



Rochester Hills

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Master

File Number: 2025-0006

File ID: 2025-0006

Type: Project

Status: To Council

Version: 3

Reference: 2025-0006

Controlling Body: Planning Commission

File Created Date : 01/02/2025

File Name: lafrate in home daycare conditional use

Final Action:

Title label: Request for Conditional Use Approval for Ms. Danielle's Daycare to allow for a State Licensed Residential Facility (7-12 children) for the purposes of operating an in-home child daycare at 2557 John R Rd., located on the east side of John Rd. between Auburn and Hamlin Rds.; Danielle and Mario lafrate, Applicants

Notes:

Sponsors:

Enactment Date:

Attachments: 012725 Agenda Summary.pdf, 010825 Staff Report.pdf, **Enactment Number:** Applicant's Letter.pdf, Site Plan.pdf, Floor Plan.pdf, Application.pdf, Environmental Impact Statement.pdf, Photos.pdf, Public Hearing Notice.pdf, PC Minutes (Draft) 011425.pdf, Public Comment.pdf

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	01/14/2025	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2025-0006

Title

Request for Conditional Use Approval for Ms. Danielle's Daycare to allow for a State Licensed Residential Facility (7-12 children) for the purposes of operating an in-home child daycare at 2557 John R Rd., located on the east side of John Rd. between Auburn and Hamlin Rds.; Danielle and Mario lafrate, Applicants

Body

Resolved, the Rochester Hills City Council hereby Approves the Conditional Use to allow for a state licensed residential facility of 7-12 persons, for the purposes of operating a child daycare at 2557 John R Rd., based on documents received by the Planning Department on December 12, 2024 with the following findings:

Findings

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.
2. The existing residence and proposed conditional use is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate 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 additional enrollment being sought as a part of the conditional use request should provide additional services being sought within the greater Rochester Hills community.
4. The existing residence and proposed use are served adequately by essential public facilities and services, such as roadways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.
5. The existing residence 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 residence is already used as a child daycare of a lesser intensity and the increase to allow up to twelve (12) children should not increase impacts significantly.
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. That the use must be operated in accordance with all applicable State laws; the use must be registered and licensed by the State and shall comply with any applicant standards of such licensing; and that proof of state registration and licensing must be provided to the City within thirty (30) days of receiving such license.
2. If additional outdoor use areas/times are proposed, if the intensity of the use increases, or if the use becomes otherwise inconsistent to what has been 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.
3. Hours of operation are limited to 8:00 a.m. to 5:00 p.m. Monday through Friday.