

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of June 2, 2015

**SUBJECT: FitPoint Fitness Center Special Exception Use
(250 W. Eisenhower Parkway, Suite #130)
File No. SEU15-003**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition to substantially meet the standards in Chapter 55 (Zoning Ordinance), Section 5:104 (Special Exceptions) and, therefore approves the FitPoint Fitness Center Special Exception Use for an indoor recreation facility, subject to installation of three Class B bicycle parking spaces prior to the issuance of a certificate of occupancy for the use.

STAFF RECOMMENDATION

Staff recommends that the special exception use be **approved** because the proposed use is of such location, size and character as to be compatible with the zoning district in which the site is situated; and the location and size of the proposed use, its nature and intensity, the site layout and access, and effect of the proposed use on public services would not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic of the neighborhood.

LOCATION

The site is located on the north side of West Eisenhower Parkway, just west of South Main Street. It is in the Malletts Creek watershed.

DESCRIPTION OF PETITION

The petitioner seeks special exception use approval to operate FitPoint Fitness Center, a membership-based indoor recreation and fitness facility, in an office building. Per the Zoning Ordinance, Chapter 55, O (Office) zoning permits indoor recreation with special exception use approval.

The 1.39 acre site contains a 12,000 square foot, single-story masonry building. FitPoint will occupy about 2,400 square feet of the building, and the other suites have separate tenant and office uses, which include a bank, title company, chiropractor, and doctor's office. A University of Michigan pulmonary rehabilitation facility was previously located in FitPoint's suite.

The 1989 approved site plan for the site shows 65 parking spaces. This is in compliance with current vehicular parking requirements for this mix of uses, including FitPoint. There are currently three uncovered (Class C) bicycle parking spaces across from the entrance to FitPoint, and the petitioner proposes to convert them to Class B covered spaces. This would meet the

bike parking requirement for athletic club and health spa use for FitPoint's portion of the building.

The petitioner mailed a postcard describing the project to 283 property owners and occupants within 500 feet of the site. Per the petitioner, no phone calls, emails, or other inquiries were received in response to the postcards.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Vacant/Warehouse & Dog Daycare	O Office District
EAST	PNC Bank	O Office District
SOUTH	UofM Admin Building; City Fire Station	O Office District
WEST	Single Family Residence	TWP Township

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED
Zoning	O Office	O Office	O Office
Gross Lot Area	1.39 acres	1.39 acres	6,000 sf MIN
Floor Area in % of Lot Area	20%	20%	75% MAX
Parking - Automobiles	65	65	56 (based on current uses in building) MIN
Parking – Bicycles	3 class C	3 class B	3 class B MIN

HISTORY

Aerial photos from 1947 show a wooded lot with no structures, and in 1966 show a single-family house on the site. The original site plan for the Brayton Office Building was approved in September, 1986 and the building was constructed shortly after. Three administrative amendments for landscaping and parking were approved by 1989.

PLANNING BACKGROUND

The *Master Plan Land Use Element* recommends that this lot and the ones it abuts on the north, east, and west have an office future land use. Across Eisenhower to the south is also

recommended for office uses, with the exception of the fire station which is planned to remain public land.

SPECIAL EXCEPTION USE STANDARDS

General Standards - The Planning Commission, in arriving at its decision relative to any application for a special exception, shall apply the following standards. The petitioner's response is provided after each standard.

E. The proposed use or uses shall be of such location, size and character as to be compatible with the appropriate and orderly development of the zoning district and adjacent zoning districts in which the site is situated. In applying this standard, the Planning Commission shall consider whether the proposed use:

1. Will be consistent with the general objectives of the City Master Plan;

Yes, does not require rezoning and is consistent with the City Master Plan.

2. Will be designed, constructed, operated, and maintained in a manner that is compatible with the existing and planned character of the general vicinity;

Yes. The facility will operate in a manner similar to normally permitted use.

3. Will be consistent with the general character of the neighborhood considering population density, design, scale and bulk; and the intensity and character of activity;

Yes. The proposed use does not change general character of the neighborhood considering it will be a tenant space build out. There will be no additional population density component as it is not residential. The activity will be similar to that of a health practitioner office.

4. Will not be detrimental to the use, peaceful enjoyment, economic value or development of neighboring property, or the neighborhood area in general;

The proposed use will not impact the peaceful enjoyment and economic value or development of the surrounding property as it will operate within the parameters of a health practitioner office offering services by appointment.

