



## Legislation Text

---

**File #:** 2017-0363, **Version:** 3

---

Request for Conditional Use Approval - Premier Academy, a proposed 14,911 square-foot childcare center on 1.6 acres at the southeast corner of Tienken and Adams Rds., zoned R-1 One Family Residential; Jeff Schmitz, JS Capitol Group, Applicant

**Resolved**, that the Rochester Hills City Council hereby approves a Conditional Use for Premier Academy, a proposed 14,911 square-foot childcare center on 1.6 acres at the southeast corner of Tienken and Adams Rds., zoned R-1, One Family Residential, Parcel Nos. 15-08-100-021, -022, and a portion of -004, based on plans dated received by the Planning and Economic Development Department on November 16, 2017, Jeff Schmitz, JS Capital Group, Applicant, with the following findings and conditions.

Findings:

1. The proposed building and other necessary site improvements meet or exceed the standards of the zoning ordinance.
2. The expanded use will promote the intent and purpose of the zoning ordinance.
3. The proposed building has been designed and is proposed to be constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
4. The proposal should have a positive impact on the community as a whole and the surrounding area by further offering jobs and another schooling option.
5. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.
6. The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
7. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

Conditions:

1. Due to current traffic conditions at the intersection, applicant shall work with Engineering to review the light timing optimization, prior to the issuance of a Land Improvement Permit.
2. Improvements to Adams and Tienken Roads, to be completed outside of the school year term, shall be at the sole cost of the applicant, and be completed prior to issuance of a Certificate of Occupancy by the Building Department.