

1775 W. HAMLIN SUITE B CONDITIONAL USE PCU2026-0004 EC EMPLOYMENT CENTER DISTRICT

City of Rochester Hills
Planning Commission
July 21, 2026

Intro

Aerial

Zoning

Ordinance

Plans

Standards

1775 W. HAMLIN, SUITE B CONDITIONAL USE PCU2026-0004

Site

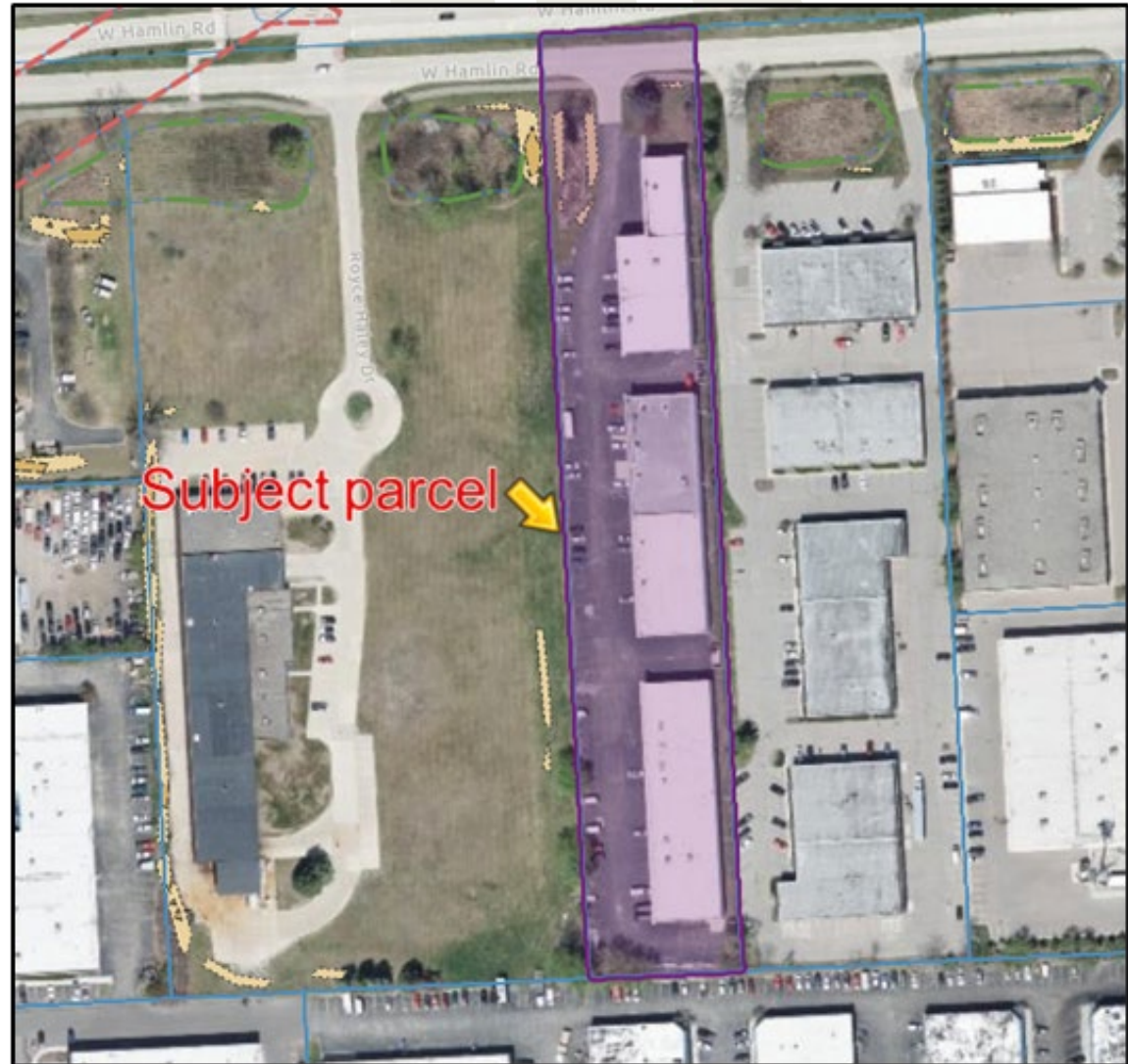
Adagio Dance, located at 1775 W. Hamlin Rd. Suite B, on the south side of Hamlin and east of Crooks,

Request

Per Section 138-4.300 Table of Permitted Uses by District, Conditional Use approval is required for health, recreation and physical education facilities under 5,000 square feet within the EC Employment Center zoning district.

