

February 12, 2024 [Revised submission]

City of Rochester Hills
Department of Planning and Economic Development
1000 Rochester Hills Dr.
Rochester Hills, MI 48309

RE: LTF Club Operations Company, Inc. d/b/a Life Time Fitness
Request for Class C Liquor License and Conditional Land Use Approval

Members of the Planning and Economic Development Team:

LTF Club Operations Company, Inc. b/d/a Life Time Fitness (“Life Time”) is a wholly owned subsidiary of Life Time, Inc., a Minnesota corporation. Life Time currently operates a world class health and athletic country club located at 200 West Avon Road in the City of Rochester Hills. As part of its offerings, Life Time’s facility includes a café, an outdoor pool and bistro, tennis and pickleball facilities, and many state-of-the-art fitness and nutritional offerings.

Life Time continues in its pursuit to offer its members and guests an unparalleled experience and to provide a social country club atmosphere. Life Time is currently in the process of transferring a Class C Liquor License from Whole Foods Market Group, Inc. and submits this letter in support of the Development Application for a conditional use request, for zoning ordinance requirements of conditional use, approval for alcohol sales for on-site consumption per Section 138-4.100 and Section 138-2.300 for the above referenced Life Time, in the City of Rochester Hills, Michigan.

In order to provide its members a social country club atmosphere, Life Time requests the ability for on premise sales and consumption of alcohol. Life Time envisions the selling of alcohol from various points on the club property, including the indoor café, outdoor bistro, and tennis viewing area. Because Life Time hosts many different fitness and social events for its members, it is Life Time’s desire to have the ability to consume alcohol on the entire premises with specific exclusion of the childcare area.

Life Time currently owns and operates over 200 state-of-the-art health and fitness facilities within the United States and Canada and has procured over Seventy (70) on premise consumption licenses, with many more in process. Life Time has the reputation, as well as both the operational and financial resources, to dutifully conduct the legal and ethical obligations of holding a Michigan Class C Liquor License. Furthermore, the issuance of the license will not impact local traffic, noise ordinances or greatly affect the nonalcohol drinking member and guest experience.

City of Rochester Hills
Department of Planning and Economic Development
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Please direct any questions or inquiries for further information to:

Email: licensing@LT.Life

Life Time, Inc.
Attn: Licensing
2902 Corporate Place
Chanhassen, MN 55317

Thank you for your thoughtful consideration of the above request. Life Time looks forward to continuing to partner with and remain a vital part of the Rochester Hills community.

Sincerely,



Renee Maass
Licensing Specialist
Life Time, Inc.
licensing@LT.Life
952.229.7870



Department of Planning and Economic Development
 1000 Rochester Hills Dr.
 Rochester Hills, MI 48309
 (248) 656-4660

Development Application

Project Information

Name	LTF Club Operations Company, Inc. d/b/a Life Time Fitness										
Description of Proposed Project and Use(s)	Conditional use request for alcohol sales for on-premises consumption										
Review Type (as defined in Section 138-2.200 & 138-7.100 of the City's Zoning Ordinance)	<table border="0"> <tr> <td>Site Plan:</td> <td>Sketch Plan:</td> <td>PUD</td> </tr> <tr> <td><input type="checkbox"/> New</td> <td><input type="checkbox"/> Administrative Review</td> <td><input type="checkbox"/> Concept Review</td> </tr> <tr> <td><input type="checkbox"/> Amendment</td> <td><input type="checkbox"/> PC Review</td> <td><input type="checkbox"/> Final Review</td> </tr> </table>		Site Plan:	Sketch Plan:	PUD	<input type="checkbox"/> New	<input type="checkbox"/> Administrative Review	<input type="checkbox"/> Concept Review	<input type="checkbox"/> Amendment	<input type="checkbox"/> PC Review	<input type="checkbox"/> Final Review
Site Plan:	Sketch Plan:	PUD									
<input type="checkbox"/> New	<input type="checkbox"/> Administrative Review	<input type="checkbox"/> Concept Review									
<input type="checkbox"/> Amendment	<input type="checkbox"/> PC Review	<input type="checkbox"/> Final Review									
	<input checked="" type="checkbox"/> Other (please describe): Application for Class C Alcohol License for existing property										
Conditional Land Use (as indicated in Section 138-4.300 of the City's Zoning Ordinance)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No										
*Be advised any applications for on-premises alcohol sales must also submit a Liquor Application to the City Clerk's office.											

Property Information

Street Address	200 W Avon Rd, Rochester Hills, MI 48307	
Parcel Identification Number	70-99-00-120-903, 70-99-00-120-904, 70-99-00-120-905 and 70-15-15-476-039	Property Dimensions Width at Road Frontage: _____ Depth: _____
Land Area (acres)	23.4686	# of Lots/Units (if applicable)
Current Use(s)	Health and Fitness Country Club	Current Zoning Commercial
Wetland Use Permit Required		
<input type="checkbox"/> Yes, there are MDEQ regulated wetlands on the property <input type="checkbox"/> Yes, there are City regulated wetlands on the property <input type="checkbox"/> Unsure, a boundary determination is needed <input checked="" type="checkbox"/> No, there are NO regulated wetlands on the property		
Tree Removal Permit Required		
<input type="checkbox"/> Yes, there are regulated trees on the property <input checked="" type="checkbox"/> No, there are NO regulated trees on the property		
Steep Slope Permit Required		
<input type="checkbox"/> Yes, there are regulated slopes on the property located within 200 feet of a watercourse <input type="checkbox"/> Yes, there are regulated slopes on the property NOT located within 200 feet of a watercourse <input checked="" type="checkbox"/> No, there are NO regulated slopes on the property		



Department of Planning and Economic Development
(248) 656-4660

Development Application

Applicant Information

Name	LTF Club Operations Company, Inc. d/b/a Life Time Fitness		
Address	2902 Corporate Place, Attn: Licensing		
City	Chanhassen	State	MN Zip 55317
Phone	952-229-7870	Email	Licensing@LT.Life
Applicant's Legal Interest in Property	Tenant/Lease Hold Interest		

Property Owner Information Check here if same as above

Name	Terraza 17, LLC c/o Realty Income Corp.		
Address	11995 El Camino Real		
City	San Diego	State	CA Zip 92130
Phone	858.284.5000	Email	

Applicant's/Property Owner's Signature

I (we) do certify that all information contained in this application, accompanying plans and attachments are complete and accurate to the best of my (our) knowledge.

