



PCU2024-0006
Deborah’s Stage Door Conditional Use

REQUEST	Conditional Use Recommendation
APPLICANT	Deborah Agrusa 1655 W. Hamlin Rd. Rochester Hills, MI 48309.
LOCATION	1954-1958 Star Batt Dr., located on the north side of Starr Batt, east of Crooks
FILE NO.	PCU2024-0006
PARCEL NO.	15-28-102-019
ZONING	EC Employment Center
STAFF	Chris McLeod, AICP, Planning Manager

Summary

The applicant has filed for a Conditional Use Permit to allow for a health, recreation, and physical education facility to occupy space at 1954-1958 Star Batt Dr., located on the north side of Starr Batt, east of Crooks. Health, recreation, and physical education facilities require a Conditional Use permit in the EC Employment Center District, after the Planning Commission makes a recommendation and City Council approval.

The proposed use, Deborah’s Stage Door, currently operates in the City at a different location, at 1655 W. Hamlin, which is also located within the EC Employment Center District. The applicant is seeking to relocate her business to the proposed location on Star Batt. The subject site consists of two (2) multi-tenant buildings. The application as currently proposed is for the dance studio to occupy the middle units of the eastern building. The tenant space (made up of three (3) previous tenant spaces - 1954-, 1956- and 1958-Star Batt) is approximately 7,100 square feet based on the lease information provided. The proposed floor plan shows three (3) different activity areas that are generally 37.5 feet by 40 feet. There is also a series of costume rooms shown which appear to be the location within the building where the applicant will create/process costumes to be sold. The remainder of the tenant space will be made up of office space, a snack area, restrooms and lobby.

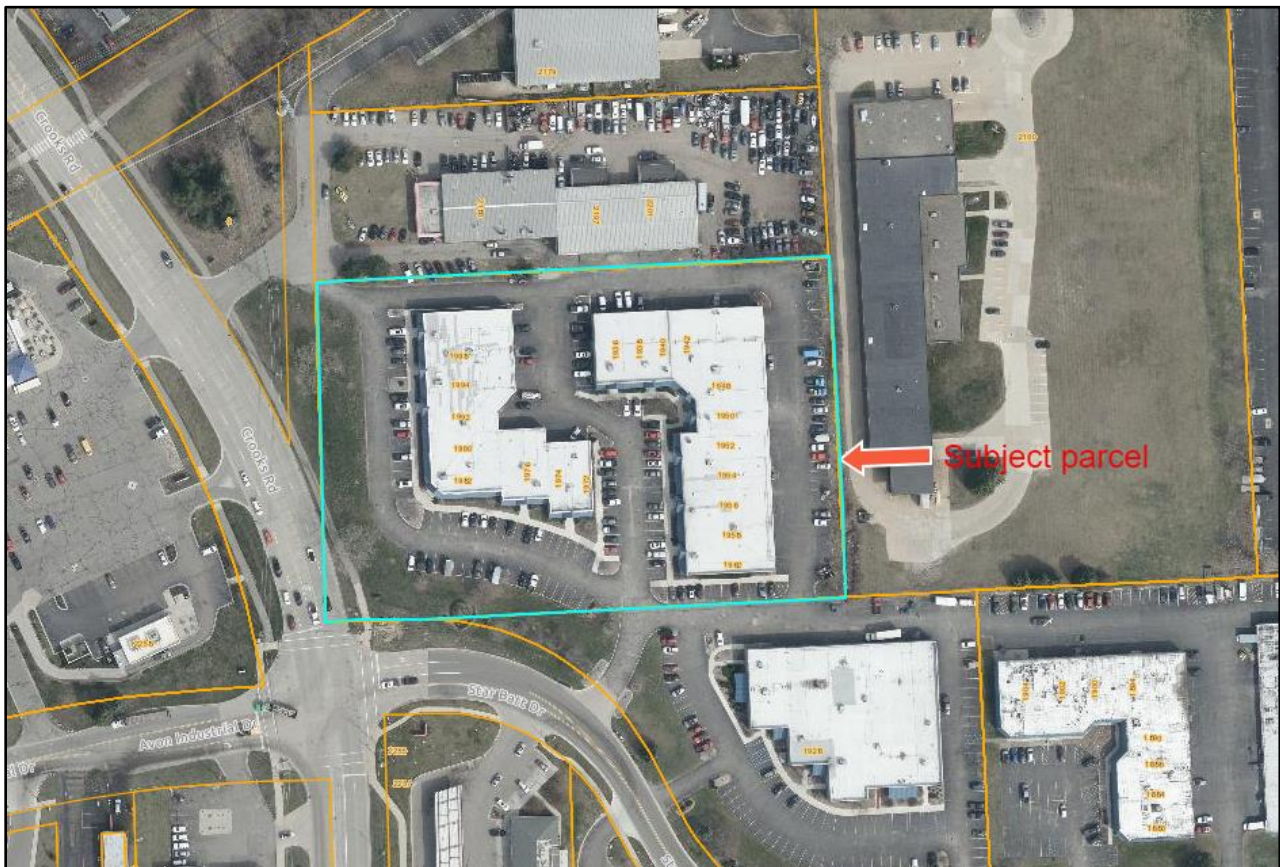
The information provided regarding the proposed use indicates that for their current business location there are approximately 50 students enrolled in two (2) different program levels, competition and recreation. General competitive students take classes multiple times a week, while recreation students generally take classes once a week. Private lessons are also offered. Based on a review of the current website, it appears there are approximately 12 staff members/instructors that are a part of the business; sessions offered appear to include dance, theatre, voice, and tumbling.

