

AUTO CITY SERVICE, INC.

SERVICE STATIONS – CONVENIENCE STORES

14165 N. FENTON RD., SUITE 202
FENTON, MICHIGAN 48430
PHONE: 810-750-0200
FAX: 810-750-0431
info@autocityservice.com

February 20, 2015

City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Re: Rezoning Request for 3841 Rochester Road (BP Gas Station)

“Statement Indicating Why Zoning Change is Requested”

I am the owner and operator of the existing BP gas station, located at 3841 Rochester Road, Rochester Hills, Michigan.

I have owned and operated this gas station since May 12, 2005.

This location is a “converted” two service bay location from at least 25 years ago, probably longer. What that means is the original purpose of this gas station was to sell gasoline AND perform auto/truck repairs in the service bays. At some point, Amoco Oil decided to close the service bays, and “make” a miniature convenience store, which is how the station is operated today.

In order to be competitive with today's gas station-convenience stores, a building containing approximately 4400 square feet (current building is 1200 square feet) is standard, which will contain as many as 25 cooler doors (currently location has 9), and sell Beer/Wine and alcohol (current location sells zero alcoholic beverages).

The exterior pump islands need to be spread out with a “dive in” concept. Existing parallel islands are too tight, and do not allow a traffic flow conducive to a high volume gas station.

The existing building is old and run down, and needs to be put to rest.

The reason the zoning change is requested is so the owner can demolish existing underperforming gas station, and build a retail center that will serve the needs of the entire Rochester Hills community. Many years ago, the B-5 existing zoning was the proper choice. This area, this community, this interchange has undergone significant changes which now make this location a prime retail shopping center venue, not a run down converted gas station location. B-2 zoning is indicated, and requested.

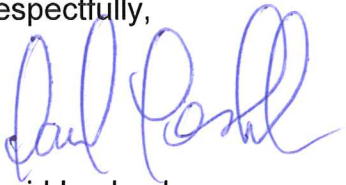
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FEB 23, 2015

PLANNING DEPT.

If you have any questions, please feel free to contact me at my numbers listed below.

Respectfully,



David Leshock
Vice President
Auto City Service, Inc.
14165 N. Fenton Road #202
Fenton, Michigan 48430
810-691-9122 cell
810-750-0300 office
810-750-0431 fax
leshock@msn.com

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1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Re: Rezoning Request for 3841 Rochester Road

“Notarized Letter from Property Owner Indicating No Objection”

We are the property owners of the referenced BP gas station, located at 3841 Rochester Road, Rochester Hills, Michigan.

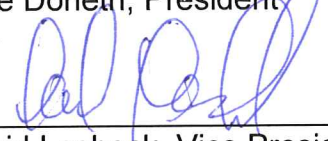
We have no objection for the proposed rezoning request.

Auto City Service, Inc.
14165 N. Fenton Road #202
Fenton, Michigan 48430

X 

Pete Doneth, President

Date: 2-20-15

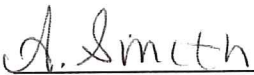
X 

David Leshock, Vice President

Date: 2-20-15

State of Michigan
County of Genesee

The foregoing instrument was
executed before me on
February 20, 2015



Notary Public
Commission Expires: 12-06-2020

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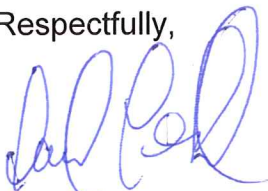
“Deed Restrictions or Certification that None Exist”

A petroleum restriction has been placed on this property, lasting until May 10, 2020. This requires any petroleum use must include exclusively BP AMOCO Products.

If we do not have any petroleum use on site, this restriction is void without affect.

We will not have any petroleum products for sale at this location.

Respectfully,



David Leshock
Vice President
Auto City Service, Inc.

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FEB 23, 2015

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