



MEMORANDUM

DATE: January 31, 2025

TO: Planning Commission

FROM: Planning Division

SUBJECT: Special Land Use & Site Plan (SP 25-02-05) at 2020 Bellaire Ave. (parcel no. 25-14-151-056).
Establishment of indoor recreation center (Get Some Pickleball) within portion of warehouse and distribution center.
Petitioner: Get Some Pickleball / Architect: Jon Sarkesian Architects / Owner: CO Funding Development.

1. Location & Site Characteristics

The property is located on the south side of Bellaire Avenue at the southern terminus of North Edgeworth Avenue, east of North Campbell Road and south of East 12 Mile Road. The parcel has a width of 279.39 feet, a depth of 338.98 feet, and 97,601 square feet of lot area. The property is developed with an industrial building occupied by warehouse and distribution center (O'Sullivan Moving & Storage). The one-story building in front of the warehouse and distribution center at 2000 Bellaire Avenue (parcel 25-14-151-009) is a separate property and is not part of this application.



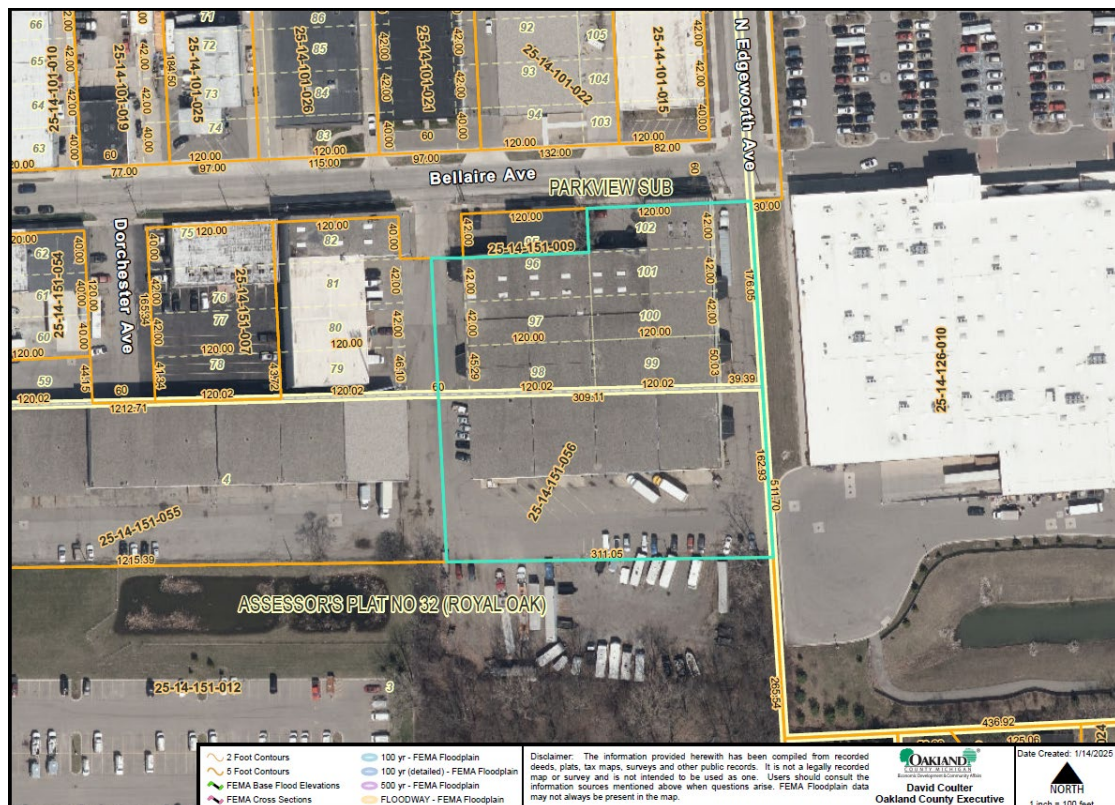
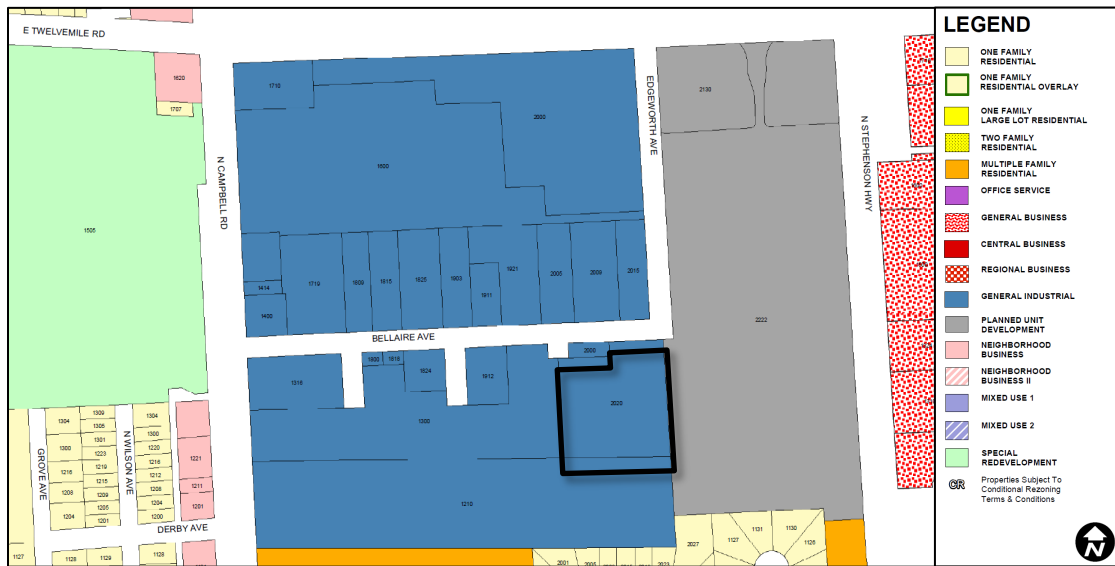
2. Zoning Ordinance Provisions