The proposed hours as noted by the applicant will generally be Monday 5:15 p.m. - 8:00 p.m., Tuesday 5:15 p.m. – 7:30 p.m., Wednesday 5:15 p.m. – 8:30 p.m. and Thursdays 4:30 p.m.- 8:00 p.m. The use will operate on Saturday mornings as well, 8:00 a.m. – 1:00 p.m. Therefore, the use will generally operate after normal business hours of the surrounding industrial/office users. There are also a number of other health, recreation, and physical education facility tenants in these buildings and those that surround and it would be expected that the hours of these businesses may be similar to those proposed as part of the current request. This is discussed further in the Conditional Use Standards section later in this report.

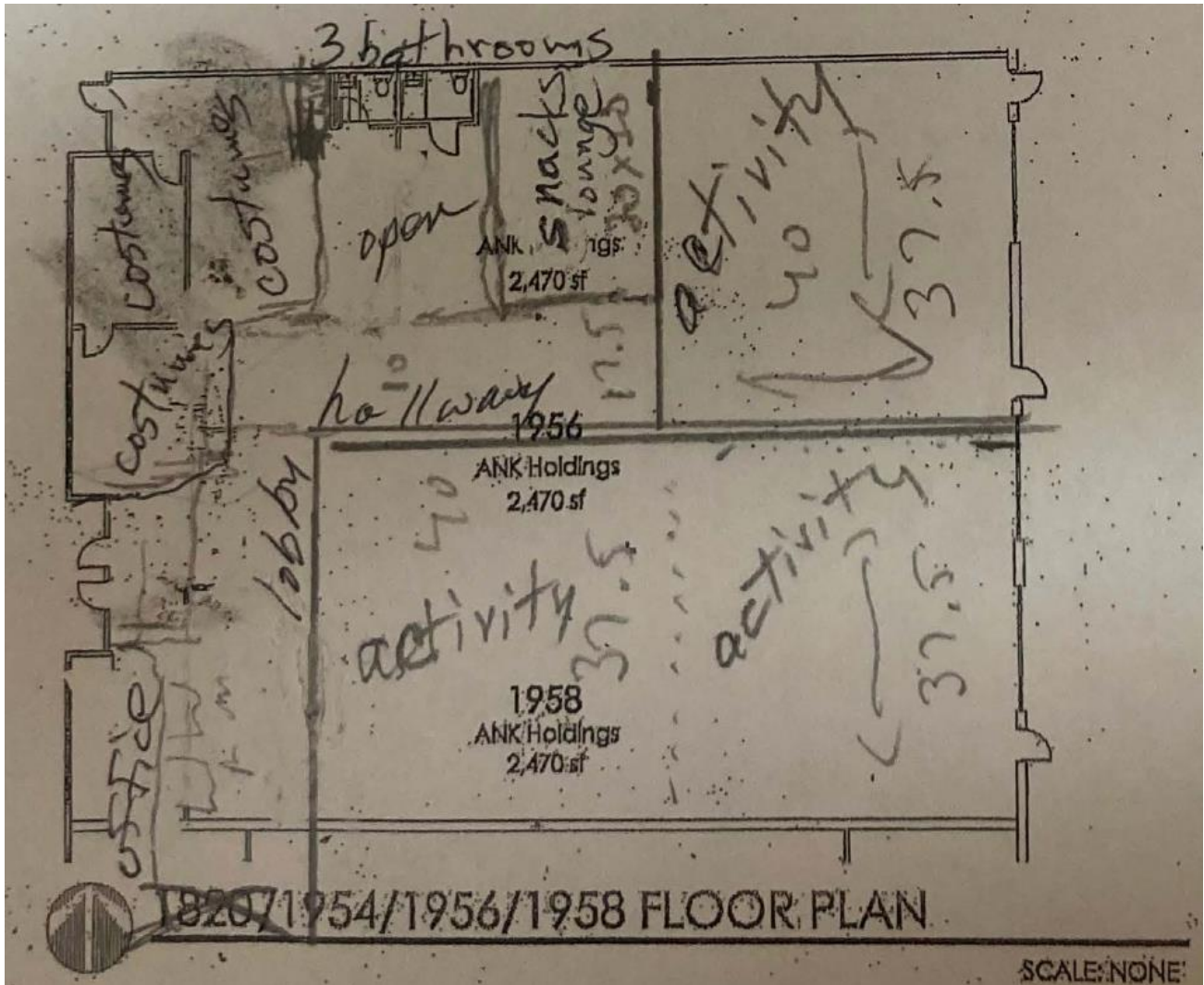
The combined building square footage onsite is slightly less than 58,500 square feet in area based on Assessing records. The parking lot area immediately in front of the tenant space includes approximately 29 parking spaces, including 2 ADA accessible spaces. The overall parking lot servicing the remainder of both industrial buildings has another approximate 100 parking spaces that are defined. Parking at the rear of a number of units also occurs,

