



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org

Legislative File No: 2026-0318 V2

TO: Mayor and City Council Members

FROM: Chris McLeod, Planning Manager, ext. 2572

DATE: July 30, 2026

SUBJECT: Request for conditional use approval for Adagio Dance (Tony Haddad) 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.

REQUEST:

Approval of a conditional use to allow for a health, recreation, and physical education facility, Adagio Dance (Tony Haddad), to occupy space at 1775 W. Hamlin Road, located south of Hamlin Road, east of Crooks Road, zoned EC Employment Center District.

BACKGROUND:

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 applicant describes the business as a boutique-sized dance school with approximately 30 dancers in their current location. However, the school is looking to increase the number of dancers to approximately 50 and the current space cannot accommodate the desired expansion. The applicant notes that approximately 25 students would occupy the subject space at any one time, within the two (2) main rooms shown on the floor plan. The remainder of the students would utilize the current tenant space to the east. The applicant has also noted that classes will be designed so that students will not have to travel between the current and proposed buildings. Dance students range in age from 5 to 18 and generally have dance classes 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.

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. The site plan provided shows a total of approximately 120 parking spaces for the entire industrial complex. Based on the site plan provided and correspondence from the applicant, there are approximately 18 parking spaces located directly in front of tenant space.

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 would be permissible in the building. 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.

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. Additionally, the applicant clarified at the Planning Commission that there would not be any competitions, recitals etc. in this location. There was no public comment at the public hearing.

The issuance of the conditional use permit is a discretionary decision by the City Council based on five general criteria contained in Sec. 138-2.302 of the Zoning Ordinance as follows, which are included in the resolution:

- 1) *Will promote the intent and purpose of this chapter.*
- 2) *Will be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate 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.*
- 3) *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.*
- 4) *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
- 5) *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

The Planning Commission recommended by a 9-0 vote in favor of approval of the conditional use with several findings and conditions as reflected in the attached resolution, at its July 21, 2026 meeting. Please refer to the attached Planning Commission minutes for further details.

RECOMMENDATION:

Finding that the proposed request to allow for a health, recreation, and physical education facility meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for Adagio Dance (Tony Haddad), to allow a health, recreation and physical education facility, specifically for a dance studio, located at 1775 W. Hamlin Rd., located on the south side of W. Hamlin, east of Crooks Rd., zoned EC Employment Center District, subject to the findings and conditions noted in the attached resolution.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		

Contract Reviewed by City Attorney ☐ Yes ☒ N/A