



Rochester Hills

1000 Rochester Hills Dr
Rochester Hills, MI 48309
(248) 656-4600
Home Page:
www.rochesterhills.org

Master

File Number: 2017-0363

File ID: 2017-0363

Type: Permit

Status: To Council

Version: 3

Reference: 17-018

Controlling Body: City Council
Regular Meeting

File Created Date : 08/10/2017

File Name: Premier Academy CU

Final Action:

Title label: Request for Conditional Use Approval - Premier Academy, a proposed 14,911 square-foot childcare center on 1.6 acres at the southeast corner of Tienken and Adams Rds., zoned R-1 One Family Residential; Jeff Schmitz, JS Capitol Group, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 012218 Agenda Summary.pdf, Map aerial.pdf, Staff Report 121917.pdf, Review comments.pdf, EIS.pdf, Letter Gaber 11-16-17.pdf, Traffic Impact Study Tetra Tec.pdf, Traffic Study Summary.pdf, Email - Premier Academy Traffic Impact Study Summary.pdf, Open House Notice.pdf, Site Plans 121917.pdf, Emails For as of 121417 .pdf, Emails Against as of 121417 .pdf, Emails For after 121917 5 p.m..pdf, Emails against after 121917 5 p.m.pdf, Minutes PC 121917.pdf, Minutes PC 082917.pdf, Staff Report 082517.pdf, City Review Response Letter 082317.pdf, Letter Traffic Response 082517.pdf, cover sheet with parking stats G.001.pdf, Parking Modification Request.pdf, Premier Academy Hours of Operational Parking.pdf, Premier Academy Classes.pdf, Correspondence from 082917 Mtg.pdf, Site Plans 082917 mtg.pdf, PHN CU OP.pdf

Enactment Number:

Contact: PLA 656-4660

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	08/29/2017	Discussed				
2	Planning Commission	12/19/2017	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2017-0363

Title

Request for Conditional Use Approval - Premier Academy, a proposed 14,911 square-foot childcare center on 1.6 acres at the southeast corner of Tienken and Adams Rds., zoned R-1 One Family Residential; Jeff Schmitz, JS Capitol Group, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves a Conditional Use for Premier Academy, a proposed 14,911 square-foot childcare center on 1.6 acres at the southeast corner of Tienken and Adams Rds., zoned R-1, One Family Residential, Parcel Nos. 15-08-100-021, -022, and a portion of -004, based on plans dated received by the Planning and Economic Development Department on November 16, 2017, Jeff Schmitz, JS Capital Group, Applicant, with the following findings and conditions.

Findings:

1. The proposed building and other necessary site improvements meet or exceed the standards of the zoning ordinance.
2. The expanded use will promote the intent and purpose of the zoning ordinance.
3. The proposed building has been designed and is proposed to be constructed, 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.
4. The proposal should have a positive impact on the community as a whole and the surrounding area by further offering jobs and another schooling option.
5. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.
6. The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
7. 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. Due to current traffic conditions at the intersection, applicant shall work with Engineering to review the light timing optimization, prior to the issuance of a Land Improvement Permit.
2. Improvements to Adams and Tienken Roads, to be completed outside of the school year term, shall be at the sole cost of the applicant, and be completed prior to issuance of a Certificate of Occupancy by the Building Department.