

2869 Hartline Dr.
Rochester Hills, MI 48309

April 14, 2014

City of Rochester Hills, Michigan
Planning Commission and City Council
C/O Ms. Maureen Gentry
1000 Rochester Hills Dr.
Rochester Hills, MI 48309

RECEIVED

APR 11 2014

PLANNING DEPT.

RE: Conditional Land Use for a Licensed Group Child Care Home located at 2869 Hartline Dr.
Rochester Hills, MI 48309.

This letter is a supplement to my Development Application. Below I have addressed zoning ordinance sections 138-2.302 and 138-4.440. Included are drawings of the outside property, the upper level of the home, the main level of the home, and the basement level of 2869 Hartline Dr. Rochester Hills, MI 48309. I have also include the Zoning Approval For Group Child Care Homes that must be completed and returned to me upon approval from the City of Rochester Hills. This form will be submitted with my application to the State of Michigan.

Section 138-2.302 Standard for Conditional Use Approval

I believe that the residential property at 2869 Hartline Dr. Rochester Hills, MI 48309 is in compliance with the standards in this subsection. The property is compatible, harmonious and appropriate in appearance with the existing 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. The location is adequately served by essential public facilities and services. The Group Child Care Home is not detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or the public welfare. No additional requirements, at public cost, for public facilities and services that will be detrimental to the economic welfare of the community are anticipated.

Section 138-4.440 State Licensed Residential Facilities

1. *Licensing. In accordance with applicable state laws. All state licensed residential facilities shall be registered with or licensed by the State of Michigan, and shall comply with applicable standards for such facilities.*

I am currently licensed by the State of Michigan as a Family Child Care Home and follow all standards required by the state. Prior to obtaining a license for a Group Child Care Home from the State of Michigan I must obtain permission from the City of Rochester Hills. Please see the attached form that must be completed by the City of Rochester Hills upon approval.

2. *Separation Requirements. New State licensed residential facilities with 7 or more residents shall be located a minimum of 1,500 feet from any other state licensed residential facility with 7 or more residents, as measured between the nearest points on the property lines of the lots in question. The Planning Commission may permit a smaller separation between such facilities*

upon determining that such action will not result in an excessive concentration of such facilities in a single neighborhood or in a city overall.

There are no other state licensed Group Child Care Homes located within 1,500 feet from 2869 Hartline Dr. Rochester Hills, MI 48309.

3. *Compatibility with neighborhood. Any state licensed residential facility and the property included therewith shall be maintained in a manner consistent with the visible characteristics of the neighborhood in which it is located.*

The residential home is maintained and is consistent with the visible characteristic of the neighborhood in which it is located. No major changes are intended to be made to the property to accommodate the Group Child Care Home.

4. *Group Child Day Care Homes. In addition to the preceding subsection, the following regulations shall apply to all group child day care homes (with more than 6 but fewer than 12 residents), as defined in this Ordinance.*

a. Outdoor Play Area. A minimum of 150 square feet of outdoor play area shall be provided and maintained per child at the licensed capacity of the daycare home, provided that the overall play area shall not be less than 1,500 square feet. The play area shall be located in the rear yard area of the group day care home premises and shall be suitably fenced and screened.

The back yard at 2869 Hartline Dr. Rochester Hills, MI 48309 is completely fenced in and the play space is larger than the required 1,500 square feet and suitable for children to play.

b. Pick-up and Drop-off. Adequate areas shall be provided for employee and resident parking, and pick-up and drop-off of children or adults, in a manner that minimizes pedestrian-vehicle conflicts and allows maneuvers without affecting traffic flow on the public street.

The driveway at 2869 Hartline Dr. Rochester Hills, MI 48309 is U shaped. It is large enough for multiple parked cars, while still allowing other cars to drive all the way through one side to the other. The two entrances/exits provide for safe and easy drop-offs and pick-ups with no disruption to traffic on the street.

c. Hours of Operation. Group child day care home shall not operate more than 16 hours per day.

The Group Child Care Home will not be in operation for more than 16 hours per day.

