



SNAP FITNESS SITE PLAN 08-04

SNAP FITNESS, SITE PLAN 08-04

Public Hearing on the request of K and C Holding Company, LLC, for Special Land Use approval. The subject property is located in Section 23, at the northwest corner of Ten Mile and Meadowbrook Road, in the B-3, General Business District. The subject property is approximately 11.0 acres and the applicant is proposing to occupy an approximately 2,000 square foot tenant space located at 41774 W. Ten Mile, tenant space #17, in the Novi-10 Shopping Center.

Required Action

Approve or Deny Special Land Use Permit

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval Recommended	02/04/08	- Recommended waiver of the required Noise Impact Statement

Approval- Special Land Use

In the matter of the request of Keith Rochon of K & C Holding Company, LLC for Snap Fitness, SP 08-04, motion to **approve** the Special Land Use permit, subject to the following:

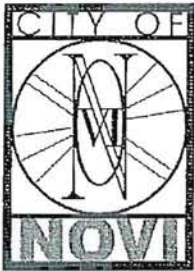
- a. Planning Commission finding under Section 2516.2.c for the Special Land Use permit:
 - Whether, relative to other feasible uses of the site, the proposed use **will not** cause any detrimental impact on existing thoroughfares.
 - Whether, relative to other feasible uses of the site, the proposed use **will not** cause any detrimental impact on the capabilities of public services and facilities.
 - Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land.
 - Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
 - Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
 - Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
 - Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located;
- b. Planning Commission Waiver of the required Noise Impact Statement since there are no external changes to the tenant space;
- c. Compliance with all conditions and requirements listed in the staff and consultant review letters;
- d. *(Insert specific considerations here)*

For the following reasons... *(because it is otherwise in compliance with Article 15, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.)*

Denial- Special Land Use

In the matter of the request of Keith Rochon of K & C Holding Company, LLC for Snap Fitness, SP 08-04, motion to **deny** the Special Land Use permit, for the following reasons...

PLANNING REVIEW



cityofnovi.org

PLAN REVIEW CENTER REPORT

February 4, 2008

Planning Review

Snap Fitness

SP #08-04

Petitioner

K & C Holding Company, LLC (Keith Rochon)

Review Type

Special Land Use Request

Property Characteristics

- Site Location: 41774 W. 10 Mile Road, northwest corner of 10 Mile Road and Meadowbrook Road
- Site School District: Novi Community School District
- Site Zoning: B-3, General Business
- Adjoining Zoning: North: RM-1; East: B-3, B-1, RM-1; West: RM-1; South: R-4, B-1
- Site Use(s): Novi-10 Shopping Center
- Adjoining Uses: North and West: Treetop Meadows; East: Manor of Novi, Glynn Travel, Primo's Pizza, Johnson's Press; South: Novi Plaza Shopping Center, Sunoco Gas Station, Charter One Bank
- Site Size: 11.0 acres
- Size of Lease Space: Approx. 2,000 square feet
- Application Date: 01/28/08

Project Summary

The applicant is proposing to occupy an approximately 2,000 square foot tenant space at the existing Novi-10 Shopping Center at the northwest corner of 10 Mile Road and Meadowbrook Road. The proposed business is Snap Fitness, which provides health and fitness instruction and training to local neighborhoods in a compact fitness center. Indoor recreation facilities are a Special Land Use in the B-3 District. The applicant is not proposing any exterior changes to the site or building.

Recommendation

Provided the applicant receives a waiver of the required Noise Impact Statement, approval of the **Special Land Use Permit is recommended**. In its recommendation the Planning Commission will need to consider the standards for Special Land Use consideration, as described below as well as the request to waive the required Noise Impact Statement.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 15 (B-3, General Business District), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance.

1. **Noise Impact Statement:** Recently, the Zoning Ordinance was revised to separate the Special Land Use noise analysis requirements into three categories with regard to the submission of a noise analysis. Some Special Land Uses no longer require the submission of noise documentation, some require the submission of a Noise Impact Statement and a third group requires the submission of a Noise Analysis. The Planning Commission may waive any of these requirements if the applicant demonstrates a hardship or if the Special Land Use will clearly fall within the noise standards. Please see the attached ordinance language recently adopted by City Council.

