



## ORANGETHEORY SPECIAL LAND USE PSLU26-0004

### **PSLU26-0004 ORANGETHEORY**

Public hearing at the request of CHL Fitness Novi LLC for Special Land Use approval for a fitness center. The subject site is located at 41630 Ten Mile Road and consists of a portion of the approximately 11.02-acre site, situated north of Ten Mile Road and west of Meadowbrook Road (Section 23).

### **Required Action**

Approval or denial of the Special Land Use Permit.

| REVIEW   | RESULT                  | DATE     | COMMENTS                                                                                                                                                                                                                     |
|----------|-------------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Planning | Approval<br>Recommended | 06/25/26 | <ul style="list-style-type: none"><li>• Public or private indoor and private outdoor recreational facilities greater than 2,000 square feet require Special Land Use approval in the B-3 General Business District</li></ul> |

**MOTION SHEET:**

**Approval – Special Land Use Permit**

In the matter of Orangetheory PSLU26-0004, motion to **approve** the Special Land Use Permit based on and subject to the following:

- a. Relative to other feasible uses of the site:
  - i. The proposed use will not 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 *(The proposed use is being operated out of an existing building with sufficient parking available for the plaza);*
  - ii. The proposed use will not 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 serve existing and planned uses in the area *(No impacts to utilities are anticipated);*
  - iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats *(No impacts to existing natural features are proposed);*
  - iv. 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;
  - v. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use *(The proposed business fulfills one of the Master plan objectives to attract new businesses to the City of Novi);*
  - vi. The proposed use will promote the use of land in a socially and economically desirable manner *(The proposed business contributes to economic development and productive use of a vacant tenant space);*
  - vii. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located;
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Electronic Stamping Set submittal;
- c. *(additional conditions here if any)*

*(This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance)*

**– OR –**

**Denial – Special Land Use Permit**

In the matter of Orangetheory PSLU26-0004, motion to **deny** the Special Land Use Permit *(because the use is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.*

## **MAPS**

Location

Zoning

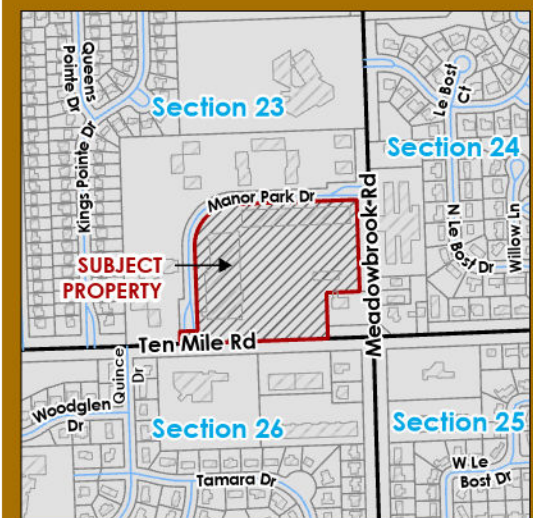
Future Land Use

Natural Features

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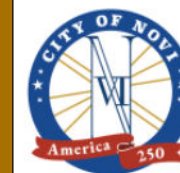
# PSLU26-0004 ORANGETHEORY