Sincerely,



Danielle Johnston
Owner, Danielle's Daycare

Enclosures (6)

ZONING APPROVAL FOR GROUP CHILD CARE HOMES

Michigan Department of Human Services
Bureau of Children and Adult Licensing

Licensee Name: Danielle Johnston

Licensee Address: 2869 Hartline Dr.
Rochester Hills MI 48309

License Type: DG – Group Child Care Home (capacity 7-12 children)

Zoning Authority:

According to the Michigan Zoning Enabling Act, 2006 PA 110, a group child care home located in a county or township shall be issued a special use permit, conditional use permit, or other similar permit if the group child care home meet specific standards. A group child care home located in a city or village may be issued a special use permit, conditional use permit, or other similar permit.

Please complete the lower portion of this form and return this completed form to the licensee/applicant.

If you have any questions or concerns, please contact the Michigan Department of Human Services, Bureau of Children and Adult Licensing, at 517-373-8300.

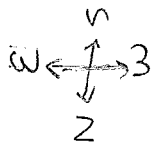
Thank you.

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- Location is APPROVED by the local zoning authority.
 - Location is DISAPPROVED by the local zoning authority.

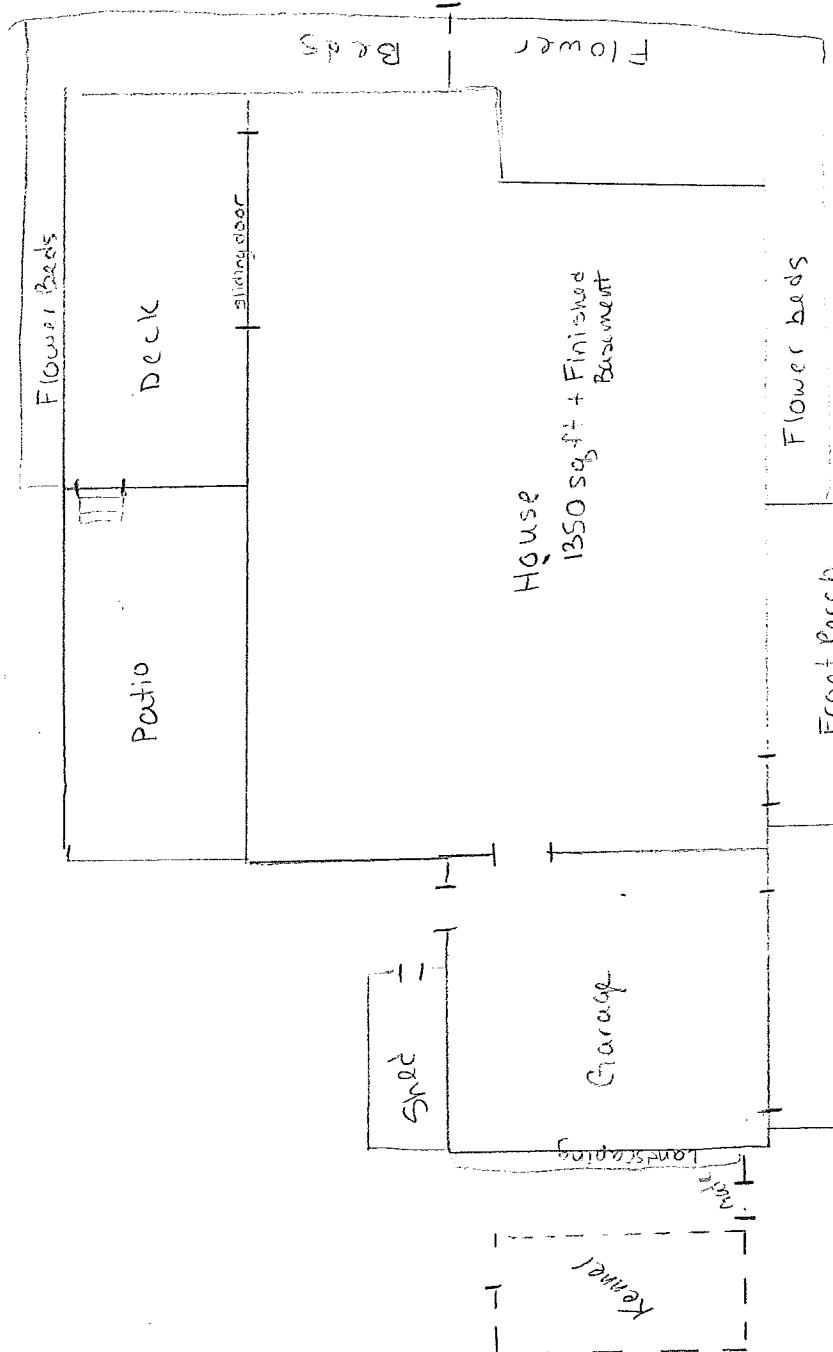
Signature of Zoning Authority _____ Date _____ Telephone Number _____

