



## Department of Planning and Economic Development

Staff Report to the Planning Commission

July 15, 2026

**PCU2026-0004**

### **Adagio Dance Conditional Use**

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| <b>REQUEST</b>    | Conditional Use Recommendation                                                             |
| <b>APPLICANT</b>  | Tony Haddad<br>Adagio Dance LLC<br>1659 W. Hamlin Rd. Suite A<br>Rochester Hills, MI 48309 |
| <b>LOCATION</b>   | 1775 W. Hamlin Rd. Suite B, on the south side of Hamlin and east of Crooks                 |
| <b>FILE NO.</b>   | PCU2026-0004                                                                               |
| <b>PARCEL NO.</b> | 15-28-102-016                                                                              |
| <b>ZONING</b>     | EC Employment Center                                                                       |
| <b>STAFF</b>      | Chris McLeod, AICP, Planning Manager                                                       |

### **Summary**

The applicant has filed for a Conditional Use Permit to allow for a health, recreation, and physical education facility to occupy space at 1775 W. Hamlin Road, located south of Hamlin Road, east of Crooks Road. Health, recreation, and physical education facilities require a Conditional Use permit in the EC Employment Center District, after the Planning Commission makes a recommendation and City Council approval.

The proposed use, Adagio Dance, LLC, currently operates a location in the City at 1659 W. Hamlin (just east of the proposed location). The applicant has indicated that the current space that Adagio Dance occupies is approximately 2,800 square feet and includes one main dance room and 2 smaller rooms. The proposed use of the tenant space at 1775 W. Hamlin would be in addition to the existing space at 1659 W. Hamlin; it would not replace it. The proposed space is approximately 3,400 square feet. The subject tenant space is a portion of the overall industrial development on the parcel of land constitutes a total of approximately 46,000 square feet between the three (3) buildings onsite.

The building is located within one of the City's main industrial use areas along the south side of W. Hamlin. The building is located in the middle of a number of different industrial and quasi-industrial buildings that extend along both the north and south sides of W. Hamlin and that extend further to the south into the city's designated industrial parks. The site plan provided shows a total of approximately 120 parking spaces. Parking is generally provided to the west of the building(s) either immediately in front of the tenant space or across the shared maneuvering lane that services the three (3) buildings onsite.

Based on responses from the applicant, the parking spaces that are generally in front of the tenant space are those that are dedicated to the use. Based on the site plan provided, there appear to be approximately 18 parking spaces located directly in front of tenant space. The applicant also indicated that many of their classes would be occurring when the industrial users or other tenants are not within their buildings (after hours). The City's parking requirements for a gathering type use is one (1) space for each three (3) persons allowed within maximum occupancy. Given the number of parking spaces, approximately 54 persons within the building would be permissible given the number of parking spaces onsite. It should also be noted that while the typical hours for the proposed use may not interfere with other tenants, assuming the other tenants abide by a traditional 9:00 a.m. – 5:00 p.m. work day, the applicant has indicated there will be times the tenant space will be occupied during those same traditional 9-5 hours.

The application describes the proposed use as a boutique-sized dance school with approximately 30 dancers currently. The school is looking to increase the number of dancers to approximately 50. The applicant notes that approximately 25 students would occupy this particular space at any one time, within the two (2) main rooms. The

remainder of the students would utilize the current tenant space to the east. The applicant has also noted that students will not have to cross through the parking lot to go from one building to another. Dance students range in age from 5 to 18 and generally have dance class from 2:00 p.m. to 9:30 p.m. The application notes that there are typically 4-5 teachers at the facility on a given night providing instruction. The applicant also notes, given the age of the dancers, most do not drive and they feel that most parents would only stay for certain classes earlier in the day for their youngest dancers.

