

Adagio Dance LLC
1659 W. Hamlin Road
Rochester Hills, MI 48309
248.840.4274

City of Rochester Hills
Planning & Zoning Department

Re: Adagio Dance LLC – Conditional Usage Request

Property: 1775 W. Hamlin Road B

Date: 06/04/2026

City Council / Planning / Zoning –

Good afternoon.

Please find attached requested documents in regards conditional usage request from EC Employment Center Zoning District to allowable Health, recreation, and Physical Education Facility.

Adagio Dance has been in existence since 2008, prior locations in City of Rochester Hills, currently on 1659 W. Hamlin Road, prior on Star Batt Drive and Crooks.

We are currently looking for expansion to our dance studio space as we are in a growth phase adding more dancers to our competition team. Our current spot does not allow ample growth, hence we are looking at additional overflow space on 1775 W. Hamlin which is just 1 parking lot over.

We are a small boutique sized dance school with approximately 30 dancers, currently looking at expansion to 50 dancers. Our students range from age 5 to age 18 and practice during the week at our studio in all forms of dance, which we compete in during the year at different regional and national competitions.

Our typical weekly dance is normally 2:00PM to 9:30PM of which the different aged dancers come for their classes, technique, choreography, or solo dances. We typically don't have all the ages in studio at the same time, and they are split between ages and class schedules.

We typically have 4-5 teachers with the different groups each night. At a given time, we might have 25-30 dancers in the studio together, most dancers are not of driving age, but those that drive might account for about 5-6 vehicles. The other vehicles that would be in our parking lot might be another 5-10 which would be during the earlier part of the evening for what we call our Pixie dancers, which are the younger ages 4, 5, and 6, whereby their parents typically wait for them to be complete. As you will see in our site plan and parking lot layout, there is ample parking spaces to accommodate and based on our typical hours of operation, our neighbors would be concluding most of their normal daily business by the time our business starts up.

We would appreciate a proper review of the space we are looking at for our ability to expand our overflow studio into this space. This space does not require any construction or renovation, our only plans for this space are to clean up the inside, replace ceiling tiles that are miscolored, and remove old carpeting. The lobby and private dance room will be LVT flooring, the dance rooms will be marley sprung dance floors that lay on top of the original concrete.

Thank you for your time and assistance.

Happy to help answer any follow up questions or concerns.

Tony Haddad

Adagio Dance LLC - Owner

248-840-4274



Department of Planning and Economic Development
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 656-4660

Development Application

Project Information

Name Adagio Dance LLC		
Description of Proposed Project and Use(s) Adagio Dance is a competition dance school. Space would be used for dance classes and training for dancers, for ages 4-18		
Review Type (as defined in Section 138-2.200 & 138-7.100 of the City's <u>Zoning Ordinance</u>)		
Site Plan:	Sketch Plan:	PUD
☐ New	☐ Administrative Review	☐ Concept Review
☐ Amendment	☐ PC Review	☐ Final Review
☐ Other (please describe):		
Conditional Land Use (as indicated in Section 138-4.300 of the City's <u>Zoning Ordinance</u>) ☒ Yes ☐ No *Be advised any applications for on-premises alcohol sales must also submit a <u>Liquor Application</u> to the City Clerk's office.		

Property Information

Street Address 1775 W. Hamlin Road B	
Parcel Identification Number 70-15-28-102-016	Property Dimensions Width at Road Frontage: Depth:
Land Area (acres)	# of Lots/Units (if applicable) 1
Current Use(s) Unoccupied	Current Zoning EC
Wetland Use Permit Required	
☐ Yes, there are MDEQ regulated wetlands on the property	☐ Unsure, a boundary determination is needed
☐ Yes, there are City regulated wetlands on the property	☒ No, there are <u>NO</u> regulated wetlands on the property
Tree Removal Permit Required	
☐ Yes, there are regulated trees on the property	☒ No, there are <u>NO</u> regulated trees on the property
Steep Slope Permit Required	
☐ Yes, there are regulated slopes on the property located within 200 feet of a watercourse	☒ No, there are <u>NO</u> regulated slopes on the property
☐ Yes, there are regulated slopes on the property <u>NOT</u> located within 200 feet of a watercourse	



