

# 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

March 12, 2015

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

Attention: Bill Boswell  
Chairman- Planning Commission

Re: 3841 Rochester Road Rezoning Application

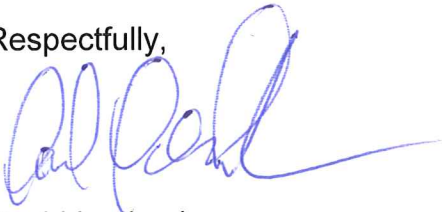
Dear Mr. Boswell,

On April 7, 2015, I will be presenting our request to rezone the referenced property from B-5 Automotive Service to B-2, General Business.

Attached is a brief recap of our application, and the simplest read for anyone wanting to understand our request.

If appropriate, please share with your commission members.

Respectfully,



David Leshock  
Vice President  
Auto City Service, Inc.

**Request:** To rezone the property located at 3841 Rochester Road from B-5 Automotive Business District to B-2 General Business District

**History:** Existing BP Gas Station is outdated and not set up to produce income in its' present format. It underachieves as it is currently operated, and needs significant capital (\$1.5 million) to be redeveloped for the market conditions today.

B-5 zoning permits Gas Stations, Auto Repair Centers and Car Washes.

**Master Plan:** For this location is Office (O-1). The site is bordered by B-2 to the far north, and south, and northwest (Discount Tire, B-5, is directly next to our BP station). Given the location of our site, B-2 is the most logical and strategic zoning classification.

**New Development:** We propose to build a "Boutique Shopping Center", where one main building will contain 7000 square feet of retail uses suitable to the district. Our goal is to provide a superior quality building with a sharp and distinctive design, which provides support services to the population surrounding our center. For example, there are a significant amount of office buildings within ½ mile of our Boutique Shopping Center, and it would be reasonable to have some sort of food service inside this development to service these consumers.

**Due Diligence:** We have retained Landmark Real Estate Services to perform market studies which have identified B-2 General Business Uses as the highest and best use of this location. We have reviewed potential car wash developments (we operate three in other communities now), potential auto repair developments (we operate two in other communities now) and have found these permitted uses are not the best for this property.

**Pluses:** We will be removing existing underground storage tanks and related piping, which will eliminate the possibility for any leaking tanks or pipes. We will be building a development that will contain landscape and building design features that will "blow away" any comparison with the existing gas station.

**Neighbors:** We recognize that our eastern property line is shared with residential zoning, and will construct our development with them in mind, especially as it relates to lighting, noise, and traffic. These neighbors will be some of our best customers at this boutique center, and it will be our desire to accommodate all ordinances and rules to our mutual benefit.

**Design:** High quality features, such as full glass storefronts, quality brick veneers, and other architectural features that distinguish this center from the average, run of the mill center.

Section 138-4.206 **B-2 General Business District**

The B-2 general business districts are designed to cater to the needs of the larger consumer population than serviced by the B-1 local business district.

**Permitted Uses in B-2 District**

- Pet Boarding Facilities
- Raising and Keeping of Animals
- Veterinary Hospital or Clinics
- Libraries and Museums
- Municipal Buildings and Uses
- Nursery School, Daycare, Adult Foster Care, etc.
- Places of Worship
- Private Clubs, Social Halls
- Banks, Credit Unions & Similar Uses
- Banquet Halls and Conference Centers
- Dry Cleaners
- Health Club
- Indoor Movie Theatre
- Office/Showroom or Workshop Establishment
- Private Indoor Recreation Facilities
- Restaurant (sit down)
- Restaurant (drive thru, Conditional)
- Retail Sales Establishments
- Sales and Service of Food Outdoors
- Dry Cleaners
- Medical Office/Clinic
- Personal Service Establishments
- Professional Offices
- Studio or Instruction Centers for Music, Art, Dance, Crafts, Martial Arts, etc.
- Media & Entertainment Production Facilities

Section 138-4.209 **B-5 Automotive Service Business District**

The B-5 automotive service business districts are established to accommodate those uses which attract and generate a high volume of moving or standing vehicular traffic. These districts are designed to be located on major thoroughfares in the City, other than freeways, and are generally incompatible with residential vehicular traffic from secondary thoroughfares (86-foot right-of-way) and local thoroughfares (60-foot right-of-way).

**Permitted Commercial and Retail Uses In B-5 District:**

- Gas Station and Associated Retail
- Auto Repair
- Car Washes