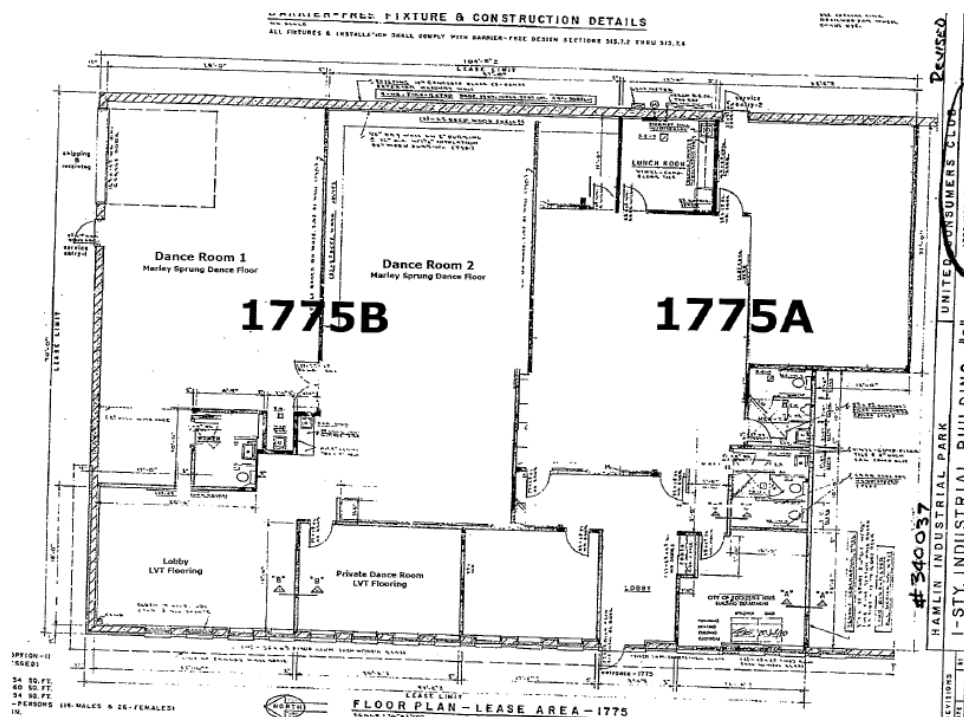
At this time, the applicant is not proposing any outdoor operations as a part of the application. Therefore, all operations will be conducted fully within the building. This should limit any impacts to abutting tenants and limit potential safety issues relative to a health, recreation and physical education facility in this district.

Given that the site is designed with all circulation occurring within a singular maneuvering lane on the west side of the three buildings, including workers for all uses within the complex, deliveries for these industrial uses and the potential for dance students and their parents, the appropriateness of this type of layout and whether it is compatible with the existing and intended mix of industrial-type users may not be ideal.

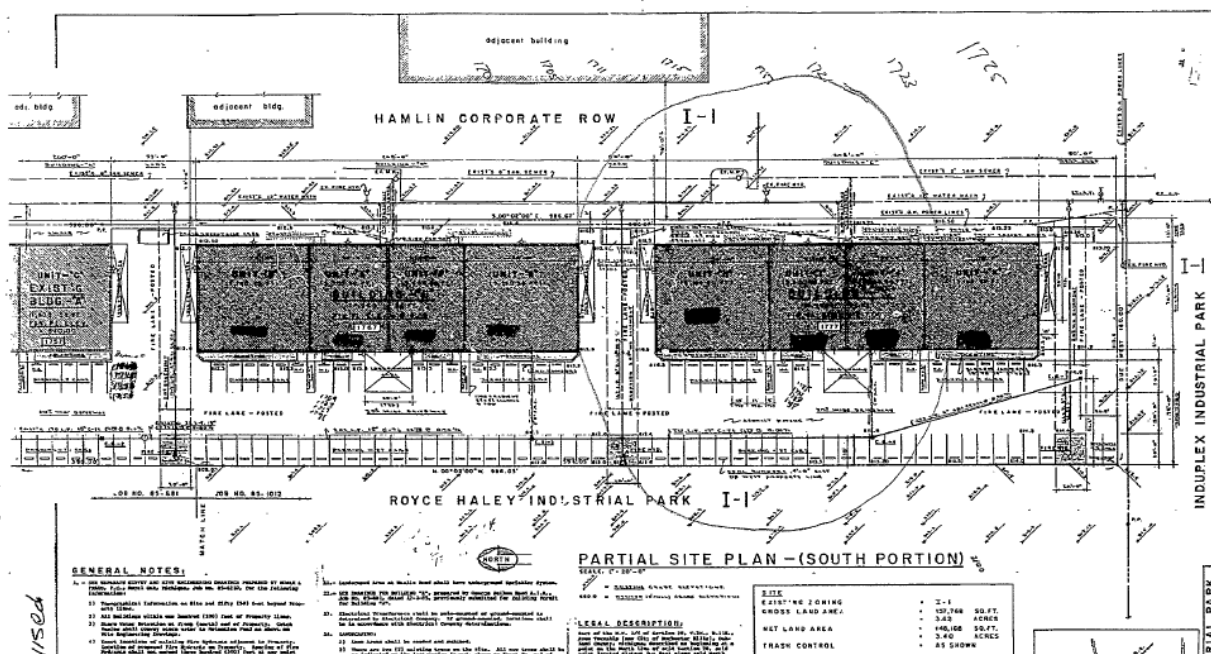
Additionally, the applicant has not indicated whether or not they will be looking to host any competitions, recitals etc. in this location. Given the number of parking spaces that are allocated for this tenant space and assuming that other tenants may be operating at the times of such events, there would not be sufficient parking for such events. The Planning Commission may want to address this issue with the applicant further, and may want to include a condition to any approval that restricts such events.



