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## FAITHFULLY FIT SP 08-48

### **FAITHFULLY FIT SITE PLAN NO. 08-48**

Public hearing on the request of Faithfully Fit, Inc., for Special Land Use Permit approval. The subject property is located in Section 24, south of Grand River Avenue, west of Haggerty Road, in the B-3, General Business District. The subject property is approximately 3 acres and the applicant is proposing a fitness center to be located in one tenant space in the Pheasant Run Plaza retail center.

### **Required Action**

Approve/deny the Special Land Use Permit.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval Recommended	1/13/09	

## Motions

### Approval Special Use Permit

In the matter of Faithfully Fit, SP08-48, motion to **approve** the Special Use Permit for a fitness center subject to the following:

- a. *(additional conditions here)*

for the reason that the Planning Commission finds that relative to other feasible uses of the site, the proposed use:

- a. Will not cause any detrimental impact on existing thoroughfares or the capabilities of public services and facilities;
- b. Is compatible with the natural features and characteristics of the land and adjacent uses of land;
- c. Is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use;
- d. Will promote the use of land in a socially and economically desirable manner;
- e. 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; and
- f. *(additional findings here if any)*

### Denial Special Use Permit

In the matter of Faithfully Fit, SP08-48, motion to **deny** the Special Use Permit for a fitness center for the reason that the Planning Commission finds that relative to other feasible uses of the site, the proposed use does not meet the following standards of the Ordinance.....:

- a.

## PLANNING REVIEW



cityofnovi.org

## PLAN REVIEW CENTER REPORT

January 13, 2009

### Planning Review

Faithfully Fit

SP08-48

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#### **Petitioner**

Faithfully fit, Inc.

#### **Review Type**

Special Land Use Permit

#### **Property Characteristics**

- Site Location: Tennant space in Pheasant Run Plaza south of Grand River Avenue west of Haggerty Road
- Site Size: 2.9 acres
- Size of Lease Space: 1,365 square feet
- Zoning: General Business, B-3
- Surrounding Zoning: North: Light Industrial, I-1; East: B-3; South: Office Service, OS-1; and West: Non-Center Commercial, NCC.
- Surrounding Land Uses: North: self storage and automobile repair/body shop; East: drive through restaurant; South: office building; and West: retail center (Grand Oaks Center).
- School District: Novi Community Schools
- Proposed: Fitness center in the existing Pheasant Run Plaza retail center (no exterior construction).
- Plan Date: February 22, 2008

#### **Project Summary**

The applicant proposes to locate a fitness facility in a 1,365 square foot tenant lease space in the Pheasant Run Plaza retail center. No exterior changes are proposed except for signage.

#### **Recommendation**

The Planning Staff **recommends approval** of the requested Special Land Use Permit because the request meets the intent and requirements of the Zoning Ordinance.

**Zoning Ordinance Considerations:**

The Special Land Use application was reviewed under the general requirements of Article 15 and Article 25 of the Zoning Ordinance, and other sections of the ordinance, as noted. Site issues were not reviewed since the use is proposed in an existing retail center and no exterior improvements are proposed except for signage.

**1. Special Land Use Considerations** Indoor recreation facilities, including fitness centers, are permitted uses in the B-3 District subject to meeting the Special Land Use requirements of Section 2516.2(c). The Planning Commission in exercising its discretion over site plan approval should consider the following factors relative to other feasible uses of the site:

- Whether 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 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 the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
- Whether 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 the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
- Whether the proposed use will promote the use of land in a socially and economically desirable manner.
- Whether 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.

**2. Noise Impact Statement** (Section 1502.6) The submittal of a Noise Impact Statement for Planning Commission review is required for this Special Land Use request. The applicant provided this statement and staff concurs with statement's conclusion that the proposed use is unlikely to generate noise that exceeds the allowable noise standards of the Ordinance.

Please contact Mark Spencer at (248) 735-5607 or [mspencer@cityofnovi.org](mailto:m Spencer@cityofnovi.org) with any questions or concerns.



