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April 11, 2012

TO: Mr. William Boswell / Chairman
Planning Commissioner / City of Rochester Hills

FROM: Stuart Frankel

RE: **Hampton Plaza**
Rochester Hills, MI

Dear Mayor Barnett:

Hampton Plaza may have an opportunity to re-tenant itself which would encompass existing vacancies with a national tenant in excess of 50,000 square feet but it would require the ability to locate a fuel center as part of its merchandising plan, the location of which would be in the southern portion of the shopping center. There would be no service work performed at the fuel center.

I recently met with Mr. Anzek to discuss the possibility of this major tenant locating at Hampton Plaza only if they can locate a fuel center in front of their leased premises fronting Rochester Road. Mr. Anzek informed me that a revision to allow a fuel center operation in the Zoning Ordinance is currently under review by the Planning Commission and that several standards are being discussed. I was further advised that a certain distance from Residentially zoned areas is under consideration that may prohibit a fuel station at this location.

This may be a one-time opportunity for us to secure this major tenant which would result in Hampton Plaza being fully occupied and we would like to request the Planning Commission's consideration in revising the distance standards from residential areas to enable this opportunity with a national tenant to be accomplished.

I would greatly appreciate your consideration and a favorable response.

Thank you.

Very truly yours,


Stuart Frankel

SF/jc

cc: Mayor Bryan Barnett / City of Rochester Hills
Via E-Mail: barnettb@rochesterhills.org

Mr. Ed Anzek / City of Rochester Hills
Via E-Mail: anzeke@rochesterhills.org