

LETTER OF INTENT

ATTACHEMENT TO REZONING APPLICATION OF
SERRA WORKS OF ROCHESTER HILLS, LLC

1. Introduction. The Applicant seeks rezoning of certain of its property to allow for the expansion and renovation of its Ford sales and service facility.
2. Ownership. The entire property is owned by Serra Works of Rochester Hills, LLC, a Michigan limited liability company.
3. Present and Proposed Zoning. The properties presently owned by the Applicant, along with proposed zoning, are on the following table.

Parcel number	Present zoning	Proposed zoning
15-27-477-073	Present split zoning: B2 General Business with FB-3 Flexible Business Overlay; and B-3 Shopping Center Business with an FB-3 Flexible Business Overlay; AND R-3 One Family Residential	B-3 Shopping Center Business with an FB-3 Flexible Business Overlay, with the existing R-3 portion of site to remain R-3

4. Parcels and Consolidation Request. The applicant has been approved for a consolidation of what were separate parcels, and the property is presently designated with the above parcel number.
5. Plans for Development of Property. The applicant intends to use the entire consolidated parcel for an expansion of the Serra Ford Rochester Hills dealership. The expansion will allow for necessary renovation, upgrade and expansion of the physical plant to allow the dealership building and grounds to become a world-class Ford facility.

6. Why Change is Necessary. Change is necessary to upgrade the use of the consolidated parcel for a single well-planned modern commercial sales and service facility. The use will be the same continued use as the previously operated Huntington Ford, with significant upgrade and modernization. The change will not be detrimental to the public welfare or property of others, but will substantially upgrade the value of the properties and the immediate neighborhood.
7. Location Map and Preliminary Plan. Attached to this letter of intent is a draft site plan showing the location and tentative layout for the expanded project

Respectfully Submitted,

Serra Works of Rochester Hills, LLC

Joseph O. Serra, Manager

