



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2023-0321 V3

TO: Mayor and City Council Members

FROM: Sara Roediger, Planning and Economic Director, ext. 2573

DATE: August 28, 2023

SUBJECT: Request for conditional use approval for Primrose School to allow a child care center on Parcel No. 15-23-301-018 (no address assigned at this time), along the east side of S. Rochester Road, north of Eddington Blvd.

REQUEST:

Approval of a conditional use to allow a child care center (Primrose School) location located on Parcel No. 15-23-301-018, property zoned R-4 One Family Residential District with an FB Flex Business Overlay.

BACKGROUND:

The applicant has filed for a Conditional Use permit to allow for a child care facility on the vacant site, located north of the First State Bank and Eddington Blvd., and south of Fifth Third Bank, on the east side of S. Rochester Road. The building will be a one story structure, constructed primarily of brick and stone, with one portion of the façade remaining as board and batton siding consistent with the brand of Primrose School. The child care center will include a total of approximately 51 parking spaces. Other site improvements include increased pedestrian connectivity throughout the site, the completion of the vehicular cross connection from Eddington Blvd. to the Cedar Valley residential development to the north, stormwater retention facilities and associated water quality measures and extensive landscaping, including the planting of approximately 100 trees. The site plan and tree removal permit were approved by the Planning Commission.

Child care centers require a conditional use permit in the R-4 One Family Residential District (note the site is not being developed under the FB Flex Business District). The issuance of the conditional use permit is a discretionary decision by the City Council based on five general criteria contained in Sec. 138-2.302 of the Zoning Ordinance as follows and that are included in the resolution:

- 1) *Will promote the intent and purpose of this chapter.*
- 2) *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.*
- 3) *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.*
- 4) *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
- 5) *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

The Planning Commission, at its August 15, 2023 meeting, recommended approval of the conditional use and approved the associated site plan, with several findings and conditions as reflected in the attached resolution. As a part of the site plan approval, the Planning Commission granted a waiver to allow the stormwater facility to be fenced based on the fact the site was to be utilized largely by children. There were

two (2) public comments received at the meeting; one related to stormwater concerns and the other to the need for a facility of this nature. Please refer to the attached Planning Commission minutes for further details.

RECOMMENDATION:

Finding that the proposed request to allow a child care center meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for Primrose School to construct and operate a child care center on Parcel No. 15-23-301-018, File No. JNRNB2022-0010 (PCU2023-0005), subject to the findings and conditions noted in the attached resolution.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		

Contract Reviewed by City Attorney Yes N/A