I (we) understand that if it is determined that the application is not complete, the City shall immediately identify in writing what is needed to make the application complete.

I (we) authorize the employees and representatives of the City of Rochester Hills to enter and conduct an investigation of the above referenced property.

Applicant's Signature 	Applicant's Printed Name Steve Paul Kerzman, President/ CEO/CFO	Date 12/20/23
Property Owner's Signature See Attached Owner Authorization	Property Owner's Printed Name	Date

OFFICE USE ONLY

Date Filed	File #	Escrow #
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VIA E-MAIL: AERICKSON@LIFETIMEFITNESS.COM

January 17, 2024

Healthy Way of Life I LLC
Attn: Andrea Erickson
2902 Corporate Place
Chanhassen, MN 55317.

Re: **Life Time Athletic**
200 West Avon Road, Rochester Hills, MI 48307 ("Premises")
Our File # 5026

Master Lease Agreement dated June 10, 2015 by and between Terraza 17, LLC ("**Landlord**") and Healthy Way of Life I LLC ("**Tenant**") (if and as amended or assigned, the "**Lease**")

Tenant Execution of Project Document

Dear Andrea:

We understand that Tenant plans to apply for liquor licensing on or about the Premises, all as more particularly set forth in that certain e-mail dated November 14, 2023 (the "**Project**"). Tenant has requested that Landlord authorize Tenant to execute a certain document in connection with the Project.

Landlord authorizes Tenant to execute that certain permit application, site plan application, or other document related to the Project (the "**Project Document**"), a copy of which is attached to this letter as Exhibit A, subject to the following:

1. Without limiting any indemnification by Tenant of Landlord under the Lease, Tenant shall indemnify, defend, and hold harmless Landlord from and against any and all suits, claims, actions, damages, liabilities, costs and/or expenses relating to, arising from or in connection with the Project Document.
2. Tenant acknowledges and agrees that (i) in no event shall Tenant's execution of the Project Document diminish, amend, or waive any of the duties, liabilities and obligations of Tenant under the Lease; (ii) this letter is intended to document the additional agreements of Landlord and Tenant regarding Tenant's execution of the Project Document on behalf of Landlord, and Landlord's conditions for authorizing Tenant's the execution of the Project Document and is not intended to constitute an amendment to or modification of the Lease; and (iii) this letter supplements, and does not supersede or replace, any other letter or authorization issued by Landlord to Tenant.

Nothing in this letter authorizes Tenant to enter into any easement or other encumbrance of the Premises.

Tenant accepts, acknowledges and agrees to the conditions and limitations set forth in this letter by causing its duly authorized representative to execute this letter below on behalf of Tenant.

January 17, 2024
Attn: Property Management
Life Time Athletic
Page 2 of 4

If you have any questions regarding this approval, please contact me at your earliest convenience. I would be happy to discuss any questions or concerns that you might have.

Sincerely,

REALTY INCOME CORPORATION, on behalf of
Terraaza 17, LLC



Michael Tran
Property Manager

cc: Kerri Baso

[Remainder of page intentionally blank. Tenant signature page follows.]

January 17, 2024
Attn: Property Management
Life Time Athletic
Page 3 of 4

ACKNOWLEDGED AND AGREED:

Healthy Way of Life I, LLC

By: 
Kari Broyles (Jan 31, 2024 09:42 CST)

Name: Kari L. Broyles

Title: VP, Deputy General Counsel

January 17, 2024
Attn: Property Management
Life Time Athletic
Page 4 of 4

EXHIBIT A
(Copy of Project Document Attached Behind)



Department of Planning and Economic Development
 1000 Rochester Hills Dr.
 Rochester Hills, MI 48309
 (248) 656-4660

Development Application

Project Information

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<input checked="" type="checkbox"/> Other (please describe): Application for Class C Alcohol License for existing property		
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Applicant's Signature	Applicant's Printed Name Steve Paul Kerzman, President/ CEO/CFO	Date
Property Owner's Signature	Property Owner's Printed Name	Date

OFFICE USE ONLY

Date Filed	File #	Escrow #
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LL Letter of Authorization - Lifetime Rochester Hills MI (RI 5026)

Final Audit Report


2024-01-31

Created:	2024-01-31
By:	Andrea Erickson (aerickson@lt.life)
Status:	Signed
Transaction ID:	CBJCHBCAABAHPmy5Heum3bodtRviWZmA4IPDvKZVnIJ


"LL Letter of Authorization - Lifetime Rochester Hills MI (RI 5026)" History

 Document created by Andrea Erickson (aerickson@lt.life)
2024-01-31 - 3:28:12 PM GMT- IP address: 72.21.234.234

 Document emailed to Kari Broyles (kbroyles@lt.life) for signature
2024-01-31 - 3:28:27 PM GMT

 Email viewed by Kari Broyles (kbroyles@lt.life)
2024-01-31 - 3:41:31 PM GMT- IP address: 91.132.184.246

 Document e-signed by Kari Broyles (kbroyles@lt.life)
Signature Date: 2024-01-31 - 3:42:13 PM GMT - Time Source: server- IP address: 75.72.37.240

 Agreement completed.
2024-01-31 - 3:42:13 PM GMT



For additional information, please refer to the [Zoning Ordinance](#).