Department of Planning and Economic Development
(248) 656-4660

Development Application

Applicant Information

Name	ADAGIO DANCE LLC		
Address	1659 W. HAMLIN ROAD SUITE A		
City	ROCHESTER HILLS	State	MI
		Zip	48309
Phone	248-840-4274	Email	MANAGEMENT@ADAGIODANCELLC.COM
Applicant's Legal Interest in Property	TENANT - TO OCCUPY SPACE FOR DANCE STUDIO		

Property Owner Information ☐ Check here if same as above

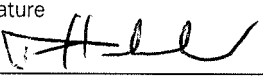
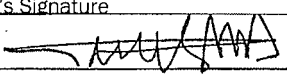
Name	KING DAVID INVESTMENT, LLC		
Address	2859 BAY TREE CT		
City	ROCHESTER HILLS	State	MI
		Zip	48306
Phone	248-961-3824	Email	akramfram@gmail.com

Applicant's/Property Owner's Signature

I (we) do certify that all information contained in this application, accompanying plans and attachments are complete and accurate to the best of my (our) knowledge.

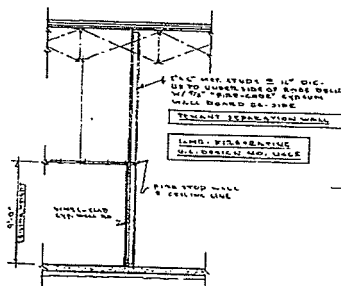
I (we) understand that if it is determined that the application is not complete, the City shall immediately identify in writing what is needed to make the application complete.

I (we) authorize the employees and representatives of the City of Rochester Hills to enter and conduct an investigation of the above referenced property.

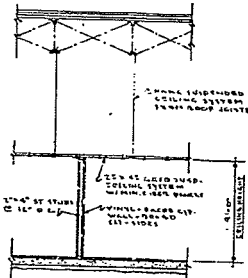
Applicant's Signature 	Applicant's Printed Name TONY HADDAD	Date 06/04/2026
Property Owner's Signature 	Property Owner's Printed Name AKRAM FRAM	Date 06/04/2026

OFFICE USE ONLY

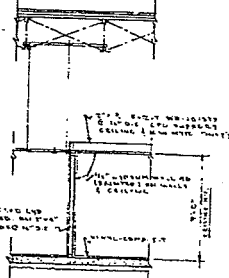
Date Filed	File #	Escrow #
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WALL SECTION "A"-A
SCALE: 1/4" = 1'-0"



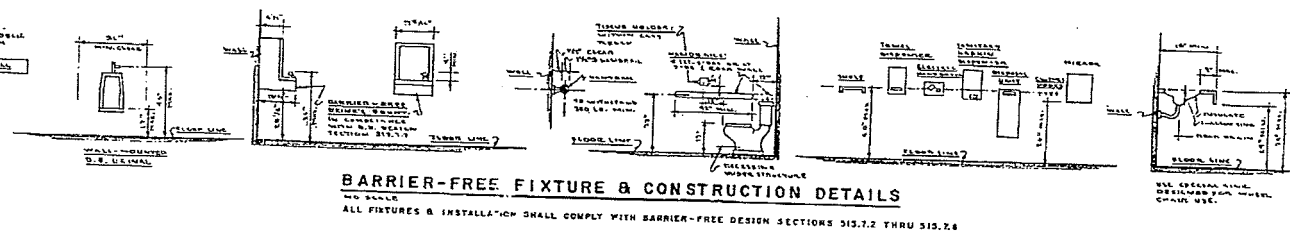
WALL SECTION "B"-B
SCALE: 1/4" = 1'-0"



