

# AUTO CITY SERVICE, INC.

SERVICE STATIONS – CONVENIENCE STORES

April 27, 2015

William Boswell, Chairman  
Planning Commissioners  
City of Rochester Hills  
1000 Rochester Hills Dr.  
Rochester Hills, MI 48309

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FENTON, MICHIGAN 48430  
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Re: Conditional Rezoning. 3841 S. Rochester Road  
Parcels 15-35-352-019 and 15-35-352-067

Members of the Planning Commission:

I am requesting your consideration to support a Conditional Rezoning on my property from B-5 to a B-2 Conditional Rezoning. I have never requested a Conditional Rezoning before in any community but your staff has advised that I need to submit a letter stating exactly what I propose to do and not do.

As I stated at the Planning Commission meeting on April 7, 2015, the existing gas service station is obsolete and to update it would be very costly and the return on my investment doesn't make sense from my and others' business analysis. I would like to build a new, modern small retail center that would serve the nearby residents and those traveling Rochester Road. I have attached a site plan that has been reviewed by staff but is still considered conceptual at this time.

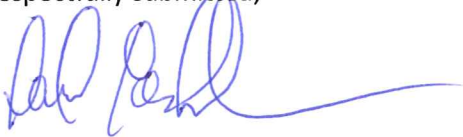
We offer the following conditions:

1. The building would be no larger than 7,600 square feet. The 2 parcels total 1.06 acres.
2. One drive-through at the northern end on the building limited to a user such as a donut or coffee shop or ice cream parlor (not a McDonald's, Burger King or similar heavy use).
3. All uses would be limited to the uses listed in the City's B-2 Zoning Ordinance with the exception of those excluded below.
4. A stand alone drive through fast food operation would be prohibited. However, a stand alone bank or with a drive through operation would be acceptable.
5. Agree to not lease to tattoo shops, adult entertainment uses of any kind, pool halls, bars and similar uses.
6. Medical/ Professional offices would be acceptable.
7. A 6 foot solid wood fence and a row of hedges along the eastern side next to homes. The fence would block views and headlights and the hedges would block or reduce any noises.
8. Hours of operation would be limited to 5am until midnight seven days a week.
9. Any call box for the drive through will be designed to ensure no noise would be heard by the residents.
10. Access will be limited to that which is approved by MDOT for Rochester Road & Eastlawn Drive in enjoyment with the City Traffic Department.

It is my understanding that if these conditions are acceptable to the Planning Commission and the City Council then a legal document will be prepared and signed and recorded. The document would set the conditions that the site would operate and that no changes could be made unless the changes were reviewed and approved by the City.

I hope that the conditions I am agreeable to place on the redevelopment of this site is satisfactory to the Planning Commission and I pledge that my new development will be an asset to Rochester Hills.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'David Leshock', with a long horizontal flourish extending to the right.

David Leshock  
Owner