

MI PREMIERE DANCE CO.

CONDITIONAL USE

PCU2023-0012

1866 STAR BATT

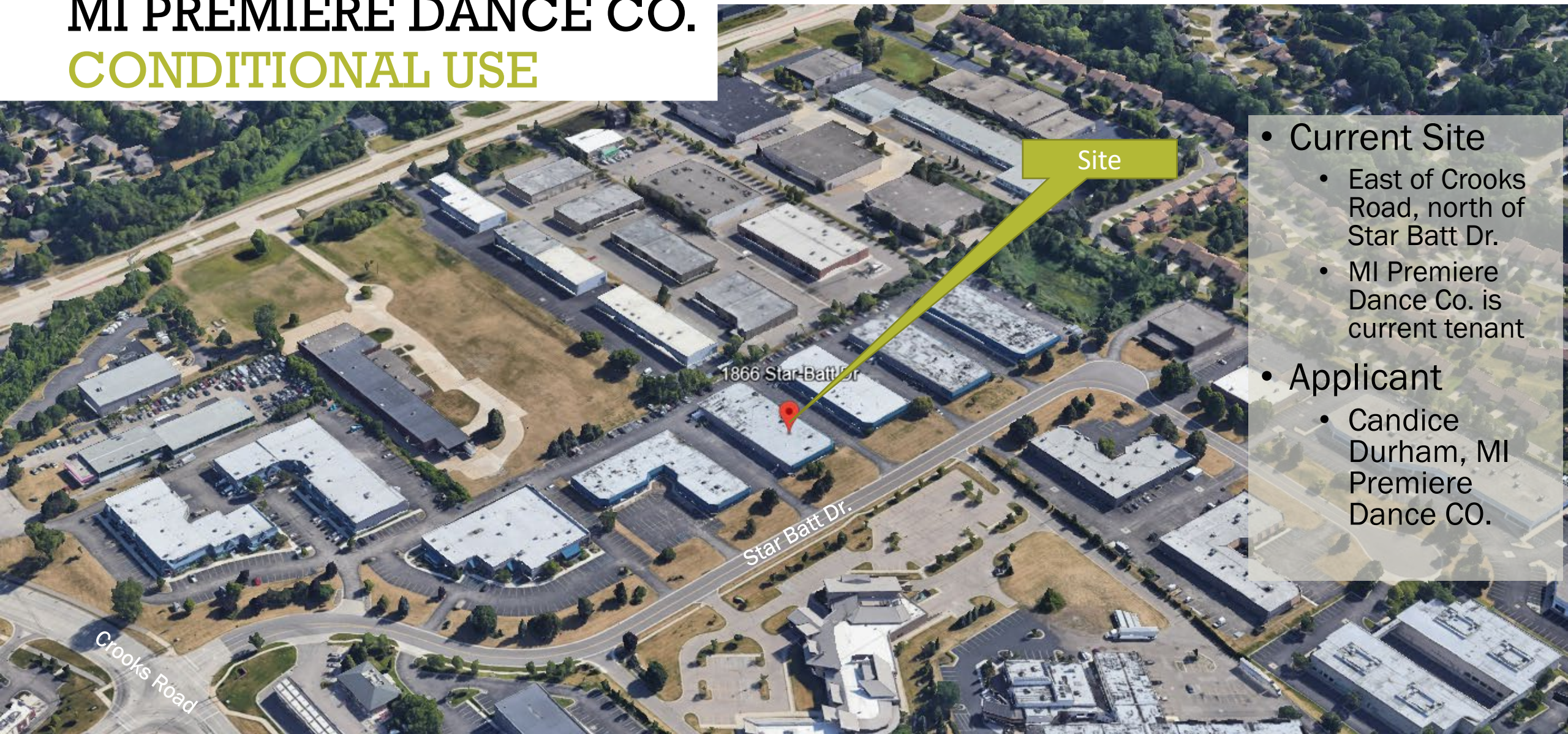
CITY OF ROCHESTER HILLS

CITY COUNCIL

APRIL 8, 2024



MI PREMIERE DANCE CO. CONDITIONAL USE