Prepared by Mark Spencer, AICP, Planner

## NOISE IMPACT STATEMENT



**Guido Architects Inc.**  
Architects / Planners

December 23, 2008

To: Planning Commission  
C/o Mr. Mark Spencer, AICP, Planner  
City of Novi  
45175 W. Ten Mile Road  
Novi, Michigan

Re: Noise Impact Statement for "Faithfully Fit" Fitness Center  
Pheasant Run Shopping Center, Novi, Michigan  
Section 2519, 10. Noise

Dear Mr. Spencer,

The purpose of this correspondence is to address a requirement of the special land use approval for the proposed fitness center referenced above, related to potential noise generation from business operations. The proposed fitness-related activities will be entirely conducted within the interior of the building, which contains no operable windows that would allow excessive noise to transmit to the outside. The lease space that this business will occupy is an internal suite with only approximately twenty feet of exterior wall exposure at the front and rear walls.

The facility will contain the traditional type of exercise equipment, i.e. treadmills, ellipticals, steppers, TV monitors etc., which are historically very low-noise producing apparatus. There will be music produced to support aerobic exercise activities; however, the sound level is anticipated to be considerably below the 70 decibels allowed by ordinance.

In summary, we do not anticipate that the proposed fitness center activities will create a noise situation that will be in violation of the ordinance requirements.

Please contact me if you have any questions or concerns.

Sincerely,

Joseph A. Guido, Architect

REDUCED SITE PLAN



KARIM BLVD.

GRAND RIVER AVENUE  
120' WIDE

S. 71° 18' 30" E. 370.00'

N. 00° 03' 40" E. 359.43'

SMOKERS MERCHANT

OXFORD TAILOR

AGOSTA FOR MEN

GINA AGOSTA SALON

VACANT

VACANT

PHEASANT RUN CLEANERS

EX. LOADING SPACE

BUILDING 2  
12,880 S.F.

OUTSIDE DINING-  
(4) 4-PERSON ROUND  
TOP TABLES

OUTSIDE DINING-  
(3) 4-PERSON SQ.  
TOP TABLES

OUTSIDE DINING-  
(4) 4-PERSON SQ.  
TOP TABLES

EXISTING COLUMNS

LINE OF COVERED WALKWAY

GREEN ISLE  
220 S.F.  
65 PERSON OCCUPANT

JIMMY JOHN'S  
233 S.F.  
27 PERSON OCC.

FAITHFULLY FIT  
182 S.F.

KENTUCKY FRIED  
CHICKEN  
300 S.F.

READ IT AGAIN  
BOOKS  
182 S.F.

VIRGINIA BARBEQUE  
126 S.F.

PAPA ROMANO'S  
PIZZA  
120 S.F.

BUILDING 1  
11,940 S.F.