Applicant

Tony Haddad, Adagio Dance LLC, 1659 W. Hamlin Rd. Suite A, Rochester Hills, MI 48309.



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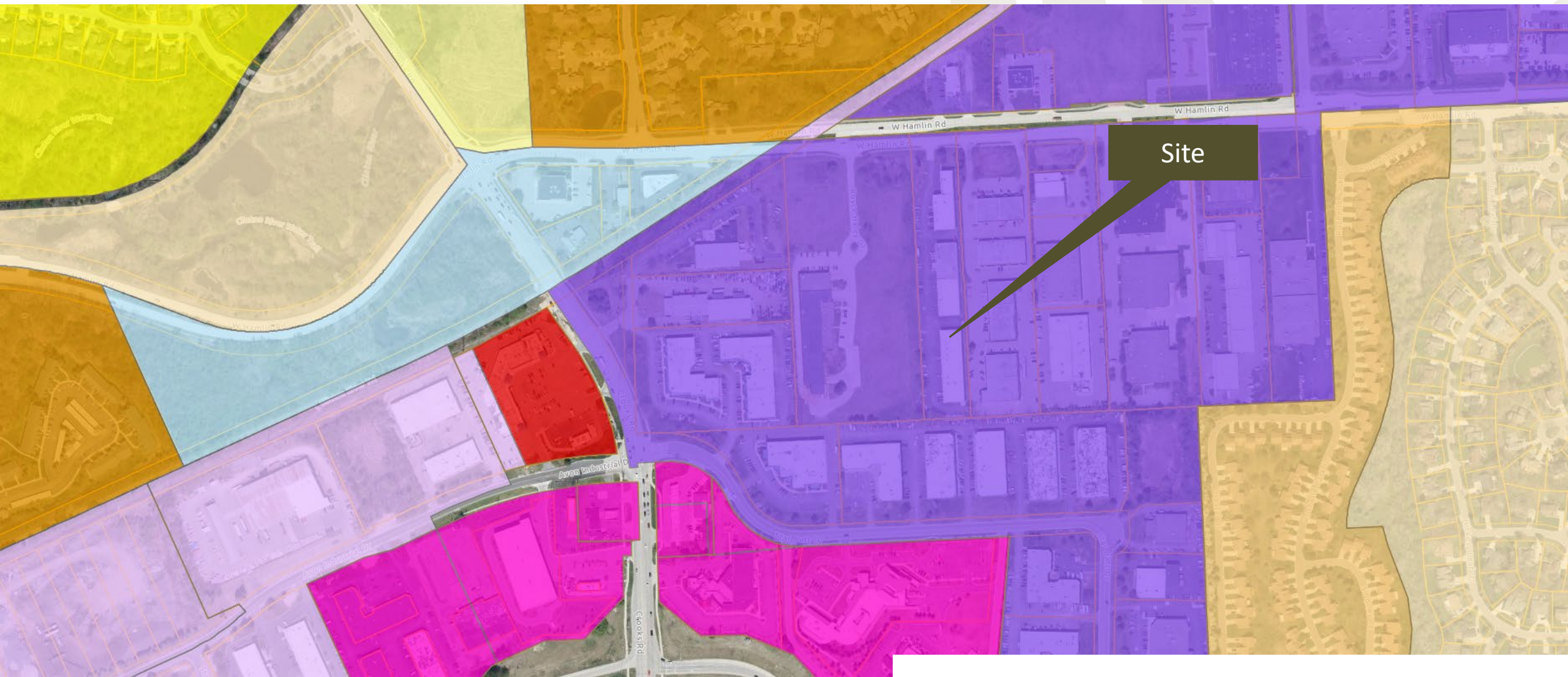
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Hours of Operation