## LOCATION MAP



### LEGEND

 Subject Property



Map Author: Diana Shanahan  
Project: 41630 Ten Mile Road

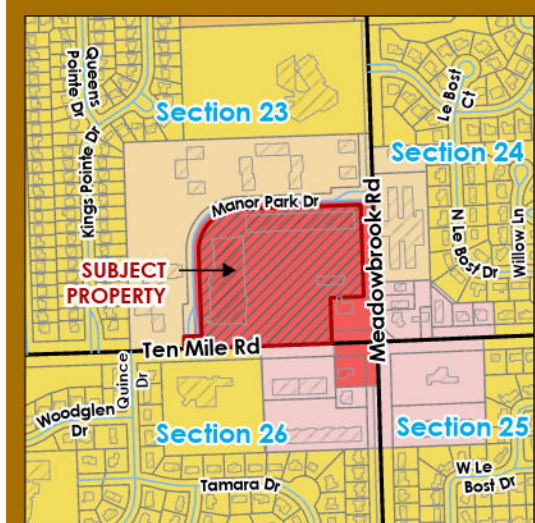
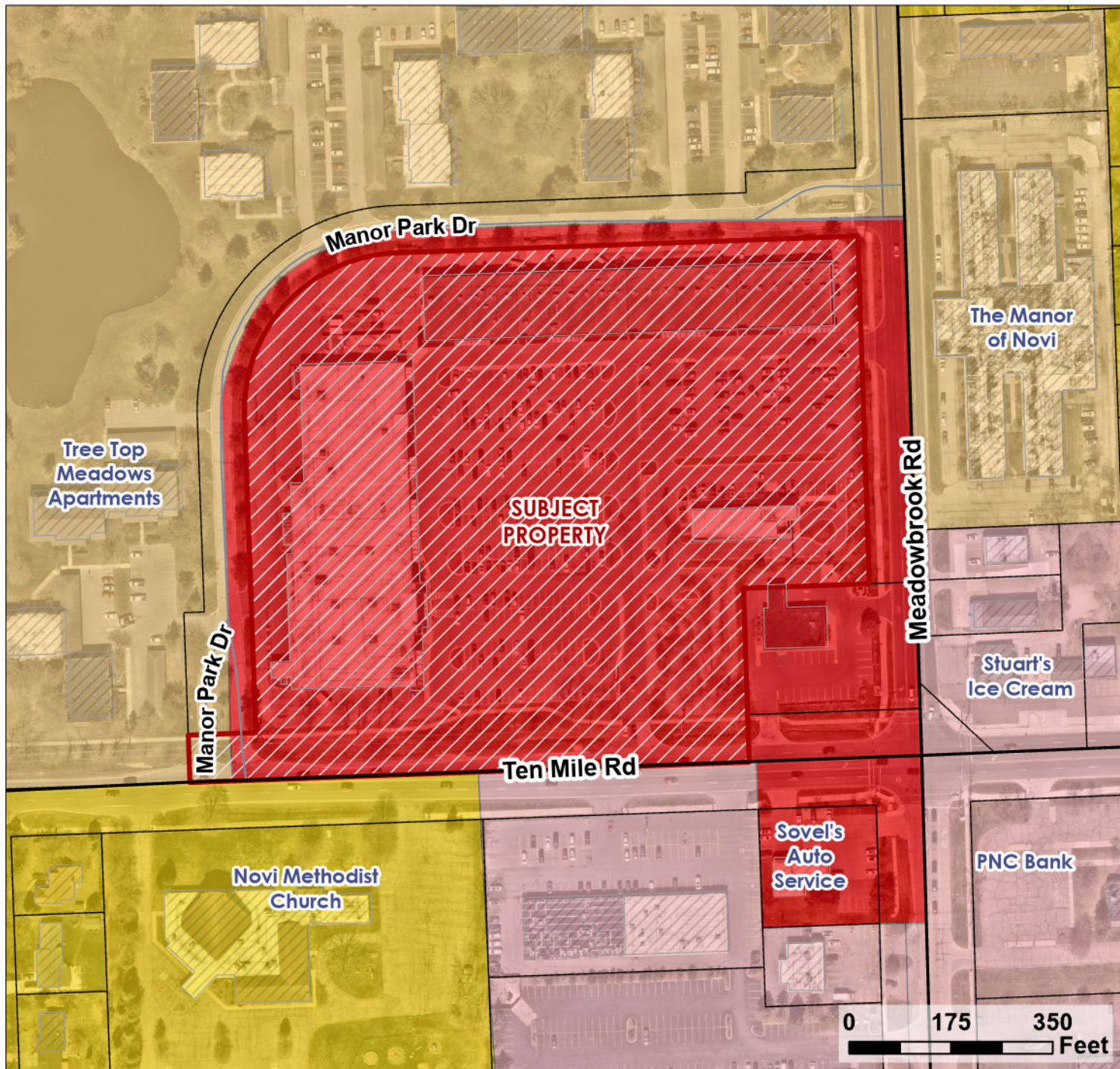
Date: 07/15/26  
Version #: 1

### City of Novi

Community Development Department  
City Hall / Civic Center  
45175 Ten Mile Road, Novi, MI 48375  
cityofnovi.org