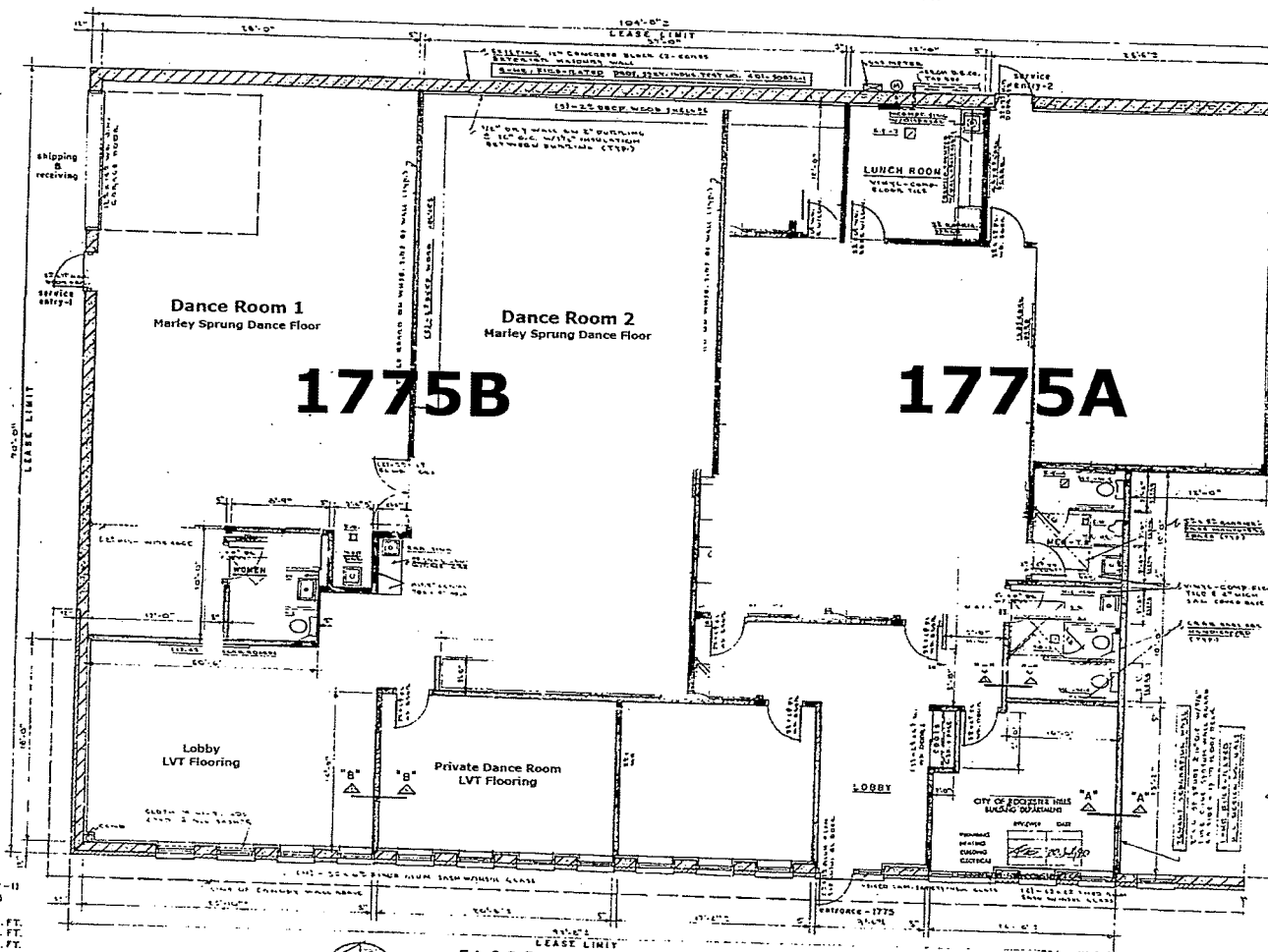
WALL SECTION "C"-C
SCALE: 1/4" = 1'-0"

USE GROUP: F/B
MIXED USE UNDER 313.1.2 (SEPARATED USES) (OPTION-1)
CONSTRUCTION CLASSIFICATION: 3B (SUPPRESSED)

TENANT OFFICE & SHOWROOM AREA • 5,534 SQ. FT.
TENANT WAREHOUSE AREA • 1,360 SQ. FT.
TOTAL TENANT AREA • 6,894 SQ. FT.
OCCUPANCY LOAD • 40 - PERSONS (14 - MALES & 26 - FEMALES)
TENANT USE: CONSUMER CLUB OPERATION.



