



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

Development Application

Project Information

Name		
Description of Proposed Project and Use(s)		
Review Type (as defined in Section 138-2.200 & 138-7.100 of the City's Zoning Ordinance)		
Site Plan: <input 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 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	
Parcel Identification Number	Property Dimensions Width at Road Frontage: _____ Depth: _____
Land Area (acres)	# of Lots/Units (if applicable)
Current Use(s)	Current Zoning
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 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 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"/> 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	



Applicant Information

Name		
Address		
City	State	Zip
Phone	Email	
Applicant's Legal Interest in Property		

Property Owner Information Check here if same as above

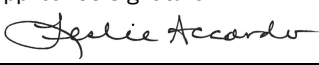

Name	3420 Rochester Rd, LLC		
Address	29200 Northwestern HWY, Ste 450		
City	Southfield	State	MI
		Zip	48034
Phone	248-770-0204	Email	

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	Date
Property Owner's Signature 	Property Owner's Printed Name Kenny Koza	Date 8/15/2022

OFFICE USE ONLY

Date Filed	File #	Escrow #

PARCELS:

- 15-34-277-006
- 15-34-277-001
- 15-34-277-002
- 15-34-427-016
- 15-34-427-017
- 15-34-427-008

LEGAL DESCRIPTION:

(TAX PARCEL 15-34-277-006)

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY No. OP 405833, DATED JAN. 19, 2010)

Real property in the City of Rochester Hills, County of Oakland, State of Michigan, described as follows:

Part of Lots 64 and 65 of Avoncrofts Subdivision, as recorded in Uber 19 of Plats, Page 15, Oakland County Records, being more particularly described as follows: Beginning at a point on the South line of Lot 64 of said Avoncrofts Subdivision, said line being also the East and West 1/4 line of Section 34, Township 3 North, Range 11 East, Avon Township, Oakland County, Michigan, said point being S88°41'39"W as measured along said 1/4 Section line, a distance of 90.73 feet from the East 1/4 corner of said Section 34; proceeding thence from said point of beginning, S88°41'39"W along the East and West 1/4 line of said Section 34, said line being also the South line of said Lot 64, a distance of 231.96 feet to the Southwest corner of said Lot 64; thence N05°09'40"E along the West line of Lots 64 and 65 of said Subdivision, a distance of 292.00 feet to the Northwesterly corner of said Lot 65; thence along the Northerly line of Lot 65, said line being also the Southerly line of Nawakwa Road (50 feet wide), along the arc of a curve, concave to the North, Radius 494.00 feet, an arc distance of 266.05 feet (chord bears S68°19'17"E 262.85 feet) to the Southwesterly corner of Nawakwa Road and Rochester Road (M-150) as widened; thence S02°32'47"W along the Westerly line of said Rochester Road (width varies), thru the interior of Lot 65 and into Lot 64, a distance of 158.01 feet to a point; thence S45°56'30"W along a limited access right of way line of the proposed M-59 Freeway, a distance of 43.97 feet to the point of beginning.

LEGAL DESCRIPTION:

(TAX PARCEL 15-34-277-001)

(PER CHICAGO TITLE INSURANCE COMPANY, POLICY No. 75306-89421411, DATED AUG. 1, 2013)

City of Rochester Hills, County of Oakland, State of Michigan

All of Lot 63, except that part described as follows: Beginning at Southeast corner of said Lot 63; thence Westerly along South line of said lot to Southwest corner of said lot; thence Northerly along West lot line of said lot, 146 feet; thence Easterly to a point on East lot line of said lot, which point is 146 feet Northerly along said lot line from Southeast corner of said lot; thence Southerly along East lot line 146 feet to place of beginning; of Avoncrofts Subdivision, according to the plat thereof recorded in Liber 19 of Plats, page 15 of Oakland County Records.

ALSO KNOWN FOR TAX PURPOSES AS:

Lot 63, except the South 146 feet, Avoncrofts Subdivision, according to the plat thereof recorded in Liber 19 of Plats, page 15 of Oakland County Records.

LEGAL DESCRIPTION:

(TAX PARCEL 15-34-277-002)

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY No. OP 405833, DATED JAN. 19, 2010)

That part of Lot 63 described as beginning at Southeast corner of said Lot 63; thence Westerly along south line of said lot to Southwest corner of said lot; thence Northerly along west lot line of said lot, 146 feet; thence Easterly to a point on east lot line of said lot which point is 146 feet Northerly along said lot line from Southeast corner of said lot; thence Southerly along east lot line, 146 feet to place of beginning, AVONCROFTS SUBDIVISION of part of the Northeast quarter of Section 34, T3N, R11E, Avon Township, Oakland County, Michigan, according to the plat thereof as recorded in Liber 19 of plats, Page 15, Oakland County Records.

