



# Rochester Hills

1000 Rochester Hills Dr  
Rochester Hills, MI 48309  
(248) 656-4600  
Home Page:  
www.rochesterhills.org

## Master

**File Number: 2024-0365**

**File ID:** 2024-0365

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 2024-0365

**Controlling Body:** Planning Commission

**File Created Date :** 07/24/2024

**File Name:** Deborah's Stage Door CU

**Final Action:**

**Title label:** Request for Conditional Use Approval for Deborah's Stage Door, a health, recreation and physical education facility to occupy space in the EC Employment Center zoning district at 1954-1958 Star Batt Dr., located on the north side of Star Barr and east of Crooks Rd., Deborah Agrusa, Applicant

### Notes:

### Sponsors:

### Enactment Date:

**Attachments:** 082624 Agenda Summary.pdf, Draft PC Minutes 080724.pdf, Staff Report 073024.pdf, Applicant's Letter.pdf, Development Application.pdf, Environmental Impact Statement.pdf, Floor Plan.pdf, Public Hearing Notice.pdf

### Enactment Number:

### Contact:

### Hearing Date:

### Drafter:

### Effective Date:

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	08/07/2024	Recommended for Approval	City Council Regular Meeting			Pass

## Text of Legislative File 2024-0365

### title

Request for Conditional Use Approval for Deborah's Stage Door, a health, recreation and physical education facility to occupy space in the EC Employment Center zoning district at 1954-1958 Star Batt Dr., located on the north side of Star Barr and east of Crooks Rd., Deborah Agrusa, Applicant

### Body

**Resolved**, the Rochester Hills City Council hereby approves the Conditional Use to allow for a health, recreation and physical education facility at 1954-1958 Star Batt Dr., 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. 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.
2. If, in the determination of City staff, the intensity of the operation changes or increases, in terms of traffic, queuing, noise, hours, or other aspects that may cause adverse impacts, 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 and conditions for possible revocation, modification or supplementation.