5. Will not have a detrimental effect on the natural environment.

Tenant build out does not impact the natural environment at all.

The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use or uses, the assembly of persons in connection therewith, and the effect of the proposed use on public services and facilities, will not be hazardous or inconvenient to the neighborhood nor

unduly conflict with the normal traffic of the neighborhood. In applying this standard the Planning Commission shall consider, at minimum:

6. The location of and access to off-street parking and the safe provisions for pedestrian traffic;

There will be no alterations to the existing parking lot. The parking lot will be re-striped and there will be no impact to the existing pedestrian flow.

7. The relationship of the proposed use to main traffic thoroughfares and to streets and road intersections;

The relationship will not change. Traffic patterns will remain consistent with current office use.

8. Vehicular turning movements in relationship to traffic flow routes;

There will be no changes to vehicular turning movements and no change to traffic flow routes.

9. The intensity and character of traffic and parking conditions on the site, and in the general area;

Twelve (12) vehicle parking spaces which will be more than adequate for proposed use. It is expected that many clients will walk or ride bikes to the facility. There will be three covered bicycle parking spaces.

10. The requirements for additional public services and facilities which will be created by the proposed use will not be detrimental to the social and economic welfare of the community.

No need for additional public services.

F. Variance Information

No variances requested.

DEPARTMENT COMMENTS

Planning – The applicant plans to cover three existing bicycle parking racks near the entrance to their suite with BikeLid covers (www.bikelid.com for more information). Staff recommends that approval of this petition be conditioned upon the installation of covered bicycle parking.

The special exception use, if approved, only covers indoor fitness and recreation uses. It does not allow outdoor activities or classes to be held in the parking lot or elsewhere on the site.

FitPoint Fitness Center Special Exception Use
Page 5

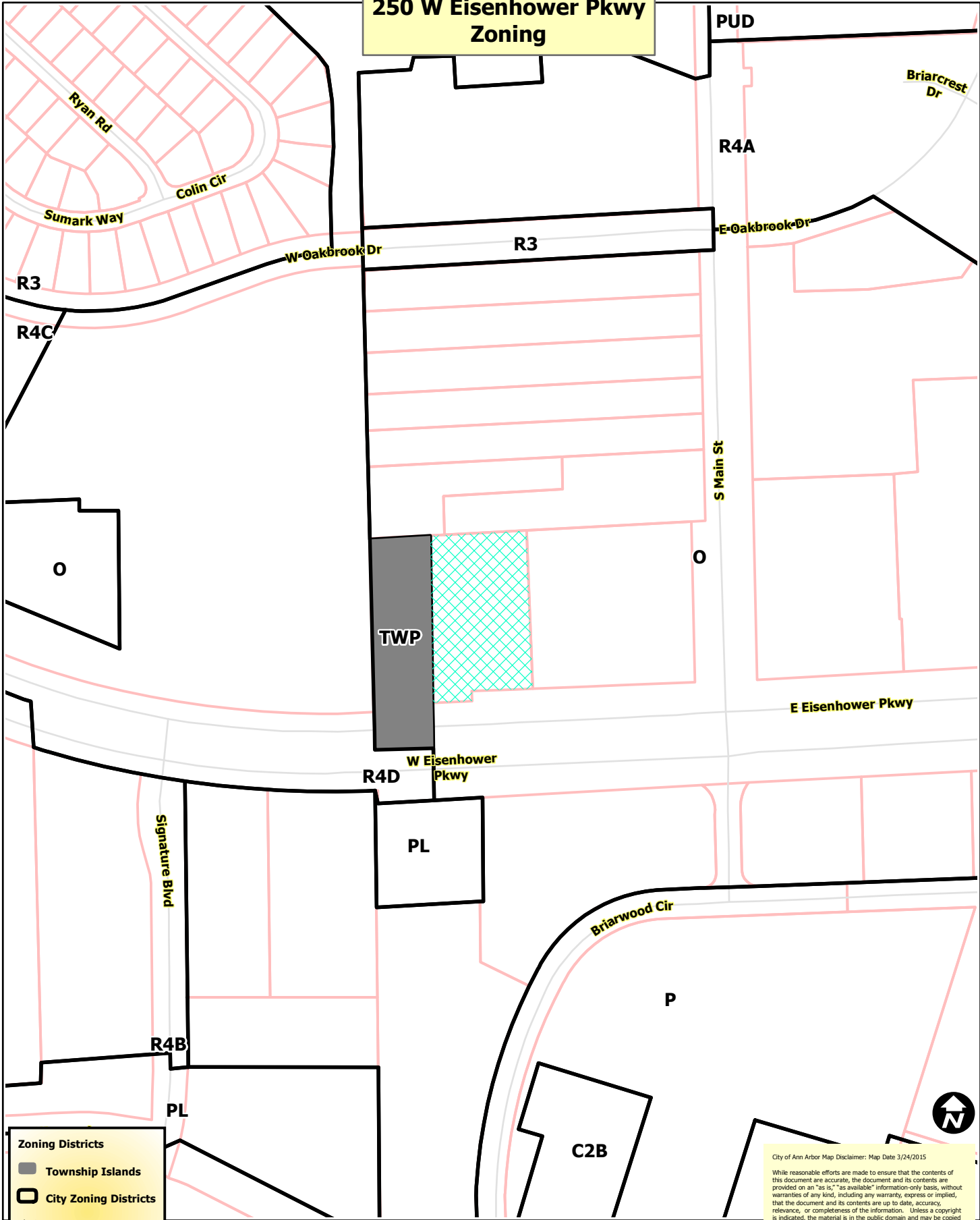
Attachments: Zoning/Parcel Maps
Aerial Photo
Site Plan

