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Date: 5/9/2025

Rochester Hills Planning Commission
City of Rochester Hills
Planning & Economic Development Department
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Subject: Request for Conditional Use Approval to Utilize Building as Indoor Volleyball Facility

Dear Members of the Planning Commission,

I am writing to formally request consideration for a conditional use approval to utilize an existing commercial building located at 1655 W Hamlin Rd in Rochester Hills for the operation of an indoor volleyball facility.

The proposed use of the building would be as a specialized indoor recreational center, specifically designed for volleyball training and practice. This facility would cater to youth, amateur, and adult players across the community, with the goal of promoting health, fitness, and recreational opportunities in Rochester Hills.

Our volleyball club has been proudly operating in Rochester Hills at 2938 Waterview Drive, Rochester Hills, where we currently service 30 youth volleyball teams along with camps, clinics, and youth programming ranging from Kindergarten to 12th grade. As our program continues to grow, we are seeking a facility that can accommodate our teams in a more centralized and purpose-built environment.

The building located at 1655 W Hamlin Rd, which was previously used as a gymnastics facility, is well-suited for indoor athletic activities and will be outfitted with multiple regulation-size volleyball courts, appropriate safety padding, and ancillary amenities including restrooms, changing areas, and a small concession space. In addition to volleyball, there is potential for the future addition of indoor pickleball and basketball courts, further expanding recreational offerings for the community. We are seeking approval for this conditional use to allow continued recreational use of the space in alignment with the building's physical characteristics and history of occupancy.

Our primary hours of operation will be as follows:

- Fall (September through November): 5:00 PM to 9:00 PM
- Winter/Spring (December through June): 4:00 PM to 10:00 PM
- Summer (July through August): 10:00 AM to 7:00 PM

We anticipate a maximum occupancy of no more than 90 individuals at any given time, including athletes, coaches, and parents. The site includes 99 total parking spaces, with 4 designated as handicap-accessible.

We believe this facility will add significant value to the community by providing a safe, structured environment for sports and recreation. It will also support local economic activity through employment opportunities and partnerships with schools and clubs.

We respectfully request the Commission's review of this proposed conditional use to enable our business to proceed with the purchase of the property and welcome the opportunity to present any supporting documentation. Please let us know the appropriate next steps to move forward with this request.

Thank you for your consideration. We look forward to collaborating with the city to make this project a valuable asset for the residents of Rochester Hills.

Sincerely,

Brian Kim and Jason Gambone
Prospective Buyer
Unified Volleyball, LLC
Unified Ventures, LLC