# PSLU26-0004 ORANGETHEORY ZONING MAP



## LEGEND

Subject Property

### Zoning District

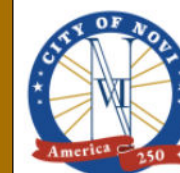
B-1: Local Business

B-3: General Business

R-4: One-Family Residential

RM-1: Low-Density Multiple-Family

RM-2: High Density Multiple Family



Map Author: Diana Shanahan  
Project: 41630 Ten Mile Road

Date: 07/15/26  
Version #: 1

## City of Novi

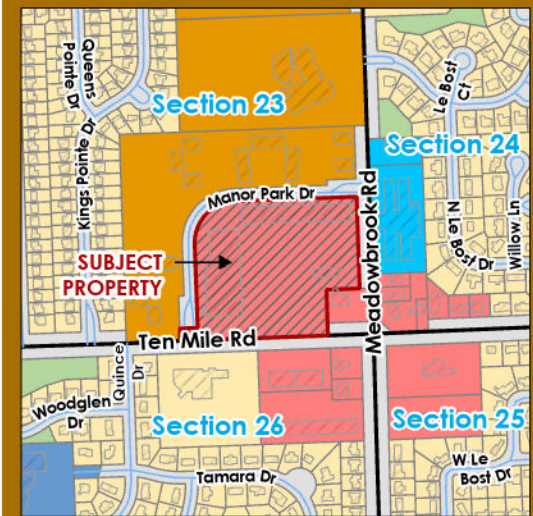
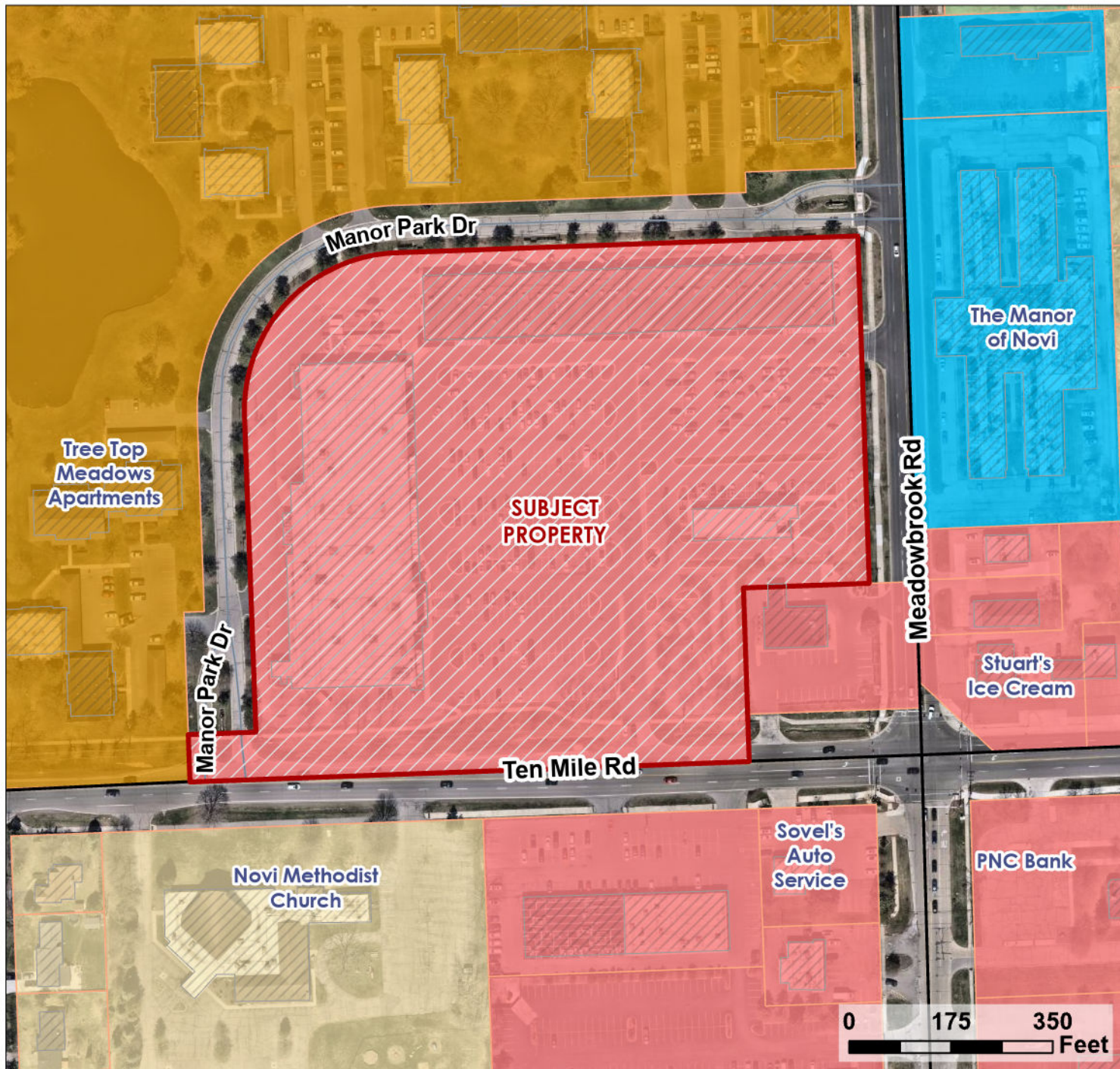
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0 175 350  
Feet