1. **Completed Applications.** Complete applications include the following:
 - a. Site Plan, including all the following applicable components: engineering, photometric, wetland, tree survey, landscape & storm water management
 - b. Floor Plans and Elevations, including colored renderings of the elevations (*if applicable*)
 - c. Environmental Impact Statement (EIS)
 - d. Information per Tree Preservation Ordinance (*if applicable*)
 - e. Wetland and Watercourse Boundary Determination Application (*if applicable*)
 - f. Copy of Purchase or Lease Agreement (*if applicable*)
 - g. Any other information which the applicant feels will aid the City in its review
2. **Application Process.** You may submit all required documents online. [Click here](#) to apply for a Planning, Zoning or Engineering Process online.
3. **Review Process.** City staff and consultants will review the plans to ensure compliance with City ordinances within 15 days of submittal (10 days for subsequent reviews). If it is determined that one or more applicable item(s) are not included or need to be modified, the applicant will be contacted. Incomplete site plans will not be placed on a Planning Commission agenda until all necessary information is submitted and reviewed. Planning Commission meetings are generally held the third Tuesday of each month at 7:00 P.M.
4. **Fees.** Established fees as indicated on the attached Fee Schedule. Applicants will be notified of the required review fee amount after plans have been submitted for review. Checks should be made payable to the City of Rochester Hills.
5. **Questions or Clarifications.** Please contact the Department of Planning and Economic Development at the contact information above for questions or clarifications.

Administrative Review

Plans that can be reviewed administratively in accordance with *Section 138-2.200 Site Plan Review* shall be reviewed within 10 days of submittal



Fee Schedule

Review	Fee	Estimated Fee
Administrative Review	Billed based on the actual cost to the City for the service at a rate of \$85 per hour, a minimum escrow deposit of \$750 is required to start the process	
Building	\$85 per hour (<i>min. escrow deposit \$250</i>)	\$
Fire	\$85 per hour (<i>min. escrow deposit \$170</i>)	\$
Parks & Forestry	\$85 per hour (<i>min. escrow deposit \$250</i>)	\$
Engineering	Site Plans \$1,100 (up to 10 acres) + \$90 per acre over 10 acres	\$
	Steep Slope Analysis \$85 per hour	\$
	Site Condominiums a. Preliminary Site Condo. \$950 (up to 10 acres) + \$95 per acre over 10 acres (up to \$3,500 max.) b. Final Site Condo. \$500 (up to 10 acres) + \$45per acre over 10 acres (up to \$1,800 max.) c. Master Deed & Exhibits. \$700 (up to 10 acres) + \$35 per acre over 10acres	\$
	Subdivision Development* a. Pre-preliminary. \$800 (up to 10 acres) + \$75 per acre over 10 acres (up to \$2,500 max.) b. Tentative Preliminary. \$950 (up to 10 acres) + \$95 per acre over 10 acres (up to \$3,500 max.) c. Final Preliminary. \$500 (up to 10 acres) +\$45 per acre over 10 acres (up to \$1,800 max.) d. Final Plat. \$1,800+ \$95 per acre over 10 acres	\$
	Site Plans* a. Multi-Family, Cluster, Mobile Home Parks. \$1,000 + \$18 per unit b. Non-residential \$1,500 + \$75 per acre *There shall be a charge of 50% of the full review fee for the third and each subsequent review	\$
Planning (Development Services)	Site Condominiums* a. Preliminary Site Condominium. \$900 + \$10 per building site b. Final Site Condominium. \$600 + \$10 per building site *There shall be a charge of 50% of the full review fee for the third and each subsequent review	\$
	Subdivision Development* a. Concept Review. No fee for 1 st meeting, additional meetings \$250 each b. Tentative Preliminary. Regular Plan \$900 + \$10 per lot + \$500 for Open Space Option (<i>if applicable</i>) c. Final Preliminary. \$600 + \$10 per lot d. Final Plat. \$600 + \$10 per lot *There shall be a charge of 50% of the full review fee for the third and each subsequent review	\$
	Conditional Land Use. \$1,000 (plus 50% of the full review fee for third plus reviews)	\$
	Rezoning. \$1,000 (plus 50% of the full review fee for third plus reviews)	\$
	Text Amendments \$85 per hr. if service conducted by city staff.	
	Legal Fee Review. Corresponds to City's cost for Legal Services	\$
	Extension of Approval a. Administrative Approval. \$250 b. Planning Commission or City Council Approval. \$500 per meeting	\$
	Tree Conservation Review. \$250	\$
	Brownfield Redevelopment Plan Review. \$2,500 to begin review process	\$
	Wetland Determination/Use Permit. \$500 (less than 2 acres), \$1,000 (2 to 5 acres), \$1,500 (over 5 acres to begin the delineation process)	\$
	Steep Slope Analysis \$75 per hour	\$
	Internal Review, Consultation, Field Inspection a. City Staff. \$85 per hour b. Outside Consultant. City's cost for services	\$
	Other	Work not covered above will be billed based on the actual cost to the City for the service at a rate of \$85 per hour, a minimum escrow deposit of \$250 is required to start the work
SUBTOTAL		\$
Administrative Fee (20% of the subtotal, \$100 Minimum)		X 1.20
TOTAL		\$

These fees are intended to cover two plan reviews, after which time a review of the escrow account will be conducted, additional fees may be necessary at that time to complete the plan review and approval process



Department of Planning and Economic Development
 1000 Rochester Hills Dr.
 Rochester Hills, MI 48309
 (248) 656-4660

Environmental Impact Statement (EIS)

Project Information

Name LTF Club Operations Company, Inc. d/b/a Life Time Fitness Class C Alcohol License Application		
Description of Proposed Project Class C Alcohol License Application. There will be no changes to the existing exterior of the property.		
Proposed Use(s)		
Residential	Non-Residential	Mixed-Use
<input type="checkbox"/> Single Family Residential	<input checked="" type="checkbox"/> Commercial/Office	<input type="checkbox"/> Describe uses:
<input type="checkbox"/> Multiple Family Residential	<input type="checkbox"/> Industrial	
	<input type="checkbox"/> Institutional/Public/Quasi-Public	

Purpose. The purpose of the EIS is to:

- A. Provide relevant information to the City Planning Commission and the City Council on the environmental impact of applications for rezoning, platting, site condominium, and site plan approval and other actions that will have a significant effect on the environment
- B. Inject into the developer's planning process consideration of the characteristics of the land and the interests of the community at large, as well as the developer's own interests and those of potential customers
- C. Facilitate participation of the citizenry in the review of community developments
- D. Provide guidelines for standards as required by *Section 138-2.204* of the [zoning ordinance](#)

