

**Approved Text Amendment to C-D Zoning District  
Fact Sheet**

**COMMON MISCONCEPTIONS**

1. *“The Zoning Board rubberstamped the approval of a Life Time”*  
This Text Change application was approved after six (6) nights of public hearings before the Planning and Zoning Boards with hours of public comment. The Zoning Board modified the language to include unprecedented protections for residential neighbors. Life Time is not approved. This approval merely allows the Applicant to request Site Plan & Special Exception approval.
2. *“Outdoor uses are inappropriate in an office park next to residential zones”*  
The Italian Center (which has 4 outdoor pools, a waterslide & multiple tennis courts) & ALL of the city’s swim/tennis clubs and country clubs are located IN (as opposed to next to) single family zones.
3. *“This is another Chelsea Piers”*  
Chelsea Piers is 500,000± SF with competitive leagues & significant non-member patronage. Life Time would be less than 100,000 SF.
4. *“Traffic will be intolerable”*  
Traffic will be shifted/spread out from the typical morning and afternoon “rush hour” peaks.
5. *“Adjacent homes will have their quality of life negatively affected”*  
With the lack of existing screening & new required setbacks, buffers, and mitigation measures, the visual and audial impacts of the office parks may be improved from current conditions.
6. *“Property values will decrease in the vicinity of the facility”*  
Residential real estate brokers have testified that the exact opposite is true. Young families will see this as an amenity that *adds* value.
7. *“This facility will put the non-profits out of business”*  
This is a health and fitness facility and is not a direct competitor with the JCC or Italian Center, which are both culturally driven community centers with fitness components.

**PUBLIC BENEFITS**

- A. Stabilizes office park
- B. Creates community amenity
- C. Protects/Increases tax base
- D. No impact on schools
- E. Improved water quality
- F. Reduces intensity of development
- G. Adds residential safeguards
- H. New corporate citizen

**HIGHLIGHTS OF APPROVED TEXT AMENDMENT**

1. Defines the “Gymnasium or Physical Culture Establishment” use and permits it in the C-D zone by Special Exception Approval from the Zoning Board. [The use is currently permitted in 7 other zones as-of-right and 2 other zones following Special Exception approval, but was never specifically defined.]
2. Creates additional standards for Commercial Special Exception Uses including:
  - a. **Zoning Board must make specific findings to ensure no adverse impacts related to: Lighting, Screening, Noise & Site Plan Design.** The Zoning Board can require one or more independent consultants at the Applicant’s expense to confirm these findings.
  - b. **Creates 100 foot landscape buffer** between a building or outdoor use and a Residential District. No buffer was previously required. By comparison, Special Exception uses in Single-Family zones, such as the Italian Center and JCC, have a ten (10) foot buffer requirement.
  - c. **Requires reduction of allowable floor area** where nonconforming lot coverage will remain.
  - d. **Requires (further) reduction of allowable floor area** where building coverage exceeds base standard.
    - i. On the High Ridge Park site, reductions of c and d equate to a **forfeiture of approximately 150,000 SF of development rights. This is equivalent in size to the new Home Depot on West Main Street.**
  - e. Creates a “**parking cap**” – **no net increase in parking** (excluding handicap spaces) required to meet code. This limits increased traffic and development intensity.
  - f. Creates design guideline requiring compatibility with historically or culturally significant buildings
  - g. Permits additional building signage but prohibits illuminated signage visible from any Residential District.