An indoor recreation area in the B-3 District requires the submission of a Noise Impact Statement. In this case, the Community Development Department recommends that the applicant seek and the Planning Commission grant a waiver of the Noise Impact Statement requirement. The proposed use will not add any noise-generating rooftop equipment to the existing shopping center and no other measurable noise is expected as a result of this Special Land Use Permit. All of the recreation uses should be completely within the enclosed building. **The applicant should submit a floor plan of the proposed lease space as it will be occupied by Snap Fitness prior to the Planning Commission meeting.** In addition, noise impacts of the existing shopping center (i.e. traffic generation, etc.) would have been taken into account at the time of the original site plan approval. **The applicant should indicate in their response letter whether they will seek a waiver of the required Noise Impact Statement.**

Special Land Use Considerations

In the B-3 District, an indoor recreation center falls under the Special Land Use requirements (Section 1903.11). The submission of a Noise Impact Statement is required for a proposed indoor recreation area in the B-3 District. Please see the preceding paragraphs for additional information.

Section 2516.2.c of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of the Special Land Use Permit request:

- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
- Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
- Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.

Special Land Use Permit Review

Snap Fitness

SP#07-70

February 4, 2008

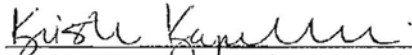
Page 3 of 3

- Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this review letter is requested **prior to the matter being reviewed by the Planning Commission.**

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or kkapelanski@cityofnovi.org.



Kristen Kapelanski, Planner

APPLICANT RESPONSE LETTER

Keith Rochon
K&C Holding Company, LLC

Kristen Kapelanski
Planner
City of Novi

Re: Planning Review – Snap Fitness

Thank you for your review letter and the recommendation for approval of the Special Land Use and recommendation for the waiver of the Noise Impact Statement requirement. The following addresses the comments in the review letters. In addition, the requested site plan and proposed floor plan is attached separately. Please let me know of any other steps we should take prior to the meeting on April 2, or what we need to do be part of the agenda.

An indoor recreation area in the B-3 District requires the submission of a Noise Impact Statement. In this case, the Community Development Department recommends that the applicant seek and the Planning Commission grant a waiver of the Noise Impact Statement requirement. The proposed use will not add any noise-generating rooftop equipment to the existing shopping center and no other measurable noise is expected as a result of this Special Land Use Permit. All of the recreation uses should be completely within the enclosed building. The applicant should submit a floor plan of the proposed lease space as it will be occupied by Snap Fitness prior to the Planning Commission meeting. In addition, noise impacts of the existing shopping center (i.e. traffic generation, etc.) would have been taken into account at the time of the original site plan approval. The applicant should indicate in their response letter whether they will seek a waiver of the required Noise Impact Statement.

We are seeking a waiver of the Noise Impact Statement. There will be no additional noise-generating rooftop equipment. The fitness equipment consists of cardio and strength training equipment, which generate minimal noise. The floor plan, which depicts the equipment layout, is attached as a separate document.

Section 2516.2.c of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of the Special Land Use Permit request:

Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.

There will be no detrimental impact on existing thoroughfares associated with this Special Land Use Permit. Volume of parking, ingress and egress will have no appreciable impact on the overall capacity of the existing shopping center.

Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.

There will be no detrimental impact on the capabilities of public services and facilities. The rest room facilities are for the incidental use of the customers. There is no flammable stock, and the equipment is made of non-flammable materials.

Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.

There are no external alterations associated with this Special Land Use Permit.

Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.

There are no external alterations associated with this Special Land Use Permit. The use of the existing space is compatible with the current tenant uses.

Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.

The proposed use is consistent with the intent of the Business District, in particular the General Business District. The use of the site is targeted to the persons residing in nearby residential areas, providing them with a local fitness facility to meet their health training needs.

Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.

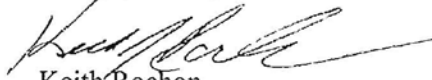
There are no external alterations associated with this Special Land Use Permit, and the use of the land will not be impacted.

Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts

of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

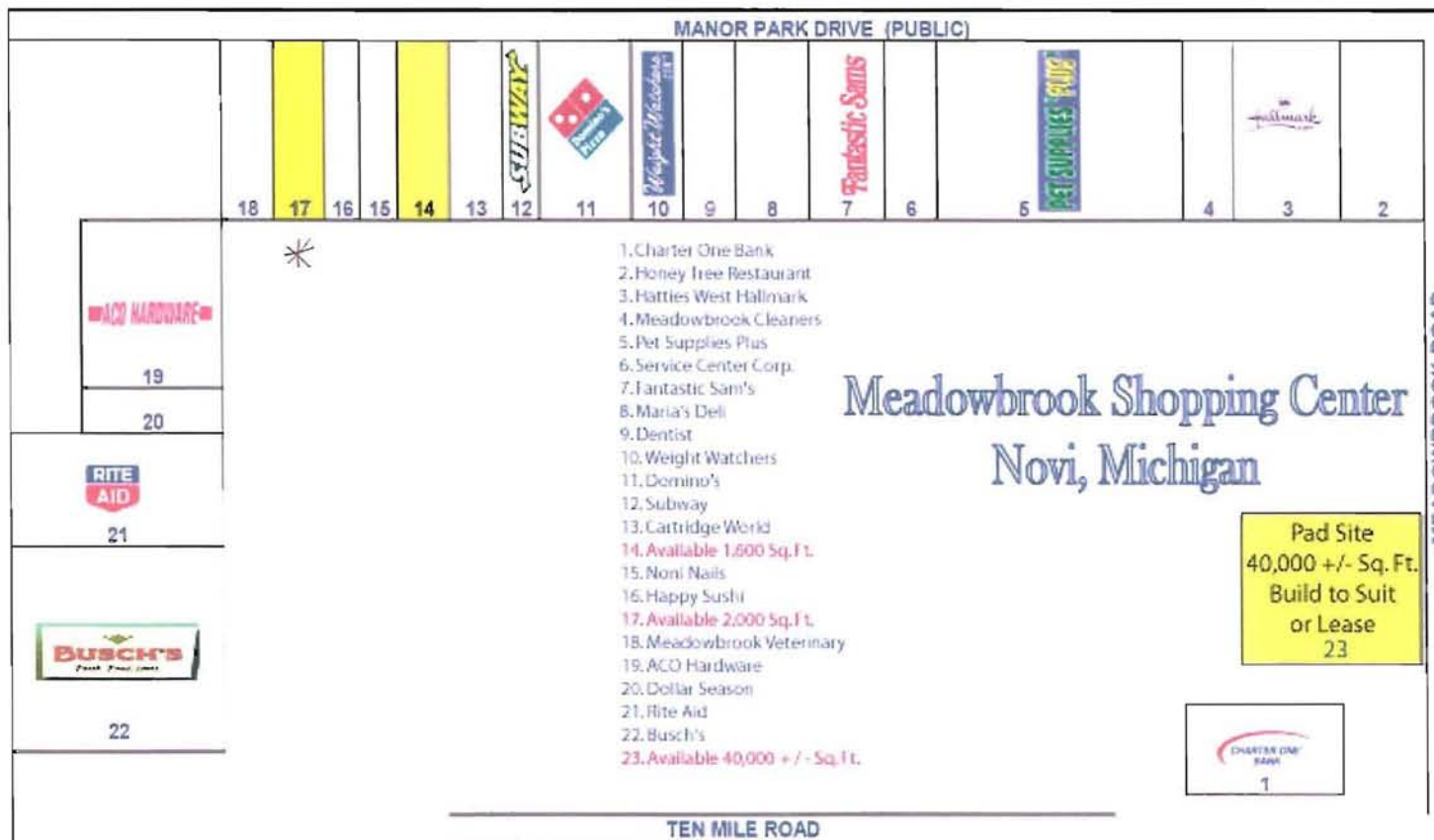
The proposed use is listed among the provisions of uses, and is in harmony with the regulations of the zoning district. The use of the site is targeted to the persons residing in nearby residential areas, providing them with a local fitness facility to meet their health training needs.

