

20439 Mack Avenue: 24-Hour Golf Simulator

Applicant Description of the Use:

1. Q: Do you intend to offer any camps/clinics, tournaments, and events?

We will operate as Full Send Golf Simulators, while maintaining a member-access, largely unmanned business model. We do intend to offer clinics, instructional camps, small tournaments, and special events. However, with only four simulator bays, these activities have already been incorporated into our anticipated maximum occupancy of 20 individuals on site at any given time.

2. Q: Based on the controlled access doors, it doesn't seem like there's a need for employees on site 24/7. Can you speak a bit more to the anticipated need for employees?

We agree that there is no operational need for employees to be on site 24 hours a day. The facility will primarily function through controlled member access. Staff presence will generally be limited to routine cleaning and maintenance, which will largely be handled by myself and my wife, as well as occasions when golf instruction is being provided by a teaching professional. Outside of these circumstances, we do not anticipate a regular employee presence at the facility.

3. Q: Will any merchandise or food be sold on the premises? We'd like to account for any expected foot traffic to the property in the report.

Limited golf-related merchandise and vending machines offering pre-packaged snacks and non-alcoholic beverages will be available on site. We do not anticipate these offerings generating any meaningful additional foot traffic beyond individuals who have already reserved simulator time.

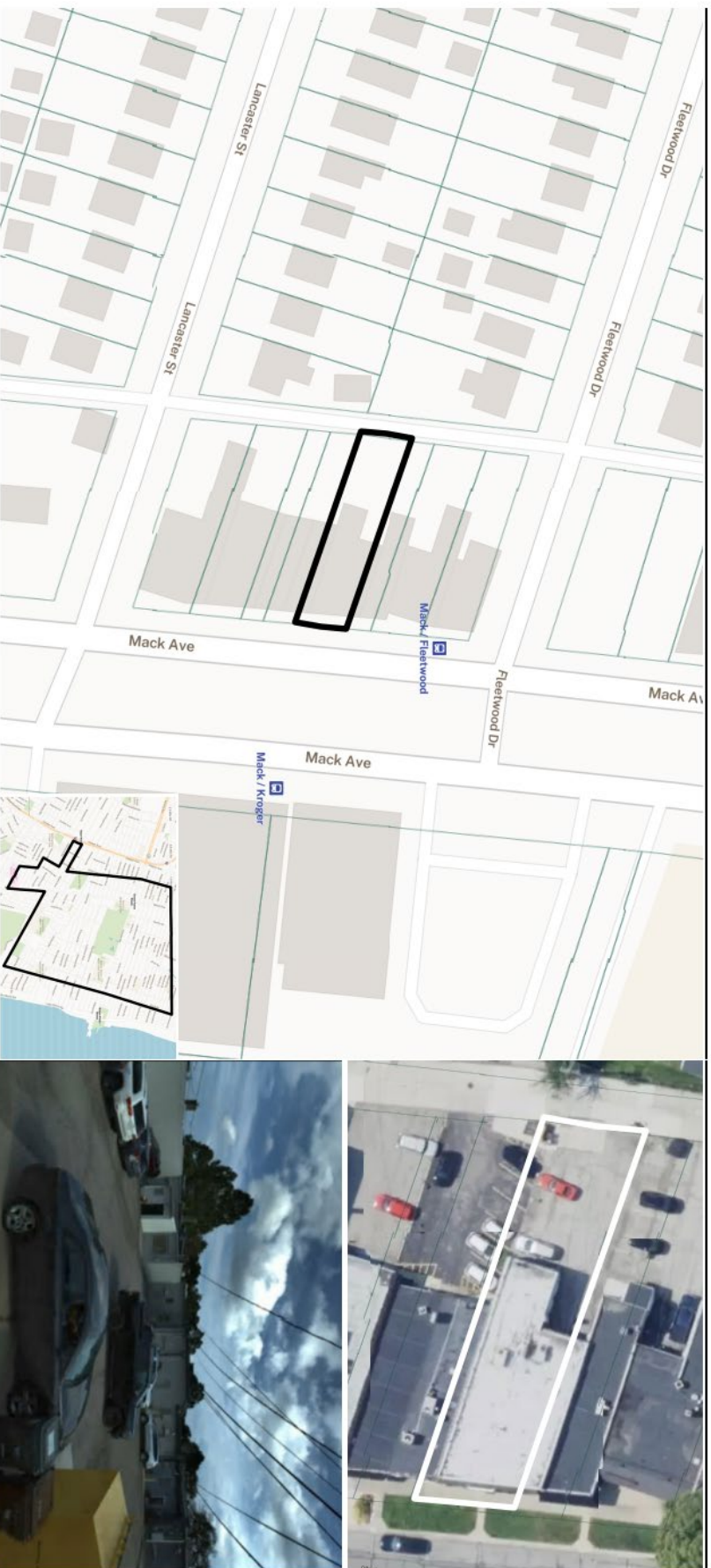
4. Q: How many dedicated parking spaces behind the building are available to your guests and employees?

The property includes nine dedicated parking spaces located behind the building for use by guests and employees.

5. Q: Besides the surveillance cameras and security doors, do you propose any additional exterior building changes (such as lighting, signage, etc.)?

At this time, the only anticipated exterior modification is the installation of business signage. We understand the City's mid-century modern design requirements and intend to ensure that any signage is fully compliant with those standards. The proposed sign would be similar in scale and style to the illuminated signage utilized by neighboring businesses, such as the Domino's adjacent to the property.

20439 Mack Avenue: Existing Site Conditions



In: 48236, Census Tract 5512, Grosse Pointe Woods, Wayne County, Michigan

Lat/Long: 42.43959, -82.9082