approximately 80-120 worker for an anticipated 12-month construction schedule, along with national vendors whose number and duration will vary.

Upon store open, the establishment of this new store is expected to generate employment opportunities within the community. Our staff is trained to guide and advise our customers. Our goal is to provide a level of service that drives athletes to return again and again because they know that when they visit they get great advice on products or how to improve their game. Based on data from a similar store, we anticipate hiring 166 individuals for positions including 126 part-time employees, 32 full-time employees, and 12 Salaried store leadership. The roles below are the employment opportunities that would need to be filled:

Salaried *(Avg $88,500)*

Director Roles

- *Executive Director*
- *Common Purpose Director*
- *Community & Experience Director*

Community Team Roles

- *Marketing Manager*
- *Community & Events Manager*

Assistant Store Manager Roles

- *ASM Hardlines*
- *ASM Operations*
- *ASM Apparel*
- *ASM Footwear*

Additional Salaried Roles

- *Dedicated Visual Merch*
- *Golf Professional*

Hourly *(Avg $17.33/hour)*

Full-Time Employees (32)

Part-Time Employees (126)

Development/ Business Sign

Comment 13: For permit information contact Ordinance at (248) 735-5678.

Response: Understood.

Intent-(Section 5.7.1)

Comment 14: Please provide photometric plan specific to this site in full size plan set in final site plan submittal.

Response: This will be provided as requested.

Lighting Plan-(Section 5.7.2.A.i)

Comment 14a: Please provide photometric plan in full size plan set in final site plan submittal.

Response: This will be provided as requested.

Lighting Standards-(Section 5.7.2A. ii) Specifications for all proposed & existing lighting fixtures

Comment 15: Sheet C4.0 indicates 18' light poles, lighting specifications and response letter indicate 40', please update to match correct height

Response: *The four poles proposed to light the field will have a height of 40' as shown in the lighting plans. The Utility Plan in the engineering plans will be updated accordingly.*

Comment 16: Please indicate if there will be glare control devices

Response: *The proposed fixtures are downward facing and shielded to the sky. They are not aimed at the surrounding parking lot drive aisles and based on experience with other completed properties do not cast glared on the adjacent parking lots/drive aisles. Each light is fitted with an aluminum spill light and glare light control visor that directs the light to the field.*

Comment 17: Photometric Plan illustrating all light sources that impact the subject site, including spill over information from neighboring properties. Please provide this detail.

Response: *This additional photometric information will be provided with the final site plan submittal.*

Building Lighting- (Section 5.7.2.A.iii)

Comment 18: Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures. Please provide this detail.

Response: *This additional photometric information will be provided with the final site plan submittal.*

Outdoor Lighting: Average Light Levels -*(Section 5.7.3.E)*

Comment 19: Average light level of the surface being lit to the lowest light of the surface being lit not exceed 4:1 foot-candles. Please indicate in next submittal.

Response: *This additional photometric information will be provided with the final site plan submittal.*

Color Spectrum Management (Section 5.7.3.F)

Comment 20: A variance will be required for Color Correlated Temperature greater than 3000K unless modified to meet ordinance requirements. Please provide a response to this issue in the response letter before this project is presented to the Planning Commission.

Response: *The standard proposed lighting for the Dick's House of Sports – Field has a Correlated Color Temperature of 5,700K. The applicant therefore requests a variance for this item. This temperature is standard for athletic field types of uses and will not be readily noticeable from the public ways adjacent to the mall property.*

Indoor Lighting-(Section 5.7.3.H)

Comment 21: Shall not be the source of exterior glare or spillover. Please indicate in next submittal.

Response: *Additional information will be provided with the final site plan submittal, however, interior lighting will not be the result in glare or spillover exterior to the building.*

Minimum Illumination Levels – All Exterior Lighting (foot-candles) (Sec. 5.7.3.L)

Comment 22: Maximum lighting will be governed by the 4:1 ratio of average to minimum illumination

of the surface being lit. Where a site abuts nonresidential, maximum illumination at the property line shall not exceed 1 footcandle. Please address this issue on the next submittal.

Response: *A calculation showing that the 4:1 ration is met for the proposed field lighting will be provided with the final site plan submittals. The 1 footcandle requirement at the property lines are understood, however, the scope of this project is nowhere near the exterior mall property lines and all parking lot lighting is proposed to remain as it exists today.*

Noise Specifications-(Section 5.14.10.A)

Comment 23: Noise levels should be measured at property lines. Please provide a response to this issue in the response letter before this project is presented to the Planning Commission.

Response: *Noise study from an existing Dick's House of Sport provided. The attached is a noise assessment study performed at an existing field location with the typical activities supported. The sound level was measured at the field perimeter and at 200' beyond the fence, as noted on page 4. The closest point from the edge of the fencing to the ring road and property line is approximately 300' so sound level will diminish further than what was studied.*

Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)

Comment 24: Please show the island's area in square feet. It must be at least 200sf.