## Floor Plan



## Site plan



|                   |                             |
|-------------------|-----------------------------|
| <b>Zoning Map</b> | <b>Master Land Use Plan</b> |
|-------------------|-----------------------------|



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| <ul style="list-style-type: none"> <li>RE One-Family Residential District</li> <li>R-1 One-Family Residential District</li> <li>R-2 One-Family Residential District</li> <li>R-3 One-Family Residential District</li> <li>R-4 One-Family Residential District</li> <li>RCD One-Family Residential Cluster District</li> <li>RM-1 Multiple-Family Residential District</li> <li>RMH Manufactured Housing Park District</li> </ul> | <ul style="list-style-type: none"> <li>NB Neighborhood Business District</li> <li>CB Community Business District</li> <li>HB Highway Business District</li> <li>BD Brooklands District</li> <li>O Office District</li> <li>I Industrial District</li> <li>SP Special Purpose District</li> <li>EC Employment Center District</li> <li>FB Flex Business Overlay District</li> <li>MR Mixed Residential Overlay District</li> <li>PUD Overlay</li> </ul> |
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| <ul style="list-style-type: none"> <li>Open Space Residential (18.95%)</li> <li>Suburban Residential (34.28%)</li> <li>Neighborhood Residential (6.72%)</li> <li>Multiple Family Residential (6.86%)</li> <li>Mixed Use (5.82%)</li> <li>Regional Commercial (0.92%)</li> </ul> | <ul style="list-style-type: none"> <li>Light Industrial/Research &amp; Development (4.99%)</li> <li>Hybrid Industrial (1.66%)</li> <li>Institutional/Campus (6.43%)</li> <li>Parks and Public Open Space (5.55%)</li> <li>Conservation Open Space (7.82%)</li> </ul> |
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| Zoning |                               | Existing Land Use                                                                                                      | Future Land Use                           |
|--------|-------------------------------|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| Site   | EC Employment Center District | Vacant (Former Bertrandt Engineering)                                                                                  | Light Industrial/Research and Development |
| North  | EC Employment Center District | (Vacant)                                                                                                               | Light Industrial/Research and Development |
| South  | EC Employment Center District | Premium Closets, Ten Point Media, vacant (Castle Carpentry), and various industrial and recreational uses on Star Batt | Light Industrial/Research and Development |
| East   | EC Employment Center District | Unified Volleyball, Robot Garage, etc.                                                                                 | Light Industrial/Research and Development |
| West   | EC Employment Center District | Berkley Screw Machine Products                                                                                         | Light Industrial/Research and Development |

## General Requirements for Conditional Uses

Per *Section 138-2.302* of the Zoning Ordinance, there are five (5) areas of consideration for the Planning Commission for the discretionary decision of a conditional use. Each of the criterion are listed below in italics, followed by staff comments on the proposed conditional use's compliance with each.