c: Petitioner: FitPoint Fitness Center
Dominika Wozniak
86 Valhalla Drive
Ann Arbor, MI 48103

Owner: Scott Wiard
250 W. Eisenhower Pkwy, Suite 140
Ann Arbor, MI 48103

Systems Planning
File No. SEU15-003

**250 W Eisenhower Pkwy
Zoning**



- Zoning Districts**
- Township Islands
 - City Zoning Districts
 - Railroads
 - Parcels
 - Huron River



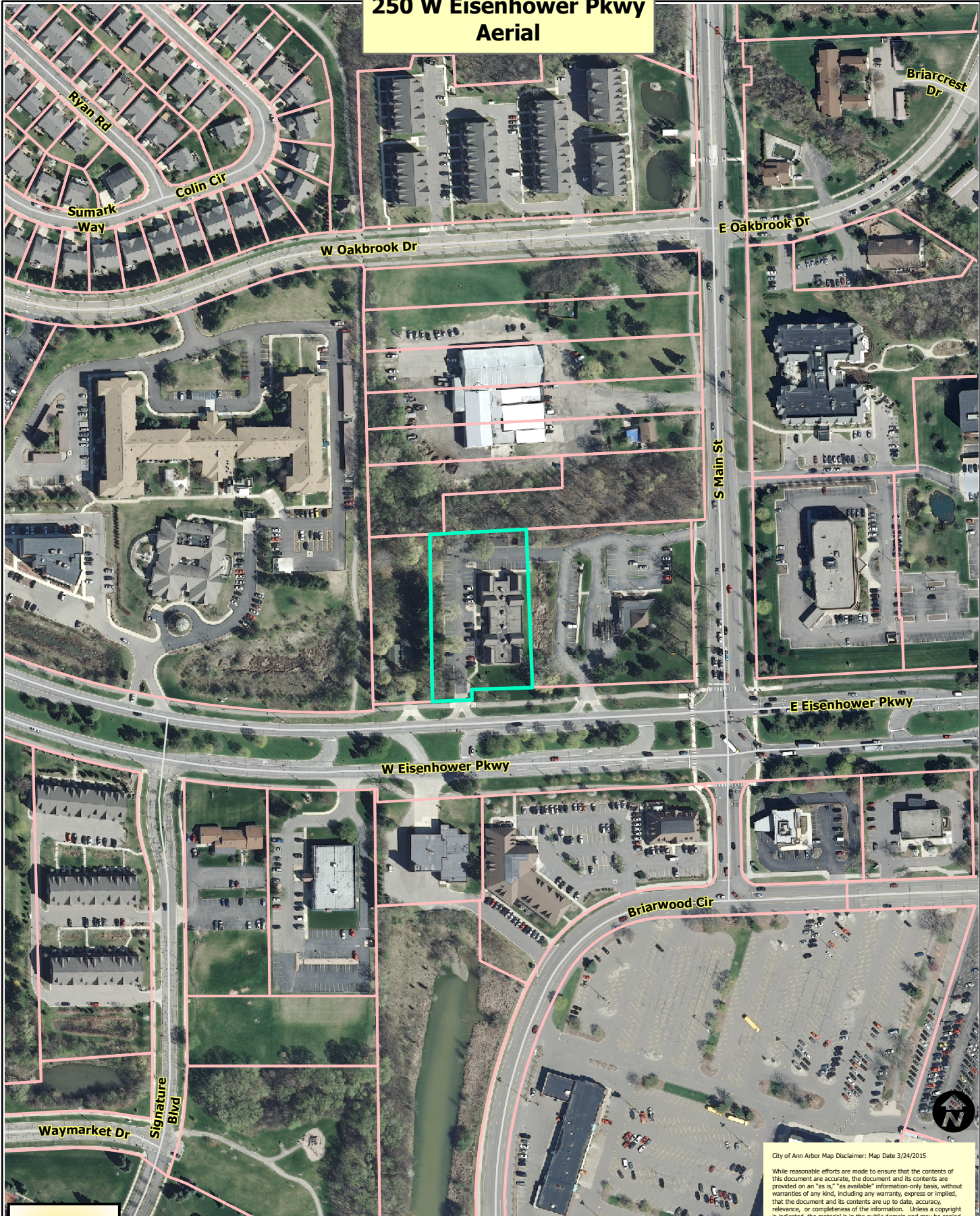
City of Ann Arbor Map Disclaimer: Map Date 3/24/2015

