
CITY OF ROCHESTER HILLS

*Planning and
Development*

DATE: March 17, 2006

TO: Planning Commission

**FROM: Dan Casey, Manager of
Economic Development**

**RE: House of Denmark Rezoning/
Conditional Land Use**

Russ Shelton, President of Shelton PontiacGMCBuick, recently acquired the GMC Truck dealership from Pat Moran. Mr. Shelton began meeting with the City last year to discuss the difficulty in adding the GMC vehicles to his existing lot on Rochester Road, just north of Avon Road. He expressed interest in acquiring some or all of the House of Denmark property adjacent to the dealership. After a lengthy negotiation, he has entered into a Purchase Agreement with John Beck, owner of the House of Denmark, to acquire most of his property.

Mr. Shelton intends to utilize the House of Denmark property to supplement his current showroom and automobile display and storage operation. A map of the House of Denmark property (Attachment A) shows that it consists of three parcels totaling 6.1 acres, of which about 4.38 acres are intended for sale to Mr. Shelton. Parcel A fronts on Rochester Road and consists of the showroom, warehousing and parking for the House of Denmark. It totals 2.09 acres. To the east, two additional parcels (B and C) are vacant and total about 4.01 acres. The zoning of these two parcels is split, with the northern half being B-2, General Business, and the southern half zoned O-1, Office Business. Mr. Shelton only intends to acquire Parcel A and the B-2-zoned portions of Parcels B and C. The residual property of Parcels B and C is 1.72 acres. Mr. Beck has recently listed the residual acreage for sale, and his asking price is based on office use.

Mr. Shelton wishes to discuss with the Planning Commission his intended uses for the House of Denmark property and potential rezoning to B-3, Shopping Center Business. His Purchase Agreement is contingent upon City approval of its use in support of his dealership business.