Thank you for your review and consideration.

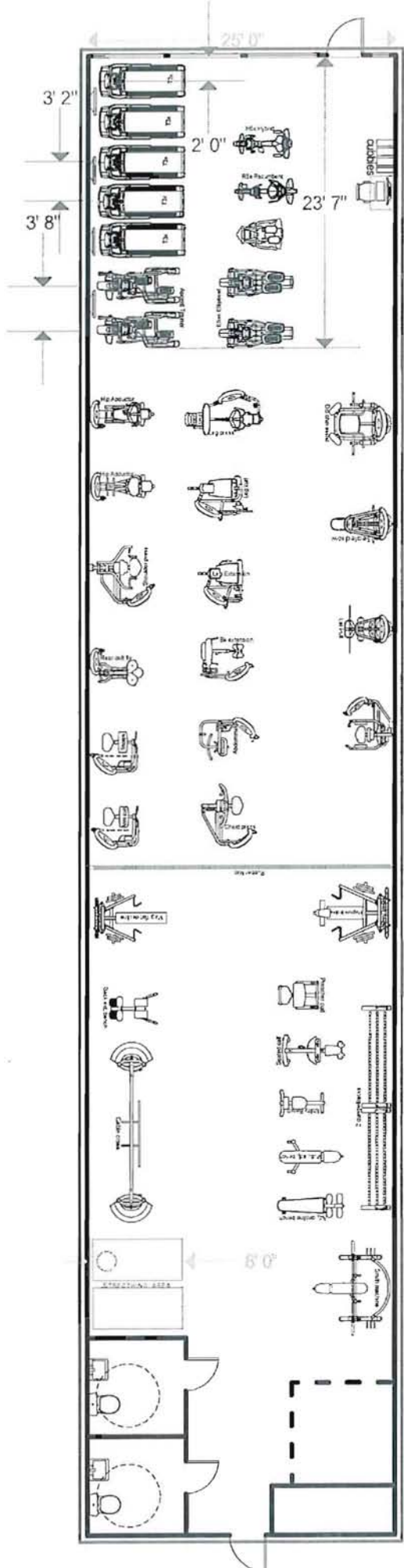


Keith Rochon

SITE PLAN



FLOOR PLAN



EQUIPMENT FLOOR PLAN		
Drawn By MX-150	Date MAR.10, 2008	Project Name NOVI, MI
Scale AS NOTED	Plan REVISED2	Project Address
MATRIX EQUIPMENT ELECTRICAL REQUIREMENTS TREADMILL: REQUIRE 4 ASSOCIATED 20 AMP CIRCUIT THAT IS A 120/240V DUAL CIRCUIT CONNECTED TO NEMA 3-20P OUTLETS. ELLIPTICALS: 8 0 KED SELF-POWERED. WEIGHTS: REQUIRE 4 20 AMP 120/240V DUAL CIRCUIT AND CONNECTS TO 120/240V 3-50P OUTLETS. 1" RED CABLED BODIES WITH 1" RED CABLED BASE HEIGHTEN BY 2".		Matrix Fitness Systems 1610 Landmark Drive 855-693-4863 Cottage Grove, WI 53527 matrixfitness.com
<small>THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF MATRIX FITNESS SYSTEMS AND SHALL NOT BE USED ON ANY PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWING WITHOUT WRITTEN AGREEMENT.</small>		