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250 W Eisenhower Pkwy Aerial



-  Railroads
-  Parcels
-  Huron River

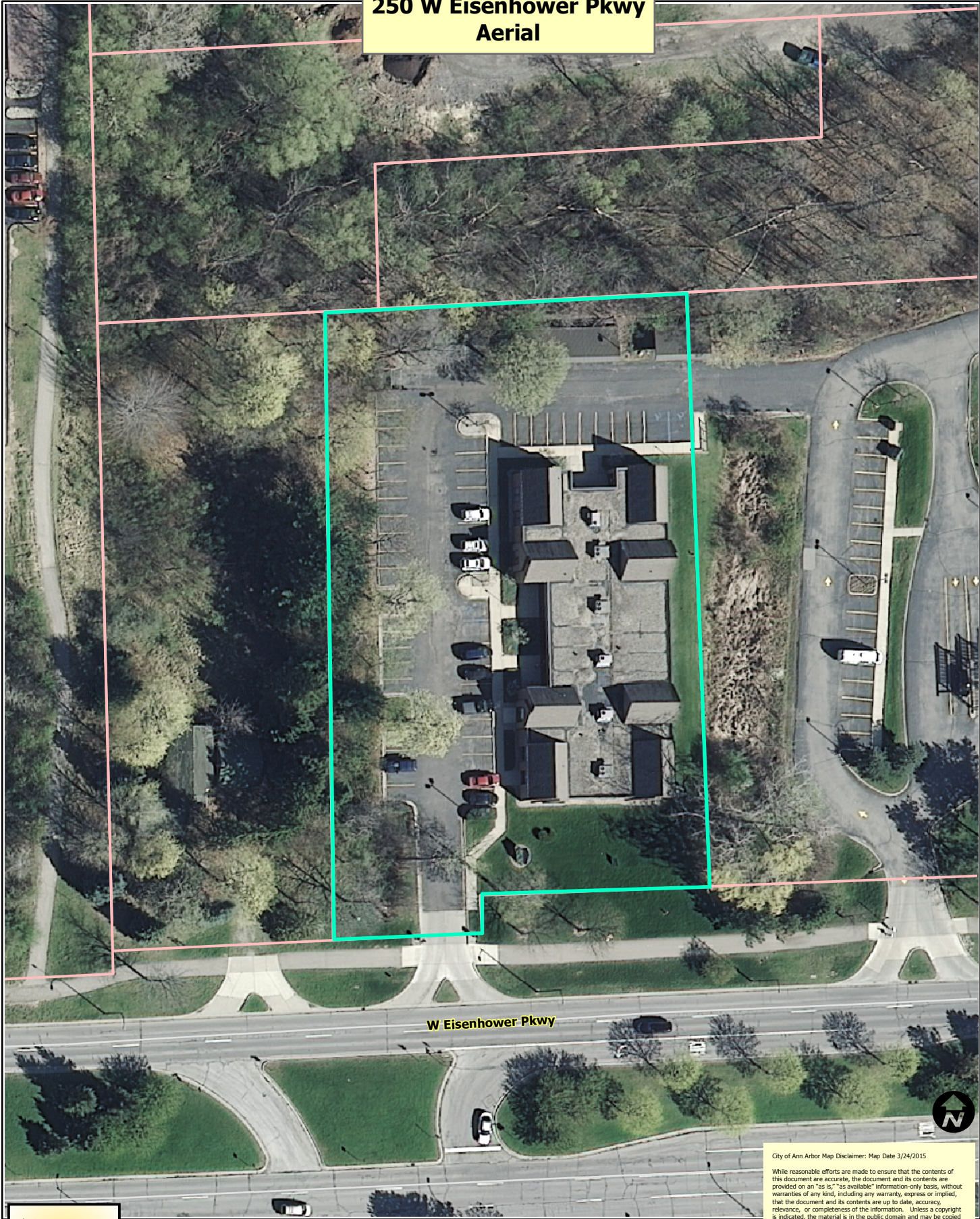


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250 W Eisenhower Pkwy Aerial



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-  Parcels
-  Huron River



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Daniel P. Mooney, AIA
312 North Holbrook

Project
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Base Plat
