



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2024-0365 V2

TO: Mayor and City Council Members

FROM: Chris McLeod, Planning Manager, ext. 2572

DATE: August 14, 2024

SUBJECT: Request for conditional use approval for Deborah's Stage Door (Deborah Agrusa) to allow for a health, recreation and physical education facility at 1954-1958 Star Batt Dr., located on the north side of Star Batt, east of Crooks Road.

REQUEST:

Approval of a conditional use to allow for Deborah's Stage Door, which if approved would permit a health, recreation, and physical education facility (Deborah Agrusa), located at 1954-1958 Star Batt Dr., to occupy property is currently zoned EC Employment Center District.

BACKGROUND:

The applicant has filed for a Conditional Use Permit to conduct a dance studio and ancillary type activities (a health, recreation, and physical education facility), within three (3) abutting tenant spaces (1954, 1956, and 1958 Star Batt Dr.). Health, recreation and physical education facilities require a conditional use permit in the EC Employment Center District.

The proposed use, Deborah's Stage Door, currently operates in the City at a different location, at 1655 W. Hamlin. The current site 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 industrial buildings. The application as currently proposed is for the use to occupy the middle units of the easternmost building. The collective tenant space is approximately 7,100 square feet based on the lease information provided. The proposed floor plan shows three (3) different activity areas and 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. The applicant indicated that staffing for the site would generally be no more than 6 persons, offering sessions in 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.

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 Dr., 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.

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, which 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 recommended by an 9-0 vote in favor of approval of the conditional use with several findings and conditions as reflected in the attached resolution, at its August 7, 2024 meeting. The business owner that currently occupies the space was present at the meeting and had no objections to the proposed request as that business will also be relocating within another tenant space within the building. Please refer to the attached Planning Commission minutes for further details.

RECOMMENDATION:

Finding that the proposed request to allow for a health, recreation and physical education facility, meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for Deborah’s Stage Door, to allow a health, recreation, and physical education facility, located at 1954-1958 Star Batt Dr., File No. PCU2024-0006, 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