



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

**1000 Rochester Hills Dr.
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www.rochesterhills.org**

Legislative File No: 2010-0501 V2

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572

DATE: December 21, 2010

SUBJECT: Conditional Land Use – Miss Rita’s Daycare (City File No. 10-007), a proposed in home daycare for up to 12 children

REQUEST:

Conditional Land Use Approval for an in home daycare for up to 12 children at 3508 Summit Ridge, located south of Dutton, West of Adams.

BACKGROUND:

The applicant is requesting approval of a Conditional Land Use to allow residential in-home day care for a maximum of 12 children. The proposed daycare will be licensed by the State. In addition to the Home Occupation requirements, the regulations of Section 138-4.440 apply to all state licensed residential facilities. The proposed daycare will be in the basement level of an existing residence, allowed by the Hawthorn Hills Neighborhood Association guidelines, and the backyard will be used several hours a day for outdoor activities. There will be no changes to the inside or outside of the home. Please refer to the attached Staff Report for details of those requirements, and the discretionary findings for which a Conditional Land Use should be based.

The Planning Commission recommended approval of a Conditional Land Use seven to one at its December 7, 2010 meeting. A public hearing was held, and there was no comment; one letter was received in the mail concerning parking and drop off. It was suggested that the applicant speak with this neighbor and explain the frequency. The Minutes from the December 7th meeting are attached.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of a Conditional Land Use for Miss Rita’s Day Care, an in home daycare for up to 12 children at 3508 Summit Ridge, Rochester Hills, Michigan.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		

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