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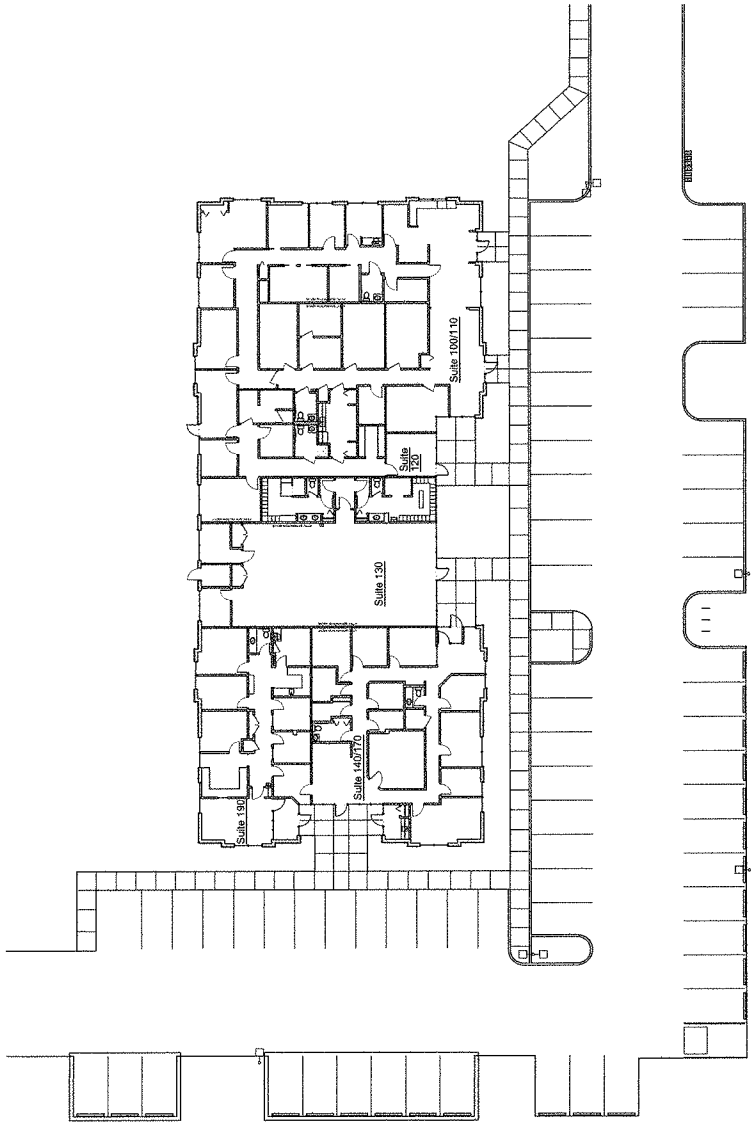
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**BASE F
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Date Plotted
01/28/2013

Project No.
013-HF

Sheet No.
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PROJECT NORTH
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FLOOR PLAN & PARKING LAYOUT
1/18/13

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312 North Holbrook
 Daniel P. Mooney, AIA