SITE PLAN

**MAPS**

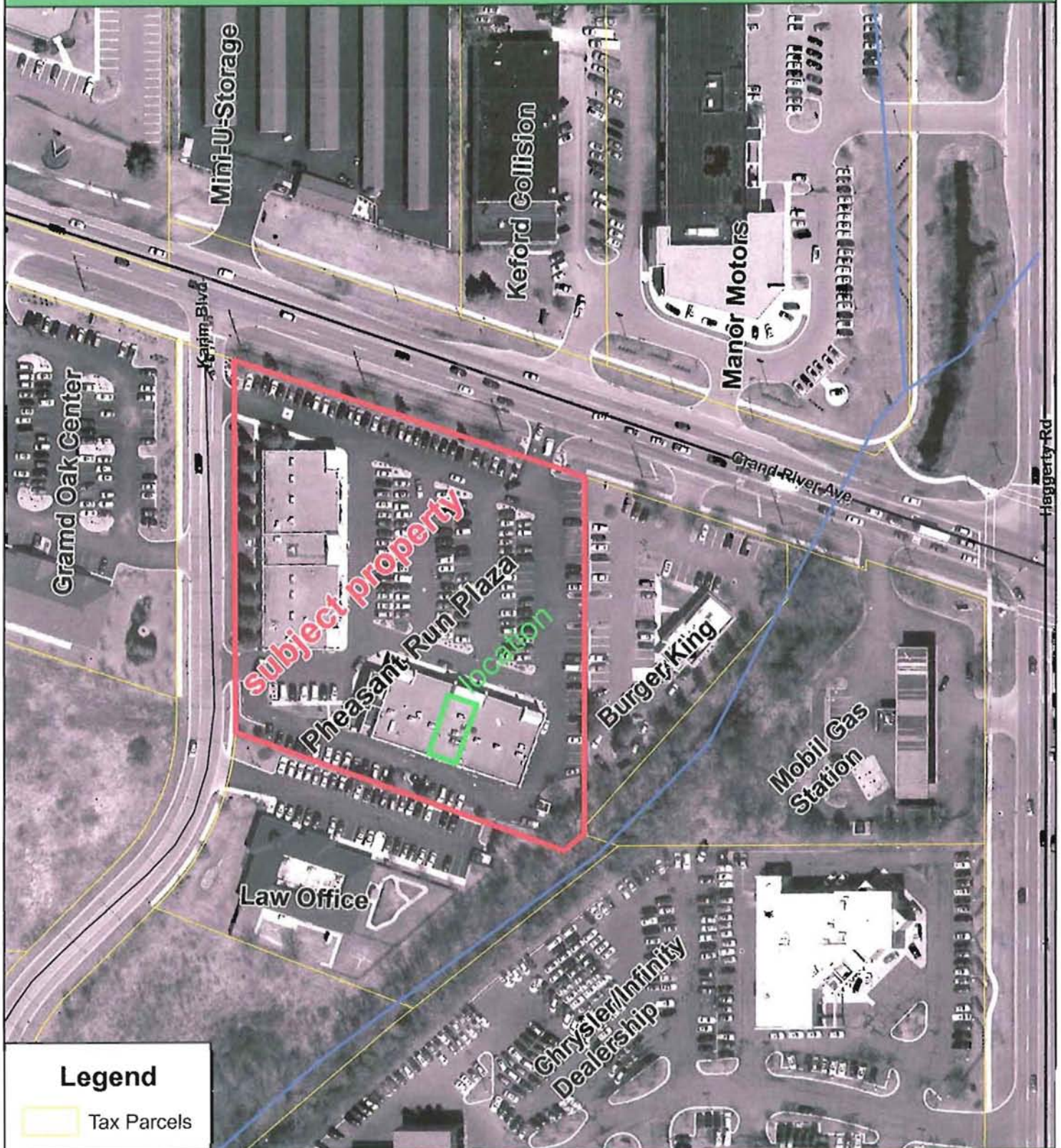
**Location/Air Photo**

**Future Land Use**

**Zoning**

**Wetlands, Floodplains, Woodlands and Natural Features**

# SP08-48 Faithfully Fit in Peasant Run Plaza Location Map



## Legend

 Tax Parcels



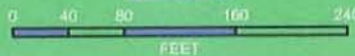
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PLANNING DIVISION

