

**Speedway #8832**  
**Rezoning Justification Statement**  
**1100 Rochester Road**  
**Rochester Hills, Michigan**

Speedway operates an existing convenience store and fuel sales facility at 1010 Rochester Road. They have a contract to purchase 0.25+/- acres of property from the parcel immediately to the south at 1100 Rochester Road in order to reconstruct the existing facility. The Speedway property is zoned “B-5” Automotive Service District and the portion of property (subject to the rezoning request) is zoned “B-3” Shopping Center District. The portion of property subject to the rezoning request is surrounded by “B-5” zoning to the north, “B-3” zoning to the west and south, and “SP” Special Purpose District to the east (across Rochester Road.) Speedway is requesting to rezone the expansion portion of property from “B-3” District to “B-5” District.

Speedway proposes to raze the existing structures on the lot and redevelop the enlarged property with a 4,600+/- square foot convenience store and a 4,700+/- square foot fuel canopy over seven double-sided fuel dispensers. The project proposes a reconfigured canopy layout, removal of driveways, and a building design consistent with the City’s design requirements. New landscaping, updated signage, and updated lighting is proposed with the redevelopment.

**Rezoning Justification**

Please consider the following statements supporting the rezoning request:

- The requested rezoning is consistent with the 2018 Master Plan. The existing facility and expansion property have a “CRF-3” Commercial Residential Flex – 3 Future Land Use designation, which recommends community and regional land uses. Community and regional land uses can consist of uses that serve residents of the community as well as residents of the surrounding communities. Examples of the types of uses encouraged for this designation are larger grocery stores, drug stores, drug stores, dry cleaners, big box/mall developments, department stores, etc. The rezoning request is related to the expansion of an existing use that complements the regional center adjoining the site and provides residents of the community and customers of the regional center an improved convenience store and fueling option.
- Some of the goals and objectives of the Master Plan are met with the proposed rezoning. The rezoning will allow for the redevelopment of an existing business with a quality building design, removal/reconfiguration of existing driveways associated with the existing conditions, improvement to pedestrian safety, and promotion of energy efficiency.
- The site’s physical, geological, and environmental features are compatible with adjoining uses and uses in the proposed district. In addition to the compatibility, the overall amount of impervious surface area will be reduced as part of the redevelopment.
- The capacity of the City’s utilities will not be impacted by the rezoning and subsequent redevelopment.
- The proposed redevelopment is estimated to improve traffic flow on adjoining streets, both within the adjacent shopping center, and on-site. The redevelopment proposes to reconfigure existing Speedway driveways and close driveways near the intersection. On-

site, the dual canopies will be replaced with one “dive-in” style canopy. This canopy promotes customer visibility and improves customer safety. Speedway will provide adequate striped parking spaces for customers. Shared access to the adjoining bank property and to the overall center is provided as part of the project.

- The additional property will be consolidated with the existing Speedway property. The consolidation will expand the lot and not create an unusable lot or isolated district.

Speedway feels this project will have a positive impact to the adjoining area and is compatible with existing uses and the redeveloped retail center. Approval of the rezoning request will allow for the redevelopment of an outdated facility and provide the City an opportunity to keep an established business. Speedway feels this rezoning is consistent with the goals and objectives of the Comprehensive Plan and the pattern of growth in the immediate vicinity. Our team looks forward to discussing the project with the City.