# PSLU26-0004 ORANGETHEORY

## FUTURE LAND USE MAP



### LEGEND

Subject Property

Future Land Use Category

Single Family

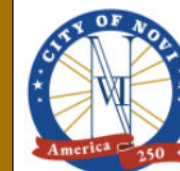
Multiple Family

Private Park

Public/Quasi-Public

Community Office

Neighborhood Commercial



Map Author: Diana Shanahan  
Project: 41630 Ten Mile Road

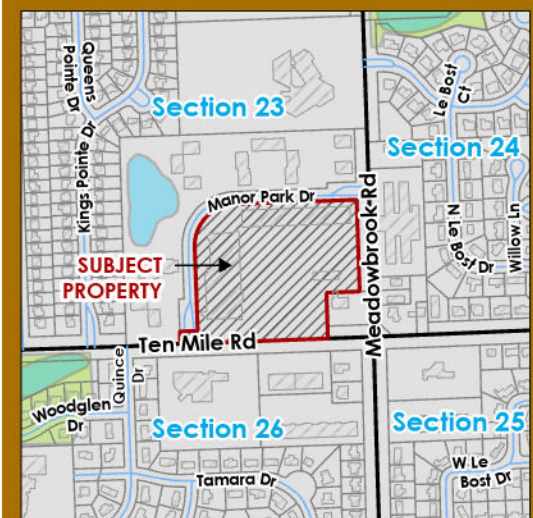
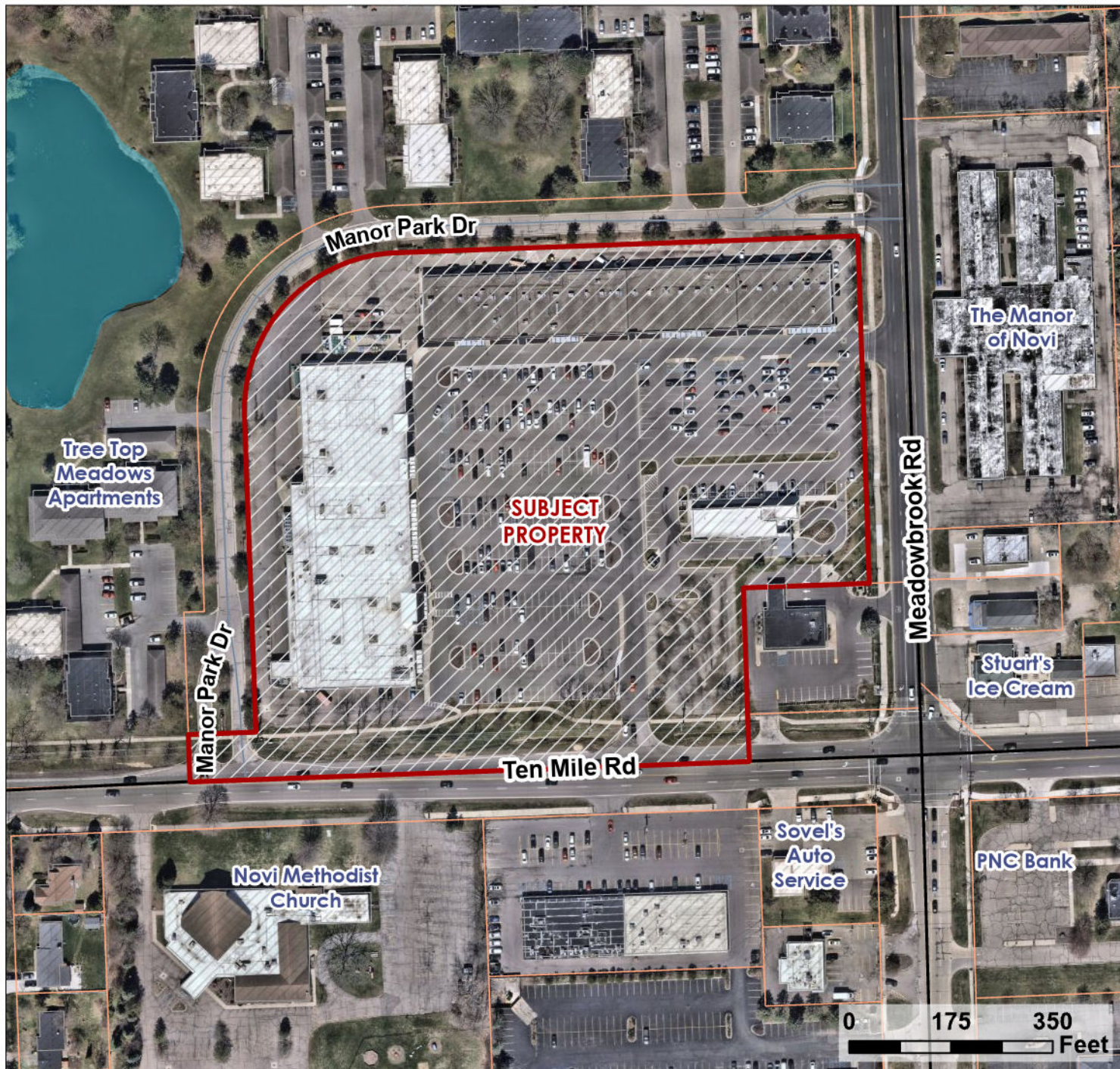
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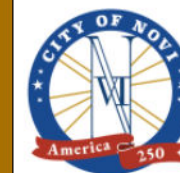