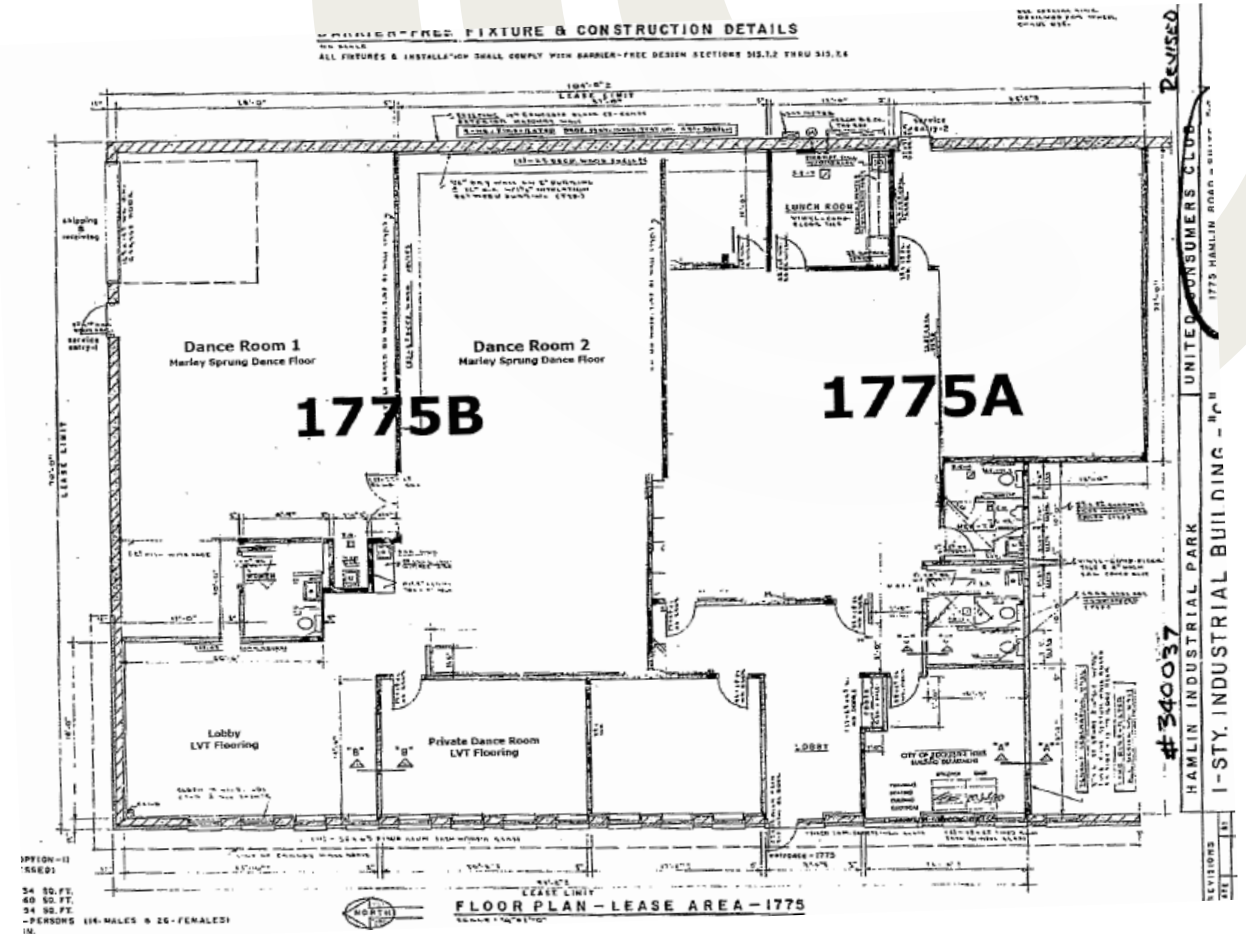
- The applicant has noted that the subject location is intended to be open from 2:00 p.m. to 9:30 p.m.