Content. The Environmental Analysis Report (Part I and II), the Impact Factors (Part III), and the Summary (Part IV), which together form the EIS, should meet all of the following requirements:

- A. The EIS is intended to relate to the following:
 - 1. Ecological effects, both positive and negative
 - 2. Population results
 - 3. How the project affects the residential, commercial, and industrial needs
 - 4. Aesthetic and psychological considerations
 - 5. Efforts made to prevent the loss of special features of natural, scenic or historic interest
 - 6. Overall economic effect on the City
 - 7. Compatibility with neighborhood, City and regional development, and the Master Land Use Plan
- B. The EIS must reflect upon the short-term effect as well as the long-term effect upon the human environment:
 - 1. All pertinent statements must reflect both effects
 - 2. All pertinent statements must suggest an anticipated timetable of such effects
- C. On developments of 5 acres or more, a topographic presentation indicating slopes 12% and more, depressions, major drainage patterns, wooded areas, flood plains, and wetlands is required

OFFICE USE ONLY

Date Filed	File #	Date Completed

Questions or Clarifications. Please contact the Department of Planning and Economic Development at the contact information above for questions or clarifications.



Guidelines

These guidelines are to be followed by developers desiring to gain approval of proposed plans. The guidelines provide for an in-depth analysis of the site in question considering the past, the present, the proposed plan, and the future expectations with respect to community environmental sanity. The analysis is intended to determine how the proposed plan will meet goals of the community as they are set out separately in the Master Land Use Plan.

The complexity of the EIS must clearly depend upon the scope of the project and the magnitude (in the opinion of the Planning Commission) of the potential impact. It is not the intention of the City to create an unduly burdensome or expensive requirement for the developer. In preparing the EIS in accordance with the outline below, judgment should be exercised to keep the form and extent of responses in proportion to the scope of the project. Each answer is to be as brief as practical.

Where questions or answers are not applicable, please state "Not Applicable". All other data is required, and where incomplete or in adequate data is provided based on the scope of the project and the opinion of the Planning Commission, the lack of such data shall be cause for tabling the application by a majority vote of the body present. The matter will be reopened upon submission of a written report on any questions not properly detailed.

Part 1. Analysis Report: Past and Present Status of the Land

<p>A. What are the characteristics of the land, waters, plant & animal life present?</p> <p>1. Comment on the suitability of the soils for the intended use</p> <p>n/a - there will be no changes from existing conditions</p> <p>2. Describe the vegetation giving specific locations of specimens of 6" diameter or greater, or areas of unusual interest on parcels of 5 acres or more</p> <p>n/a - there will be no changes from existing conditions</p> <p>3. Describe the ground water supply & proposed use</p> <p>n/a - there will be no changes from existing conditions</p> <p>4. Give the location & extent of wetlands & floodplain</p> <p>n/a - there will be no changes from existing conditions</p> <p>5. Identify watersheds & drainage patterns</p> <p>n/a - there will be no changes from existing conditions</p>
<p>B. Is there any historical or cultural value to the land?</p> <p>n/a - there will be no changes from existing conditions</p>
<p>C. Are there any man-made structures on the parcel(s)?</p> <p>yes</p>



D.	Are there important scenic features? n/a - there will be no changes from existing conditions
E.	What access to the property is available at this time? Existing access is adequate. No changes are required.
F.	What utilities are available? Existing utilities are adequate. No changes are required.

Part 2. The Plan

A. Residential <i>(Skip to B. below if residential uses are not proposed)</i>	
1.	Type(s) of unit(s) n/a
2.	Number of units by type n/a
3.	Marketing format, i.e., rental, sale or condominium n/a
4.	Projected price range n/a
B. Non-Residential/Mixed-Use <i>(Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)</i>	
1.	Anticipated number of employees 15-20
2.	Hours of operation/number of shifts Alcohol Service 10am to 10pm - Mon thru Sun Club hours 4a-12a M-F, 5a-11pm Sat/Sun
3.	Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i> Continuous
4.	Description of outside operations or storage Both indoor and outdoor back-stock will be held in a locked refrigerator unit with a locked storage area. Overflow back-stock will be stored inside Managers Office area in a locked refrigerator within a locked storage area .



5. Delineation of trade area	zip codes 48306, 48307, 48309, 4314, 48316, 48085, 48098, 48317, 48306, 48309, 48326
6. Competing establishments within the trade area (<i>document sources</i>)	n/a - there are no other country club models for health and fitness in the Rochester Hills area (google search).
7. Projected growth (physical expansion or change in employees)	No planned physical expansion or change in employees

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan?	
1. Total number of acres of undisturbed land	n/a - there will be no changes from existing conditions
2. Number of acres of wetland or water existing	n/a - there will be no changes from existing conditions
3. Number of acres of water to be added	n/a - there will be no changes from existing conditions
4. Number of acres of private open space	n/a - there will be no changes from existing conditions
5. Number of acres of public open space	n/a - there will be no changes from existing conditions
6. Extent of off-site drainage	n/a - there will be no changes from existing conditions
7. List of any community facilities included in the plan	n/a - there will be no changes from existing conditions
8. How will utilities be provided?	n/a - there will be no changes from existing conditions
B. Current planning status	n/a - there will be no changes from existing conditions
C. Projected timetable for the proposed project	n/a - there will be no changes from existing conditions
D. Describe or map the plan's special adaptation to the geography	n/a - there will be no changes from existing conditions
E. Relation to surrounding development or areas	n/a - there will be no changes from existing conditions



F. Does the project have a regional impact? Of what extent & nature? n/a - there will be no changes from existing conditions
G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact n/a - there will be no changes from existing conditions
H. List any possible pollutants n/a - there will be no changes from existing conditions
I. What adverse or beneficial changes must inevitably result from the proposed development? 1. Physical a. Air quality n/a - there will be no changes from existing conditions b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>) n/a - there will be no changes from existing conditions c. Wildlife habitat (<i>where applicable</i>) n/a - there will be no changes from existing conditions d. Vegetative cover n/a - there will be no changes from existing conditions e. Night light n/a - there will be no changes from existing conditions 2. Social a. Visual n/a - there will be no changes from existing conditions b. Traffic (<i>type/amount of traffic generated by the project</i>) n/a - there will be no changes from existing conditions c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>) n/a - there will be no changes from existing conditions d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities n/a - there will be no changes from existing conditions