ARTICLE IV – Zone Regulations & General Provisions – [§ 770-44 General Industrial](#). Indoor commercial recreation is a special land use in General Industrial zoning according to

subparagraph C (14) of this section, subject to the standards required under § 770-53, Indoor Commercial Recreation Facilities.

ARTICLE IV – Special Provisions – § 770-53 Indoor Commercial Recreation Facilities. This section contains lot size, frontage, and access standards for indoor commercial recreation facilities.

3. Zoning Map & Aerial Photograph



4. Compatibility with Master Plan

The property is designated as “Industrial” on the future land use map of the [Master Plan](#). This designation is intended for manufacturing, warehousing, research, and design. Such uses are intended to be within an enclosed building with external effects not extending beyond the property boundaries. Outdoor storage is intended to be minimal.

5. Road Classification

The functional road classification system of the [Master Plan](#) identifies Bellaire Avenue and North Edgeworth Avenue as “local streets.” Local streets are at the bottom of the classification hierarchy and are intended to provide access to individual properties with limited continuity and mobility. They are designed for low traffic volumes and are linked to other land uses or arterials by collectors.

6. Other Findings

- A. Proposed Use. The petitioner proposes to renovate a portion of the southwest corner of the warehouse and distribution center into an indoor pickleball facility. Features would include eight pickleball courts, lockers, and waiting areas. The facility would be defined as an indoor recreation facility under the Zoning Ordinance. Indoor recreation facilities are a special land use in General Industrial zoning under [§ 770-44 C](#) (14) of the Zoning Ordinance.
- B. Lot Size & Frontage. The property has a width and frontage on Bellaire Avenue of 159.39 feet and approximately 97,601 square feet or 2.24 acres of lot area. Under [§ 770-53 A](#), the Planning Commission must determine that the lot area and frontage is adequate to support an indoor recreation facility in compliance with all ordinance standards.
- C. Vehicular Access. Ingress and egress to and from the site is provided by two existing driveways to Bellaire Avenue on the east and west sides of the building. The driveway on the west side is shared with the adjacent property to the west within a vacated portion of the Kenwood Avenue right-of-way. Joint access easements have been recorded with Oakland County for use of the vacated right-of-way.

Indoor commercial recreation facilities are required to have one property line abutting an arterial or urban collector street, with all vehicular access to and from that street, in accordance with [§ 770-53 B](#). Bellaire Avenue is designated as a “local street” on the [Master Plan’s](#) functional road classification map.