Size/Seating

- Proposed space 3,400 square feet (in addition to current 2,800 square feet at 1659 W. Hamlin)
- Tenant space is in rear building of 3 building complex that totals 46,000 square feet.
- Children ages 5-18 years
- Approximately 25 students + 4-5 teachers
- Expansion would allow essentially a double of the number of total students that could be enrolled
- No outdoor activities noted

Experience

Adagio Dance has been in existence since 2008
Currently located at 1659 W. Hamlin



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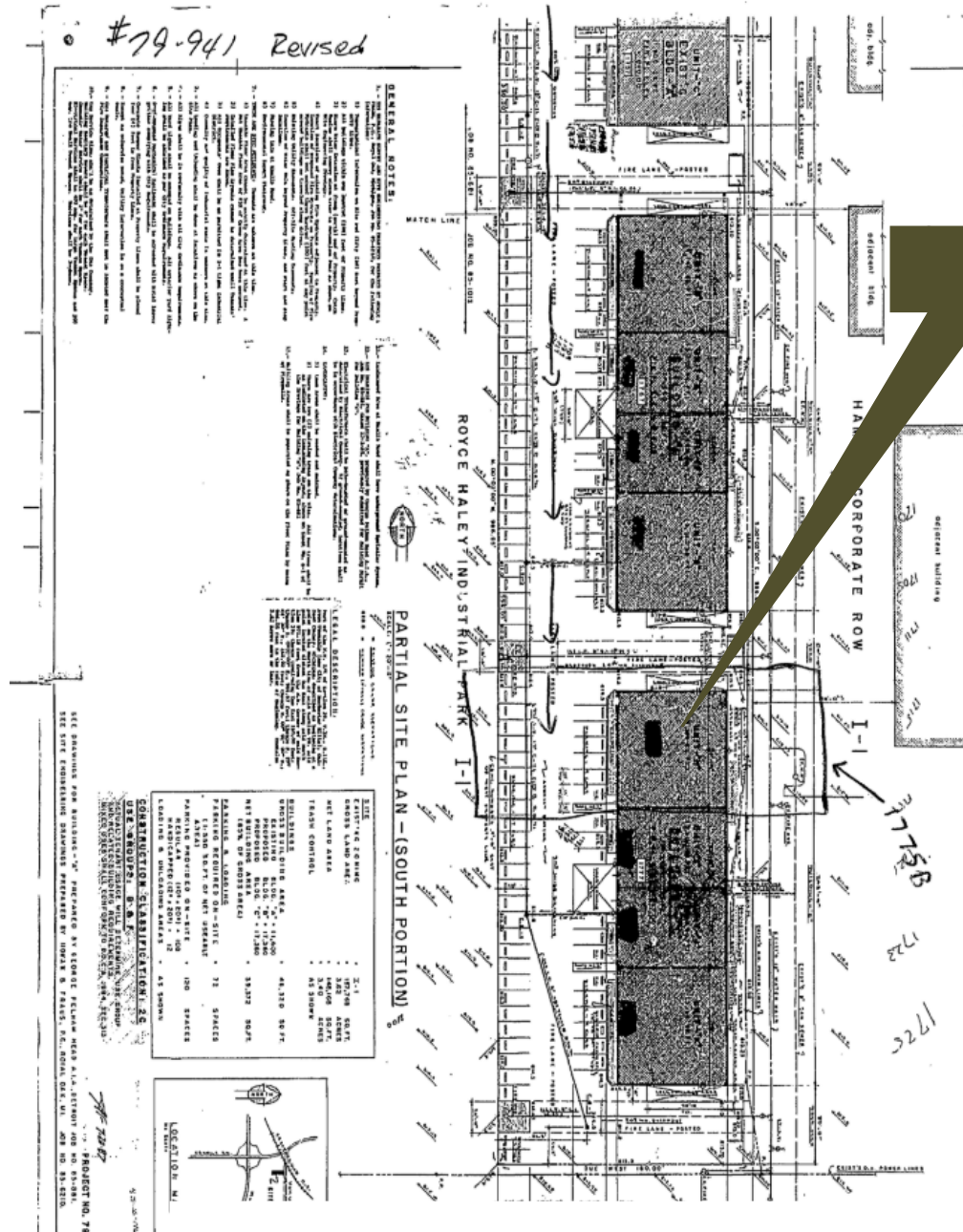
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CONDITIONAL USE

PCU2026-0004

For decisions on conditional uses referred to in subsection (a) of this section and in all other instances in this ordinance where discretionary decisions must be made by a board, commission or official, including decisions on site plans, the requirements and standards as particularly set forth in this ordinance concerning the matter for decision shall be followed, and such discretionary decision shall also be based upon the findings that the conditional use will:

- A. Promote the intent and purpose of this ordinance.
- B. 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.
- C. Be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainageways, 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.
- D. Not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or the public welfare.
- E. Not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.