BARRIER-FREE FIXTURE & CONSTRUCTION DETAILS
ALL FIXTURES & INSTALLATION SHALL COMPLY WITH BARRIER-FREE DESIGN SECTIONS 313.7.2 THRU 313.7.8



FLOOR PLAN - LEASE AREA - 1775
SCALE: 1/4" = 1'-0"

SEE OVERALL BUILDING PLANS, JOB NO. 85-1012 - BUILDING "C", DATED 2-16-88. (CITY PROJECT NO. 79-941)
AUTOMATIC FIRE SUPPRESSION SYSTEM - COMPLYING WITH B.O.C.A. CODE SECTION 1702.0.8 N.F.P.A. NO. 13
SEPARATE PLANS FOR INSTALLATION SHALL BE SUBMITTED BY SPRINKLER CONTRACTOR.

PROJECT NO. 79-941

REVISED 21 June 90

UNITED CONSUMERS CLUB

1775 HAWLIN ROAD - SUITE "C"
CITY OF ROCHESTER HILLS, MICHIGAN 48064

OWNER
george pelham head A.I.A. architect
16950 wilderness at w. mc nichols rd. detroit, michigan 48221
(313) 862-5627

REVISIONS	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

SHEET NO. 1012
TL-1775
JOB NO. 85-1012



Department of Planning and Economic Development

(248) 656-4660

planning@rochesterhills.org

www.rochesterhills.org

Planning Site Plan Review Fee Schedule

Administrative Review	Billed based on the actual cost to the City for the service at a rate of \$90 per hour, a minimum escrow deposit of \$750 is required to start the process	
Building	\$90 per hour (<i>min. escrow deposit \$250</i>)	\$
Fire	\$90 per hour (<i>min. escrow deposit \$170</i>)	\$
Parks & Forestry	\$90 per hour (<i>min. escrow deposit \$250</i>)	\$
Engineering	Site Plans \$1,100 (up to 10 acres) + \$90 per acre over 10 acres	\$
	Steep Slope Analysis \$90 per hour	\$
	Site Condominiums	
	a. Preliminary Site Condo. \$950 (up to 10 acres) + \$95 per acre over 10 acres (up to \$3,500 max.)	\$
	b. Final Site Condo. \$500 (up to 10 acres) + \$45 per acre over 10 acres (up to \$1,800 max.)	\$
	c. Master Deed & Exhibits. \$700 (up to 10 acres) + \$35 per acre over 10 acres	\$
	Subdivision Development*	
	a. Pre-preliminary. \$800 (up to 10 acres) + \$75 per acre over 10 acres (up to \$2,500 max.)	\$
	b. Tentative Preliminary. \$950 (up to 10 acres) + \$95 per acre over 10 acres (up to \$3,500 max.)	\$
	c. Final Preliminary. \$500 (up to 10 acres) + \$45 per acre over 10 acres (up to \$1,800 max.)	\$
	d. Final Plat. \$1,800+ \$95 per acre over 10 acres	\$
Planning	Site Plans*	
	a. Multi-Family, Cluster, Manufactured Housing Parks. \$1,000 + \$18 per unit	\$
	b. Non-residential \$1,500 + \$75 per acre	\$
	*There shall be a charge of 50% of the full review fee for the third and each subsequent review	
	Site Condominiums*	
	a. Preliminary Site Condominium. \$900 + \$10 per building site	\$
	b. Final Site Condominium. \$600 + \$10 per building site	\$
	*There shall be a charge of 50% of the full review fee for the third and each subsequent review	
	Subdivision Development*	
	a. Concept Review. No fee for 1 st meeting, additional meetings \$250 each	\$
	b. Tentative Preliminary. Regular Plan \$900 + \$10 per lot + \$500 for Open Space Option (<i>if applicable</i>)	\$
	c. Final Preliminary. \$600 + \$10 per lot	\$
	d. Final Plat. \$600 + \$10 per lot	\$
	*There shall be a charge of 50% of the full review fee for the third and each subsequent review	
	Conditional Land Use. \$1,000 (plus 50% of the full review fee for third plus reviews)	\$ 1500
	Required on-site public hearing notice sign to be installed by the City, if applicable. \$500	
	Rezoning. \$1,000 (plus 50% of the full review fee for third plus reviews)	\$
	Text Amendments \$90 per hr. if service conducted by city staff.	\$
	Legal Fee Review. Corresponds to City's cost for Legal Services	\$
	Extension of Approval	
	a. Administrative Approval. \$250	\$
	b. Planning Commission or City Council Approval. \$500 per meeting	\$
	Tree Conservation Review. \$250	\$
	Brownfield Redevelopment Plan Review. \$2,500 to begin review process	\$
	Wetland Determination/Use Permit. \$750 (less than 2 acres), \$1,000 (2 to 5 acres), \$1,500 (over 5 acres). * <i>Note that these fees are to begin the delineation/site plan review process, additional fees may occur based on actual City consultant's charges. Use Permit Fees associated with a site plan review are charged for each site plan review submission.</i>	\$
	Internal Review, Consultation, Field Inspection	
	a. City Staff. \$90 per hour	\$
	b. Outside Consultant. City's cost for services	\$
Other	Work not covered above will be billed based on the actual cost to the City for the service at a rate of \$90 per hour, a minimum escrow deposit of \$250 is required to start the work	\$
SUBTOTAL		\$ 1500
Administrative Fee (20% of the subtotal, \$100 Minimum)		X 1.20
TOTAL		\$ 1800