45175 W. TEN MILE ROAD  
NOVI, MI 48375-3024  
(248) 347-0475

MARK SPENCER, AICP, PLANNER

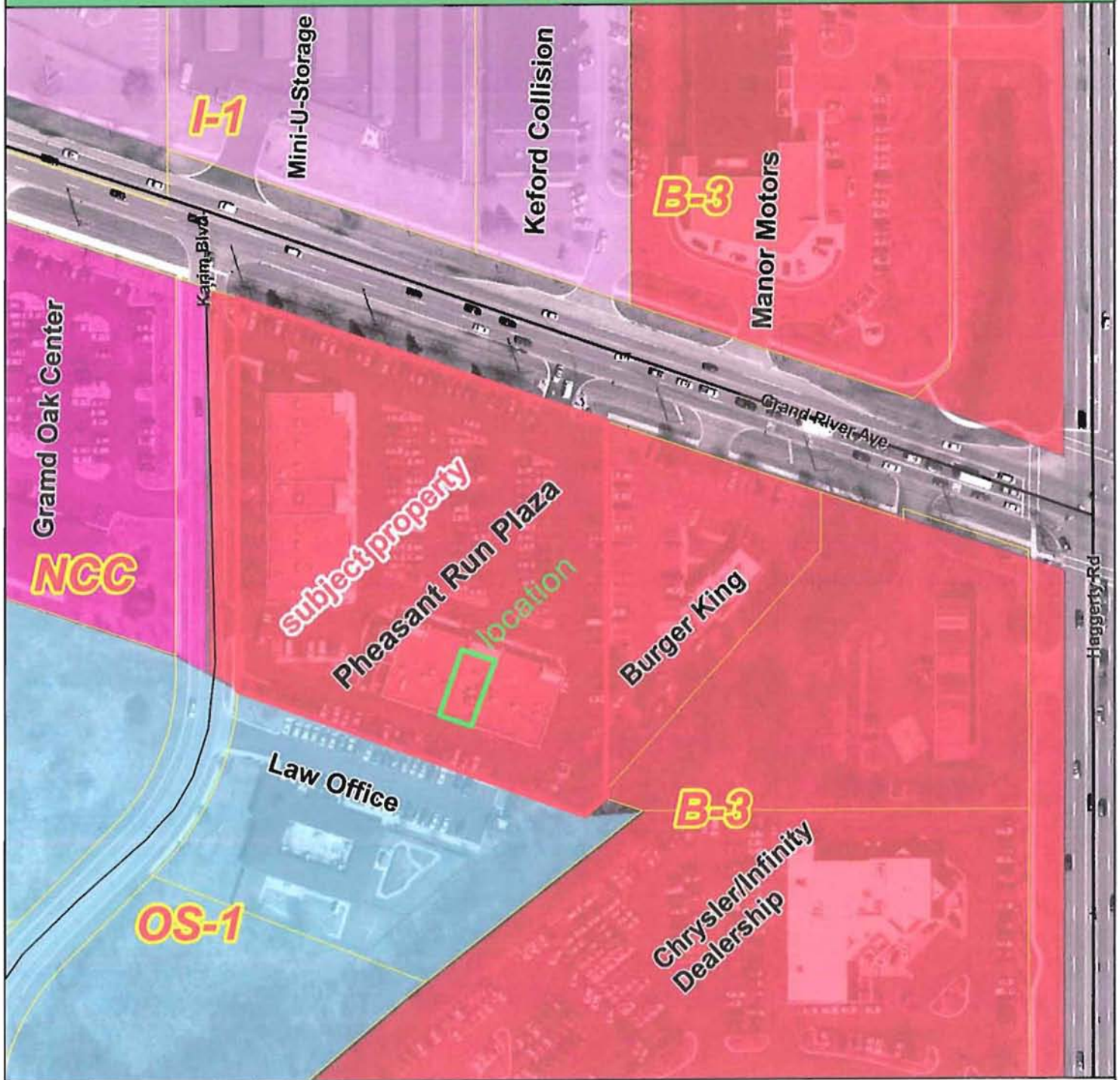
CREATED 1/14/09



#### 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.

# SP08-48 Faithfully Fit in Peasant Run Plaza Zoning Map



## Legend

- Tax Parcels
- Zoning
- I-1: Light Industrial District
- OS-1: Office Service District
- B-3: General Business District
- NCC: Non-Center Commercial District



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# SP08-48 Faithfully Fit in Peasant Run Plaza Future Land Use Map

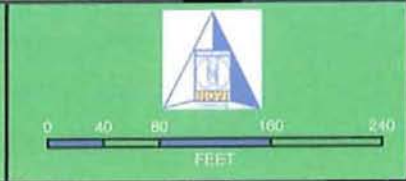


**Legend**

Tax Parcels	<b>Future Land Use (2008 Update)</b>	COMMUNITY COMMERCIAL
OFFICE		LIGHT INDUSTRIAL

