



# Rochester Hills

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

## Master

**File Number: 2024-0161**

**File ID:** 2024-0161

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 2024-0161

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 03/11/2024

**File Name:** Request for Conditional Use Approval for alcoholic beverage sales for onsite consumption at Lifetime Fitness, located at 200 W. Avon Rd., located north of Avon Rd. and west of Rochester Rd., zoned I Industrial and NB Neighborhood Business with the FB Flex

**Final Action:**

**Title label:** Request for Conditional Use Approval for alcoholic beverage sales for onsite consumption at Lifetime Fitness, located at 200 W. Avon Rd., located north of Avon Rd. and west of Rochester Rd., zoned I Industrial and NB Neighborhood Business with the FB Flex Business Overlay; LTF Club Operations Company, Inc., d/b/a Life Time Fitness, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 040824 Agenda Summary.pdf, Minutes PC 031924 (Draft).pdf, Staff Report 031924.pdf, Applicant Submittal.pdf, 2024 Alcohol Standard.pdf, Menu.pdf, Signage.pdf, Sublease Agreement.pdf, Public Comment.pdf, CC Min 010917.pdf, Minutes PC 122016.pdf, Public Hearing Notice.pdf

**Enactment Number:**

**Contact:**

**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	03/19/2024	Recommended for Denial	City Council Regular Meeting			Pass

### Text of Legislative File 2024-0161

title

Request for Conditional Use Approval for alcoholic beverage sales for onsite consumption at Lifetime Fitness, located at 200 W. Avon Rd., located north of Avon Rd. and west of Rochester Rd., zoned I Industrial and NB Neighborhood Business with the FB Flex Business Overlay; LTF Club Operations Company, Inc., d/b/a Life Time Fitness, Applicant

body

**Resolved**, that the Rochester Hills City Council hereby denies the Conditional Use to allow sales for on premises alcoholic beverage consumption associated with a restaurant use at 200 W. Avon Rd., based on documents received by the Planning Department on February 13, 2024 with the following findings:

Findings

1. The proposed conditional use, particularly the outdoor service area, based on its overall size and intensity are not 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, particularly given the close proximity of the Groves apartment community.
2. The proposed addition of alcohol sales to the already existing fitness facility could have a negative impact on the surrounding residential properties by creating excessive noise and disturbances.
3. The existing Life Time facility was approved as a fitness facility and was not intended to be a full service indoor/outdoor restaurant facility with alcoholic sales and consumption, particularly of the size and natures of proposed conditional use, for the serving and consumption of alcoholic beverages.