LEGAL DESCRIPTION:

(TAX PARCELS 15-34-427-016 & 15-34-427-017)

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY No. OP 405833, DATED JAN. 19, 2010)

All that part of Tracts A and B lying Northerly of a line described as:
Commencing at the Northwest corner of said Section 34; thence N87°48'02"E a distance of 1653.84 feet; thence S37°00'48"E a distance of 2015.44 feet; thence S67°39'43"E a distance of 1046.70 feet; thence N22°20'17"E a distance of 196.96 feet to the point of beginning; thence S67°39'45"E a distance of 195.66 feet; thence S68°55'19"E a distance of 273.10 feet; thence S82°17'31"E a distance of 335.04 feet; thence N84°20'17"E a distance of 600 feet to a point of ending.

Tract A: Lots 76 and 77 of Martin Farms Subdivision of a portion of the Southeast 1/4 of Section 34, T3N, R11 E, Avon Township, Oakland County, Michigan, as recorded in Liber 18 of Plats, Page 23, Oakland County Records, together with all right, title and interest which may accrue by the vacating of the alleys lying Northerly of and between said Lots.

Tract B: That part of the Northeast 1/4 of the Southeast 1/4 of Section 34, T3N, R11 E, Avon Township, Oakland County, Michigan described as:
Beginning at a point located S87°37'40"W a distance of 33.09 feet along the East and West 1/4 line and S01°11'00"E a distance of 488.13 feet from the East 1/4 corner of said Section 34; thence S01°11'00"E a distance of 170 feet to a point on the North line of Shortridge Street; thence S88°30'00"W a distance of 636.80 feet along the North line of said Street; thence N00°21'00"W a distance of 648.5 feet to a point on the East and West 1/4 line; thence N87°37'40"E a distance of 225.00 feet; thence S01°11'00"E a distance of 125.00 feet; thence N87°37'40"E a distance of 172.53 feet; thence S01°11'00"E a distance of 363.13 feet; thence N87°37'40"E a distance of 230.00 feet to the point of beginning.

LEGAL DESCRIPTION:

(TAX PARCEL 15-34-427-008)

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY No. OP 405833, DATED JAN. 19, 2010)

The following described premises situated in the Township of Avon, County of Oakland and State of Michigan, to-wit:

Being part of SE 1/4 beginning at a point distance S87°37'40"W 33.09 feet from East 1/4 corner; thence S01°11'00"E 125 feet; thence S87°37'40"W 402.53 feet; thence N01°11'00"W 125 feet; thence N87°37'40" E 402.53 feet to beginning, except that part taken for M-59 Highway and Rochester Road Interchange, 0.69 acres T3N, R11E, Section 34

LEGAL DESCRIPTION:

(Combined Parcel, As Surveyed by PEA)

All of Lot 63, together with part of Lots 64 and 65 of "Avoncrofts Subdivision", recorded in Liber 19, Page 15 O.C.R., together with lands described in Liber 7821, Page 719, O.C.R., together with part of "Tract A" and all of "Tract B" as recorded in Liber 13432, Page 641, O.C.R. all being part of the East 1/2 of Section 34, Town 3 North, Range 11 East, City of Rochester Hills, formerly Avon Township, Michigan and being more particularly described as:

Commencing at the East 1/4 Corner of said Section 34; thence along the East-West 1/4 line of said section, S85°35'15"W, 90.95 feet to the northwesterly line of M-59 as recorded in Liber 5079 Page 708 and Liber 5530 Page 708 and the Point of Beginning; thence the following three courses along said line and a line recorded in Liber 13432, Page 641, O.C.R., said line also being the northerly line of said M-59, S42°57'33"W, 187.93 feet and S86°21'16"W, 629.12 feet and N80°16'32"W, 66.23 feet to the centerline of vacated Orchard View Ave. (50' wide) as platted in "Martin Farms Subdivision" recorded in Liber 18, Page 23 O.C.R.; thence along said centerline N02°43'25"W, 102.72 feet to the aforementioned East-West 1/4 line, said line also being the south line of said "Avoncrofts Subdivision"; thence along said line, N85°35'15"E, 491.67 feet to the east line of Cherry St. (50' wide); thence along said east line, N01°05'32"W, 348.72 feet to the southerly line of Nawakwa Road (50' wide); thence the following three courses along said southerly line, said line also being the northerly line of said Lots 63 and 65, 116.39 feet along a curve to the right having a radius of 240.00 feet and a chord that bears S70°36'04"E, 115.26 feet and S54°56'57"E, 16.74 feet and 266.06 feet along a curve to the left having a radius of 494.00 feet and a chord that bears S71°20'58"E, 262.86 feet to the west line of Rochester Rd. (65' half width), said point being 65 feet westerly of, measured at right angles to the survey reference line of Rochester Road as recorded in Liber 5059, Page 593 O.C.R.; thence along said west line, S00°26'10"E, 185.40 feet to the aforementioned northwesterly line of M-59; thence along said line S42°57'33"W, 44.26 feet to the Point of Beginning. Containing 4.325 acres of land more or less.