



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2025-0250 V2

TO: Mayor and City Council Members

FROM: Sara Roediger, Directory, Planning and Economic Development Department, ext. 2573
Chris McLeod, Planning Manager, ext. 2572

DATE: June 25, 2025

SUBJECT: Request for Conditional Use Permit approval for Unified Volleyball (Brian Kim, applicant) to allow for a health, recreation and physical education facility at 1655 W. Hamlin Road, located on the south side of W. Hamlin Road, east of Crooks Road.

REQUEST:

Approval of a Conditional Use Permit to allow for Unified Volleyball (Brian Kim, applicant), which if approved would permit a health, recreation, and physical education facility, located at 1655 W. Hamlin Road, to occupy property that is currently zoned EC Employment Center District.

BACKGROUND:

The applicant has filed for Conditional Use Permit approval to allow for a health, recreation, and physical education facility to occupy space at 1655 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, Unified Volleyball, currently operates a location in the City at 2938 Waterview Drive. The building located at 2938 Waterview Dr. is approximately 15,875 square feet based on City Assessing records.

Per the submitted application, the proposed use would be a specialized indoor recreational center, specifically designed for volleyball training and practice for youth, amateurs and adults. Based on a review of the applicant's website, classes, leagues, and other services are offered for children starting at the age of 2 and go up to the age of 18 or more. The use would include training for competitive teams, summer camps, and general programming.

Based on City Assessing records, the building is approximately 29,950 square feet and was constructed in 2007. The floor plan provided shows a total of five (5) potential courts to be located in the clear span area of the building. The other portions of the floor plan show a pro shop, café, garage, supply room, work room and a singular locker room. The building was previously occupied by Deborah's Stage Door. Based on comments made by the building owner at the Planning Commission public hearing, the building was specifically designed for recreation purposes, since it does not have truck wells and the power source to the building is less than what would be typical for a normal industrial user.

The building is located within the one of the City's main industrial use areas along the south side of W. Hamlin, in the middle of a number of different industrial and quasi-industrial buildings. The site plan provided shows a total of approximately 99 parking spaces. Parking is generally provided on the north, east and south sides of the building via shared access drives with the buildings immediately to the north and south. The spaces along the south side do not have a direct pedestrian connection to the entrance to the building but are also limited in number.

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, just under 300 persons within the building would be permissible given the number of parking spaces onsite. The applicant's materials note that the anticipated occupancy of the building at any given time should not exceed 90 individuals, including athletes, coaches and parents. If accurate, the 99 spaces onsite should accommodate the parking needs for the facility. However, the timeframes for session changeover may have increased traffic and parking loads. Proposed hours for the use, as noted in the applicant's submittal materials, are 5:00 p.m. – 9:00 p.m. in the fall (September through November), 4:00 p.m. – 10:00 p.m. during the winter and spring months (December through June) and 10:00 a.m. – 7:00 p.m. in the summer months of July and August.

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.

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 an 8-0 vote (1 member absent) in favor of approval of the conditional use with several findings and conditions as reflected in the attached resolution, at its June 20, 2025 meeting. There were no public comments on the proposed application, either prior to the meeting or at the actual public hearing. 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 Unified Volleyball (Brian Kim, applicant), to allow a health, recreation, and physical education facility, located at 1655 W. Hamlin Road, File No. PCU2025-0005, 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