

LIFE TIME

CONDITIONAL USE

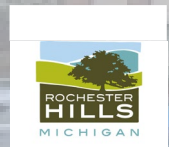
PCU2024-0002

200 E. AVON

CITY OF ROCHESTER HILLS

CITY COUNCIL

APRIL 8, 2024



innovative by nature



LIFE TIME CONDITIONAL USE






















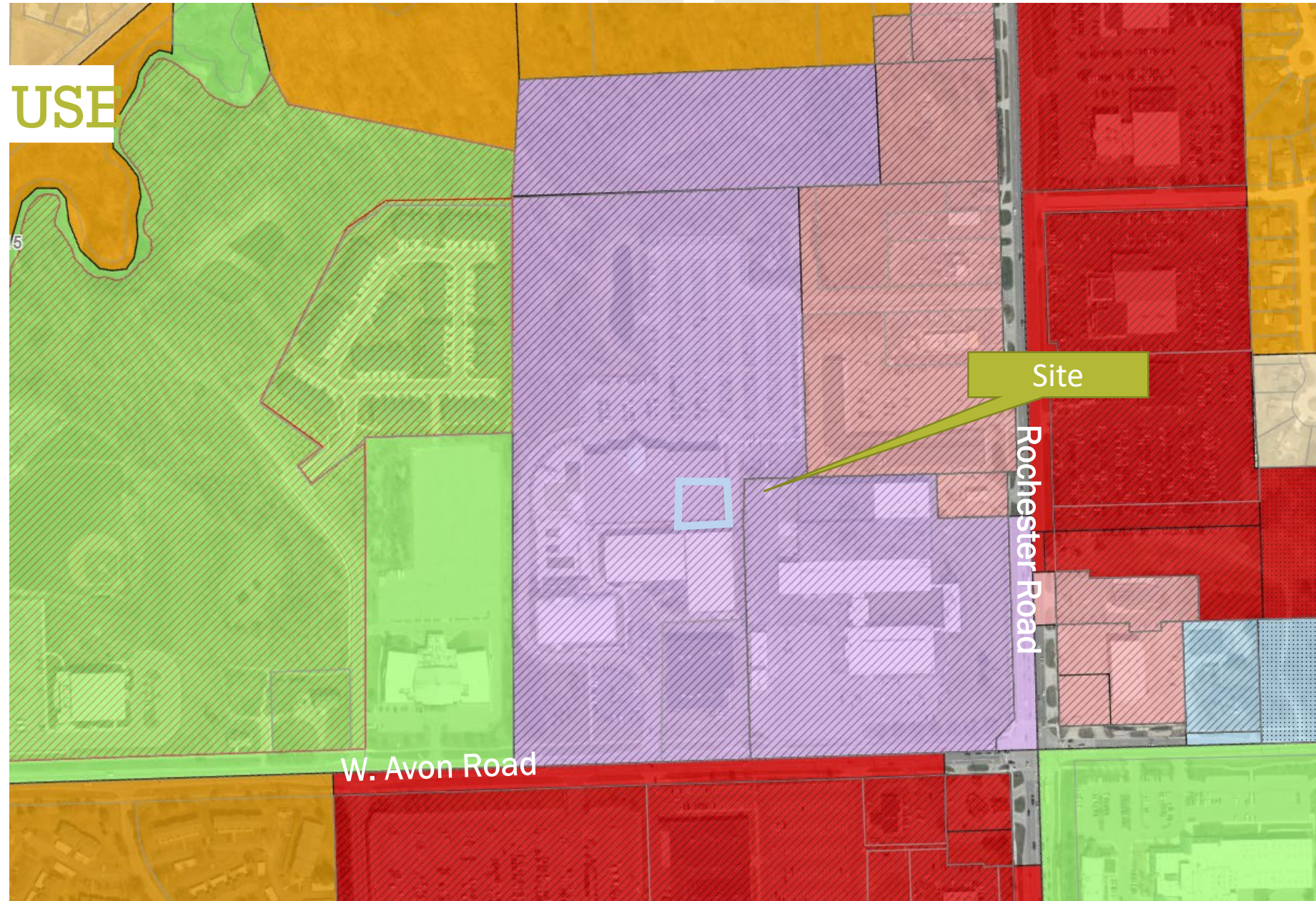
- Current Site
 - West of N. Rochester Road, north of Avon Road
 - Lifetime Fitness is current tenant
- Applicant
 - LTF Club Operations Company, Inc.

LIFE TIME CONDITIONAL USE



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-  RE One-Family Residential District
-  R-1 One-Family Residential District
-  R-2 One-Family Residential District
-  R-3 One-Family Residential District
-  R-4 One-Family Residential District
-  RCD One-Family Residential Cluster District
-  RM-1 Multiple-Family Residential District
-  RMH Manufactured Housing Park District
-  NB Neighborhood Business District
-  CB Community Business District
-  HB Highway Business District
-  BD Brooklands District
-  O Office District
-  I Industrial District
-  SP Special Purpose District
-  EC Employment Center District
-  FB Flex Business Overlay District
-  MR Mixed Residential Overlay District
-  PUD Overlay



LIFE TIME

SURROUNDING CONTEXT

| | Zoning | Existing Land Use | Future Land Use |
|-------|--|---|---|
| Site | NB Neighborhood Business District and I Industrial Zoning District with the FB Flex Business Overlay | Existing Lifetime Fitness | Commercial Residential Flex 2 |
| North | I Industrial Zoning District with the FB Overlay | Vacant | Commercial Residential Flex 2 |
| South | CB Community Business District and I Industrial District with the FB Overlay | Indoor Storage, Sanyo Industrial, Home Depot, Gardner White | Commercial Residential Flex 3 and Residential Office Flex |
| East | NB Neighborhood Business District and I Industrial District with the FB Overlay | Sanyo Industrial | Commercial Residential Flex 2 and Residential Office Flex |
| West | Special Purpose District (a portion has a PUD Overlay) | Rochester University and The Grove Multi Family development | Special Purpose |