3. Economic

a. Influence on surrounding land values

n/a - there will be no changes from existing conditions

b. Growth inducement potential

n/a - there will be no changes from existing conditions

c. Off-site costs of public improvements

n/a - there will be no changes from existing conditions

d. Proposed tax revenues (*assessed valuation*)

added additional sales

e. Availability or provisions for utilities

n/a - there will be no changes from existing conditions

J. In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses & intended future uses as shown on the Master Land Use Plan?

n/a - there will be no changes from existing conditions

K. What specific steps are planned to revitalize the disturbed or replace the removed vegetative cover?

n/a - there will be no changes from existing conditions

L. What beautification steps are built into the development?

n/a - there will be no changes from existing conditions

M. What alternative plans are offered?

n/a - there will be no changes from existing conditions



Part 4. The Summary

Based on the foregoing Analysis Report, state the net environmental impact on the City of Rochester Hills if the proposed plan is implemented. The summary is intended to briefly set forth a basis for the City of Rochester Hills Planning Commission and the City Council to determine the acceptability of proposed development.

It is suggested that the summary be brief and to the point. Make the comments relative to the initial impression and the lasting effect upon the entire community in relation to at least these points of concern:

1. Ecological effects
2. Residential, commercial or industrial needs
3. Treatment of special features of natural, scenic or historic interest
4. Economic effect
5. Compatibility with neighborhood, City and regional development, and the City's Master Land Use Plan

There are no expected impacts to above listed items, as there will be no changes in operations to the exterior of the building.

CODE SUMMARY

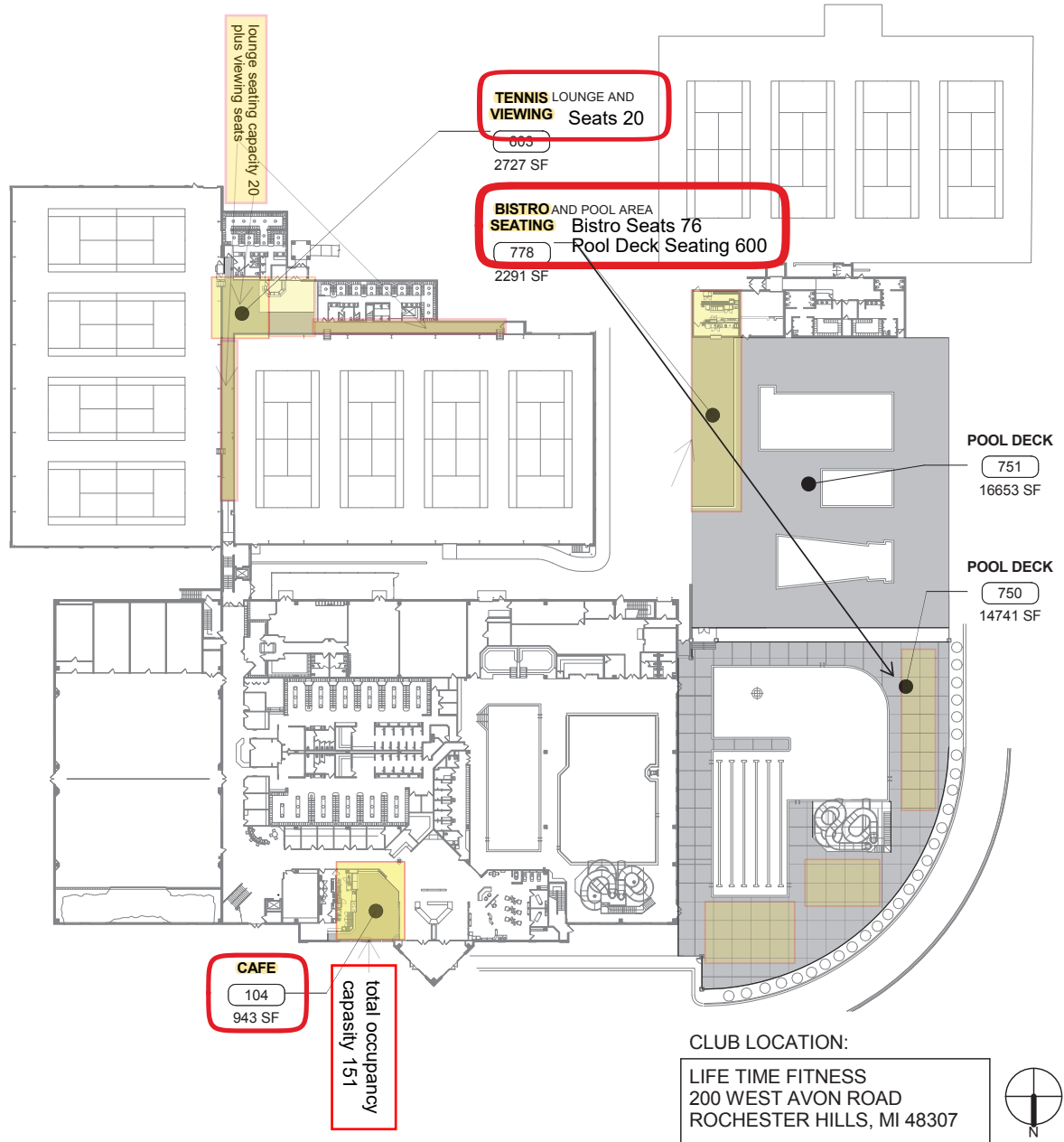
ADDRESS: 200 WEST AVON ROAD	
PROPOSED USE: EXISTING FITNESS CENTER	
OWNER OR AUTHORIZED AGENT: (AUTHORIZED AGENT) LTF CONSTRUCTION GROUP	
OWNED BY: PRIVATE	
BUILDING CODE ENFORCEMENT JURISDICTION: CITY OF ROCHESTER HILLS	
CODES USED: EXISTING CONSTRUCTION	CODES USED: PROPOSED LICENSING
BUILDING: 1996 BDCA NATIONAL BUILDING CODE	BUILDING: 2012 MICHIGAN BUILDING CODE (MBC)