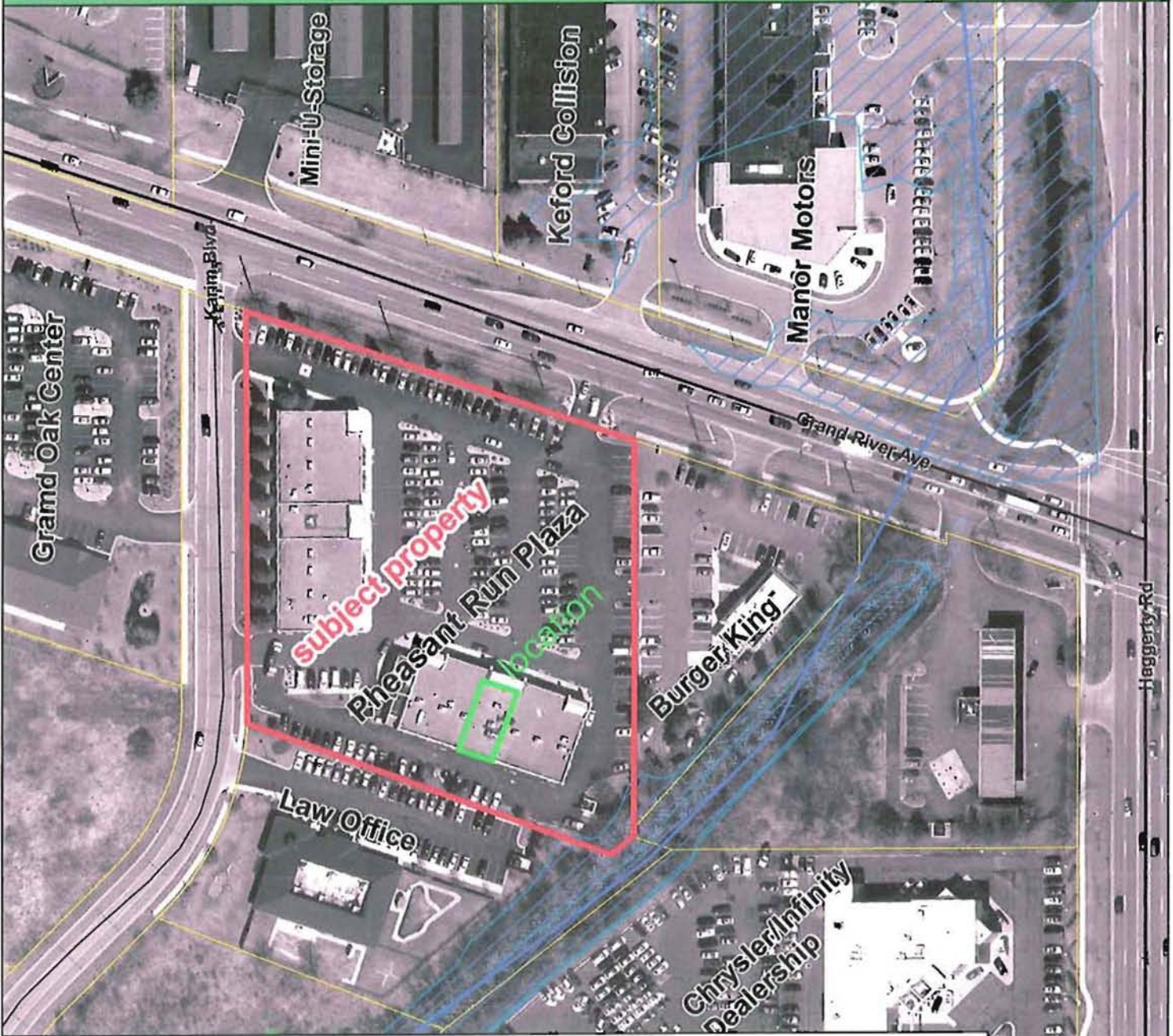


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# SP08-48 Faithfully Fit in Peasant Run Plaza Wetlands Woodlands, Priority Habbitat Areas and Flood Zone Map



## Legend

Symbol	Regulated Woodlands	Habitat Priority Areas	FIRM Flood Hazard Areas
	<b>TYPE</b>	<b>RANK</b>	<b>Flood Zones</b>
	Light	High	1.0% Chance Flood Zone A
	Medium	Medium	1.0% Chance Flood Zone AE
	Dense	Low	



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