



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

Development Application

Project Information

Name Jun Hyup Yoon		
Description of Proposed Project and Use(s) Conditional use approval for on-premises alcoholic beverage sales accessory to the existing Ginza Ramen Japanese-fusion restaurant. The restaurant, tenant-space boundary, approved occupant load, seating layout, building exterior, access, parking, utilities, landscaping, lighting, drainage, and storm-water facilities will remain unchanged. No construction, structural alteration, façade work, outdoor alcohol service, or site work is proposed.		
Review Type (as defined in Section 138-2.200 & 138-7.100 of the City's <u>Zoning Ordinance</u>)		
Site Plan: ☐ New ☐ Amendment	Sketch Plan: ☐ Administrative Review ☐ PC Review	PUD ☐ Concept Review ☐ Final Review
☒ Other (please describe): Existing-condition site plan submitted; no physical site modification		
Conditional Land Use (as indicated in Section 138-4.300 of the City's <u>Zoning Ordinance</u>) ☒ Yes ☐ 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 6866 N. Rochester Road, Rochester Hills, MI 48306	
Parcel Identification Number 70-15-03-477-035	Property Dimensions Irregular — see attached existing site plan/ Width at Road Frontage: parcel map Depth:
Land Area (acres) 9.00 acre	# of Lots/Units (if applicable) One existing shopping-center parcel; tenant suite within the center
Current Use(s) Existing shopping center and established Japanese-fusion restaurant (Ginza Ramen).	Current Zoning City GIS identifies NB - Neighborhood Business, with PUD and FB overlay mapping affecting the parcel.
Wetland Use Permit Required No wetland use permit is required for this application because the project is entirely within an existing tenant space and creates no wetland or watercourse impact. ☐ Yes, there are MDEQ regulated wetlands on the property ☐ Unsure, a boundary determination is needed ☐ Yes, there are City regulated wetlands on the property ☒ No, there are NO regulated wetlands on the property	
Tree Removal Permit Required No tree removal or vegetation disturbance is proposed; no tree-removal permit is required for this application. ☐ Yes, there are regulated trees on the property ☒ No, there are NO regulated trees on the property	
Steep Slope Permit Required No grading, slope alteration, or work near a watercourse is proposed; no steep-slope permit is required for this application. ☐ Yes, there are regulated slopes on the property located within 200 feet of a watercourse ☒ No, there are NO regulated slopes on the property ☐ Yes, there are regulated slopes on the property NOT located within 200 feet of a watercourse	



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Applicant Information

Name	NAON, LLC d/b/a Ginza Ramen		
Address	6866 N. Rochester Road		
City	Rochester Hills	State MI	Zip 48306
Phone	[REDACTED]	Email	[REDACTED]
Applicant's Legal Interest in Property Tenant under Lease dated August 3, 2021, as amended in 2026.			

Property Owner Information ☐ Check here if same as above

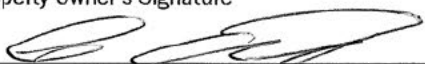
Name	Curtis Properties Group, LLC		
Address	6900 Rochester Road		
City	Rochester Hills	State MI	Zip 48307
Phone	[REDACTED]	Email	[REDACTED]

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 Jun Hyup Yoon	Date 8-11-2026
Property Owner's Signature 	Property Owner's Printed Name ANTHONY CURTIS	Date 08-06-2024

OFFICE USE ONLY

Date Filed	File #	Escrow #