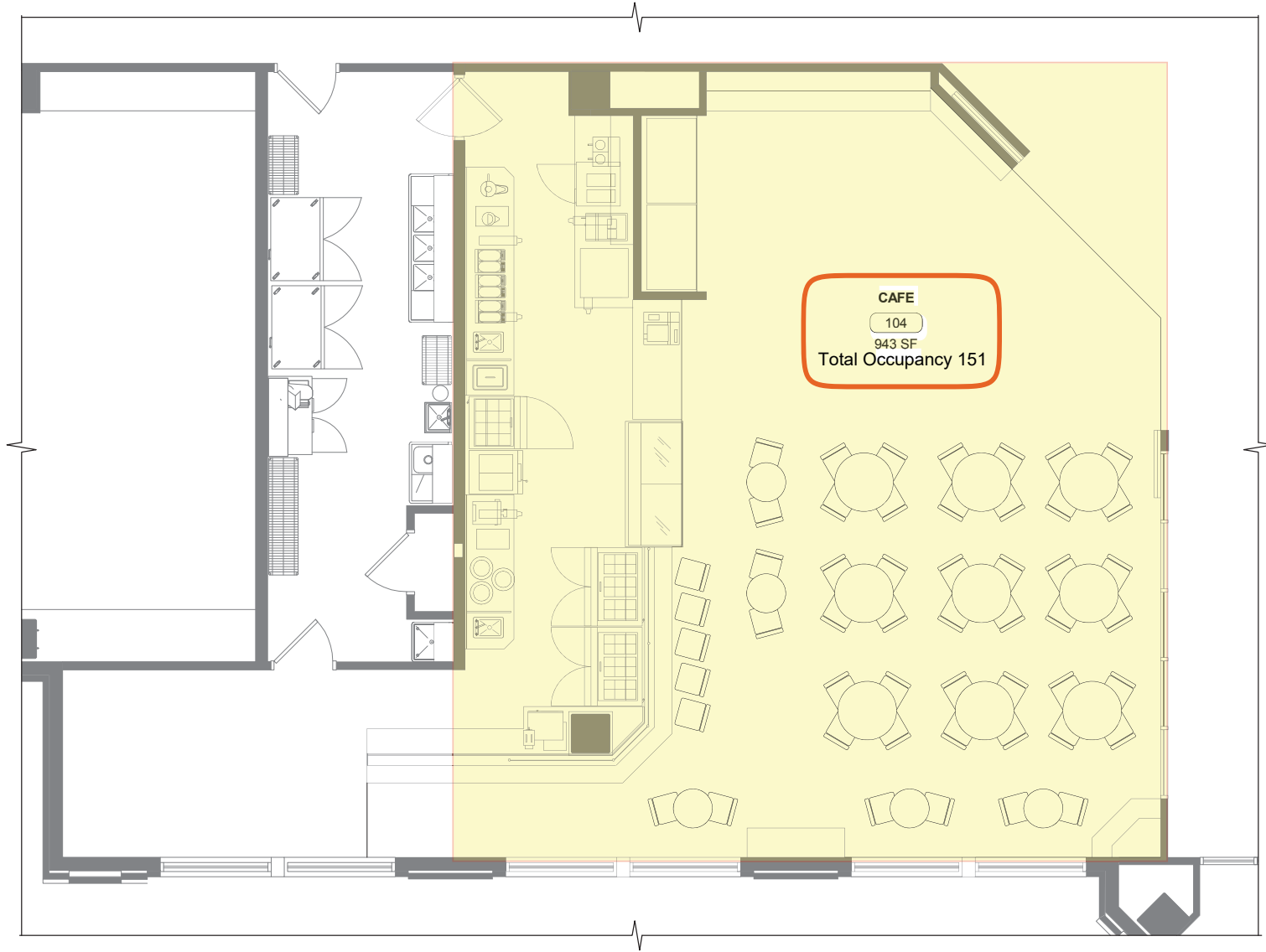
OCCUPANCY LOAD SCHEDULE

Room #	Room Name	Area	Occupancy Class	SF Per Occupant	Occ Load
1ST FLOOR					
104	CAFE	943 SF	A-2 (net)	15	63
603	TENNIS VIEWING	2,727 SF	A-3 (net)	15	182
750	POOL DECK	14,741 SF	A-3 (net)	15	983
751	POOL DECK	16,653 SF	A-3 (net)	15	1,111
778	BISTRO SEATING	2,291 SF	A-2 (net)	15	153

SHEET INDEX

A0.00	OVERALL PLAN - FIRST FLOOR
A0.21	PLAN - NORTH OUTDOOR POOL DECK
A1.11	ENLARGED PLAN - CAFE
A1.12	PLAN - TENNIS VIEWING
A0.22	PLAN - SOUTH OUTDOOR POOL DECK