although these don't appear to be officially striped spaces. The buildings/parking spaces are connected by a series of sidewalks that run along the extent of the parking lot to the front doors of each tenant space. The applicant has indicated that given the length of time for each class, most students are dropped off and parents do not stay to watch practice, but rather come back to pick the student up. It is noted that the site can be accessed in a number of different ways including via Star Batt, Crooks (indirectly) and other sites to the east (indirectly via cross connections).

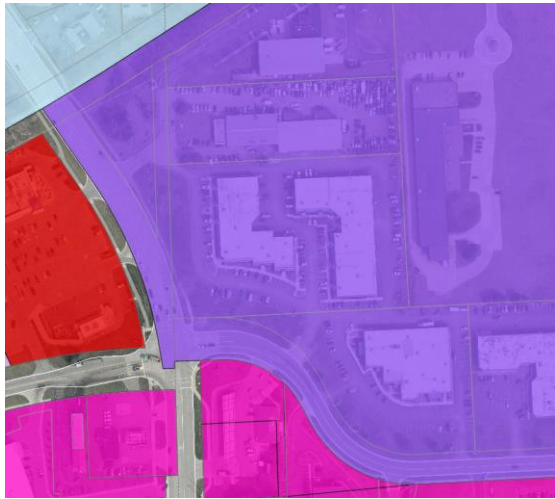
At this time, the applicant is not proposing any outdoor operations as a part of the application. Therefore, all operations will be conducted fully within the building. This should limit any impacts to abutting tenants and limit potential safety issues relative to a health, recreation and physical education facility in this district.



Floor Plan



Zoning Map **Master Land Use Plan**



- RE One-Family Residential District
- R-1 One-Family Residential District
- R-2 One-Family Residential District
- R-3 One-Family Residential District
- R-4 One-Family Residential District
- RCD One-Family Residential Cluster District
- RM-1 Multiple-Family Residential District
- RMH Manufactured Housing Park District
- NB Neighborhood Business District
- CB Community Business District
- HB Highway Business District
- BD Brooklands District
- O Office District
- I Industrial District
- SP Special Purpose District
- EC Employment Center District
- FB Flex Business Overlay District
- MR Mixed Residential Overlay District
- PUD Overlay



- Estate Residential
- Residential 2
- Residential 2.5
- Residential 3
- Residential 4
- Residential 5
- Mixed Residential Overlay
- Multiple Family
- Residential Office Flex
- Auburn Road Corridor
- Commercial Residential Flex - 2
- Commercial Residential Flex - 3
- Office
- REC Workplace
- REC Technology and Office Image Corridor
- REC Interchange
- Regional Commercial
- Industrial
- Special Purpose
- Park/Public Open Space
- Private Recreation/Open Space

	Zoning	Existing Land Use	Future Land Use
Site	EC Employment Center District	ADK Holdings/Oakland Imprints	Commercial Residential Flex 3
North	EC Employment Center District	Earth Stones Group	Commercial Residential Flex 3
South	EC Employment Center District	Rochester Performance Gym	REC Workplace
East	EC Employment Center District	Berkley Screw Machine Products	REC Workplace
West	EC Employment Center District	Brain Balance (adjacent building)	Commercial Residential Flex 3

General Requirements for Conditional Uses

Per *Section 138-2.302* of the Zoning Ordinance, there are five (5) areas of consideration for the Planning Commission for the discretionary decision of a conditional use. Each of the criterion are listed below in italics, followed by staff comments on the proposed conditional use's compliance with each.

