



Rochester Hills

1000 Rochester Hills Dr
Rochester Hills, MI 48309
(248) 656-4600
Home Page:
www.rochesterhills.org

Master

File Number: 2016-0515

File ID: 2016-0515

Type: Permit

Status: To Council

Version: 3

Reference: 16-031

Controlling Body: City Council
Regular Meeting

File Created Date : 11/21/2016

File Name: Conditional Use Permit Lifetime Fitness

Final Action:

Title label: Request for Conditional Use Approval - Lifetime Fitness, for the sale and service of alcoholic beverages for on-site consumption, located at 200 W. Avon, west of Rochester Rd., zoned I Industrial with an FB-2 Flex Business Overlay; LTF (Lifetime Fitness) Club Operations Company, Inc., Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 010917 Agenda Summary.pdf, Map aerial.pdf, Staff Report 122016.pdf, Letter Luebke.pdf, Site Plans.pdf, PC Draft Minutes 122016.pdf, Public Hearing Notice - Plg Comm.pdf

Enactment Number:

Contact: PLA 656-4660

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	12/20/2016	Approved				Pass
3	City Council Regular Meeting	01/09/2017					

Text of Legislative File 2016-0515

Title

Request for Conditional Use Approval - Lifetime Fitness, for the sale and service of alcoholic beverages for on-site consumption, located at 200 W. Avon, west of Rochester Rd., zoned I Industrial with an FB-2 Flex Business Overlay; LTF (Lifetime Fitness) Club Operations Company, Inc., Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the request for conditional use for the sale and service of alcoholic beverages for on-site consumption for Lifetime Fitness, located at 200 W. Avon, west of Rochester Rd., zoned I Industrial with an FB-2 Flex Business Overlay, with the following findings and conditions:

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.

Conditions:

1. Alcohol will not be served after 10:00 p.m.
2. Alcohol services will be restricted to three (3) enclosed areas: the tennis viewing area, the outdoor bistro and indoor cafe.
3. Prohibition of alcoholic beverages and appropriate placement of signage at the child care facility.
4. Review by City code enforcement officers and/or Oakland County Sheriff's Office of offsite parking used by Lifetime Fitness patrons during scheduled events.