SHEET: ENLARGED PLAN - CAFE
PROJECT: ROCHESTER HILLS, MI - LICENSING

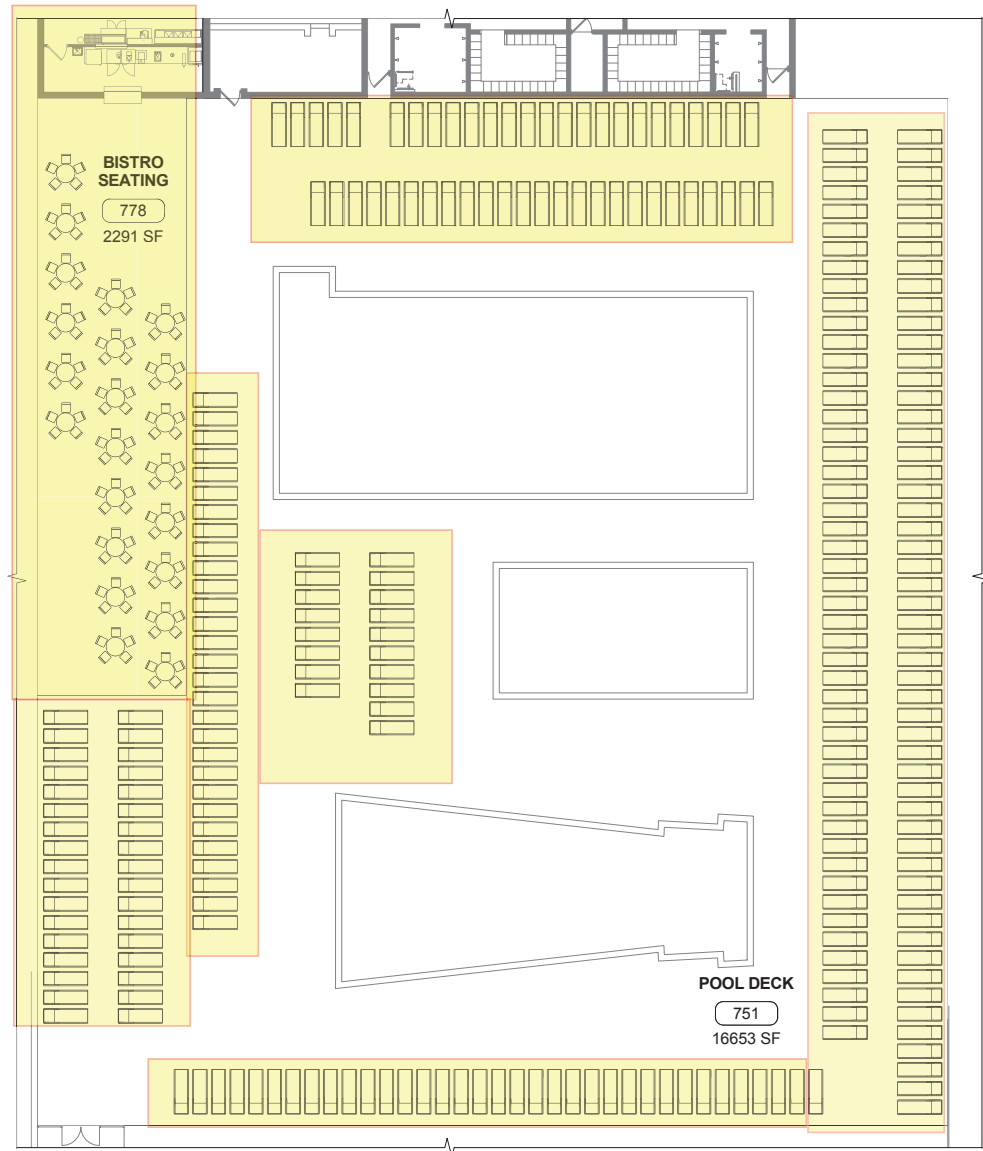
DATE: 11/8/16
DRAWN BY: AJG
SHEET NO.:
SCALE: 3/16" = 1' - 0"

A1.11
REVISION:



Outdoor Bistro and
general poolside seating

Bistro seating - 76
Pool Deck seating - 600



SHEET: **PLAN - SOUTH OUTDOOR POOL DECK**
PROJECT: **ROCHESTER HILLS, MI - LICENSING**

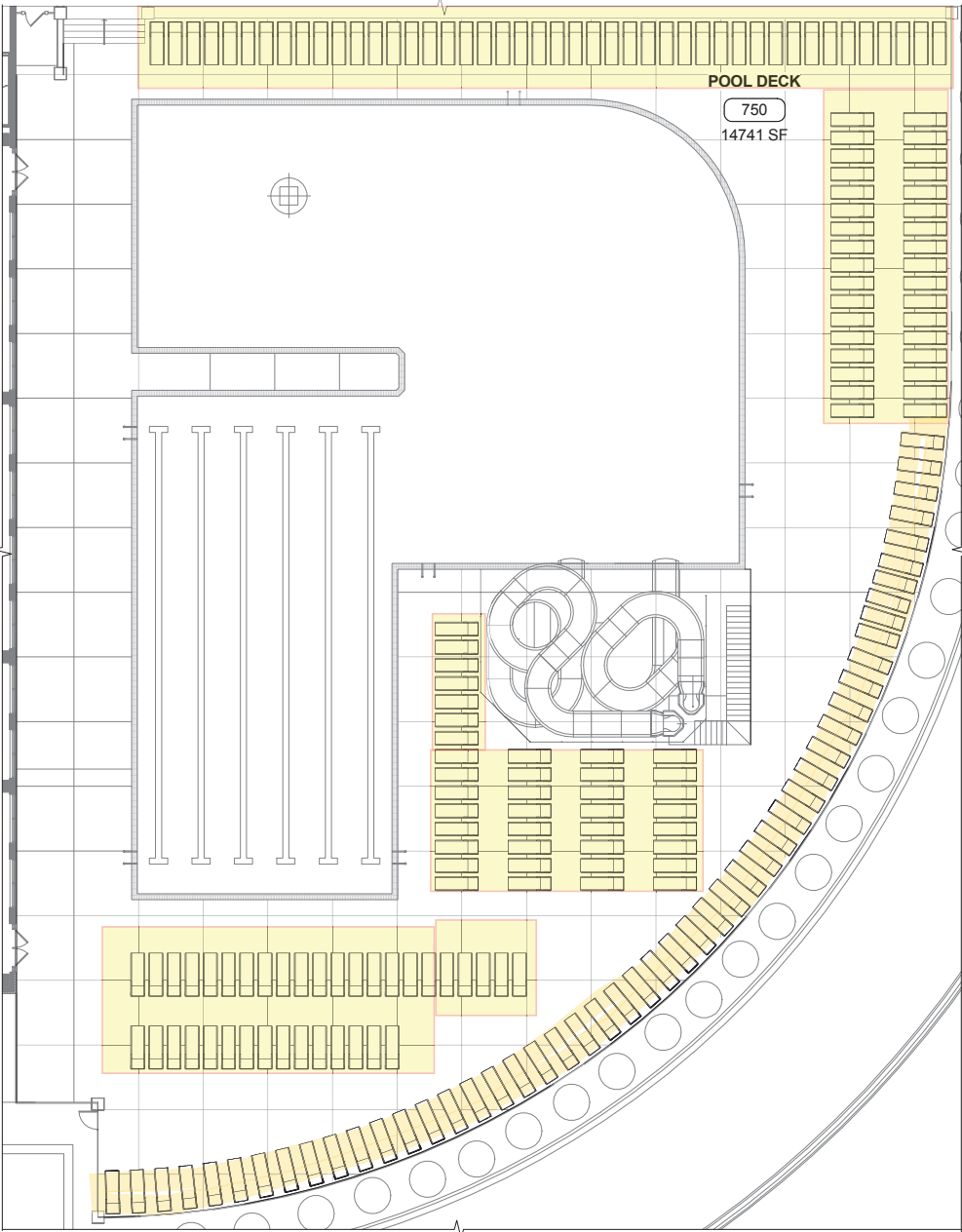
DATE: 11/8/16
DRAWN BY: AJG
SHEET NO.:
SCALE: 1" = 20'