Project:
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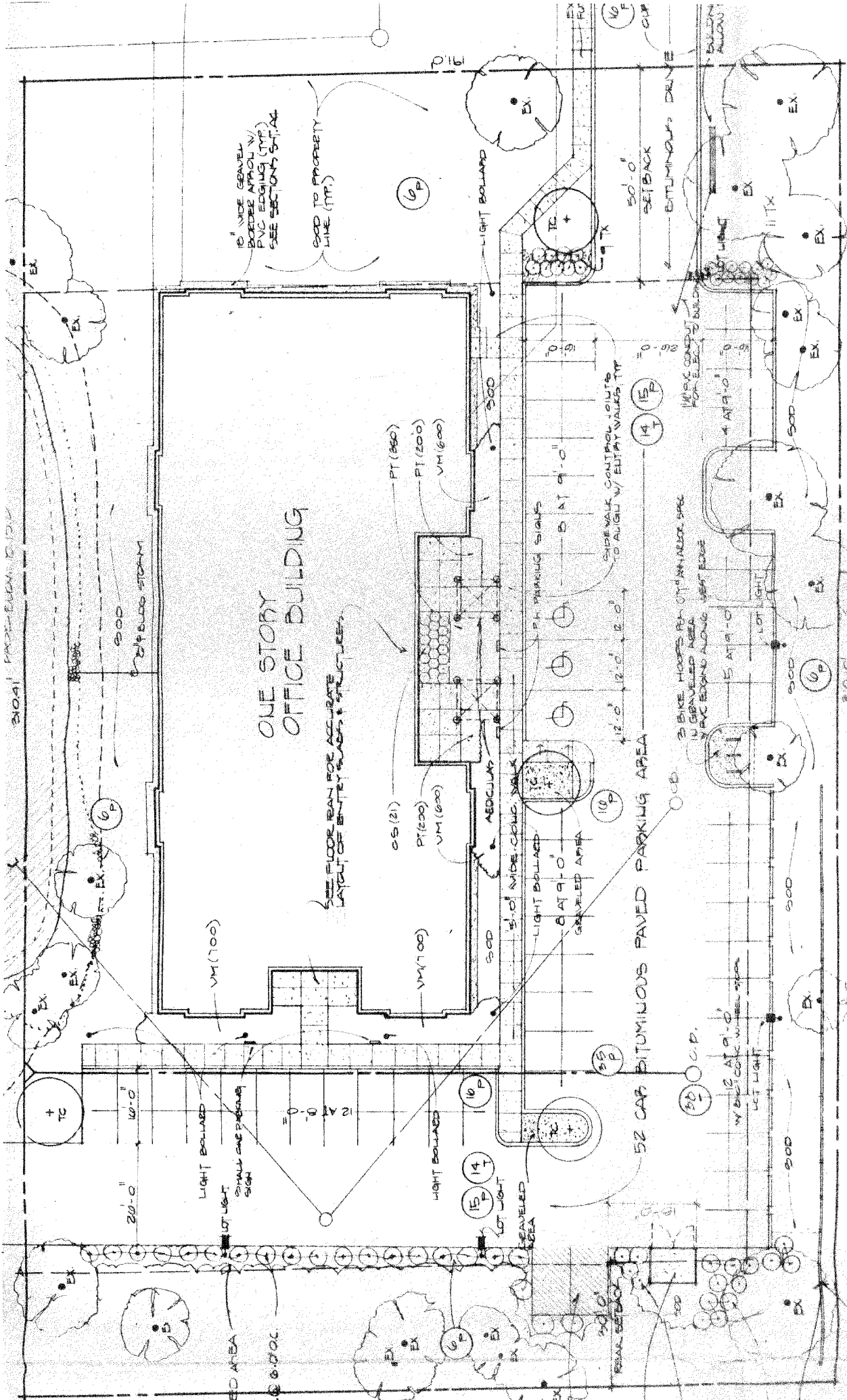
DATE:
**FLOOR
 PLAN**

DATE:
 11/20/2013

Project Number:
013-HF

Sheet No.:
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PROJECT NORTH
 APT 1100
FLOOR PLAN & PARKING LAYOUT



ONE STORY
OFFICE BUILDING

SEE FLOOR PLAN FOR ACCURATE LAYOUT OF ENTRYWAYS & STRUCTURES.

10" WIDE GRAVEL BORDER AROUND W/ PVC EDGING (TYP) SEE SECTION S-1 & S-2

500 TO PROPERTY LINE (TYP)

52 CAR ASPHALT PAVED PARKING AREA

Site Plan

PITTSFIELD TOWNSHIP

MUSKOGEE



PLANNING