



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

Development Application

Project Information

Name Meijer, RHH (Meijer, Grocery)		
Description of Proposed Project and Use(s) Renovate the existing Hollywood Market and repurpose the building for a new Meijer Grocery Store. The proposed plan would include a pharmacy drive-through.		
Review Type (as defined in Section 138-2.200 & 138-7.100 of the City's Zoning Ordinance)		
Site Plan: <input checked="" type="checkbox"/> New <input type="checkbox"/> Amendment <input type="checkbox"/> Other (please describe):	Sketch Plan: <input type="checkbox"/> Administrative Review <input type="checkbox"/> PC Review	PUD <input type="checkbox"/> Concept Review <input type="checkbox"/> Final Review
Conditional Land Use (as indicated in Section 138-4.300 of the City's Zoning Ordinance) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No *Be advised any applications for on-premises alcohol sales must also submit a Liquor Application to the City Clerk's office.		

Property Information

Street Address 1495 Rochester Road	
Parcel Identification Number 15-10-226-041	Property Dimensions Width at Road Frontage: 630' Depth: 475'
Land Area (acres) 10.15	# of Lots/Units (if applicable) n/a
Current Use(s) Grocery / Commercial	Current Zoning NB Neighborhood Business
Wetland Use Permit Required	
<input type="checkbox"/> Yes, there are MDEQ regulated wetlands on the property <input type="checkbox"/> Unsure, a boundary determination is needed <input type="checkbox"/> Yes, there are City regulated wetlands on the property <input checked="" type="checkbox"/> No, there are NO regulated wetlands on the property	
Tree Removal Permit Required	
<input checked="" type="checkbox"/> Yes, there are regulated trees on the property <input type="checkbox"/> No, there are NO regulated trees on the property	
Steep Slope Permit Required	
<input type="checkbox"/> Yes, there are regulated slopes on the property located within 200 feet of a watercourse <input checked="" type="checkbox"/> No, there are NO regulated slopes on the property <input type="checkbox"/> Yes, there are regulated slopes on the property NOT located within 200 feet of a watercourse	



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Applicant Information

Name Meijer, Inc. c/o Paul Furtaw		
Address 2350 Three Mile Road NW		
City Grand Rapids	State MI	Zip 49544
Phone 517.827.8677	Email paul.furtaw@collierseng.com	
Applicant's Legal Interest in Property Tenant		

Property Owner Information Check here if same as above

Name Markus Management Group		
Address 251 East Merrill, Suite 236		
City Birmingham	State MI	Zip 48009
Phone 248.209.9090	Email dmarkus@markusllc.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 Paul Furtaw	Date 7/24/2024
Property Owner's Signature 	Property Owner's Printed Name DORCAS MARKUS	Date 7/24/24

OFFICE USE ONLY

Date Filed	File #	Escrow #



Fee Schedule

Review	Fee	Estimated Fee
Administrative Review	Billed based on the actual cost to the City for the service at a rate of \$85 per hour, a minimum escrow deposit of \$750 is required to start the process	
Building	\$85 per hour (<i>min. escrow deposit \$250</i>)	\$
Fire	\$85 per hour (<i>min. escrow deposit \$170</i>)	\$
Parks & Forestry	\$85 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 \$85 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) + \$45per acre over 10 acres (up to \$1,800 max.) c. Master Deed & Exhibits. \$700 (up to 10 acres) + \$35 per acre over 10acres	\$
	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	\$
	Site Plans* a. Multi-Family, Cluster, Mobile Home 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	\$ 1,800
Planning (Development Services)	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)	\$ 1,000
	Rezoning. \$1,000 (plus 50% of the full review fee for third plus reviews)	\$
	Text Amendments \$85 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. \$500 (less than 2 acres), \$1,000 (2 to 5 acres), \$1,500 (over 5 acres to begin the delineation process)	\$
	Steep Slope Analysis \$75 per hour	\$
	Internal Review, Consultation, Field Inspection a. City Staff. \$85 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 \$85 per hour, a minimum escrow deposit of \$250 is required to start the work
SUBTOTAL		\$ 2,800
Administrative Fee (20% of the subtotal, \$100 Minimum)		X 1.20
TOTAL		\$ 3,360

These fees are intended to cover two plan reviews, after which time a review of the escrow account will be conducted, additional fees may be necessary at that time to complete the plan review and approval process