# PSLU26-0004 ORANGETHEORY NATURAL FEATURES MAP



## LEGEND

-  Subject Property
-  Wetlands
-  Woodlands



Map Author: Diana Shanahan  
Project: 41630 Ten Mile Road

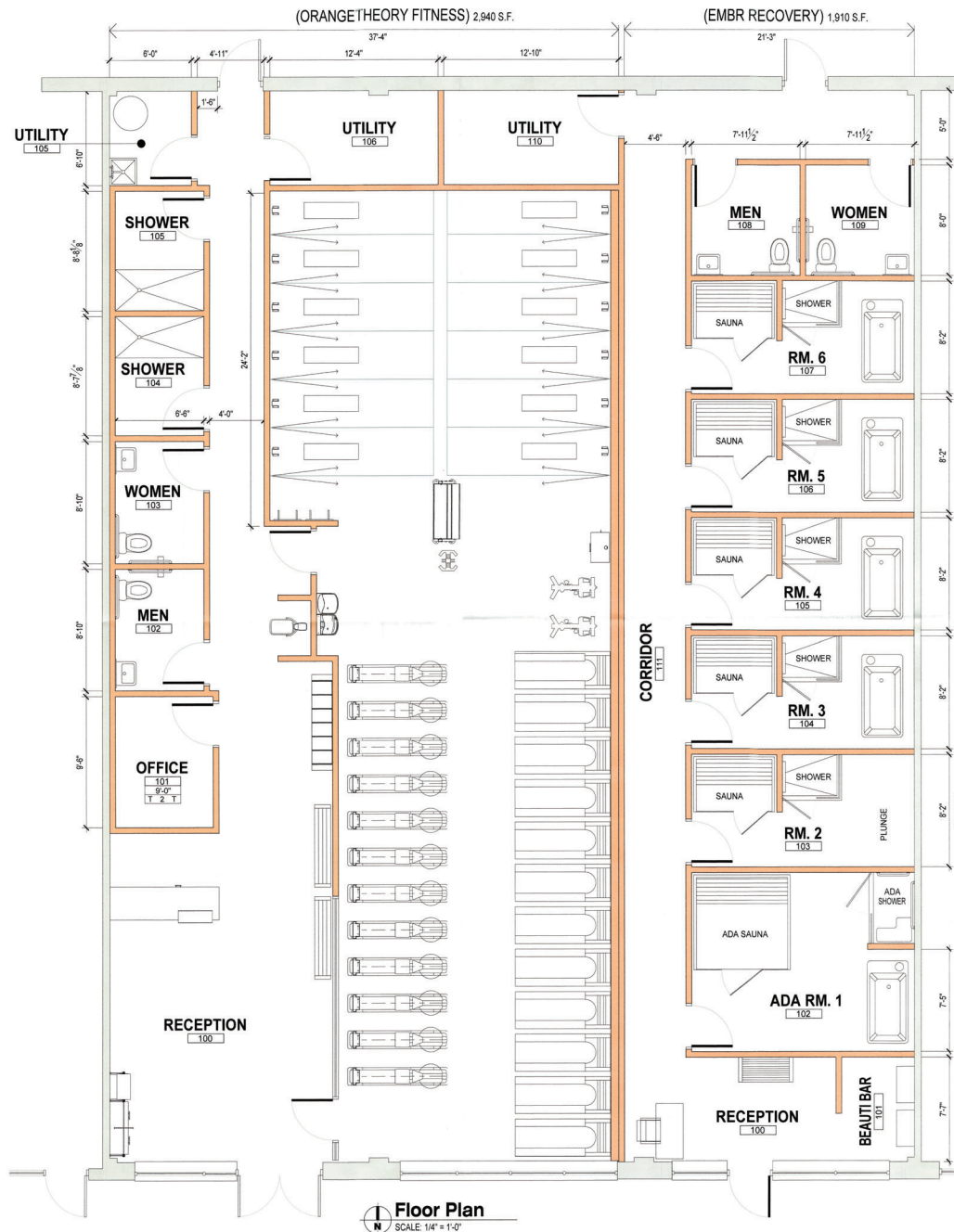
Date: 07/15/26  
Version #: 1

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**SITE PLAN**



## INTERIOR TENANT IMPROVEMENTS

### 41630 WEST 10 MILE ROAD, NOVI, MICHIGAN 48375

#### PROJECT NARRATIVE:

COMPLETE INTERIOR BUILD-OUT OF AN EXISTING RETAIL SPACE WITHIN THE NOVI 10 SHOPPING CENTER PLAZA. THE SPACE IS APPROXIMATELY 4,850 S.F. AND IS PRESENTLY OCCUPIED BY THE HATTIE'S HALLMARK SHOP. THE SPACE WILL BE SEPARATED INTO TWO SUITES. SUITE "A" (2,940 S.F.) WILL BE OCCUPIED BY ORANGETHEORY, AND SUITE "B" (1,910 S.F.) WILL BE OCCUPIED BY EMBR RECOVERY STUDIO.