Response: *The area will be shown on the plans. As noted previously the end islands areas is roughly 274 sf.*

Comment 25: Please indicate the groundcover for the island. It should be a living groundcover, not just mulch or rock.

Response: *As shown on the previously submitted plans, the island will be sodded with a 2.5" caliper tree proposed in the middle.*

Building Foundation Landscaping (Zoning Sec 5.5.3.D)

Comment 26: Please add screening to the ends of the chiller unit.

Response: *Landscape screening will be provided at the ends of the chiller unit as requested with the final site plan submittal.*

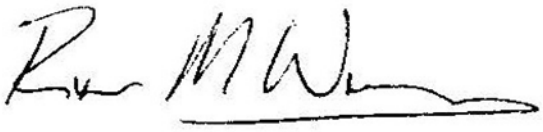
Landscape Architect contact information (LDM 10)

Comment 27: If a permanent structure of 400sf or greater is proposed to house the Zamboni machine then a Landscape Architect is required to create the landscape plan.

Response: *A permanent structure is NOT proposed to house the Zamboni.*

Please find enclosed our revised Engineering Plans for your review and approval. If you have any questions, please do not hesitate to contact our office. Thank you.

Sincerely,
V3 COMPANIES LTD,



Ryan Wagner
Senior Project Manager

Enclosures
cc:
V3 File

PLANNING COMMISSION MEETING
MINUTES EXCERPT
APRIL 23, 2025

Mr. Stante confirmed that additional trees will be considered.

Member Roney relayed that the question being considered is if this qualifies for the PRO. He stated he thinks it does qualify, but there are items that must be addressed. The landscaping should be considered further, he noted the applicant has said the landscaping will be addressed in a future submittal. Secondly, the public benefit aspect of the PRO should be looked at. He stated the five-foot pathway that was seen in the packet is a better way for people to cross to Maybury State Park. Lastly, regarding the objections to the size of the lots, the lot sizes are approximately half-acre as shown on the slide. He stated the concept plan needs to be fine-tuned.

Chair Pehrson stated that he would like the applicant to address the construction element regarding how the construction will be approached as to not disrupt the other neighbors. He stated there is not an issue with traffic relative to either RA or the PRO and is in agreeance with the other commissioners that the crosswalk should not be moved further to the west. Moving the crosswalk would create a problem that doesn't exist. In a future submittal he would be looking for the crosswalk to remain in its current location. Regarding the public benefit, it was stated that not enough has been heard to provide direction that this satisfies the PRO. He stated this satisfies everything relative to the RA and the subject of the PRO needs to be addressed in a much more aggressive manner.

This agenda item was discussed, but a motion on the item was not required.

2. **JSP24-31 DICK'S SPORTING GOODS – HOUSE OF SPORT**
   Public hearing at the request of Dick's Sporting Goods for Planning Commission's recommendation of a Special Land Use Permit and Preliminary Site Plan. The subject property at 27600 Novi Road totals approximately 17.79 acres and is located east of Novi Road, south of Twelve Mile Road (Section 14). The property is zoned R-C (Regional Center District). The applicant is proposing to occupy a portion of the existing 241,725 square foot building and construct an outdoor track/field area adjacent to the building.

Planner Diana Shanahan stated the 17.79-acre parcel is part of the Twelve Oaks Mall located on the east side of Novi Road, south of Twelve Mile Road in section 14 of the city. The site and surrounding area are zoned RC: Regional Commercial District. The Future Land Use map indicates Regional Commercial for this property as well as for the surrounding properties. The subject property does not contain regulated natural features.

Dick's House of Sport plans to occupy the majority of the lower level of the former Sears building, with some space removed for a shared loading dock, and vestibules carved out for upper-level tenant access. The partial renovation of the building includes the demolition of the Sears auto center and modification to the northwest corner of the building to create a 2-story open area for a climbing wall. Future TBD tenants will occupy the upper level.

An outdoor activity space with a turf field and running track, enclosed by a 40' fence and accessed from inside the store, will be constructed in the exterior area of the demolished auto center. The outdoor activity space will provide versatile use for product testing, open play, rental use, and specialty events. In the winter months the outdoor space will have ice rink capability. A chiller is proposed on the northeast side of the track and field to convert the outside space into an ice rink in the winter. Access to the track/field area for a Zamboni is proposed at the southwest corner of the fenced perimeter. During the ice rink season, the Zamboni will be stored inside the southwest corner of the track/field area, under a covered shelter. When the ice rink is not in operation, the Zamboni will be stored off-site.

Overall façade changes include new exterior entries along the west side of the building, the main 2-story entry, and the north side, a secondary 1-story entry to access the track/field from the store.