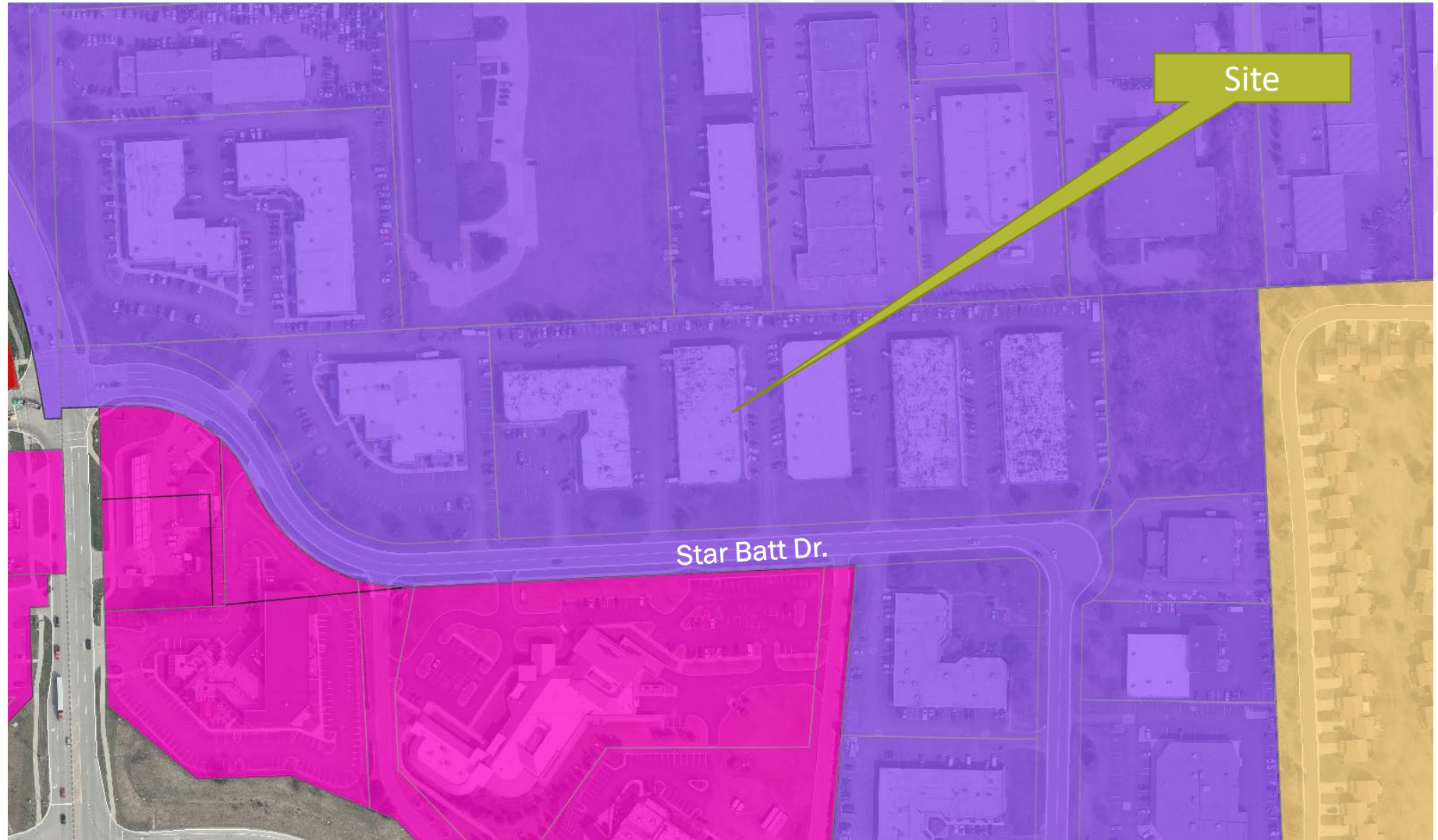
- Current Site
 - East of Crooks Road, north of Star Batt Dr.
 - MI Premiere Dance Co. is current tenant
- Applicant
 - Candice Durham, MI Premiere Dance CO.

