



PCU2024-0011

Mitten Muay Thai Conditional Use

REQUEST	Conditional Use Recommendation
APPLICANT	Nick Bismack, Mitten Muay Thai Gym LLC, 47858 Van Dyke Ave., Shelby Twp., MI 48317
LOCATION	1928 Star Batt Drive, Suite D, located on the north side of Star Batt and east of Crooks Rd
FILE NO.	PCU2024-0011
PARCEL NO.	15-28-102-018
ZONING	EC Employment Center
STAFF	Chris McLeod, AICP, Planning Manager

Summary

The applicant has filed for a Conditional Use Permit to allow for a health, recreation, and physical education facility to occupy space at 1928 Star Batt Drive, Suite D, located on the north side of Star Batt, east of Crooks Road. Health, recreation, and physical education facilities require a Conditional Use permit in the EC Employment Center District, after the Planning Commission makes a recommendation and City Council approval.

The proposed use, Mitten Muay Thai Gym, LLC, currently operates a location in Clinton Township. The proposed use will offer specialized training services and promotional content creation. After a review of the online presence for Mitten Muay Thai, the applicant should clarify that the proposed space will not include competitions. The subject site is a multi-tenant building. The application is for Mitten Muay Thai Gym to occupy one of the middle units that is located towards the eastern side of the building. The tenant space is slightly less than 6,300 square feet based on the application material provided. The proposed floor plan shows multiple activity areas that include a training area, changing rooms, office space, a reception, lounge and retail space, along with ancillary restroom and storage facilities.

The information provided regarding the proposed use indicates that no more than 20 people will be within the building during peak hours (which range from 5:00 p.m.-8:00 p.m.). Class sizes will generally cater to 4-10 participants. The operation will include up to five (5) employees onsite at any one time. Given the limited class size and limited number of employees typical, operations should not be overly burdensome for the area, with potentially the exception of the overlap traffic between classes.

The proposed hours as noted by the applicant will generally be Sunday through Friday, 8:00 a.m. - 10:00 p.m. Therefore, the use will be in operation during normal business hours of the surrounding office and industrial users, as well as after hours. There are also a number of other health, recreation, and physical education facility tenants in the surrounding buildings and it would be expected that the hours of these businesses may be similar to those proposed as part of the current request.

The building square footage onsite is approximately 28,500 square feet in area based on Assessing records. The overall parking lot servicing the site includes approximately 76 parking spaces which appears to be sufficient given the mixed health, recreation and light industrial users onsite, including BSN sports, ACHTECK, Boogie Babies, and Clint Verran Sports Medicine. These parking spaces are located to the west, south and east of the building. Some parking also appears to occur on the north end of the building, although those spaces are not officially striped. The buildings/parking spaces along the front of the building are connected by a sidewalk system that run along the extent of the parking lot to the front doors of each tenant space.

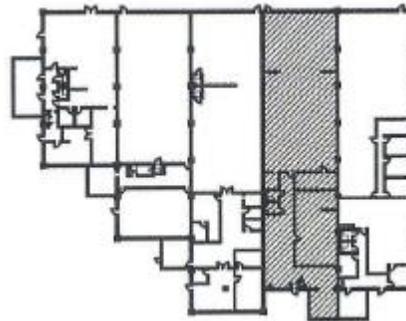
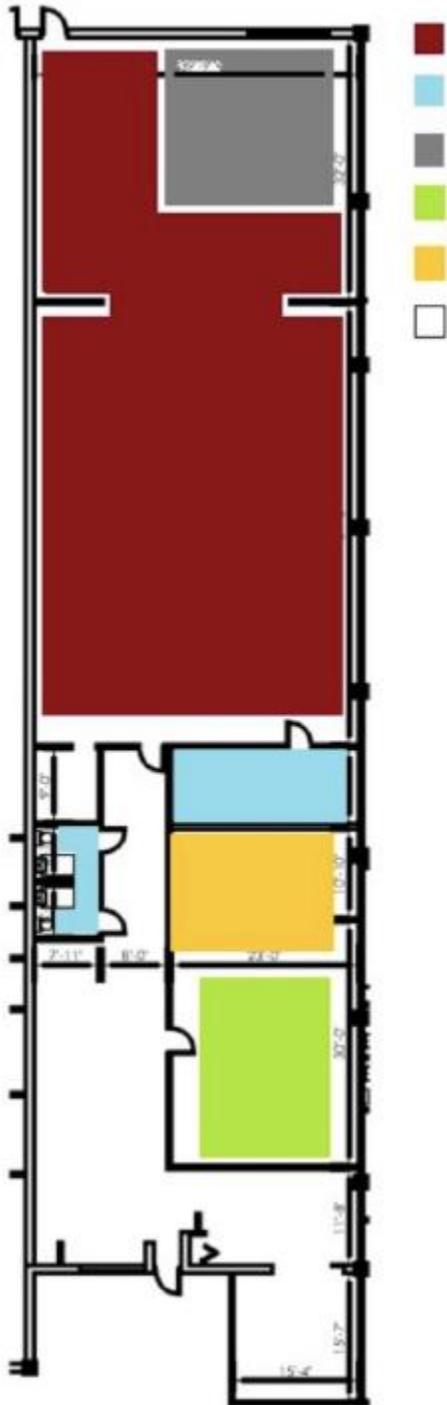
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At this time, the applicant is not proposing any outdoor operations as a part of the application. Therefore, all operations will be conducted fully within the building. This should limit any impacts to abutting tenants and limit potential safety issues relative to a health, recreation and physical education facility in this district.