MAPS

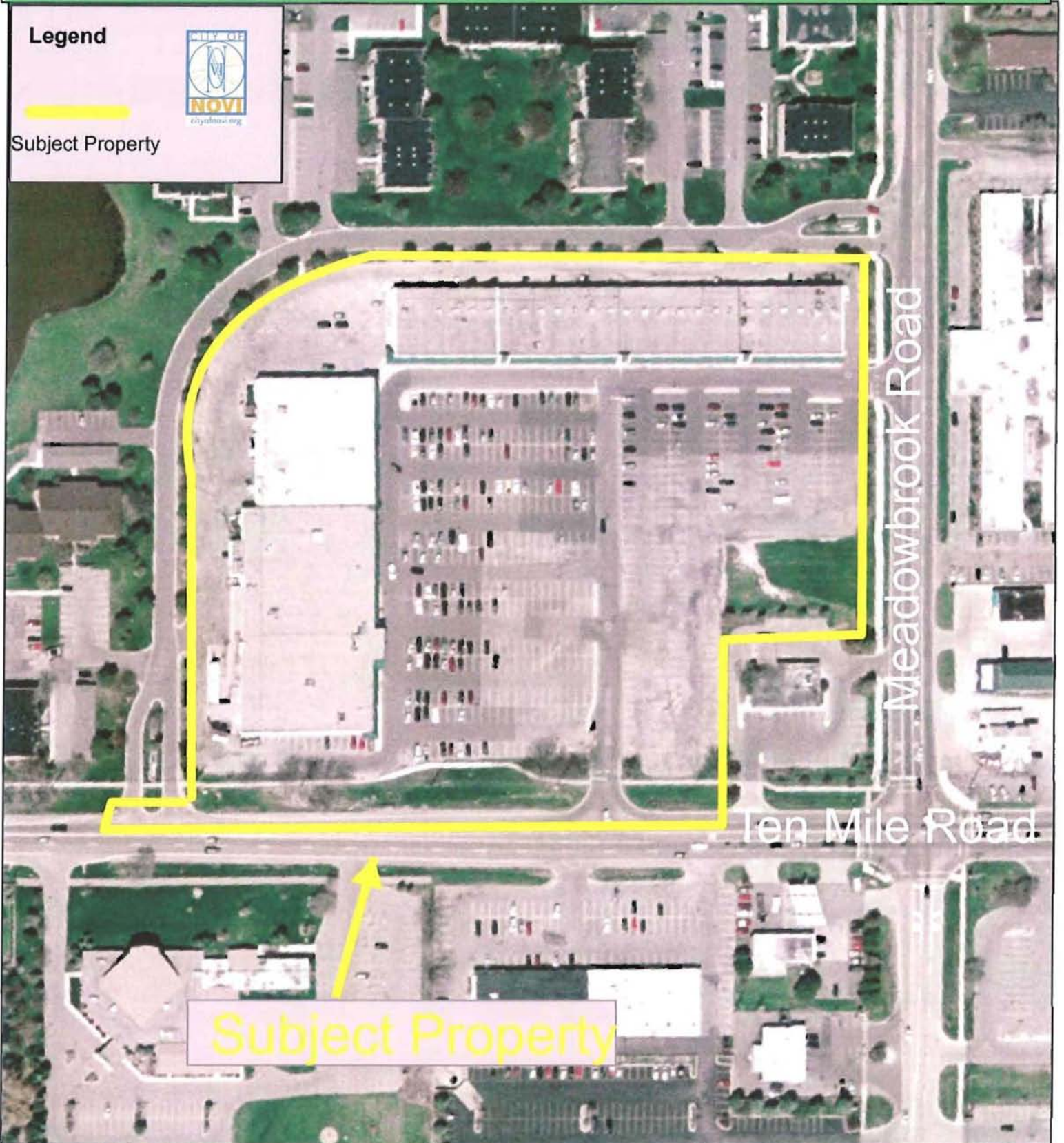
**Location/Air Photo
Zoning
Future Land Use**