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

FILING ENDORSEMENT

This is to Certify that the ARTICLES OF ORGANIZATION (DOMESTIC L.L.C.)

for

KING DAVID INVESTMENT, L.L.C.

ID NUMBER: F0668X

received by facsimile transmission on December 2, 2016 is hereby endorsed.

Filed on December 8, 2016 by the Administrator.

This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.



Sent by Facsimile Transmission

*In testimony whereof, I have hereunto set my
hand and affixed the Seal of the Department,
In the City of Lansing, this 8th day
of December, 2016.*

Julia Dale

Julia Dale, Director
Corporations, Securities & Commercial Licensing Bureau

CSCL/CD-700 (Rev. 08/16)

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS CORPORATIONS, SECURITIES & COMMERCIAL LICENSING BUREAU	
Date Received	(FOR BUREAU USE ONLY)
	This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.
Name	
Address	
City	State ZIP Code
EFFECTIVE DATE:	

Document will be returned to the name and address you enter above.
If left blank, document will be returned to the registered office.

ARTICLES OF ORGANIZATION**For use by Domestic Limited Liability Companies**

(Please read information and instructions on reverse side)

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned executes the following Articles:

ARTICLE I

The name of the limited liability company is: KING DAVID INVESTMENT, L.L.C.

ARTICLE II

The purpose or purposes for which the limited liability company is formed is to engage in any activity within the purposes for which a limited liability company may be formed under the Limited Liability Company Act of Michigan.

ARTICLE III

The duration of the limited liability company if other than perpetual is: _____

ARTICLE IV

1. The name of the resident agent at the registered office is: AKRAM FRAM

2. The street address of the location of the registered office is:

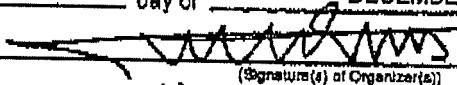
2859 BAY TREE CT ROCHESTER HILLS, Michigan 48306
(Street Address) (City) (Zip Code)

3. The mailing address of the registered office if different than above:

PO BOX 210041 AUBURN HILLS, Michigan 48321
(P.O. Box or Street Address) (City) (Zip Code)

ARTICLE V (Insert any desired additional provision authorized by the Act; attach additional pages if needed.)

Signed this 2ND day of DECEMBER, 2016

By  (Signature(s) of Organizer(s))AKRAM FRAM
(Type or Print Name(s) of Organizer(s))



Department of Planning and Economic Development
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 656-4660

Environmental Impact Statement (EIS)

Project Information

Name	Adagio Dance LLC	
Description of Proposed Project	Utilize a pre-existing space on 1775 W. Hamlin Road B for competition dance studio	
Proposed Use(s)		
Residential	Non-Residential	Mixed-Use
☐ Single Family Residential	☐ Commercial/Office	☒ Describe uses:
☐ Multiple Family Residential	☐ Industrial	Recreation-Dance Studio
	☐ Institutional/Public/Quasi-Public	

Purpose. The purpose of the EIS is to:

- A. Provide relevant information to the City Planning Commission and the City Council on the environmental impact of applications for rezoning, platting, site condominium, and site plan approval and other actions that will have a significant effect on the environment
- B. Inject into the developer's planning process consideration of the characteristics of the land and the interests of the community at large, as well as the developer's own interests and those of potential customers
- C. Facilitate participation of the citizenry in the review of community developments
- D. Provide guidelines for standards as required by *Section 138-2.204* of the [zoning ordinance](#)

Content. The Environmental Analysis Report (Part I and II), the Impact Factors (Part III), and the Summary (Part IV), which together form the EIS, should meet all of the following requirements:

- A. The EIS is intended to relate to the following:
 - 1. Ecological effects, both positive and negative
 - 2. Population results
 - 3. How the project affects the residential, commercial, and industrial needs
 - 4. Aesthetic and psychological considerations
 - 5. Efforts made to prevent the loss of special features of natural, scenic or historic interest
 - 6. Overall economic effect on the City
 - 7. Compatibility with neighborhood, City and regional development, and the Master Land Use Plan
- B. The EIS must reflect upon the short-term effect as well as the long-term effect upon the human environment:
 - 1. All pertinent statements must reflect both effects
 - 2. All pertinent statements must suggest an anticipated timetable of such effects
- C. On developments of 5 acres or more, a topographic presentation indicating slopes 12% and more, depressions, major drainage patterns, wooded areas, flood plains, and wetlands is required

OFFICE USE ONLY

Date Filed	File #	Date Completed
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Questions or Clarifications. Please contact the Department of Planning and Economic Development at the contact information above for questions or clarifications.



Environmental Impact Statement (EIS)

Guidelines

These guidelines are to be followed by developers desiring to gain approval of proposed plans. The guidelines provide for an in-depth analysis of the site in question considering the past, the present, the proposed plan, and the future expectations with respect to community environmental sanity. The analysis is intended to determine how the proposed plan will meet goals of the community as they are set out separately in the Master Land Use Plan.

The complexity of the EIS must clearly depend upon the scope of the project and the magnitude (in the opinion of the Planning Commission) of the potential impact. It is not the intention of the City to create an unduly burdensome or expensive requirement for the developer. In preparing the EIS in accordance with the outline below, judgment should be exercised to keep the form and extent of responses in proportion to the scope of the project. Each answer is to be as brief as practical.

Where questions or answers are not applicable, please state "Not Applicable". All other data is required, and where incomplete or in adequate data is provided based on the scope of the project and the opinion of the Planning Commission, the lack of such data shall be cause for tabling the application by a majority vote of the body present. The matter will be reopened upon submission of a written report on any questions not properly detailed.

Part 1. Analysis Report: Past and Present Status of the Land

A. What are the characteristics of the land, waters, plant & animal life present?
1. Comment on the suitability of the soils for the intended use
Not applicable to request, no changes in current building or format of land
2. Describe the vegetation giving specific locations of specimens of 6" diameter or greater, or areas of unusual interest on parcels of 5 acres or more
Not applicable to request, no changes in current building or format of land
3. Describe the ground water supply & proposed use
Not applicable to request, no changes in current building or format of land
4. Give the location & extent of wetlands & floodplain
Not applicable to request, no changes in current building or format of land
5. Identify watersheds & drainage patterns
Not applicable to request, no changes in current building or format of land
B. Is there any historical or cultural value to the land?
Not applicable to request, no changes in current building or format of land
C. Are there any man-made structures on the parcel(s)?
Not applicable to request, no changes in current building or format of land



Environmental Impact Statement (EIS)

D. Are there important scenic features?

Not applicable to request, no changes in current building or format of land

E. What access to the property is available at this time?

Building is non-occupied at this time, can be made accessible.