Floor Plan



- RED/GREY: Training areas
- BLUE: Bathrooms and storage facilities
- YELLOW: Changing rooms
- GREEN: Office space
- WHITE: Reception, lounge, and retail space

Zoning Map **Master Land Use Plan**



- 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



- Estate Residential
- Residential 2
- Residential 2.5
- Residential 3
- Residential 4
- Residential 5
- Mixed Residential Overlay
- Multiple Family
- Residential Office Flex
- Auburn Road Corridor
- Commercial Residential Flex - 2
- Commercial Residential Flex - 3
- Office
- REC Workplace
- REC Technology and Office Image Corridor
- REC Interchange
- Regional Commercial
- Industrial
- Special Purpose
- Park/Public Open Space
- Private Recreation/Open Space

	Zoning	Existing Land Use	Future Land Use
Site	EC Employment Center District	Clint Verran Sports Medicine, Boogie Babies, ACHTECK, BSN Sports	REC Workplace
North	EC Employment Center District	Multi-tenant light industrial buildings	Commercial Residential Flex 3 and REC Workplace
South (across Star Batt)	HB Highway Business District	Griffin Claw Clubhouse, medical offices	REC Interchange
East	EC Employment Center District	Multi-tenant light industrial building	REC Workplace
West	HB Highway Business District	Gas station	REC Interchange

General Requirements for Conditional Uses

Per *Section 138-2.302* of the Zoning Ordinance, there are five (5) areas of consideration for the Planning Commission for 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.

Criterion:	Staff Comment:
<p>1 <i>Will promote the intent and purpose of (the Ordinance).</i></p>	<p>The EC Employment Center District does support this type of use when it can be shown that there is safe and adequate parking and circulation for the maximum number of users at one time. The multi-tenant building has a wide range of uses, ranging from other health and physical education uses to small scale industrial/processing facilities. The proposed use appears to be generally consistent with the use patterns in the building along with the those in the surrounding building, including the recently approved Deborah's Stage Door.</p>
<p>2 <i>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.</i></p>	<p>Given the limited maximum occupancy of 20 people for this business, the conditional use for a health, recreation and physical education facility should not have a significant impact on surrounding properties given the size, nature and intensity of the site and the specific tenant space and the fact that at all operations are proposed to be conducted within the building.</p> <p>In addition, the properties in each direction are zoned in a similar fashion to the subject site and include a variety of different uses similar to the makeup of the uses within the buildings on the subject site and again, there are already a number of health and physical education uses within this general area and the abutting buildings.</p> <p>There has not been any information identified to reveal any insufficient parking or circulation issues with regard to the current site occupants. The site has a total of at least 76 parking spaces onsite to service the 28,000 square foot building and has access to multiple driveways that access Star Batt.</p> <p>Any outdoor use should be re-evaluated by the Planning Commission and City Council as it may have impacts to the tenant spaces within the complex.</p>
<p>3 <i>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.</i></p>	<p>The overall building/complex has been utilized for a mixture of industrial and health, recreation and physical education uses and the addition of a health, recreation and physical education use with a limited number of patrons should not increase traffic to the site given the size of the tenant being proposed for the use.</p> <p>Also, the subject site has been developed since 1986 based on City records and to the knowledge of the Planning Department, the building has been served adequately by all City services. There is no expansion of the building proposed at this time. Therefore, it is Staff's opinion that any demands placed on the</p>

		public infrastructure are already accounted for by the current use of the site.
4	<i>Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.</i>	In regard to the proposed use, there should be no detrimental, hazardous or disturbing activity to the existing or future neighboring uses, persons, surrounding properties, or to the public welfare based on the proposed health, recreation and physical education facility. Again, any proposed outdoor activity should be re-evaluated by the Planning Commission at the time it may be proposed.
5	<i>Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.</i>	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.

Staff Recommendations

The conditional use was noticed for a public hearing. Staff has not received any comments from abutting tenant or property owners. Based on the application provided, Planning staff generally has no issues with the proposed conditional use request. If the Planning Commission agrees that allowing a health, recreation and physical education facility, in the form of a training gym with ancillary content creation, will be harmonious and compatible with the surroundings, below is a motion for approval for your consideration.

Motion to Recommend Approval of a Conditional Use

MOTION by _____, seconded by _____, in the matter of File No. PCU2024-0011 (Mitten Muay Thai Gym, LLC), the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to allow for a health, recreation and physical education facility, based on documents received by the Planning Department on September 23, 2024 with the following findings:

Findings

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.
2. The existing building and proposed conditional use have been designed and is proposed to be 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. The limited maximum occupancy of 20 people for this business will be no greater than or even less than the occupancy for a light industrial type user that would be permitted by right.
3. The proposed addition of a health, recreation, and physical education facility should provide additional services being sought within the greater Rochester Hills community. There do not appear to be any similar type facilities that offer Muay Thai training along with ancillary promotional content creation within the City.
4. The existing development and proposed use are 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 existing development and proposed use should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare as the existing building and the surrounding complex of buildings already includes several other health, recreation and physical education type uses. Those

other uses are of such a nature that they shouldn't necessarily be impacted by the introduction of the proposed use, as there is no proposed outdoor activity area, and the proposed limited number of persons to be serviced within the building do not directly conflict with normal business hours for the existing industrial type tenants.

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. City Council approval of the Conditional Use.
2. If outdoor use areas are proposed or if the intensity of the use increases to include operations such as competitions or occupancy greater than 20 people for other events or uses inconsistent as those presented as part of this application (etc.), City staff may require and order the conditional use approval to be remanded to the Planning Commission and City Council as necessary for re-examination of the conditional use approval.