Snap Fitness
SP 08-05
Location

Legend



Subject Property



Subject Property

CITY OF NOVI

DEPARTMENT OF COMMUNITY DEVELOPMENT

45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-0415

MAP AUTHOR: FIRST LAST, TITLE



1 INCH EQUALS 153 FEET

MAP PRINT DATE: date

MAP INTERPRETATION NOTICE


Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

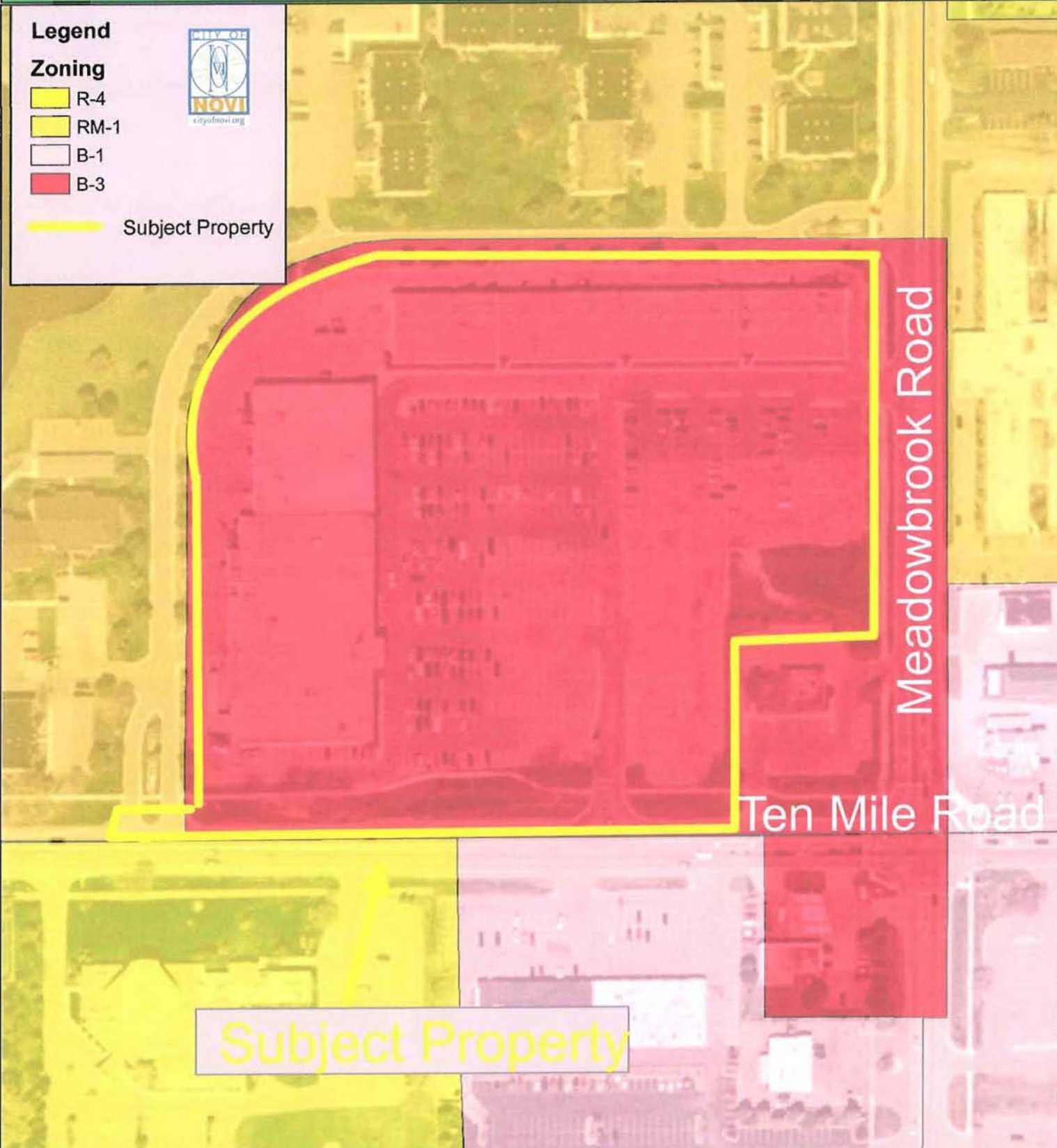
Snap Fitness
SP 08-05
Zoning

Legend

Zoning

-  R-4
-  RM-1
-  B-1
-  B-3

 Subject Property



Subject Property

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DEPARTMENT OF COMMUNITY DEVELOPMENT

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MAP AUTHOR: FIRST LAST, TITLE