MI PREMIERE DANCE CO. CONDITIONAL USE



MI PREMIERE DANCE CO. CONDITIONAL USE

- RE One-Family Residential District
- R-1 One-Family Residential District
- R-2 One-Family Residential District
- R-3 One-Family Residential District
- R-4 One-Family Residential District
- RCD One-Family Residential Cluster District
- RM-1 Multiple-Family Residential District
- RMH Manufactured Housing Park District
- NB Neighborhood Business District
- CB Community Business District
- HB Highway Business District
- BD Brooklands District
- O Office District
- I Industrial District
- SP Special Purpose District
- EC Employment Center District
- FB Flex Business Overlay District
- MR Mixed Residential Overlay District
- PUD Overlay



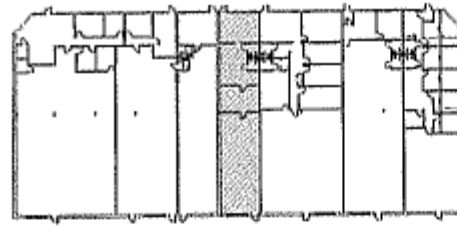
MI PREMIERE DANCE CO.

SURROUNDING CONTEXT

	Zoning	Existing Land Use	Future Land Use
Site	EC Employment Center	Puroclean, Moose Athletics, Expert Painting, Five Lakes Kitchen and Bath, Marshalls Auto Repair, Waste Equipment Service, Microtap, SOS Auto Service, Hamlin Pub Corporate Offices, Seasonal International	Workplace
North	EC Employment Center		Workplace
South	EC Employment Center and HB Highway Business	Ascension / St. John	Workplace and Interchange
East	EC Employment Center and RCD One Family Residential Cluster District	AG Innovation, various other industrial users	Workplace and Residential 4
West	EC Employment Center	BSN Sports (uniforms), Boogie Babies, Clint Verran Sports Medicine, Achteck America, Phycological Services, Pawsitive Steps (animal rehab), Underpar (golf lessons), Royal Construction, Hidrorubber, etc.	Workplace

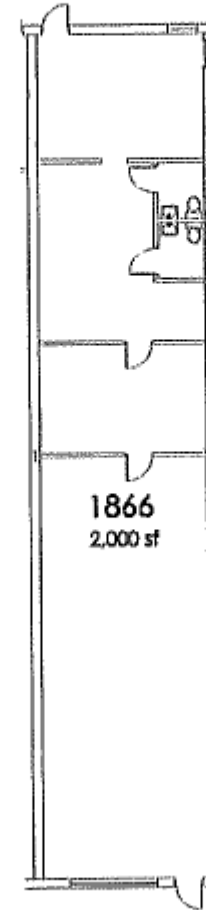
MI PREMIERE DANCE CO.


FLOOR PLAN



 **BUILDING KEY**
NO SCALE

- Request
 - Conditional Use Permit for Health, Recreation and Physical Education Facility
 - Hours of Operation as stated in application materials:
 - Mondays 5:30 p.m. – 9:45 p.m.,
 - Tuesdays 7:00 pm. – 8:45 p.m.,
 - Wednesdays 5:30 p.m. – 9:15 p.m. and
 - Thursdays 5:15 p.m. to 9:00 p.m.
 - Several classes per night
 - Tenant Space: 2,000 square feet
 - Tenant space is located within larger multi tenant/multi building complex with several additional recreational uses
 - Tenant has been in operation since 2020 and City is not aware of any complaints
 - Students are typically dropped off due to extended class times limiting parking needs.



 **1866 FLOOR PLAN** SCALE: NONE

MI PREMIERE DANCE CO.

CONDITIONAL USE – REVIEW CRITERIA

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