Printed Name of Zoning Authority _____ Jurisdiction (City, Township) _____

Authority: 1973 PA 116 Completion: Required Penalty: Applicant cannot be licensed/registered	Department of Human Services (DHS) will not discriminate against any individual or group because of race, religion, age, national origin, color, height, weight, marital status, sex, sexual orientation, gender identity or expression, political beliefs or disability. If you need help with reading, writing, hearing, etc., under the Americans with Disabilities Act, you are invited to make your needs known to a DHS office in your area.
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Fenced In Back Yard



Front yard

Out Side View

Shed

Shed

Landscaping

Garage

Shed

Front Porch

House
1350 sq.ft + Finished
Basement

Patio

Deck

Flower Beds

Flower Beds

Flower Beds

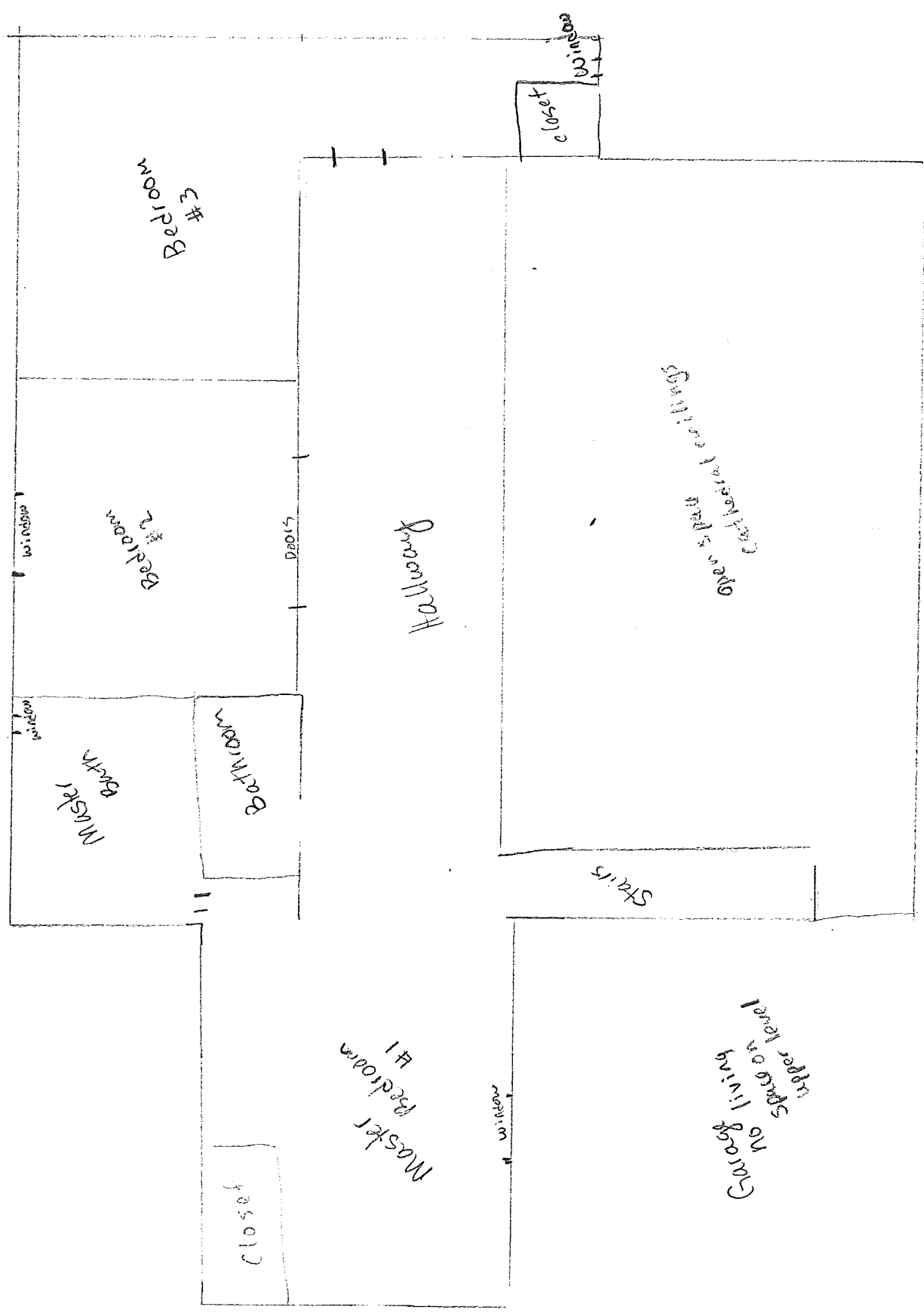
Gate

Driveway
Entrance/Exit

Driveway
Entrance/Exit

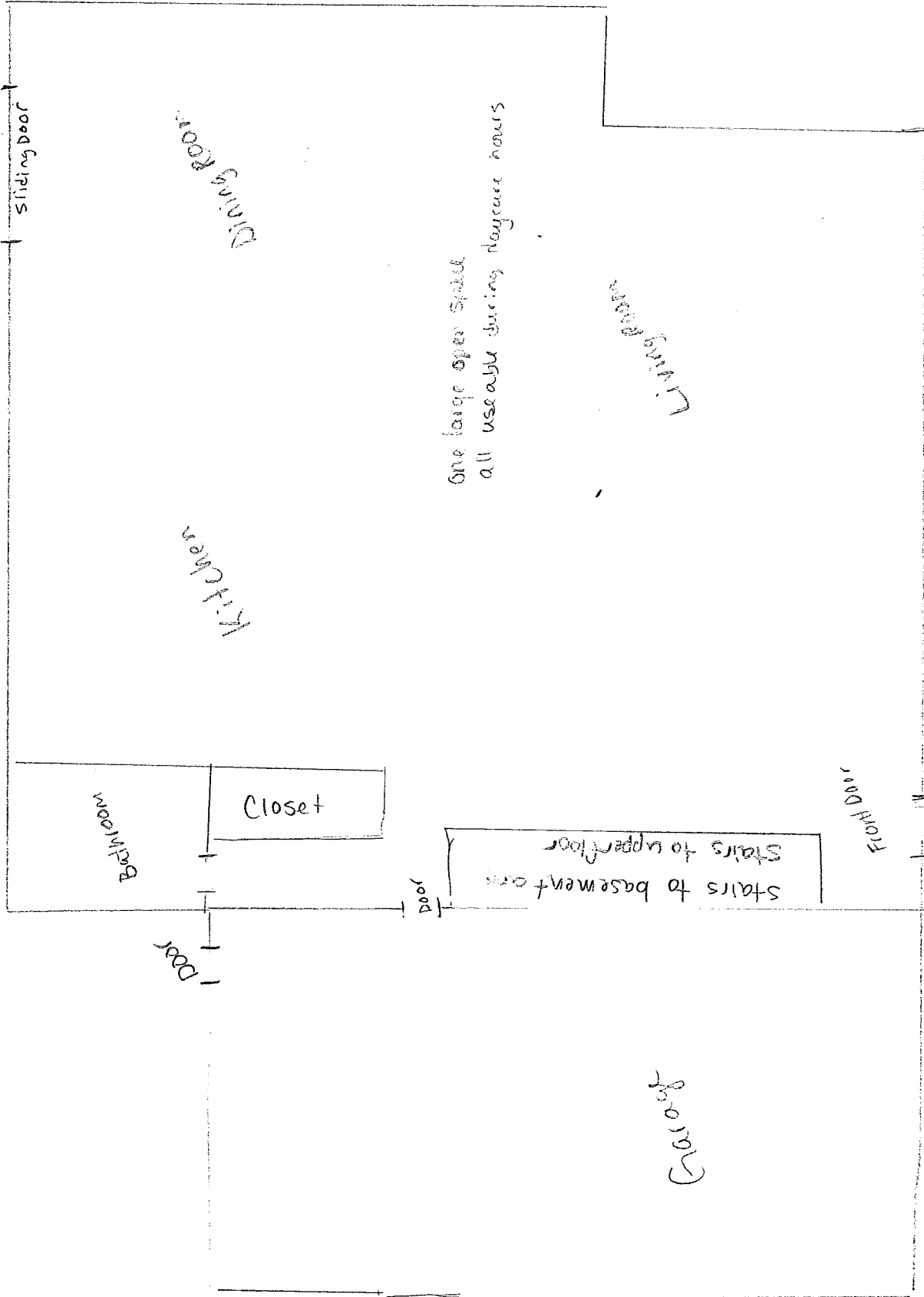
Front Yard

Front Yard



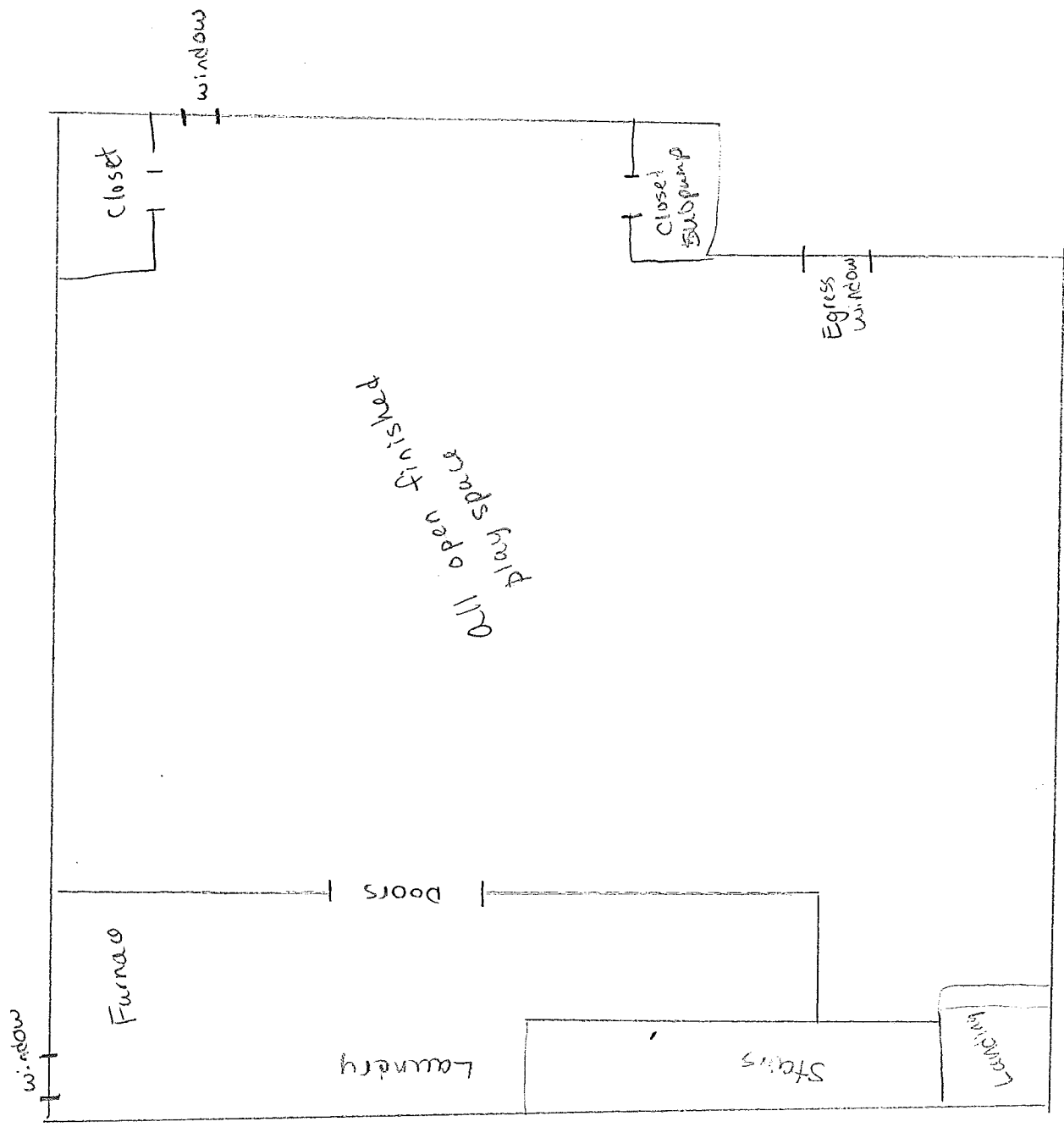
N
E
S
W

Upper Floor Plan



Main Floor

6
N+3



No basement
under garage

Finished Basement Floor Plan