



Rochester Hills

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Master

File Number: 2026-0318

File ID: 2026-0318

Type: Project

Status: To Council

Version: 2

Reference: 2026-0318

Controlling Body: City Council
Regular Meeting

File Created Date : 07/02/2026

File Name: Adagio Dance CU

Final Action:

Title label: Request for Conditional Use Approval for Adagio Dance, a health, recreation and physical education facility under 5,000 square feet, to occupy space within the EC Employment Center zoning district at 1775 W. Hamlin Rd., Unit B, located on the south side of Hamlin and east of Crooks; Tony Haddad, Adagio Dance LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 081026 Agenda Summary.pdf, Staff Report
071426.pdf, Applicant's Letter, Application, Plans,
LLC Documents, EIS.pdf, PC Presentation.pdf,
Minutes PC 072126 (Draft).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	07/21/2026	Recommended for Approval	City Council			Pass

Text of Legislative File 2026-0318

Title

Request for Conditional Use Approval for Adagio Dance, a health, recreation and physical education facility under 5,000 square feet, to occupy space within the EC Employment Center zoning district at 1775 W. Hamlin Rd., Unit B, located on the south side of Hamlin and east of Crooks; Tony Haddad, Adagio Dance LLC, Applicant

Body

Resolved, the Rochester Hills City Council hereby Approves of the Conditional Use to allow for a health, recreation and physical education facility, Adagio Dance at 1775 W. Hamlin Rd., Unit B, 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. 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 reexamination of the conditional use approval.