The applicant is requesting a Special Land Use Permit for the outdoor track and field. Open air business uses are permitted as special land use in the RC: Regional Commercial district when developed in planned relationship to shopping centers. The factors to consider for Special Land Use approval are listed in the draft motion sheet, and essentially state that relative to other feasible uses of the site the proposed use will not be detrimental to public roads, services and facilities, and would be compatible with natural features and adjacent land uses relative to other potential uses.

The Planning Commission is asked to make a recommendation to the City Council regarding its determination of whether the proposed outdoor track and field area should be considered an open-air business use as defined in the ordinance. The ordinance definition of open-air business is recreation space providing children's amusement park and other similar recreation when part of a planned development. The use should be located at the exterior of the building mass in the designated interior side or rear yard, meet all setback requirements of the district, shall be fenced on all sides with a 4'-6" chain link type fence, and is subject to the noise standards of Section 5.14.10.B. The proposed use is located at the exterior of the building mass and meets all setback requirements. The track/field area is proposed to be fenced on three sides with a 40' black powder coated galvanized steel "twin bar" system.

The applicant provided the noise study as required based on noise levels at an existing Dick's House of Sport site for the typical activities supported. They indicate that noise levels are typically generated by occupant voices, not sports equipment, and the soundscape is akin to a playground. An installed sound system consisting of two wall mounted speakers broadcasts instore background music and a portable sound system for a microphone and workout music may be used for classes and other events. The sound level was measured at the field perimeter and at 200' beyond the fence. The study shows that the noise level is expected to be within the ordinance requirement at the lot line.

The proposed plan will require one variance to be granted by the Zoning Board of Appeals for the overage of Color Correlated Temperature permitted for permanent lighting installations in nonresidential districts. The applicant is proposing 5700K as standard for athletic field use and notes that it will not be readily noticeable from the public ways adjacent to the mall property. The ordinance allows no greater than 3000K.

The Planning Commission is asked to recommend approval or denial the Special Land Use Permit and the Preliminary Site Plan. Liz Bradford with Dick's Sporting Goods is here representing the project team. Staff is available to answer any questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Elizabeth Bradshaw, Senior Development Manager with Dick's Sporting Goods stated she is thrilled to present Dick's House of Sport. It was noted that many people are familiar with the Dick's Sporting Goods location already in Novi. Five years ago, the CEO prompted them to create a store if built next door would put Dick's Sporting Goods out of business. With that in mind, the company came together and designed a store built on four pillars of experience, service, community, and product.

Ms. Bradshaw stated experience is created when there is an atmosphere that brings people into the stores with the field. While online orders are a large part of the business, they have upgraded their assortments to bring foot traffic into the store. There are currently twenty-one Dick's House of Sport in the United States, by the end of 2025 that will increase to thirty-six stores. Not every location has a field, however when a field is present it becomes a large driver for community events and is a positive aspect of the store. Other experiential elements in the store include a climbing wall, golf simulator, and multi-sport batting cage.

Chair Pehrson opened the public hearing and invited members of the audience who wished to speak to approach the podium. Seeing no one, Chair Pehrson requested Member Lynch read into the record the correspondence received. Member Lynch relayed correspondence was received from Mr. Scott Lofton at 27500 Novi Road, who is in support.

Chair Pehrson closed the public hearing and turned the matter over to the Planning Commission for consideration.

Member Lynch stated this is a good use of existing property and the store will drive foot traffic. He noted he appreciates the visibility of the climbing wall and outdoor track and field as you drive in. The outdoor events will not only drive businesses to Dick's House of Sport but also to the surrounding businesses. He stated from a retail standpoint that it is stunning. He noted since Dick's Sporting Goods flagship store is in Pittsburgh, they are familiar with the similar climate and wind conditions of Novi. He inquired if ice time would be sold or if there would be leagues using the ice.

Ms. Bradshaw stated they will have open skate sessions scheduled as well as leagues.

Member Lynch stated he is in support.

Member Becker inquired if Dick's Sporting Goods – House of Sport owns the building and would only occupy the first floor of the two-floor existing building while leasing out the second floor.

Ms. Bradshaw stated they currently do not own the building and are leasing only the lower level from Transformco.

Member Becker stated he thinks this is spectacular and commended the applicant for repurposing the building.

Ms. Bradshaw noted this will be the first Dick's Sporting Goods – House of Sport in Michigan.

Member Verma inquired what activities will take place in the open space of the field.

Ms. Bradshaw stated the open space is a turf field that can be used for a variety of activities including yoga and agility training. She noted that the field has been used by homeschool groups as a gymnasium.

Member Verma inquired how the Zamboni will be maintained.

Ms. Bradshaw stated that there is a chiller system in place and the tent will be heated to ensure the mechanisms of the Zamboni continue to function properly. The Zamboni will be powered by propane. She noted the tent will not be a permanent structure and will be brought in seasonally as needed.

