



# Rochester Hills

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## Master

**File Number: 2025-0250**

**File ID:** 2025-0250

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 2025-0250

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 05/29/2025

**File Name:** Unified Volleyball conditional use

**Final Action:**

**Title label:** Request for Conditional Use Approval for Unified Volleyball, a health, recreation and physical education facility over 5,000 sq. ft., to occupy space within the EC Employment Center zoning district at 1655 W. Hamlin Rd., located south off Hamlin Rd. and east of Crooks Rd.; Brian Kim, Unified Volleyball/Unified Ventures, LLC, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 070725 Agenda Summary.pdf, Staff Report 061125.pdf, Unified Volleyball Letter 050925.pdf, Development Application.pdf, Environmental Impact Statement.pdf, Plans.pdf, Phase I ESA.pdf, Draft PC Minutes 061725.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	06/17/2025	Recommended for Approval	City Council Regular Meeting			Pass

### Text of Legislative File 2025-0250

**Title**

Request for Conditional Use Approval for Unified Volleyball, a health, recreation and physical education facility over 5,000 sq. ft., to occupy space within the EC Employment Center zoning district at 1655 W. Hamlin Rd., located south off Hamlin Rd. and east of Crooks Rd.; Brian Kim, Unified Volleyball/Unified Ventures, LLC, Applicant

**Body**

**Resolved,** that the Rochester Hills City Council hereby Approves the Conditional Use to allow for a health, recreation and physical education facility, Unified Volleyball at 1655 W. Hamlin Rd. in the EC Employment Center zoning district, based on documents received by the Planning Department on May 11, 2025 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. The limited maximum occupancy of 90 people for this business will be no greater than or even less than the occupancy for a light industrial type user that would be permitted by right and would be less than the health, recreation and physical education facility that previously occupied the building.
3. The proposed addition of a health, recreation, and physical education facility will provide expanded services being sought within the greater Rochester Hills community. The proposed use at this location represents an existing City of Rochester Hills business that is already located in the City and due to its success is seeking a larger, more efficient and effective building.
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, particularly since the previous use that occupied the building was also a health, recreation and physical education type use.
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 existing building and the surrounding buildings already include several other health, recreation and physical education type uses. Those other uses are of such a nature that they should not necessarily be impacted by the introduction of the proposed use, as there is no proposed outdoor activity area, and the proposed limited number of persons to be serviced within the building 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 or if the intensity of the use increases to include operations such as competitions or occupancy greater than 90 people for other events or uses inconsistent as those presented as part of this application (etc.), 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.