



## Department of Planning and Economic Development

Staff Report to the Planning Commission      December 16, 2016

| Life Time Fitness |   |
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| <b>REQUEST</b>    | Conditional Use Recommendation  |
| <b>APPLICANT</b>  | LTF Club Operations Company, Inc.<br>2902 Corporate Place<br>Chanhassen, MN 55317 |
| <b>AGENTS</b>     | Joe Miller and Vince Orsini   |
| <b>LOCATION</b>   | 200 W. Avon (West of Rochester Rd.)   |
| <b>FILE NO.</b>   | 16-031  |
| <b>PARCEL NO.</b> | 15-15-476-039   |
| <b>ZONING</b>     | I Industrial, with an FB 1 Flex Business Overlay                                  |
| <b>STAFF</b>      | Sara Roediger, AICP, Manager of Planning  |

### *In this Report:*

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## Summary

The applicant has operated a health and fitness facility with amenities on Avon Rd., west of Rochester Rd. for a number of years and would like the approval for the sale of alcoholic beverages for consumption onsite to be able to “offer a social country club atmosphere.” Life Time “envisions the selling of alcohol from various points on the club property, including the indoor café, outdoor bistro and tennis viewing area, and Life Time also hosts many different social events for its members.” According to the applicant’s letter, Life Time has procured over 30 on premise consumption licenses with more in process. The application does not include any exterior façade changes to the fitness center. A liquor license requires a Conditional Use Permit (CUP) from the City, per the recently adopted Ordinance amendment recommended and approved by the City in June 2015. The City amended the Zoning Ordinance to require CUP’s for onsite consumption as a means to learn of and monitor the movement of liquor licenses.

## ***Adjacent Land Uses and Zoning***

Establishments proposing on site consumption are permitted in the I district as conditional uses after Planning Commission recommendation and City Council approval. The health and fitness center is bordered by Rochester College to the west, commercial uses on the east and south, industrial zoning to the north, and Sanyo Machine, zoned Industrial to the southeast.

## General Requirements for Conditional Uses

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Per Section 138-2.302 of the Zoning Ordinance, there are five areas of consideration for the Planning Commission to regard in the discretionary decision of a conditional use. Each of the criterion are listed below in italics, followed by staff comments on the proposed conditional use's compliance with each.

1. *Will promote the intent and purpose of (the Ordinance).* Ordinance 175 was adopted by Council on June 1, 2015 which specifically allows for conditional use requests for new alcoholic beverage sales and on-site consumption.
2. *Will be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use and the community as a whole.* The physical appearance of the health and fitness center will remain the same, and no structural changes will be made to outside of the building. The fitness center has been in operation for many years as a permitted use and provides jobs, recreation and other activities for the community.
3. *Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.* The space will be served adequately by all City services, and the use has been planned for commercial activity and traffic and will not create additional level of services.
4. *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.* There will be no detrimental, hazardous or disturbing activity to the existing or future neighboring uses, persons, property or to the public welfare.
5. *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.* There will be no additional requirements at a public cost for public facilities and services that would be detrimental to the economic welfare of the community.

Please refer to the applicant's letter dated November 28, 2016 regarding the request. The conditional use was noticed for a public hearing, and staff has not received any comments or concerns.

### Summary

As part of the review for this project, the plans and supplemental documentation have been reviewed by staff, which recommends approval. If the Planning Commission agrees that the addition of a health and fitness facility serving alcohol for on-site consumption will be harmonious and compatible with the existing development and a good accompaniment for the City's retail base, staff recommends approval of the following motion relative to City File No. 16-031 (Life Time Fitness Conditional Use).

## Motion to Recommend Approval of Conditional Use

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 16-031 (Life Time Fitness) the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to allow alcoholic beverage consumption on site, based on documents dated received by the Planning Department on November 28, 2016, with the following findings.

### **Findings**

1. The expanded use will promote the intent and purpose of the Zoning Ordinance.
2. The building has been designed and is operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
3. The proposal is having a positive impact on the community as a whole and the surrounding area by further offering jobs and health and social activities.
4. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.
5. The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
6. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

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Attachments: Letter of Intent, dated received 11/28/16; Site Plans and Floor Plans; and Notice of Public Hearing.

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