Member Roney expressed he was very pleased to see this in the packet and thanked the applicant for bringing the project to Novi.

Chair Pehrson stated relative to the recommendation for the Special Land Use Permit he does not see any detrimental impact to the existing surrounding areas, it fits with the natural features given that it is a parking lot, and the building is being repurposed. Additionally, it is compatible with the adjacent uses given that it has the shopping theme, addresses the goals of the City of Novi for the Master Plan for Land Use, and promotes the social economic desirable effects.

Motion to approve the JSP24-31 Dick's Sporting Goods Special Land Use Permit made by Member Becker and seconded by Member Roney.

In the matter of Dick's Sporting Goods, JSP24-31, motion to recommend approval of the Special Land Use Permit based on and subject to the following:

1. **Relative to other feasible uses of the site:**
   a) **The proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/ deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.** ***(The proposed use is an accessory use to the adjacent existing building with an existing shared parking lot);***
   b) **The proposed use will 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 service existing and planned uses in the area.** ***(There are no additional impacts on capabilities of public services);***
   c) **The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.** ***(There are no wetlands or watercourses found on the site);***
   d) **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.** ***(The parcel is adjacent to other RC Regional Center properties and is approximately 925 feet from the nearest residential property);***
   e) **The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.** ***(The project fulfills the Master Plan objectives of economic development and community identity as well as redevelopment of a vacant site);***
   f) **The proposed use will promote the use of land in a socially and economically desirable manner.** ***(The project fulfills the Master Plan objectives of economic development and community identity as well as redevelopment of a vacant site);***
   g) **The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance. It is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.**
2. **Planning Commission's recommendation to the City Council that the use as an outdoor sports court is consistent with Section 4.80.2 of the ordinance, as follows:**
   a) **Open Air Businesses: Open air business uses are permitted as a special land use when developed in planned relationship to shopping centers in the RC, TC, and TC-1 districts as follows:**
      1. **In the RC district, recreation space providing children's amusement park and other similar recreation is permitted when part of a planned development, provided that:**
         A. **The use shall be located at the exterior of the building mass in the designated interior side or rear yard and shall meet all setback requirements of the district.** ***(The use is located at the exterior of building mass and meets all setback requirements of the district. The enclosed track and field seem to be in a logical location adjacent to the business)*****.**
         B. **Such uses shall be fenced on all sides with a four-foot six-inch (4 ft. 6 in.) chain link type fence.** ***(The track and field space are adjacent to the building and proposed to be fenced on three sides with a 40-foot black powder coated galvanized steel "twin bar" fence system)*****.**
         C. **A noise impact statement is required subject to the standards of Section 5.14.10.B.** ***(The applicant's noise impact statement indicates a noise assessment study performed at an existing field location with the typical activities supported demonstrates compliance with the ordinance requirements)*****.**
3. **The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.**

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.

ROLL CALL VOTE TO APPROVE JSP24-31 DICK'S SPORTING GOODS SPECIAL LAND USE PERMIT MOVED BY MEMBER BECKER AND SECONDED BY MEMBER RONEY. *Motion carried 5-0.*

Motion to approve the JSP24-31 Dick's Sporting Goods Preliminary Site Plan made by Member Becker and seconded by Member Roney.

In the matter of Dick's Sporting Goods, JSP24-31, motion to recommend approval of the Preliminary Site Plan based on and subject to the following:

a) The Zoning Board of Appeals granting a variance from Section 5.7.3.F.ii of the Zoning Ordinance for the overage of Color Correlated Temperature (CCT) permitted for permanent lighting installations in nonresidential districts (5700K proposed as standard for athletic field use, no greater than 3000K permitted)

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.

ROLL CALL VOTE TO APPROVE JSP24-31 DICK'S SPORTING GOODS PRELIMINARY SITE PLAN MOVED BY MEMBER BECKER AND SECONDED BY MEMBER RONEY. *Motion carried 5-0.*

MATTERS FOR CONSIDERATION

1. **APPROVAL OF THE APRIL 9, 2025 PLANNING COMMISSION MINUTES**
   Motion to approve the April 9, 2025 Planning Commission Minutes.

ROLL CALL VOTE TO APPROVE THE APRIL 9, 2025 PLANNING COMMISSION MINUTES MADE BY MEMBER LYNCH AND SECONDED BY MEMBER RONEY. *Motion carried 5-0.*

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION
There were no consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES
There were no supplemental issues or training updates.

AUDIENCE PARTICIPATION
Chair Pehrson invited member of the audience who wished to address the Planning Commission during the final audience participation to come forward. Seeing no one, Chair Pehrson closed the final audience participation.

ADJOURNMENT

Motion to adjourn the April 23, 2025 meeting made by Member Lynch and all in favor said aye.

Meeting adjourned at 7:52 PM.