



**City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS**

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org

Legislative File No: 2017-0363 V3

TO: Mayor and City Council Members

FROM: Sara Roediger, Director of Planning and Economic Development, ext. 2573

DATE: January 12, 2018

SUBJECT: Request for approval of a Conditional Use to construct a childcare center at the southeast corner of Adams and Tienken in the R-1 District.

REQUEST:

Approval of a conditional use to construct a two-story, 14,911 sq. ft. childcare center at the southeast corner of Adams and Tienken on 1.6 acres. The site is being developed using the R-1 One Family Residential standards and subject to the additional regulations for child care centers listed in Sec. 4.423. Up to 162 students are anticipated to attend the childcare center, which will be accessed from a right-in, right-out driveway on Adams and a full driveway on Tienken and will operate between 7:00 a.m. to 6:30 p.m. Childcare centers are a conditional use in the R-1 district requiring a recommendation from the Planning Commission and approval from City Council.

BACKGROUND:

The applicant first submitted plans to the City for a concept plan review in February of 2017 and worked with staff to modify their plans to meet City codes and ordinances. The plans were forwarded to the Planning Commission on August 29, 2017 for review. Several residents spoke at the meeting noting concerns and issues with the plan and its impact on the surrounding community. After a lengthy Planning Commission discussion, the requests for a conditional use recommendation, tree removal permit and site plan approval were postponed so that the applicant could work with the Road Commission for Oakland County (RCOC) and staff regarding potential road/access improvements and address other Planning Commission and public concerns. The applicant submitted revised plans in November based on the Planning Commission meeting as follows:

- a. The Adams Road drive was changed from an emergency access only to a two-way public access with a right-in/right-out only on Adams Road. The applicant was able to accommodate the needed extra width of the drive by purchasing 7.5 feet of additional land along the southern property line and widening the drive in question to 24 feet.
- b. The northbound Adams Road right turn lane was proposed to be extended 130 feet, with an additional 75 foot entrance taper.
- c. The size of the building was reduced from 15,078 sq. ft. to 14,911 sq. ft.
- d. The size of the outdoor play area was reduced from 2,775 sq. ft. to 2,164 sq. ft.
- e. An additional stacking space was added to the drop-off area.
- f. Additional landscaping was added to the southern property line to screen the proposed drive.

With these revisions, the applicant has complied with all traffic improvement recommendations from the RCOC to ensure safe access to and from the site.

Throughout the review process, the PED Department has received many emails for and against the project. A tally of those emails for and against the project is provided below.

	Correspondence for the project	Correspondence against the project
For August Planning Commission Meeting	0	32
For December Planning Commission Meeting	124	45
Since December Planning Commission Meeting	5	9
TOTAL (some may be duplicates)	129	86

The issuance of a conditional use is a discretionary decision by the City Council and based on five general criteria contained in Sec. 138-2.302 of the Zoning Ordinance as follows:

- 1) *Will promote the intent and purpose of this chapter.*
- 2) *Will be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use and the community as a whole.*
- 3) *Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.*
- 4) *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
- 5) *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

The Planning Commission held a public hearing at its December 19, 2017 meeting to review the requests for a conditional use recommendation, tree removal permit and site plan approval. The requests were unanimously passed with findings for the conditional use in the attached resolution.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council approves the conditional use to construct a proposed childcare center at the southeast corner of Adams and Tienken, based on plans dated received by the Planning and Economic Development Department on November 16, 2017.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		