



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

Development Application

Project Information

Name Danielle lafrate		
Description of Proposed Project and Use(s) Expanding from a family to a group daycare.		
Review Type (as defined in Section 138-2.200 & 138-7.100 of the City's <u>Zoning Ordinance</u>)		
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 <u>Zoning Ordinance</u>) <input type="checkbox"/> Yes <input type="checkbox"/> 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 2557 John R rd Rochester Hills MI 48307	
Parcel Identification Number 701525301010	Property Dimensions Width at Road Frontage: 83.18 Depth: 448.55
Land Area (acres) 2.3	# of Lots/Units (if applicable) N/A
Current Use(s) Primary Residence	Current Zoning Residential
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 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 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 Danielle & Mario Iafrate		
Address 2557 John R rd		
City Rochester Hills	State MI	Zip 48307
Phone 586-747-0781	Email Danielle.iafrate@gmail.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 Danielle Iafrate & Mario Iafrate	Date 12-11-2024
Property Owner's Signature  	Property Owner's Printed Name Danielle Iafrate & Mario Iafrate	Date 12-11-2024

OFFICE USE ONLY

Date Filed	File #	Escrow #
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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) + \$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	\$	
	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	\$	
	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	\$	
Planning (Development Services)	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		\$
	Administrative Fee (20% of the subtotal, \$100 Minimum)		X 1.20
TOTAL		\$ 1,000	

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