0 60 120 240 360

FEET

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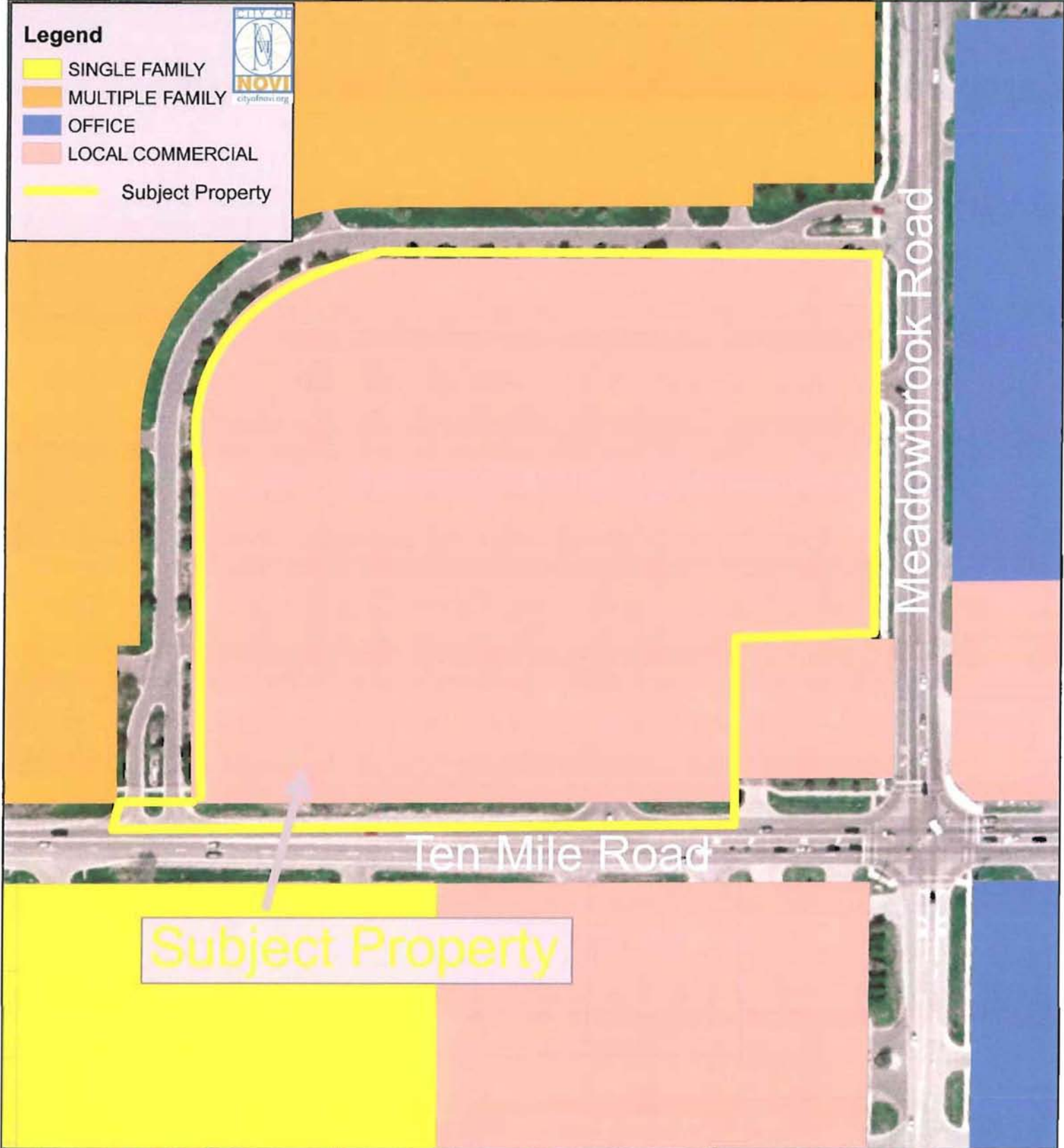
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Snap Fitness
SP 08-05
Future Land Use

Legend

-  SINGLE FAMILY
-  MULTIPLE FAMILY
-  OFFICE
-  LOCAL COMMERCIAL
-  Subject Property



Subject Property

CITY OF NOVI

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