A0.22

REVISION:



Outdoor Liesure Pool area
(included in Pool Deck seating - 600)



LIFETIME
ARCHITECTURE | DESIGN
2002 CORPORATE PLACE
CHANNASSEN, MN 55317
PHONE: (952) 947-0000
FAX: (952) 946-8784

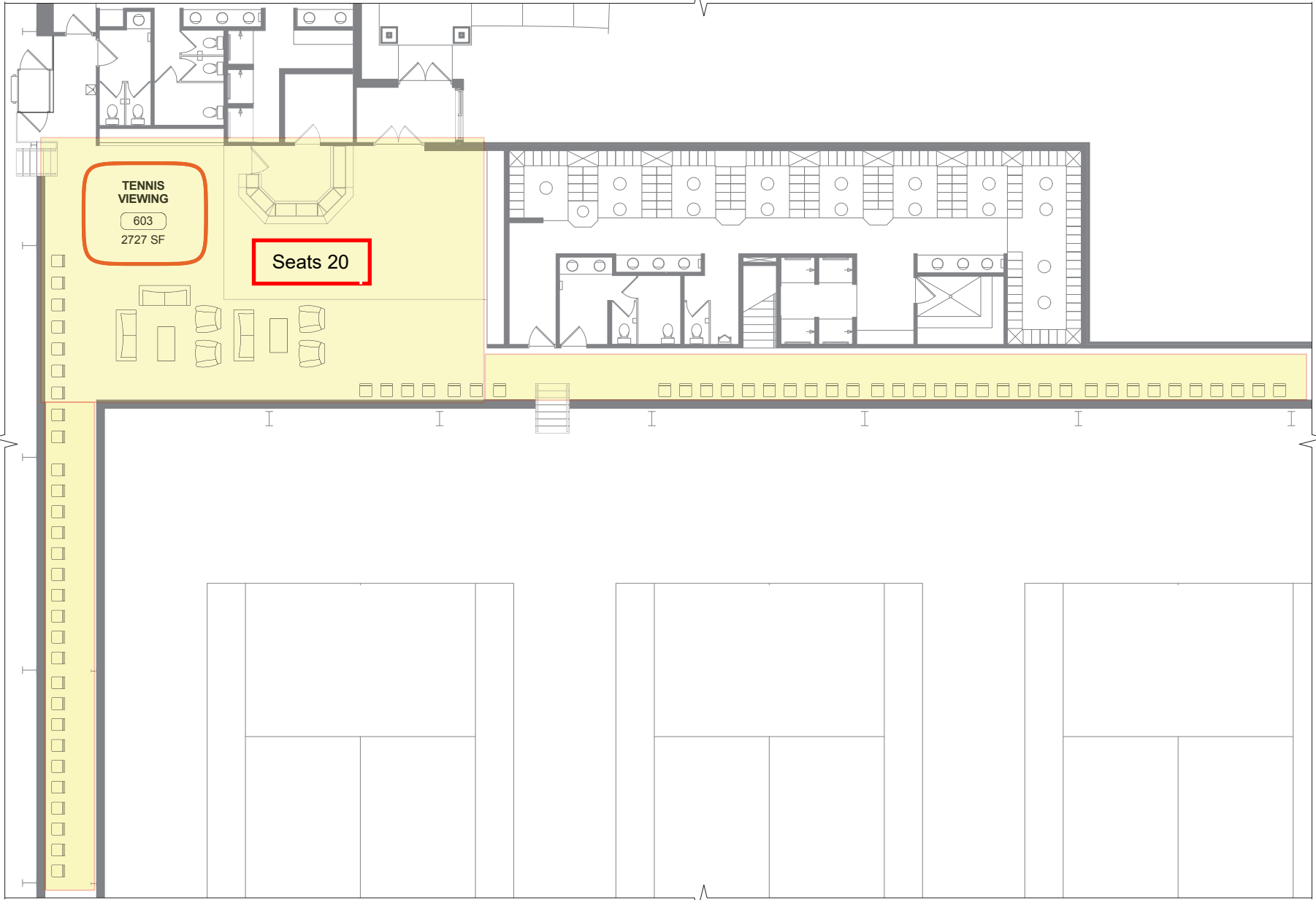
SHEET: **PLAN - NORTH OUTDOOR POOL DECK**
PROJECT: **ROCHESTER HILLS, MI - LICENSING**

DATE: 11/8/16
DRAWN BY: AJG
SHEET NO.:
SCALE: 1" = 20'

A0.21

REVISION:





SHEET: **PLAN - TENNIS VIEWING**

PROJECT: **ROCHESTER HILLS, MI - LICENSING**

DATE: 11/8/16
DRAWN BY: AJG
SCALE: 1/16" = 1'-0"

SHEET NO. **A1.12**

REVISION:



Bistro Area