



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

Development Application

Project Information

Name 1467 North Rochester Road		
Description of Proposed Project and Use(s) New 11,025 square foot retail outlet building along Rochester Road frontage to replace the existing Verizon Retail Building		
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 type="checkbox"/> Yes <input checked="" 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 1467 Rochester Road	
Parcel Identification Number 15-10-226-041	Property Dimensions Width at Road Frontage: 630.40' Depth: 475.00'
Land Area (acres) 10.15	# of Lots/Units (if applicable) N/A
Current Use(s) Retail	Current Zoning B-3
Wetland Use Permit Required	
<input type="checkbox"/> Yes, there are MDEQ regulated wetlands on the property <input type="checkbox"/> Yes, there are City regulated wetlands on the property <input type="checkbox"/> Unsure, a boundary determination is needed <input checked="" type="checkbox"/> No, there are NO regulated wetlands on the property	
Tree Removal Permit Required	
<input type="checkbox"/> Yes, there are regulated trees on the property <input checked="" 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 type="checkbox"/> Yes, there are regulated slopes on the property NOT located within 200 feet of a watercourse <input checked="" type="checkbox"/> No, there are NO regulated slopes on the property	



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Applicant Information

Name Markus Management Group		
Address 251 East Merrill, Suite: 205		
City Birmingham	State Michigan	Zip 48009
Phone 248-822-2222	Email dmarkus@markusllc.com	
Applicant's Legal Interest in Property Owner		

Property Owner Information Check here if same as above

Name		
Address		
City	State	Zip
Phone	Email	

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 Doraid Markus	Date
Property Owner's Signature 	Property Owner's Printed Name Doraid Markus	Date

OFFICE USE ONLY

Date Filed	File #	Escrow #
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For additional information, please refer to the [Zoning Ordinance](#).

1. **Completed Applications.** Complete applications include the following:

- a. Site Plan, including all the following applicable components: engineering, photometric, wetland, tree survey, landscape & storm water management
- b. Floor Plans and Elevations, including colored renderings of the elevations (*if applicable*)
- c. Environmental Impact Statement (EIS)
- d. Information per Tree Preservation Ordinance (*if applicable*)
- e. Wetland and Watercourse Boundary Determination Application (*if applicable*)
- f. Copy of Purchase or Lease Agreement (*if applicable*)
- g. Any other information which the applicant feels will aid the City in its review

2. **Application Process.** You may submit all required documents online. [Click here](#) to apply for a Planning, Zoning or Engineering Process online.

3. **Review Process.** City staff and consultants will review the plans to ensure compliance with City ordinances within 15 days of submittal (10 days for subsequent reviews). If it is determined that one or more applicable item(s) are not included or need to be modified, the applicant will be contacted. Incomplete site plans will not be placed on a Planning Commission agenda until all necessary information is submitted and reviewed. Planning Commission meetings are generally held the third Tuesday of each month at 7:00 P.M.

Administrative Review

Plans that can be reviewed administratively in accordance with *Section 138-2.200 Site Plan Review* shall be reviewed within 10 days of submittal

4. **Fees.** Established fees as indicated on the attached Fee Schedule. Applicants will be notified of the required review fee amount after plans have been submitted for review. Checks should be made payable to the City of Rochester Hills.

5. **Questions or Clarifications.** Please contact the Department of Planning and Economic Development at the contact information above for questions or clarifications.