F. What utilities are available?

Electric, water, gas

Part 2. The Plan

A. **Residential** (*Skip to B. below if residential uses are not proposed*)

1. Type(s) of unit(s)

2. Number of units by type

3. Marketing format, i.e., rental, sale or condominium

4. Projected price range

B. **Non-Residential/Mixed-Use** (*Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed*)

1. Anticipated number of employees

5 employees - dance teachers

2. Hours of operation/number of shifts

standard schedule - 2:00PM to 10:00PM

non-standard or special rehearsals - 7:00AM - 2:00PM

3. Operational schedule (*continuous, seasonal, seasonal peaks, etc.*)

Continuous operation

4. Description of outside operations or storage

No outside operations planned



Environmental Impact Statement (EIS)

5. Delineation of trade area	Not applicable to request, no changes in current building or format of land
6. Competing establishments within the trade area (<i>document sources</i>)	Not applicable to request, no changes in current building or format of land
7. Projected growth (physical expansion or change in employees)	Possible teacher increase from 5-7 teachers, not teaching concurrently. Possible student increase from 30-45 dancers, split class schedules

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan?	not applicable to request, no changes to building layout
1. Total number of acres of undisturbed land	
2. Number of acres of wetland or water existing	
3. Number of acres of water to be added	
4. Number of acres of private open space	
5. Number of acres of public open space	
6. Extent of off-site drainage	
7. List of any community facilities included in the plan	
8. How will utilities be provided?	
B. Current planning status	No major construction to take place. Cleaning inside, removing old carpet, replacing floors, beautifying the internal appearance
C. Projected timetable for the proposed project	30-60 days of internal cleanup and flooring
D. Describe or map the plan's special adaptation to the geography	Not applicable to request, no changes in current building or format of land
E. Relation to surrounding development or areas	Not applicable to request, no changes in current building or format of land



Environmental Impact Statement (EIS)

F. Does the project have a regional impact? Of what extent & nature?

No regional impact, no changes to building structure, layout, or existing environment.

G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact

Not applicable to request, no changes in current building or format of land

H. List any possible pollutants

No pollutants other than re-painting interior of building, no exterior changes.

I. What adverse or beneficial changes must inevitably result from the proposed development?

Not applicable

1. Physical

a. Air quality

b. Water effects (*pollution, sedimentation, absorption, flow, flooding*)

c. Wildlife habitat (*where applicable*)

d. Vegetative cover

e. Night light

2. Social

a. Visual

b. Traffic (*type/amount of traffic generated by the project*)

Not applicable to request, no changes in current building or format of land

c. Modes of transportation (*automotive, bicycle, pedestrian, public*)

Not applicable to request, no changes in current building or format of land

d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities

Not applicable to request, no changes in current building or format of land



Environmental Impact Statement (EIS)

3. Economic **Not applicable to request, no changes in current building or format of land**
a. Influence on surrounding land values

b. Growth inducement potential

c. Off-site costs of public improvements

d. Proposed tax revenues (*assessed valuation*)

e. Availability or provisions for utilities

J. In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses & intended future uses as shown on the Master Land Use Plan?

Not applicable to request, no changes in current building or format of land

K. What specific steps are planned to revitalize the disturbed or replace the removed vegetative cover?

Not applicable to request, no changes in current building or format of land

L. What beautification steps are built into the development?

Only interior beautification - remove and replace old carpet with LVT flooring, install marley sprung dance floors over original concrete. Paint and clean interior

M. What alternative plans are offered?

Not applicable to request, no changes in current building or format of land



Environmental Impact Statement (EIS)

Part 4. The Summary

Based on the foregoing Analysis Report, state the net environmental impact on the City of Rochester Hills if the proposed plan is implemented. The summary is intended to briefly set forth a basis for the City of Rochester Hills Planning Commission and the City Council to determine the acceptability of proposed development.

It is suggested that the summary be brief and to the point. Make the comments relative to the initial impression and the lasting effect upon the entire community in relation to at least these points of concern:

1. Ecological effects
2. Residential, commercial or industrial needs
3. Treatment of special features of natural, scenic or historic interest
4. Economic effect
5. Compatibility with neighborhood, City and regional development, and the City's Master Land Use Plan

Our request has no impact on the environment or surrounding areas. We plan to use the pre-existing space which is currently non-occupied as a studio for competitive dance and dance training, learning.

We don't have a heavy flow of cars or traffic, should be no more than 10-12 vehicles in the parking lot at a given time and our hours are typically as other local business are finishing their day, so no disruption planned.

Our plans for beautification are all interior at this time. Remove old carpet, replace with new LVT flooring. Install new marley sprung dancefloor on existing concrete floor. Prime and re paint, replace old marked or discolored ceiling tiles.

No changes to environment or disruption to residential or commercial neighbors. No disruption to natural habitats or environment.