



CITY of NOVI CITY COUNCIL

June 2, 2025

SUBJECT: Consideration of a Special Land Use and Preliminary Site Plan approval for Dick's House of Sport

SUBMITTING DEPARTMENT: Community Development – Planning

KEY HIGHLIGHTS:

- Redevelopment of the former lower level of the Sears store at Twelve Oaks Mall with Dick's House of Sport.
- Renovations include an outdoor activity space with a turf field and running track, with the added capability to convert to an ice rink in the winter months. This will be constructed on the site of the former Sears auto center following its demolition.
- Planning Commission recommended approval on April 23, 2025.

BACKGROUND INFORMATION:

The 17.79-acre property is located at the Twelve Oaks Mall, south of Twelve Mile Road and east of Novi Road (Section 14). Dick's House of Sport is proposing a partial renovation to the 242,550 square foot former Sears location. The demolition of the former Sears auto center and modification to the northwest corner of the building to create a 2-story window viewing area of the inside climbing wall are proposed or underway.

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. It is anticipated that other 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-foot 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.

City Council's review of Site Plan and Special Land Uses in the RC District

On parcels four acres or larger in the RC, Regional Center Zoning District, the ordinance indicates that site plans shall be approved by the City Council following review and recommendation of the Planning Commission. Open Air Business Uses (Section 4.80.2) are considered a Special Land Use when developed in a planned relationship to shopping centers in the RC District. Recreation space providing a 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-foot 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. *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.*

It was the Planning Commission and Planning Department's recommendation that the proposed outside sport court meets the intent of the Open-Air Business section of the Zoning Ordinance as noted above.

Planning Commission Action

On April 23, 2025, the Planning Commission held a public hearing and made a recommendation to City Council to approve the Special Land Use Permit and revised Preliminary Site Plan. The minutes from the meeting are included in this packet.

RECOMMENDED ACTION: Approval of the request of V3 Companies of Michigan, Ltd. for JSP24-31 Dick's House of Sport for Special Land Use and Preliminary Site Plan approval based on and subject to the following items, **1 through 4:**

- 1) Approval of the Special Land Use Request is granted, based on the following.
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) Approval of the Preliminary Site Plan and the Planning Commission's interpretation 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) Subject to 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).
 - 4) 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.