



# Rochester Hills

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## Master

**File Number: 2024-0160**

**File ID:** 2024-0160

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 2024-0160

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 03/11/2024

**File Name:** Request for Conditional Use Approval for MI Premier Dance Co. LLC, a health, recreation and physical education facility, to occupy space in the EC Employment Center zoning district at 1866 Star Batt Dr., located east of Crooks; Candice Durham, MI Premier

**Final Action:**

**Title label:** Request for Conditional Use Approval for MI Premier Dance Co. LLC, a health, recreation and physical education facility, to occupy space in the EC Employment Center zoning district at 1866 Star Batt Dr., located east of Crooks; Candice Durham, MI Premier Dance Co LLC, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 040824 Agenda Summary.pdf, Minutes PC 031924 (Draft).pdf, Staff Report 031924.pdf, Applicant Letter and Plans.pdf, Development Application.pdf, Environmental Impact Statement.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	03/19/2024	Recommended for Approval	City Council Regular Meeting			Pass

### Text of Legislative File 2024-0160

title

Request for Conditional Use Approval for MI Premier Dance Co. LLC, a health, recreation and physical education facility, to occupy space in the EC Employment Center zoning district at 1866 Star Batt Dr., located east of Crooks; Candice Durham, MI Premier Dance Co LLC, Applicant

body

**Resolved,** that the Rochester Hills City Council hereby approves the Conditional Use for MI Premier Dance Co.

LLC, a health, recreation and physical education facility to occupy space in the EC Employment Center zoning district at 1866 Star Batt Dr. with the following findings and conditions:

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.
3. The proposed health, recreation and physical education facility should have a positive impact on the community as a whole and the surrounding area by providing additional recreation and educational opportunities within the EC Employment Center District.
4. The existing building 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.
5. The existing building and proposed use should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
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. The use shall remain consistent with the facts and information presented to the City as a part of the applicant's application and at the public hearing.
2. If, in the determination of City staff, the intensity of the operation changes or increases, in terms of traffic, queuing, noise, hours, lighting, odor, or other aspects that may cause adverse off-site impact, 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 and conditions for possible revocation, modification or supplementation.