Criterion:	Staff Comment:	
1	<i>Will promote the intent and purpose of (the Ordinance).</i>	<p>The EC Employment Center District does support this type of use when it can be shown that there is safe and adequate parking and circulation for the maximum number of users at one time. The multi-tenant buildings have a wide range of uses, ranging from other health and physical education uses to small scale industrial/processing facilities. The use immediately to the south is already a health facility. The proposed use appears to be generally consistent with the use patterns in the complex.</p>
2	<i>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.</i>	<p>Given the proposed hours of operation of Monday – Thursday in the late afternoon/early evening and Saturday mornings, the conditional use for a health, recreation and physical education facility should not have a significant impact on surrounding properties given the size, nature and intensity of the site and the specific tenant space and the fact that at all operations are proposed to be conducted within the building.</p> <p>In addition, the properties in each direction are zoned in a similar fashion to the subject site and include a variety of different uses similar to the makeup of the uses within the buildings on the subject site and again, there are already a number of health and physical education uses within this complex. There has not been any information identified to reveal any insufficient parking or circulation issues with regard to the current site occupants.</p> <p>Any outdoor use should be re-evaluated by the Planning Commission and City Council as it may have impacts to the tenant spaces within the complex.</p>
3	<i>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.</i>	<p>The overall building/complex has been utilized for a mixture of industrial and health, recreation and physical education uses and the addition of a health, recreation and physical education use with limited hours and students should not increase traffic to the site given the size of the tenant being proposed for the use.</p> <p>Also, the subject site has been developed since 1995 based on City records and to the knowledge of the Planning Department, the building has been served adequately by all City services. There is no expansion of the building proposed at this time. Therefore, it is Staff's opinion that any demands placed on the public infrastructure are already accounted for by the current use of the site.</p>
4	<i>Will not be detrimental, hazardous, or</i>	<p>In regard to the proposed use, there should be no detrimental,</p>

	<i>disturbing to existing or future neighboring land uses, persons, property, or the public welfare.</i>	hazardous or disturbing activity to the existing or future neighboring uses, persons, surrounding properties, or to the public welfare based on the proposed health, recreation and physical education facility. Again, any proposed outdoor activity should be re-evaluated by the Planning Commission at the time it may be proposed.
5	<i>Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.</i>	There will be no additional requirements at a public cost for public facilities and services that would be detrimental to the economic welfare of the community.

Staff Recommendations

The conditional use was noticed for a public hearing. Staff has not received any comments from abutting tenant or property owners. Based on the application provided, Planning staff generally has no issues with the proposed conditional use request. If the Planning Commission agrees that allowing a health, recreation and physical education facility, in the form of a dance studio, will be harmonious and compatible with the surroundings, below is a motion for approval for your consideration.

Motion to Recommend Approval of a Conditional Use

MOTION by _____, seconded by _____, in the matter of File No. PCU2024-0006 (Deborah's Stage Door), the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to allow for a health, recreation and physical education facility, based on documents received by the Planning Department on June 20, 2024 with the following findings:

Findings

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.
2. The existing building and proposed conditional use have been designed and is proposed to be 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.
3. The proposed addition of a health, recreation, and physical education facility should provide additional services being sought within the greater Rochester Hills community.
4. The existing development and proposed use are served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.
5. The existing development and proposed use should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare as the overall complex of buildings already includes a several other health, recreation and physical education type uses. Those other uses in the complex are of such a nature that they shouldn't necessarily be impacted by the introduction of the proposed use, as there is no proposed outdoor activity area, and the proposed days and hours of operation do not directly conflict with normal business hours for the existing industrial type tenants.
6. 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. City Council approval of the Conditional Use.
2. If outdoor use areas are proposed, City staff may require and order the conditional use approval to be remanded to the Planning Commission and City Council as necessary for re-examination of the conditional use approval.