ORANGETHEORY IS A MEMBER BASED GROUP FITNESS FRANCHISE THAT OFFERS COACH-LED, HEART RATE-BASED INTERVAL TRAINING WORKOUTS. CLASSES COMBINE TREADMILL CARDIO, ROWING, & STRENGTH TRAINING.

EMBR RECOVERY IS A MEMBER BASED WELLNESS AND RECOVERY STUDIO THAT OFFERS PRIVATE CONTRAST THERAPY SESSIONS FEATURING AN INFRARED SAUNA, COLD PLUNGE AND SHOWER. THE STUDIO IS DESIGNED TO PROMOTE RECOVERY, AND RELAXATION THROUGH ALTERNATING HEAT AND COLD EXPOSURE.

#### PERTINENT INFORMATION:

**ZONING:** B-3 (BUSINESS DISTRICT)

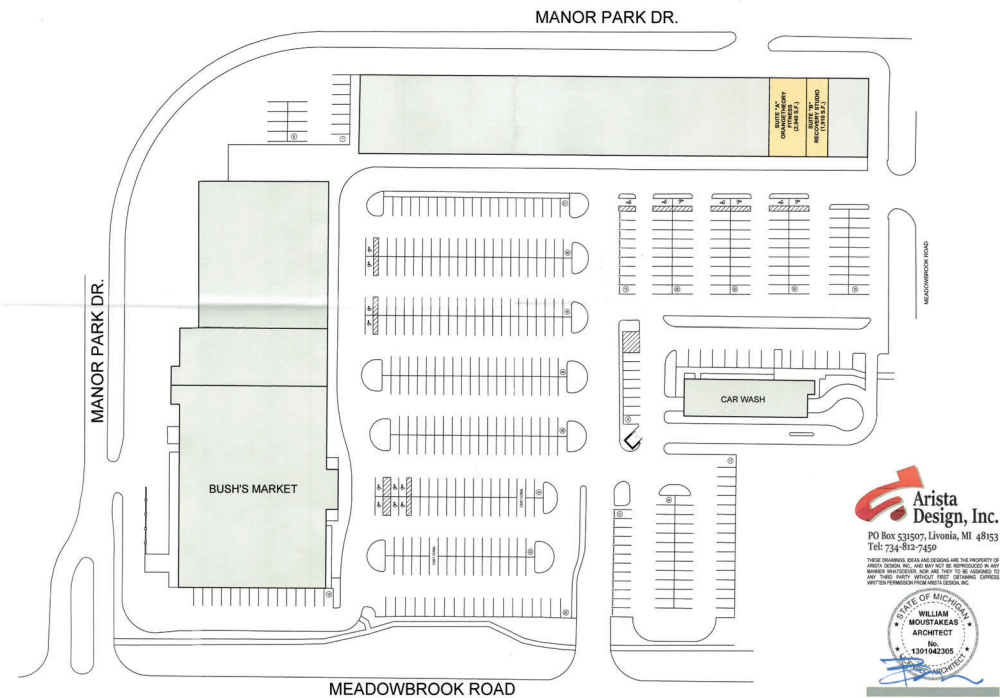
**LEASE AREA:** TOTAL - 4,850 S.F.

**PROPOSED AREA - SUITE "A" (ORANGETHEORY FITNESS)** = 2,940 S.F.

**PROPOSED AREA - SUITE "B" (EMBR RECOVERY)** = 1,910 S.F.

**EXISTING USE CLASSIFICATION:** "B" (BUSINESS)

**PROPOSED USE CLASSIFICATION:** "A" (ASSEMBLY - EXERCISE/GYMNASIUM)

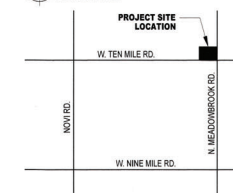


**Architectural Site Plan**  
NOT TO SCALE

#### PROJECT SCOPE OF WORK:

INTERIOR BUILD-OUT OF AN EXISTING RETAIL LEASE SPACE, INCLUDING SELECTIVE DEMOLITION, CONSTRUCTION OF NEW INTERIOR PARTITIONS, INSTALLATION OF FINISHES, LIGHTING, HVAC, PLUMBING, AND ELECTRICAL MODIFICATIONS. ALL RELATED WORK AS NECESSARY TO CREATE A FULLY FUNCTIONAL ENVIRONMENT IN ACCORDANCE WITH TENANT REQUIREMENTS AND APPLICABLE BUILDING CODE REGULATIONS.

