



# Rochester Hills

## Master Report

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**File Number: 2004-0124**

**File Number:** 2004-0124                      **File Type:** Agreement                      **Status:** Held in Council  
**Version:** 1                                      **Reference:**                                      **Controlling Body:** City Council  
**Requester:** Planning/Development                      **Cost:**                                      **Introduced:** 02/11/2004  
**File Name:** Road Improvement Agreement for Rochester/Tienken Roads                      **Final Action:**

**Title:** Approval of Road Improvement Agreement made by and among Curtis Properties (Curtis Properties) Group, L.L.C., Tienken Partners, LLC (Tienken Partners) and the City of Rochester Hills as a condition of approval of the Papa Joe's Planned Unit Development and the City Walk Planned Unit Development

**Notes:** Papa Joe's and City Walk PUDs  
Rochester/Tienken Roads

**Code Sections:**                                      **Agenda Date:**  
**Indexes:**    **Agenda Number:**  
**Sponsors:**    **Enactment Date:**  
**Attachments:** Agenda Summary.pdf, Road Agreement.pdf                      **Enactment Number:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	02/18/2004	Discussed				

### Text of Legislative File 2004-0124

..Title  
Approval of Road Improvement Agreement made by and among Curtis Properties (Curtis Properties) Group, L.L.C., Tienken Partners, LLC (Tienken Partners) and the City of Rochester Hills as a condition of approval of the Papa Joe's Planned Unit Development and the City Walk Planned Unit Development

..Body  
Whereas, Curtis Properties seeks to develop a planned unit development to be known as the Papa Joe's Gourmet Market on approximately 15.3 acres of land located at the northwest corner of the Rochester/Tienken Road intersection and,

Whereas, Tienken Partners seeks to develop a planned unit development to be known as the City Walk Retail Plaza on approximately 12.4 acres located at the southwest corner of the Rochester/Tienken Road intersection and

Whereas, the City believes that the intersection of Rochester Road and Tienken Road in the City is currently providing an inadequate level of service and

Whereas, a traffic impact study at the intersection of Rochester and Tienken Roads for Curtis Properties and

Tienken Partners indicated that levels of service would be improved with the road improvements as set forth in the Agreement and

Whereas, construction of the road improvements described in the Agreement is a condition to the approval by the City of the Papa Joe's PUD and the City Walk PUD and Curtis Properties and Tienken Partners desire to construct the road improvements described in the Agreement in accordance with the terms and conditions of the Agreement.

Resolved, that the Rochester Hills City Council hereby accepts the Road Improvement Agreement dated 2004, between Curtis Properties Group L.L.C., 2025 Rochester Road, Rochester Hills, MI 48307, Tienken Partners LLC, 37020 Garfield, Suite T-1, Clinton Township, MI 48036 and the City of Rochester Hills, 1000 Rochester Hills Drive, Rochester Hills, MI 48309.

Be it Further Resolved that the Mayor and City Clerk are authorized to execute and deliver the Agreement on behalf of the City.

Be it Further Resolved that the Road Improvement Agreement dated , 2004 is subject to approval of the Papa Joe's Gourmet Market Planned Unit Development and the City Walk Retail Plaza Planned Unit Development.