



December 11, 2019

Ms. Maureen Gentry
Planning Assistant
City of Rochester Hills
Planning & Economic Development Department
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Via Overnight Delivery

RE: Speedway #8832 – Rezoning Request

Dear Maureen:

On behalf of Speedway, I am transmitting this letter and enclosed materials requesting to rezone a portion of property associated with the proposed expansion and reconstruction of Speedway #8832 at 1010 South Rochester Road. Our team initially met with Staff to discuss the project on March 28, 2019 and to discuss the project attended a Concept Plan Review staff meeting on August 28, 2019.

Speedway currently operates an existing convenience store and fuel sales facility at the southwest corner of South Rochester Road and Avon Road. This property is zoned “B-5” Automobile Service District and “B-3” Shopping Center Business District. They have an option to acquire an additional 0.25+/- acres of property immediately adjacent to their existing facility. Speedway proposes to rezone the “B-3” portions of property to “B-5” in order to raze and rebuild the existing facility. The additional property will allow Speedway to reconfigure their canopy to improve on-site circulation and relocate existing driveways on Rochester Road to improve access to the site and surrounding shopping center. In addition, the reconstruction will improve the overall aesthetics of the site and compliment the surrounding properties.

To initiate the request, I am transmitting the following materials:

- A completed “Rezoning Application” with a property owner list;
- A parcel location map;
- A rezoning justification statement;
- A copy of the purchase contract;
- A notarized authorization and non-objection letter from owner of the expansion property;
- A copy of the deed/lease restrictions;
- One (1) full and seven (7) reduced size copies of the survey illustrating the expansion property;
- A digital copy of the submittal documents; and
- A check in the amount of \$750.00 for fee associated with the request.

Please review the enclosed documents and contact me immediately if additional information is needed.

It is our understanding the request will be reviewed internally by staff within 15 business days of receipt of the submittal package. Comments on the request or a request for additional information will be provided to the applicant. A Planning Commission meeting date will be determined once comments are addressed.

Thank you for your continued assistance with the request. Our team looks forward to working with the City on this redevelopment project.

Sincerely,

Robert C. Sweet
Enclosures
cc: Jake Miller, Speedway LLC
MDC #4224