| Criterion:                                                                                                                           | Staff Comment:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <p>1 <i>Will promote the intent and purpose of (the Ordinance).</i></p>                                                              | <p>The EC Employment Center District does support this type of use when it can be shown that there is safe and adequate parking and circulation for the maximum number of users at one time. The applicant has indicated that generally the parking that is located in front of the tenant space is the parking that is dedicated for the space. In this case, that would provide a total of approximately 15 parking spaces for the use. Given the City's parking requirements for this type of use, a total of 45 occupants could be supported for this use (1 space for each 3 persons permitted). The applicant has noted that 25 students would likely occupy this space at any one time. It is noted though, that the applicant did indicate that there should be minimal overlap with the neighboring, more traditional tenant spaces that would normally operate on a 9:00 a.m. – 5:00 p.m. basis, however, the stated hours for the proposed use of 2:00 p.m. - 9:30 p.m. would overlap the later part of the traditional work day. This is pertinent as the applicant noted that conflict with neighboring uses should be minimal, including competing parking demand due to the limited overlap of hours. Further, while the applicant did not specifically note this in their application, it would be anticipated that there would be no outdoor dance lessons. Assuming this, the use should have limited impacts on those existing uses that are more of an industrial type.</p> <p>Aside from the sufficiency of parking, the appropriateness of the site layout and drive aisle configuration along with the industrial uses that are intended for this site overall may not be desirable for traffic and user patterns that are not of a similar nature.</p> <p>Of larger concern is the continued evolution of the uses within the City's industrial buildings and whether this promotes the intent and purpose of the Ordinance. Several years ago, the City amended the zoning ordinance to make recreation and health type uses a conditional use as a way to limit the amount of industrial space that was converted from its originally intended use to recreation type uses, while allowing the transformation in those instances where it may be deemed appropriate and would not otherwise impact the intended industrial, technological and processing type users. As a multi-tenant building, staff has concerns if recreational type uses start to be introduced, the transformation and overall character of the uses on the site may be impacted long term and dissuade future industrial businesses.</p> |
| <p>2 <i>Will be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate</i></p> | <p>Given the limited anticipated maximum occupancy of 25 people for this use, in this particular tenant space, business, the conditional use for a health, recreation and physical education</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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|   | <i>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.</i>                                                                               | <p>facility should not have a significant physical impact on surrounding properties given the size, nature and intensity of the site, the amount of parking for the building and the fact that at all operations will be conducted within the building.</p> <p>As noted above, given the hours of operation, there should only be a few hours in the late afternoon where there would be expected overlap with surrounding businesses assuming a traditional work day for the existing tenants. However, this may not always be the case should future industrial users have different hours and/or multiple shifts.</p> <p>Any outdoor use should be re-evaluated by the Planning Commission and City Council as it may have impacts to the tenant spaces within the complex. This can be a condition should the use be recommended for approval.</p>                                                                                   |
| 3 | <i>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.</i> | <p>The overall building has been utilized as a health, recreation and physical education use in the past, albeit a different type of use than currently proposed. Given the number of anticipated dancers, teachers and parents to be within the building at any one time, the addition of a health, recreation and physical education facility should not increase traffic to the site given the size of the tenant being proposed for the use.</p> <p>Also, the subject site has been developed since the 1980s based on City records and to the knowledge of the Planning Department, the building has been served adequately by all City services. There is no expansion of the building proposed at this time. Therefore, it is Staff's opinion that any demands placed on the public infrastructure are already accounted for by the current use of the site.</p>                                                                  |
| 4 | <i>Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.</i>                                                                                                                                                                          | <p>In regard to the proposed use, there should be no detrimental, hazardous or disturbing activity to the existing or future neighboring uses, persons, surrounding properties, or to the public welfare based on the proposed health, recreation and physical education facility from the activity conducted within the building.</p> <p>However, as noted above, staff does have an ongoing concern over the traffic patterns, potential for parking conflicts on days or times of day where overlap of usage may occur and ultimately the overall evolution of the character of the City's dedicated industrial areas for nonindustrial uses that may impair or even prohibit some industrial uses that would normally be expected in these types of tenant spaces and/or buildings.</p> <p>If the use is approved, any proposed outdoor activity must be re-evaluated by the Planning Commission at the time it may be proposed.</p> |
| 5 | <i>Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic</i>                                                                                                                                                                                | <p>There will be no additional requirements at a public cost for public facilities and services that would be detrimental to the economic welfare of the community.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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| welfare of the community. |  |
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## Staff Recommendations

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The conditional use was noticed for a public hearing. Staff has not received any comments from abutting tenants or property owners. Based on the application provided, If the Planning Commission agrees that allowing a health, recreation and physical education facility, in the form of a competitive dance studio, will be harmonious and compatible with the surroundings, below is a motion for approval for your consideration.

## Motion to Recommend Approval of a Conditional Use

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of File No. PCU2026-0004 (Adagio Dance), the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to allow for a health, recreation and physical education facility, based on documents received by the Planning Department on July 2, 2026 with the following findings:

### 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 addition of a health, recreation, and physical education facility will provide expanded services being sought within the greater Rochester Hills community. The proposed use at this location represents an existing City of Rochester Hills business that is already located in the City and due to its success is seeking a larger, more efficient and effective building.
4. The existing development 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 development and proposed use should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare as the existing building and the surrounding buildings already include several other health, recreation and physical education type uses. Those other uses are of such a nature that they shouldn't necessarily be impacted by the introduction of the proposed use, as there is no proposed outdoor activity area, and the proposed limited number of persons to be serviced within the building largely do not directly conflict with normal business hours for the existing industrial type tenants.
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. City Council approval of the Conditional Use.
2. If outdoor use areas are proposed or if the intensity of the use increases to include operations such as competitions or occupancy greater than 45 people (based on available dedicated parking) for other events or uses inconsistent as those presented as part of this application (etc.), 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.