**Site Location Map:**  
NOT TO SCALE



**Arista Design, Inc.**  
PO Box 531507, Livonia, MI 48153  
Tel: 734-812-7450

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Issued:

**RECEIVED**  
JUN 13 2023  
CITY OF NOVI  
COMMUNITY DEVELOPMENT

Drawing Title:  
**FLOOR PLAN**

Drawing Scale: As Shown

Date:

Project Number:

Sheet #:

**A1.0**

## PLANNING REVIEW

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# PLANNING REVIEW

Orangetheory Fitness  
PSLU26-0004  
June 25, 2026

## PETITIONER:

CHL Fitness Novi LLC | Chad Layton

## REVIEW TYPE:

Special Land Use – Indoor Recreation in B-3 District

## PROPERTY CHARACTERISTICS

|                      |                                                       |                                             |
|----------------------|-------------------------------------------------------|---------------------------------------------|
| Section              | 26                                                    |                                             |
| Site Location        | 41630 Ten Mile Road 50-22-23-426-017                  |                                             |
| Site School District | Novi Community School District                        |                                             |
| Site Zoning          | B-3 General Business District                         |                                             |
| Adjoining Zoning     | North                                                 | RM-1 Single Family Residential              |
|                      | East                                                  | RM-1 Single Family Residential              |
|                      | West                                                  | RM-1 Single Family Residential              |
|                      | South                                                 | B-1 Local Business and B-3 General Business |
| Current Site Use     | Hallmark Tenant Space within Novi Ten Shopping Center |                                             |
| Adjoining Uses       | North                                                 | Residential                                 |
|                      | East                                                  | Residential                                 |
|                      | West                                                  | Tree Top Meadows Apartments                 |
|                      | South                                                 | Novi Plaza and Sovel's Auto Service         |
| Site Size            | 11.02 Acres                                           |                                             |
| Plan Date            | 05/11/2026                                            |                                             |

## PROJECT SUMMARY

The applicant is requesting Special Land Use approval for an indoor recreational facility within the Novi Ten Shopping Center, which is zoned B-3 General Business District. The Orangetheory fitness center proposes interior tenant improvements to occupy an approximately 2,940 square feet tenant space.

The applicant's scope of work also includes interior tenant improvements for an adjacent 1,910 square foot tenant space for a permitted use in the B-3 district and is therefore not part of the Special Land Use approval request.

## PLANNING RECOMMENDATION

Special Land Use approval is **recommended subject to Planning Commission approval.**

## ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. Please address the items in **bold** below in the next submittal.

1. Private Indoor Recreational Facilities (Section 4.38): In the B-3 district, private indoor recreation facilities, including, but not limited to, health and fitness facilities and clubs greater than two

thousand (2,000) square feet in size, are permitted as a special land use. A noise impact statement is required subject to the standards of Section 5.14.10.B.

2. Noise Impact Statement Waiver (Section 5.14.10.B.iii): The Planning Commission may, upon request of the applicant, waive the noise analysis and/or noise impact statement requirement upon a demonstration by the applicant that a practical difficulty exists, or that the proposed use clearly meets the standards of Section 5.14.10.A

**The applicant should provide a noise impact statement, or alternately, request a waiver from the requirement in a response letter.**

### **SPECIAL LAND USE CONSIDERATIONS**

Within the B-3 District, public or private indoor and private outdoor recreational facilities require Special Land Use approval. Section 6.1.2.C of the Zoning Ordinance outlines specific factors that the Planning Commission must consider in the review of a Special Land Use Permit request (**Staff comments in bold**):

1. 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. **The proposed use of the existing tenant space is not anticipated to have detrimental impacts.**
2. 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 are no anticipated increases in public services expected.**
3. 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. **No woodland or wetland impacts are proposed.**
4. 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. **The proposed business is compatible with existing uses.**
5. 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 Future Land Use map which designates the property as Neighborhood Commercial.**
6. 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. **The proposed business will fill a vacant tenant space.**
7. Whether, relative to other feasible uses of the site, the proposed use is:
  - a. Listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance. **Within the B-3 district, fitness facilities greater than 2,000 square feet are permitted as a Special Land use provided the conditions in Section 4.38 and Section 6.1.2.C of the Zoning Ordinance are met.**
  - b. 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 fitness facility conforms to the site design regulations of the B-3 district.**

### **NEXT STEP: PLANNING COMMISSION MEETING AND RESPONSE LETTER**

A Special Land Use Request requires a Public Hearing and approval from the Planning Commission. Based on the submittal date of this request, the Public Hearing is scheduled for Wednesday, July 22, 2026 at 7 P.M.