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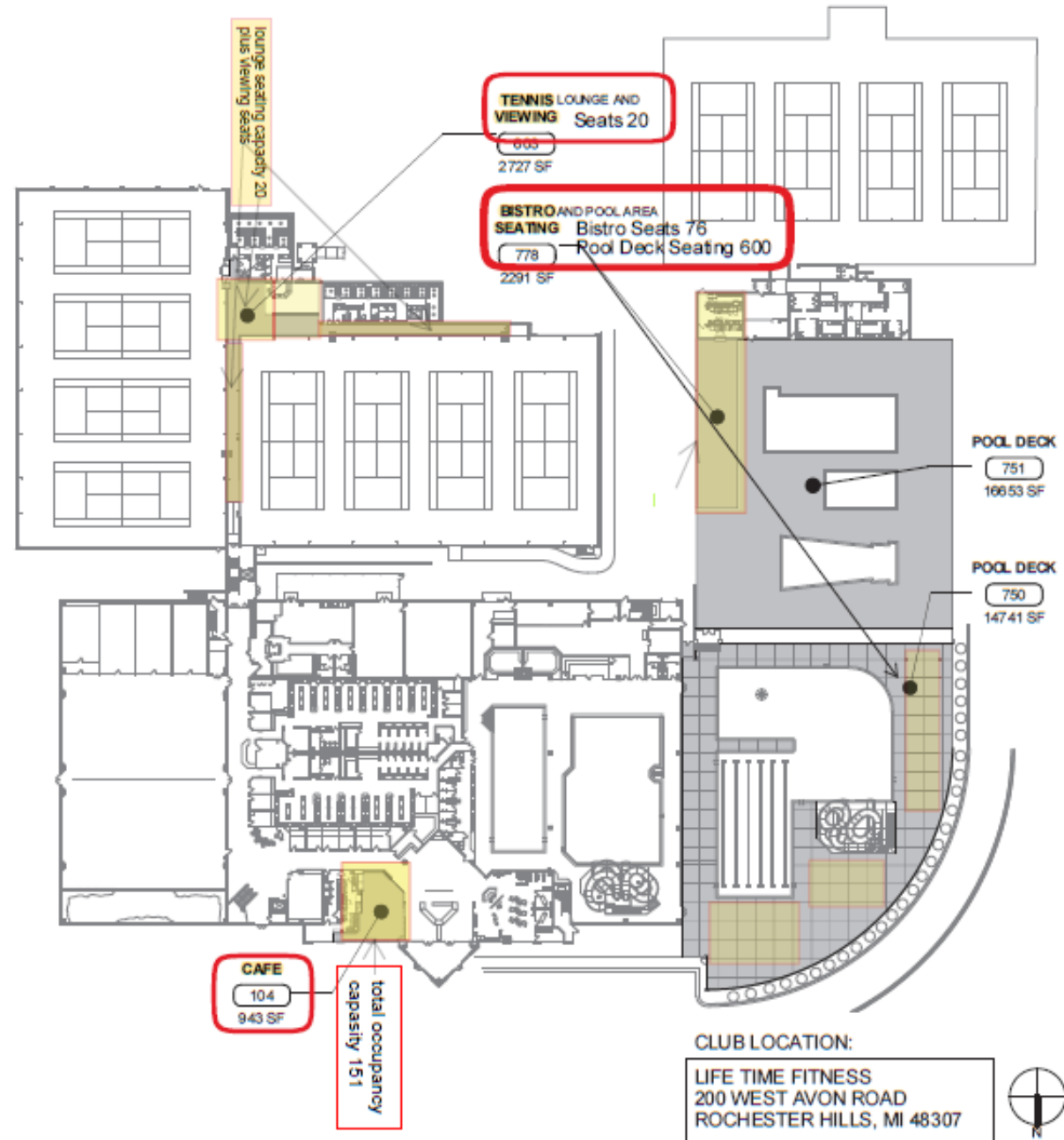
SITE PLAN

- Request
 - Conditional Use Permit for On Premise Consumption of Alcohol
 - Hours of Operation as stated in application materials:
 - Sales 7 Days a week 10:00 a.m. to 10:00 p.m.
 - At the Planning Commission it was explained normal business hours for alcohol sales would likely be less since the pool and café areas typically close at 8:00 p.m.
 - Service Area: Indoor Café, Outdoor Bistro, Outdoor Pool Area, Outdoor Tennis and Pickleball – Indoor seating approx. 151 / Outdoor seating approx. 600



LIFE TIME FLOOR PLAN

- Request
 - Conditional Use Permit for On Premise Consumption of Alcohol
 - Hours of Operation as stated in application materials:
 - Sales 7 Days a week 10:00 a.m. to 10:00 p.m.
 - At the Planning Commission it was explained normal business hours for alcohol sales would likely be less since the pool and café areas typically close at 8:00 p.m.
 - Service Area: Indoor Café, Outdoor Bistro, Outdoor Pool Area, Outdoor Tennis and Pickleball – Indoor seating approx. 151 / Outdoor seating approx. 600
- Recommendation
 - Planning Commission Recommended Denial of the Conditional Use



LIFE TIME CONDITIONAL USE – REVIEW CRITERIA

- *Will promote the intent and purpose of (the Ordinance).*
- *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.*
- *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.*
- *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
- *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*