The Planning Commission will need to determine that Bellaire Avenue can adequately handle expected traffic volumes for the proposed use even though it is designated as a local street, and that ingress and egress is designed to minimize any traffic conflicts as required under [§ 770-53 C](#).

- D. Off-Street Parking. Tennis or racquet clubs are required to provide four off-street parking spaces for every court according to [§ 770-107](#). The proposed floor plan identifies eight courts along with 2,944 square feet of retail floor space. The existing warehouse and distribution center would remain in operation within the other portions of the building not occupied by the pickleball facility.

The usable floor area and minimum required amount of off-street parking for the proposed pickleball facility and the remaining warehouse and distribution center as calculated by staff are as follows:

	Gross Floor Area	Usable Floor Area	No.	No. Per	Spaces Required
Warehouse	32,561 sq. ft.	27,677 sq. ft.	-	1,000	28
Office	3,884 sq. ft.	3,301 sq. ft.	-	225	15
Subtotal	36,445 sq. ft.				43
Courts	14,796 sq. ft.	14,796 sq. ft.	8	4	32
Retail	2,944 sq. ft.	2,128 sq. ft.	-	250	9
Subtotal					41
Total					84
Spaces Provided					74
Deficiency					(10)

The site plan identifies 74 off-street parking spaces which could be counted towards the minimum required number of spaces. Along the west side of the building and within the parking lot at the rear of the building are 66 spaces. There are another eight spaces at the front of the warehouse and distribution center accessed from Bellaire Avenue. Parking spaces along the east side of the building conflict with loading areas and are not counted towards required off-street parking.

A variance from the Zoning Board of Appeals would therefore be necessary for the minimum required number of off-street parking spaces. Since the application involves a special land use permit, the Planning Commission must first grant permission for the petitioner to seek such a variance in accordance with [§ 770-124 E](#).

Additionally, the parking spaces proposed on the west side of the building would narrow the maneuvering aisle width to approximately 12.5 feet to the west property line. A minimum aisle width of 20 feet is required under [§ 770-109 F](#). Although there is adequate maneuvering space with use of the joint driveway, the actual distance to the west property line is less than the minimum required 20 feet. Another variance to the minimum required aisle width will be required, and the Planning Commission will need to grant the petitioner permission to seek such a variance.

- E. Landscaping. No additional landscaping is proposed by the petitioner. There is no landscaping within the interior of the parking lot as required under [§ 770-90 E \(1\)](#), and no interior site landscaping as required under [§ 770-90 H](#). The Planning Commission may modify or waive all required landscaping and screening standards under [§ 770-90 M](#) during site plan review.
- F. Result of Approval. If the petitioner's request for a special land use permit is approved, then site plan review may proceed.

8. **Recommendations**

The Planning Commission, at its discretion, may grant special land use permits. Following the required public hearing, the commission may approve, approve with conditions, or deny a

special land use permit. The basis for the Planning Commission's decision in the case of a special land use request is found in [§ 770-11 C](#) of the Zoning Ordinance, which reads as follows:

- C. Basis of Determinations. The Planning Commission shall review the proposed special land use in terms of the standards stated within this chapter (Zoning Ordinance) and shall establish that such use and the proposed location:
- (1) Will be harmonious and in accordance with the general objectives or any specific objectives of the Master Plan.
 - (2) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.
 - (3) Will not be hazardous or disturbing to existing uses or uses reasonably anticipated in the future.
 - (4) Will be an improvement in relation to property in the immediate vicinity and to the City as a whole.
 - (5) Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.
 - (6) Will not create excessive additional public costs and will not be detrimental to the economic welfare of the City.
 - (7) Will be consistent with the intent and purposes of this chapter (Zoning Ordinance), and comply with all applicable provisions and standards which are established for said use by this chapter and other applicable codes.

cc: Jon E. Sarkesian, Jon Sarkesian Architects, PC
Christopher Johnson, Get Some Pickleball
Ernie D'Ascenzo, CO Funding Development, LLC

It is recommended that the petitioner or a representative attend the Planning Commission meeting on February 11, 2025. The meeting starts at 7:00 p.m. in the City Commission chambers on the first floor of City Hall.