**Prior to this matter being reviewed by the Planning Commission, the applicant is requested to submit a response letter addressing all comments noted in this review letter. To be placed on the July 22, 2026 agenda, the response letter shall be submitted to the Planning Division no later than July 15, 2026 and the applicant should confirm that they can be in attendance on July 22, 2026 to represent the project.**

#### **FUTURE STEP: ELECTRONIC STAMPING SET REVIEW AND RESPONSE LETTER**

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Following Planning Commission approval, revised plans that address all comments from the review letters should be submitted electronically for informal review and approval prior to the submission of Stamping Sets. A letter prepared by the applicant or their representative is to be submitted with the electronic stamping set. This letter should address all comments in all review letters and associated charts and **refer to sheet numbers where the change is reflected.**

#### **FUTURE STEP: STAMPING SET APPROVAL**

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Stamping sets will be required for this project. Following approval of the electronic stamping set from City staff, the applicant should submit **3 – 24" x 36" sets of plans with signature and seals on each sheet (seal may be electronic)**, to the Community Development Department for Final Stamping Set approval.

#### **FUTURE STEP: BUILDING PERMITS AND REVIEW**

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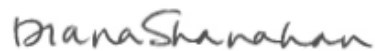
Building permits will be required for this project. Please contact the Building Department at (248)347-0415 to determine what is required.

#### **CHAPTER 26.5**

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Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects to be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at (248)347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

If you have any questions concerning the above review or the process in general, please do not hesitate to contact me at (248)347-0483 or [dshanahan@cityofnovi.org](mailto:dshanahan@cityofnovi.org).



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Diana Shanahan – Planner

## APPLICANT RESPONSE LETTER

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Diana Shanahan

Planner

Community Development

City Of Novi

45175 Ten Mile Road

Novi, MI 48375

**RE: PSLU26-0004 – Orangetheory Fitness  
41630 Ten Mile Road (Orangetheory)  
Adjacent EMBR Wellness Space – 41616 Ten Mile Road**

Dear Ms. Shanahan,

This letter is submitted in response to the Planning Review Letter dated June 25, 2026, regarding Special Land Use Application PSLU26-0004. The review requests either the submission of a Noise Impact Statement or a request for a waiver of that requirement. On behalf of the applicant, we respectfully request that the Planning Commission grant a waiver of the Noise Impact Statement requirement. The proposed project consists of the interior build-out and operation of a fitness center within an existing commercial retail building. The facility will provide exercise equipment, group fitness classes, personal training, and related wellness services. No exterior modifications to the building or site are proposed that would increase off-site noise levels. No outdoor speakers, exterior fitness activities, loading operations, or other exterior noise-generating activities are proposed as part of this project.

The primary sources of operational noise associated with the fitness center include:

- Patron conversations and normal occupant activity.
- Cardiovascular exercise equipment such as treadmills, rowing machines, and stationary bicycles.
- Strength training equipment, including a minimal amount of free weights.
- Background music utilized during normal operations and group exercise classes.
- Building mechanical systems (HVAC), which are existing building systems or equipment designed to comply with applicable noise standards.

The fitness center will incorporate the following measures to minimize noise transmission to adjacent tenant spaces:

- Exercise equipment will be installed on commercially manufactured rubber sport flooring designed to reduce impact noise.
- Speakers for background music will be oriented inward and maintained at moderate volume levels appropriate for indoor commercial use.
- Two insulated demising walls incorporating an air cavity and sound attenuation insulation will separate the fitness studio from adjacent tenant spaces to significantly reduce airborne noise transmission.

- Equipment will be routinely maintained to minimize mechanical noise and vibration.
- Staff policies will discourage the dropping of free weights and other unnecessary impact noise.

The proposed fitness center is located within an existing commercial retail building intended to accommodate a variety of commercial tenant uses. With the incorporation of vibration-isolation flooring, impact-absorbing materials, and standard operational practices, noise generated by the facility is expected to remain comparable to other commercial retail and service uses permitted within the building.

Orangetheory Fitness is a professionally operated, instructor-led fitness studio utilizing scheduled one-hour classes with controlled participant capacity. Music levels, instructor microphones, and member activities are managed by trained staff in a structured indoor environment. The facility is not operated as an open gym where uncontrolled lifting or recreational activities occur.

The operation of the fitness center is not anticipated to create excessive or objectionable noise that would adversely affect neighboring tenant spaces or surrounding properties beyond that typically associated with commercial occupancy.

Based on the nature of the proposed use, the existing commercial construction, and the incorporation of appropriate noise mitigation measures, the fitness center is not expected to generate significant adverse noise impacts. Operational noise will be contained within the building to the greatest extent practical and is anticipated to remain compatible with adjacent commercial uses. Therefore, the proposed fitness center is not expected to create a measurable increase in off-site noise levels or adversely impact neighboring tenants or the surrounding commercial environment.

For these reasons, the proposed Orangetheory Fitness studio satisfies the intent of Section 5.14.10.B and is not expected to generate adverse off-site noise impacts. Accordingly, the applicant respectfully requests that the Planning Commission grant a waiver of the Noise Impact Statement requirement and allow the Special Land Use application to proceed without preparation of a formal acoustical study.

Respectfully Submitted,



Chad Layton

CC: Arista Design, Inc